

- Mount Oak Estates, Lot 25 (2914 Westbrook Lane) Info**
- Owners: Mark Derek Ridley and Sharon Gilliam Ridley, 4803 Bartletts Vision Drive, Bowie, MD 20720, Book 43606 Page 162
  - Deed Information: 2.20 acres
  - Area: 62 Grid D-1
  - Tax Map: Mount Oak Estates
  - Subdivision: 120-067
  - Plat: 07-0757658
  - Tax Account Number: 74A
  - Planning Area: R-A
  - Zoning: ESA-2
  - ESA: Evaluation Areas
  - Green Infrastructure: 204NE12
  - WSSC Grid: 7
  - Election District: 6
  - Council District: Northeast Branch (WB)
  - Watershed: Patuxent
  - River Basin: None
  - Floodplain: Single Family Residential
  - Proposed Use: 14 K-8
  - ADC Map Page / Grid: NA
  - Cemetery: NA
  - Historic Sites: NA
  - Scenic/Historic Roads: NA
  - Master Planned Roads: NA
  - Topography: WL Meekins
  - Development Activity: NA
  - Easements: PUE
  - TCPs: TCP2-012-03
  - Tier II Stream Segment: NA
  - Stronghold Watershed: Yes
  - Priority Funding Area: No

SPECIMEN TREE TABLE						
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition
1*	Sycamore	<i>Platanus occidentalis</i>	54	Fair (78)	Root, trunk & top damage, decay, dieback, V-fork, many vines, needs pruning	Save
2*	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Good (84)	Trunk & top damage, decay, dieback, V-fork, many vines, needs pruning	Save
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Good (84)	Trunk & top damage, decay, dieback, V-fork, many vines, needs pruning	Remove

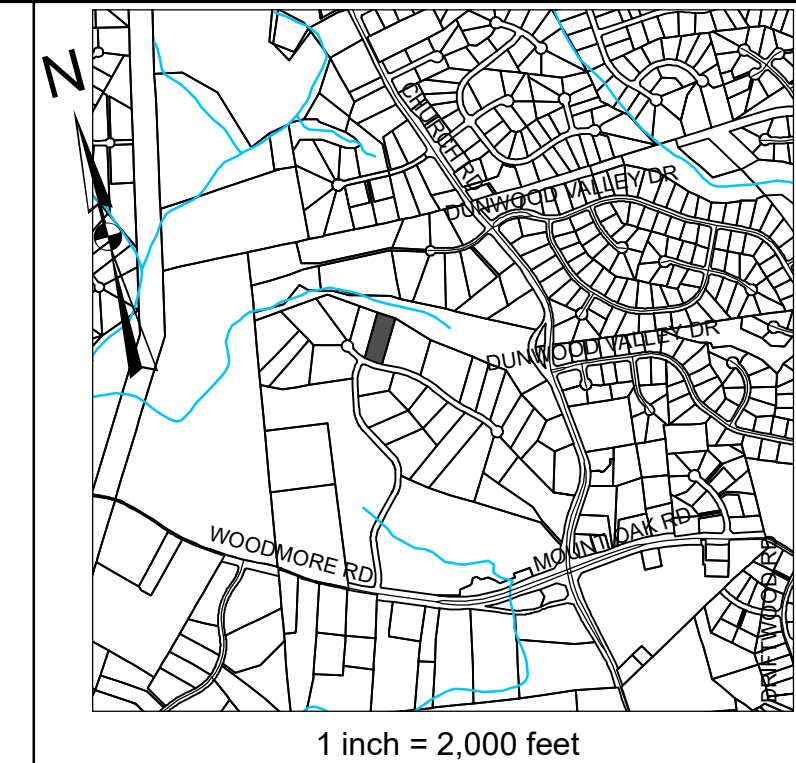
\*Trees denoted with an asterisk (\*) are located off-site but within 100-foot of the property boundary.

**NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on March 11, 2021: The removal of one specimen tree Section 25-122(b)(1)(G), T1, a 32-inch Yellow Poplar.**

- Legend**
- Debris Pile
  - Street Trees
  - PMA (Primary Management Area)
  - SB (Stream Buffer 75-foot)
  - Stream
  - Treeline
  - Specimen Tree
  - Specimen Tree to be Removed
  - CRZ (Critical Root Zone)
  - Woodland Preservation Area Signs
  - TPF (Temporary Protective Fence)
  - WP-AC (Woodland Preserved - Assumed Cleared)
  - LOD (Limit of Disturbance)
  - Proposed Septic
  - Proposed Drain Field
  - Proposed Grading
  - Proposed Structures
  - Proposed Stormwater Water Management)
  - Fence
  - Property Boundary
  - Property Boundary Adjacent
  - Easements
  - BRL (Building Restriction Line)
  - FP (Platted Floodplain 120-067)
  - 2-foot Topographic Contours

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) <sup>1</sup>	3M (Freeway)
Administrative	Tax Grid (TAG)	62 D-1
Administrative	WSSC Grid (Sheet 20)	204NE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing (ESA-2)
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	II

<sup>1</sup> If the site is within an APA, enter the name of the airport



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-A			
2 Gross Tract:	2.20			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	2.20	0.00	0.00	
6 TCP Number:				Revision # 0
7 Property Description or Subdivision Name:	Mount Oak Estates, Lot 25			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y			
11 Is this one (1) single family lot? (Y or N)	Y			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)	N			
14 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	1.29	acres		
16 Clearing permitted w/o reforestation =	0.78	acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		2.07	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	1.10		
19 Smaller of 17 or 18		1.10		
20 Woodland above WCT		0.97		
21 Woodland cleared		1.66	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.97		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.24		
24 Woodland cleared below WCT		0.69		
25 Clearing below WCT (2:1 replacement requirement)		1.37		
26 Afforestation Required		0.00		
27 Off-site WCA being provided on this property	20.00%	0.00		
28 Woodland Conservation Required		2.03	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation	0.41			
30 Afforestation / Reforestation	0.00			Bond amount: \$ -
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * .25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00			Fee amount: \$0.00
37 Off-site Woodland Conservation Credits Required	1.62			
38 Off-site WCA (preservation) being provided on this property	0.00			
39 Off-site WCA (afforestation) being provided on this property	0.00			
40 Woodland Conservation Provided		2.03	acres	

41 Area of woodland not cleared	0.41	acres
42 Net tract woodland retained not part of requirements:	0.00	acres
43 100-floodplain woodland retained	0.00	acres
44 On-site woodland conservation provided	0.41	acres
45 On-site woodland conservation alternatives provided	0.00	acres
46 On-site woodland retained not credited	0.00	acres

47 Prepared by: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**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 Book 45408 Page 001.**

**Revisions to this TCP2 may require a revision to the recorded easement.**

**The Off-site Woodland Conservation Easements are recorded in Prince George's County Land Records at Book 45140 Page 468.**



**QUALIFIED PROFESSIONAL CERTIFICATION**  
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 3/12/2021

John P. Markovich  
JM Forestry Services, LLD  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-751-4888  
Email: JPMarkovich@comcast.net



We, Mark D. Ridley and Sharon G. Ridley, 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.

Mark D. Ridley Date: 7/29/20  
Sharon G. Ridley Date: 7/29/20

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
TCP2-001-2021				
00 Revision	Approved by	Date	DRD #	Reason for Revision
01 Revision	<u>Mary Rae</u>	5/7/2021	DSP-20046	
02 Revision				
03 Revision				
04 Revision				
05 Revision				

**JM Forestry Services, LLC**  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone/FAX: (301) 645-4977

**APPLICANT / DEVELOPER**  
Mark Derek Ridley and Sharon Gilliam Ridley  
4803 Bartletts Vision Drive  
Bowie, MD 20720  
(301) 523-2402 (his cell)  
(301) 305-0524 (her cell)

**Mount Oak Estates, Lot 25**  
**2914 Westbrook Lane**

7th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**REVISIONS**

DWN	Checked
JPM	JPM

Scale: **1" = 30'**

Project No. **20-012**

Sheet No. **1 of 2**

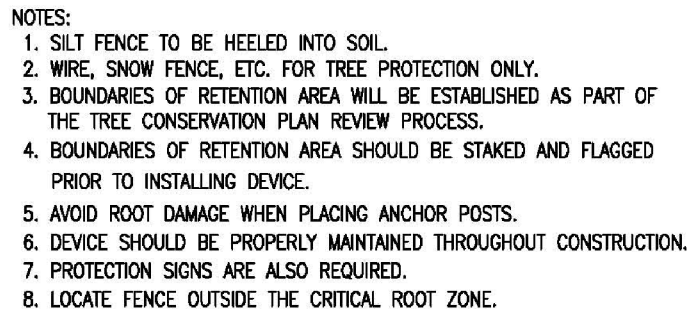


1. This plan is submitted to fulfill the woodland conservation requirements for Permit. If Permit expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of lands not in conformance with the plan or without the expressed written consent of the Planning Director or designee 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 Permitting, Inspections and Enforcement (DPIE), as appropriate, shall be contacted prior to the start of work on the lot or lots to discuss the proposed grading 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 shall be responsible for any future grading meeting.
5. The owners of the property subject to this tree preservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier (ESA2) and is zoned RA.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway with a posted speed limit greater than 35 mph.
9. This plan is not grandfathered by CB27-2010, Section 25-119(g).

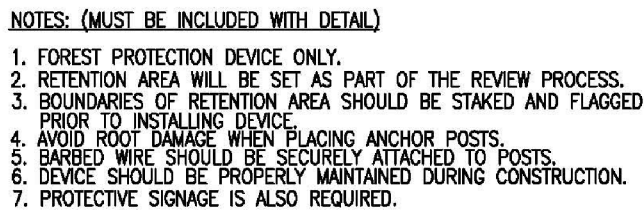
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. No active preservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
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 construction director, installation of the TPFs shall begin.
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. All temporary preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.

15. Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and approved by the Planning Department. An approved TCP2 plan shall be submitted to the Planning Department for recordation of the off-site conservation shall be provided to the MNCPPC, Planning Department prior to the issuance of any permit for the associated plan. In accordance with Subtitle 25, Division 2, Sec. 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if the off-site woodland conservation required by this plan is not located within the following locations shall be considered in the order listed: within the same high-pH glacial watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation at the following locations following the order listed: within the same high-pH glacial watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. All woodland conservation is required to be met within Prince George's County.

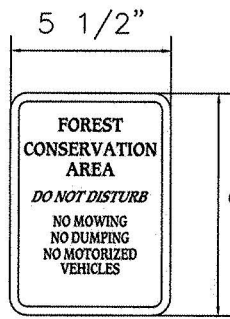
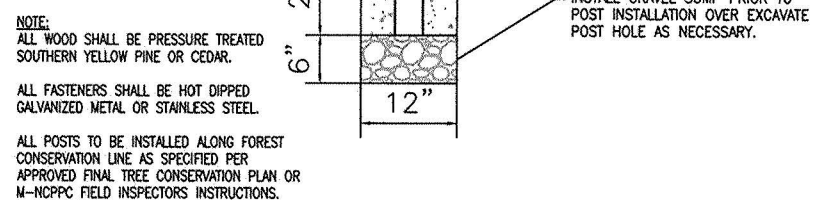
16. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a licensed arborist or arborist in training of the hazards condition and the proposed corrective measures 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 must be cut close to the ground and the hazardous condition must be removed. The stumps in the woodland conservation area is not permitted.
17. 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 for the permit. The permittee must submit photographs of the damage and the damage 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.
18. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources. The work must be completed within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
19. 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 tools may be cut near the ground and the cuttings may be left on the ground or 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.
20. The broadcast application 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 with the label instructions.
21. The use of chainsaws is extremely dangerous and should be used only by individuals with properly maintained equipment, and should not be used by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



A-4, DET-8



A-4, DET-6



**QUALIFIED PROFESSIONAL CERTIFICATION**

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 3/12/2021

John P. Markovich  
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Email: JPMarkovich@comcast.net

STATE OF MARYLAND  
FORESTRY FOREMAN  
KARL W. NORTON  
JAMES P. MARKOVICH  
BOARD OF FORESTERS

Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b>			
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DWN	Checked
JPM	JPM

Scale **1" = 30'**

Project No. **20-012**

Sheet No. 2 of 2

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REVISIONS
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