

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

MISS UTILITY
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777
www.missutility.net/itcs

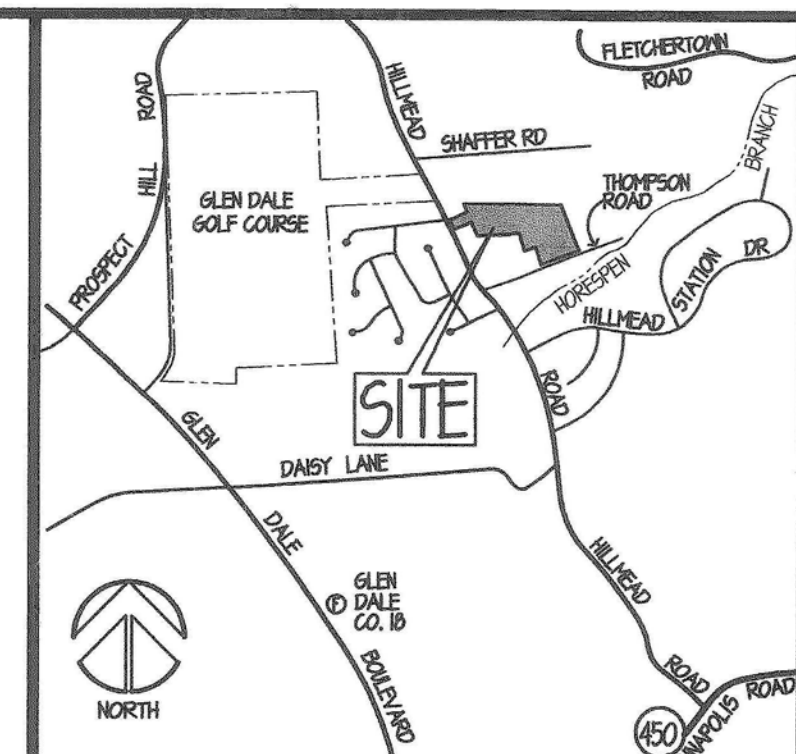
NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

AN ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "CAD" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

WOODLAND PRESERVATION CALCULATIONS:
TOTAL GROSS TRACT AREA THIS SHEET= 5.17 AC.
TOTAL WOODLANDS THIS SHEET= 4.91 AC.
TOTAL CLEARING THIS SHEET= 3.46 AC.
TOTAL FLOODPLAIN THIS SHEET= 0.48 AC.
TOTAL CLEARING IN FLOODPLAIN THIS SHEET= 0.02 AC.
TOTAL WOODLAND PRESERVATION THIS SHEET= 1.00 AC.

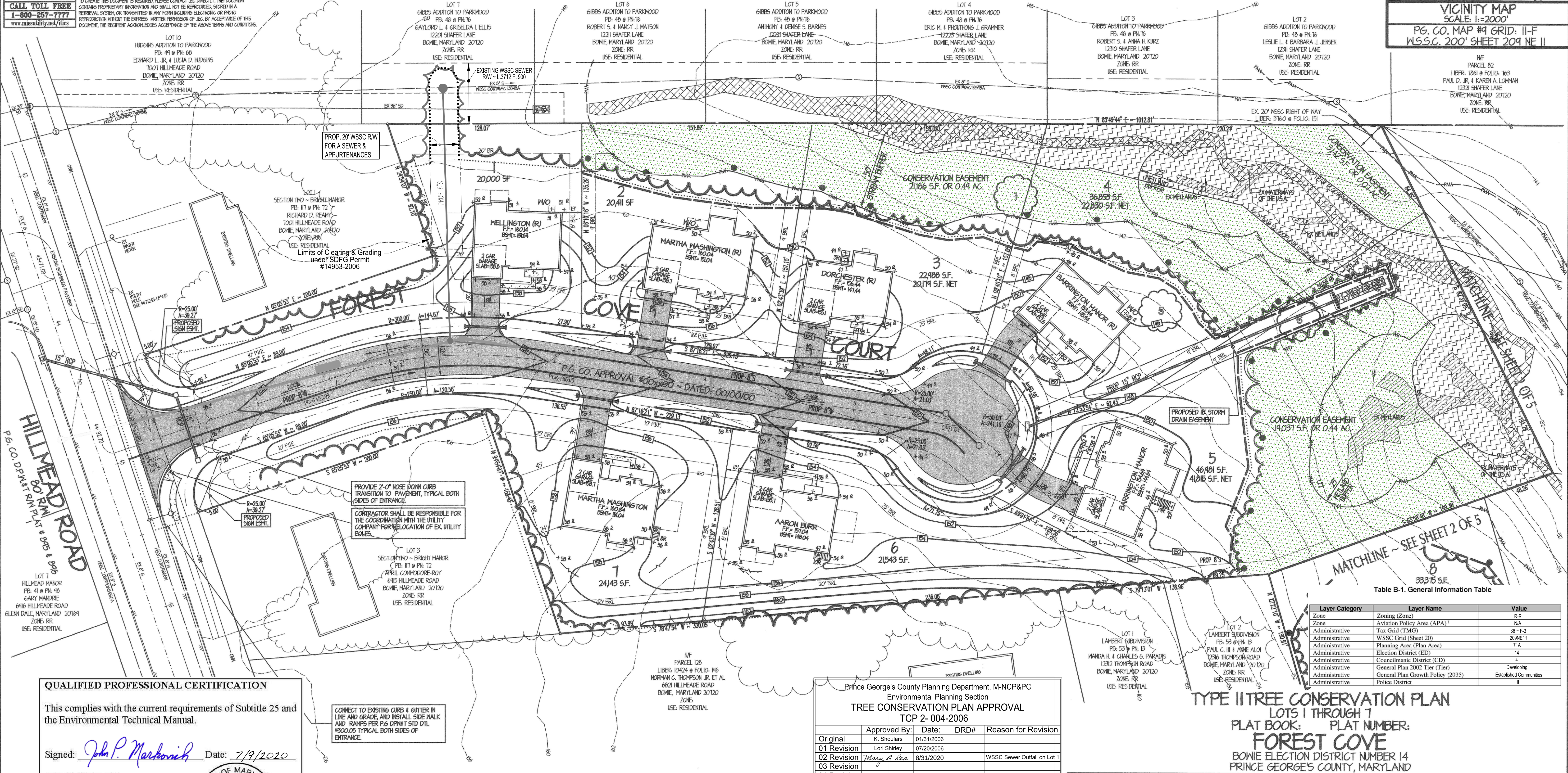
ENVIRONMENTAL LEGEND
DELINEATED WETLANDS
DELINEATED WATERS OF THE USA
PMA BUFFER
WETLAND BUFFER
TREE PROTECTION DEVICE
WOODLAND PRESERVATION
100 YEAR FLOODPLAIN

LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED TREELINE
EXISTING TREELINE
LIMIT OF DISTURBANCE
PATIENT MANAGEMENT AREA
SPECIMEN TREE
WOODLAND PRESERVATION AREA



VICINITY MAP
SCALE: 1"=2000'
PG. CO. MAP #9 GRID: 11-F
W.S.S.C. 200' SHEET 209 NE II

IN:
PARCEL 82
LIBER: 1861 @ FOLIO: 163
PAUL D. JR. & KAREN A. LOWMAN
12321 SHAFTER LANE
BONIE, MARYLAND 20720
ZONE: RR
USE: RESIDENTIAL



QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 7/9/2020

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



CONNECT TO EXISTING CURB & GUTTER IN LINE AND GRADE, AND INSTALL SIDE WALK AND RAMP PER P.G. DPMT STD DTL 1300.05 TYPICAL BOTH SIDES OF ENTRANCE.

Owner/Developer/Applicant:
AD&C Management Company
Mr. Amir Ahmad
8715 Greenbelt Road ~ Suite: 210
Greenbelt, Maryland 20770
301-343-3757

TREE CONSERVATION CERTIFICATION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

Kenneth R. Wallis
KENNETH R. WALLIS

3-27-06
DATE

Prince George's County Planning Department, M-NCP&PC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2-004-2006

Approved By:	Date:	DRD#	Reason for Revision
Original	K. Shoulars	01/31/2006	
01 Revision	Lori Shirley	07/20/2006	
02 Revision	Mary A. Res	8/31/2020	WSSC Sewer Outfall on Lot 1
03 Revision			
04 Revision			

TYPE II TREE CONSERVATION PLAN
LOTS 1 THROUGH 7
PLAT BOOK: PLAT NUMBER:
FOREST COVE
BONIE ELECTION DISTRICT NUMBER 14
PRINCE GEORGE'S COUNTY, MARYLAND

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) 1	N/A
Administrative	Tax Grid (TMG)	36 ~ F-3
Administrative	WSSC Grid (Sheet 20)	209NE11
Administrative	Planning Area (Plan Area)	71A
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

REVISIONS:
11-07-05 PMA, TPD, SPEC. TREES, TREELINE,
11-06-05 TL, LT, LT, SIGN NOTE, REMOVE LEA-FP
3-23-06 TO SHOW NEW PMA & CONSERVATION AREA
01-09-2020 REVISED PER WSSC SEWER OUTFALL REALIGNMENT
AND ASSOCIATED WSSC EASEMENT THROUGH LOT 1.

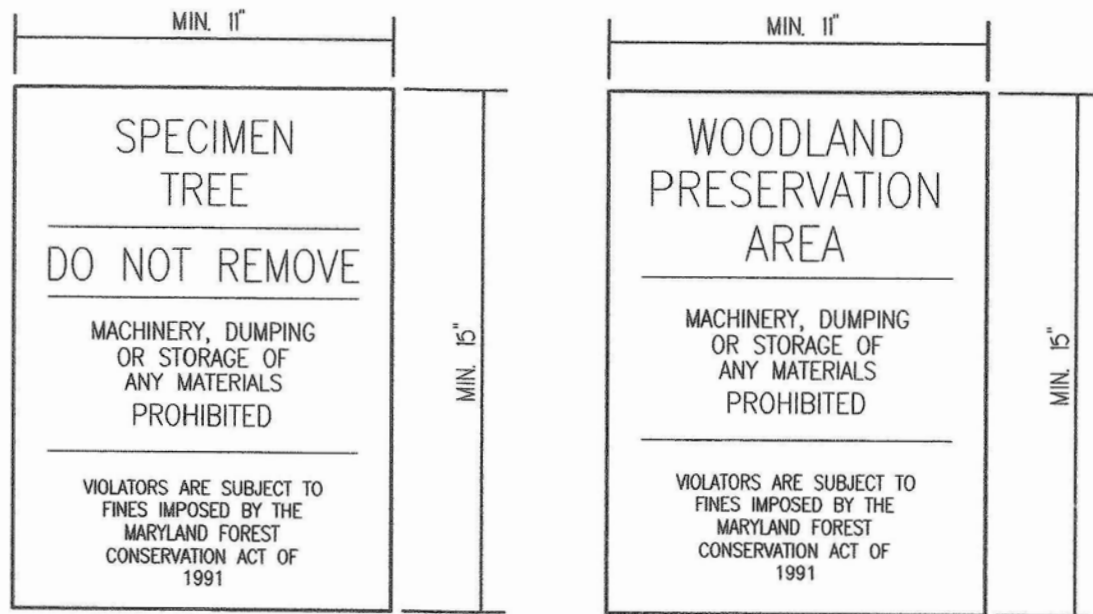


DESIGN: MAJ DATE: MARCH 2005 JOB No.: 002020
DRAFT: HAL COMP: KEG SCALE: 1" = 30' SCD No.: PENDING
CHECK: JEC SURVEY: CM-JR-SH SHEET: 1 OF 3 CSD No.: 20166-2002-02

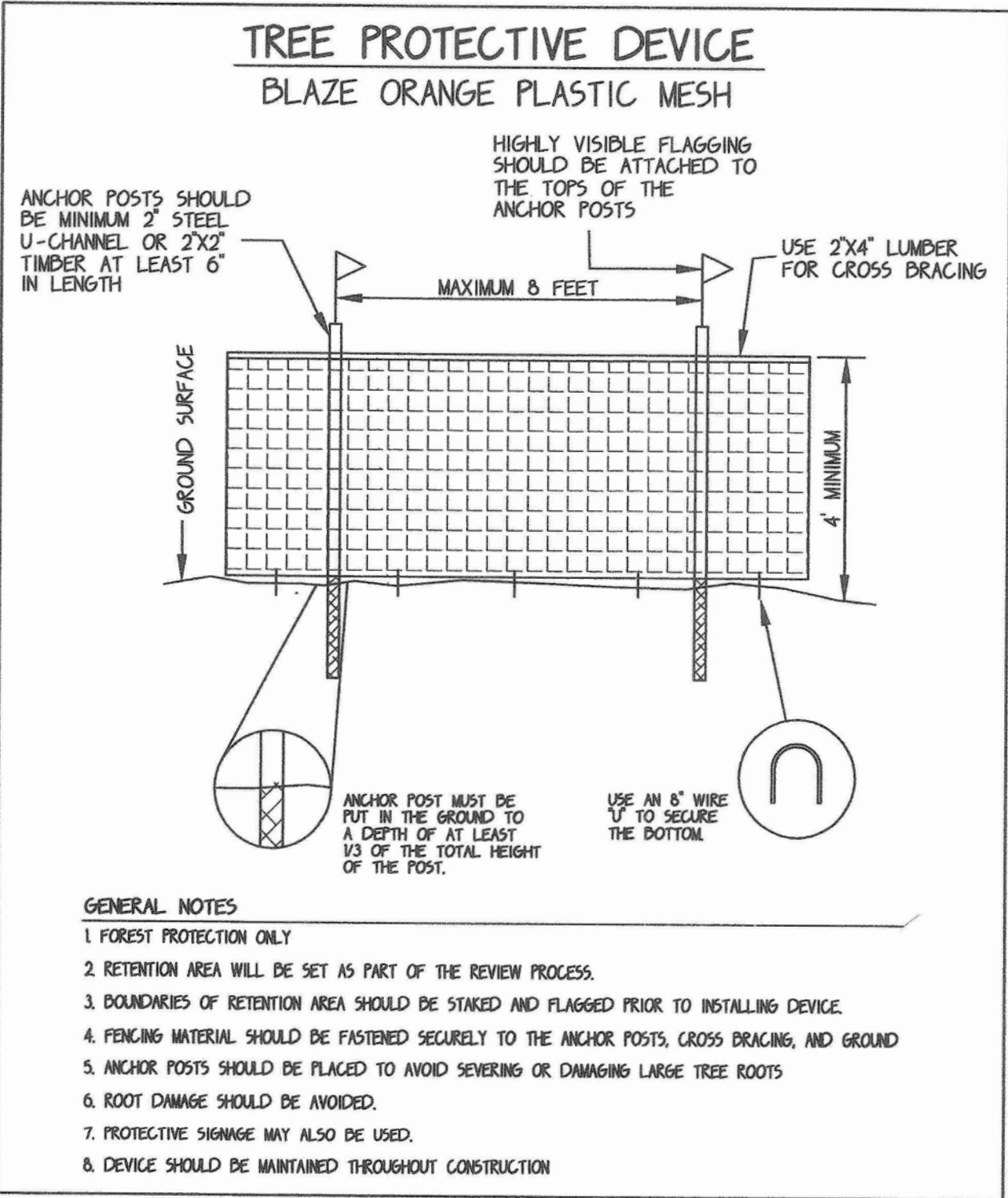
TCP-1

FILE NAME: F:\0166\0202\02020202

SPECIMEN TREE LIST				
COMMON NAME	SPECIES NAME	DIMETER DBH (INCHES)	CONDITION	DISPOSITION
1 RED MAPLE	ACER RUBRUM	34"	FAIR	TO REMAIN
2 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	58"	POOR	TO BE REMOVED
3 AMERICAN ASH	FRAXINUS AMERICANA	31"	FAIR	TO BE REMOVED
4 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	43"	FAIR	TO BE REMOVED
5 BLACK GUM	NYSSA AYTATICA	32"	FAIR	TO BE REMOVED
6 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	31"	GOOD	TO BE REMOVED
7 YELLOW POPLAR	LIRIODENDRON TULIPIFERA	34"	FAIR	TO REMAIN



● SIGNAGE SYMBOL
WOODLAND PRESERVATION AREA SIGNAGE
TO BE MOUNTED ON A 4"x4" WOOD POST



Standard Type II Tree Conservation Plan Notes

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall provide the Environmental Planning Section of the MNCPP&PC with copies of all Federal and State wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plan.
- The location of all tree protection devices (TPD'S) shown on this plan shall be flagged or staked in the field prior to the pre construction meeting with the Sediment Control Inspector from DER. Upon approval of the flagged or staked TPD'S locations, installation of the TPD'S may be installed. TPD installation shall be completed prior to installation of the initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- Woodland conservation area signs shall be posted as shown at the same time as the tree protection devices. These signs shall remain in place.
- All required off-site mitigation shall be identified via an approved TCP II for that site and recorded as an off-site easement in the Land Records of Prince George's County.

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Kenneth R. Wallis
KENNETH R. WALLIS (Original and 01' Revision) 3-27-06
DATE

Prince George's County Planning Department, M-NCP&PC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-004-2006				
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04 Revision				

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Signed: *John P. Markovich* Date: 7/9/2020

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
NO. 183
BOARD OF FORESTERS

TYPE II TREE CONSERVATION PLAN
LOTS 1 THRU 13
PLAT BOOK: PLAT NUMBER:
FOREST COVE
BOWIE ELECTION DISTRICT NUMBER 14
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS:
REV. 11-07-05 REMOVE NOTES 9 & 10

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10700 BUCKHORN AVENUE, BELTSVILLE, MARYLAND 20814
TEL: (301) 595-4333 FAX: (301) 595-4000 WEB: www.joyceeng.com
© 2003 JOYCE ENGINEERING CORPORATION

DESIGN: MAJ DATE: MARCH 2002 JOB No.: 002020
DRAFT: HAL COMP: HAL SCALE: 1" = 50'
CHECK: JEC SURVEY: OTHERS SHEET: 3 OF 3

TCP-3

PLOT DATE: 04/21/04
FILE NAME: F:\DNC\02020\02020TCP1