

- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
- LEGEND:**
- PROPOSED:
 - FIRE HYDRANT
 - WATER VALVE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - LIMIT OF DISTURBANCE
 - PUBLIC UTILITY EASEMENT
 - B.R.L. (BUILDING RESTRICTION LINE)
 - WOODLAND PRESERVATION AREA
 - WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS
 - WOODLAND RETAINED COUNTED AS CLEAR
 - TEMPORARY TREE PROTECTION DEVICE (TTPD)
 - LIMIT OF DISTURBANCE
 - WOODLAND PRESERVATION SIGN

WOODLAND RETAINED
COUNTED AS CLEAR
0.03 AC.

LOT 26
WEAVER JONATHAN 7 PAMELA L
L. 21997 F. 114
USE: SINGLE FAMILY
SUBDIVISION: MOUNT OAKS ESTATES
ZONE: R-A

LOT 8
HICKS HENRY B JR. ELIZABETH
L. 000 F. 000
USE: SINGLE FAMILY
SUBDIVISION: MOUNT OAKS ESTATES
ZONE: R-A

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
0.17 ACRES

WESTBROOK LANE
(60' R/W)

OUTLOT 1
WESTBROOK ALBERT W
L. 06849 F. 351
USE: VACANT
SUBDIVISION: MOUNT OAKS ESTATES
ZONE: R-A

LOT 9
KEITH GLENN & ANDREA D
L. 21531 F. 364
USE: SINGLE FAMILY
SUBDIVISION: MOUNT OAKS ESTATES
ZONE: R-A

LOT 6
MOUNT OAK ESTATES
L. 16903 F. 448
USE: VACANT
SUBDIVISION: MOUNT OAKS ESTATES
ZONE: R-A

LOT 10
FOSTER MICHAEL & ALICIA F
L. 30520 F. 611
USE: SINGLE FAMILY
SUBDIVISION: MOUNT OAKS ESTATES
ZONE: R-A

- TOPOGRAPHY SURVEY PREPARED BY OTHERS.
- BOUNDARY PREPARED BY CDDI.
- TAX MAP: PAGE 062, GRID D-1
TAX ACCOUNT: LOT 7: 0706283
- ADC MAP PAGE 15, GRID B-9
- 200' WSSC SHEET # 204N12
- PROPERTY ZONED: R-A
- PROPERTY RECORDED IN PRINCE GEORGE'S COUNTY LAND RECORDS, LOT 7- L.16903 - F. 448
- LOT AREA: LOT 7: 2.00 ACRES OR 87,351 S.F.
- THERE IS NO 100-YEAR FLOODPLAIN ON THIS SITE.
- OWNER: MOUNT OAK ESTATES LLC
8500 WELLINGTON VALLEY WAY
LUTHERVILLE MD. 21093
TEL. (301) 000-0000
- ENGINEER: CAPITOL DEVELOPMENT DESIGN, INC.
4600 POWDER MILL ROAD, STE. 200
BELTSVILLE, MD 20705
TEL. (301) 937-3501
- TEN (10') FEET PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT-OF-WAY.
- FILL AREAS:
A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS
B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING DRIVEWAYS AND SIDEWALKS
C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN".
- MAXIMUM SLOPE: 3:1
- MINIMUM SLOPE: 2.5% GRASS, 2.5% PAVED
- WATER CATEGORY: 5
- SEWER CATEGORY: 5
- BUILDING SETBACKS:
FRONT: 50'
SIDE: 35' TOTAL/18' OR 17'
REAR: 35'
- MAX. LOT COVERAGE: 10%
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- STORMWATER MANAGEMENT CONCEPT NO. PENDING
- ELECTION DISTRICT: 7TH

DEVELOPER:
CHESAPEAKE CUSTOM HOMES
ATTN: MR. GREG WILBY
1525 POINTER RIDGE PL. SUITE 200
BOWIE MD, MD 20716
TEL. (301) 218-2218

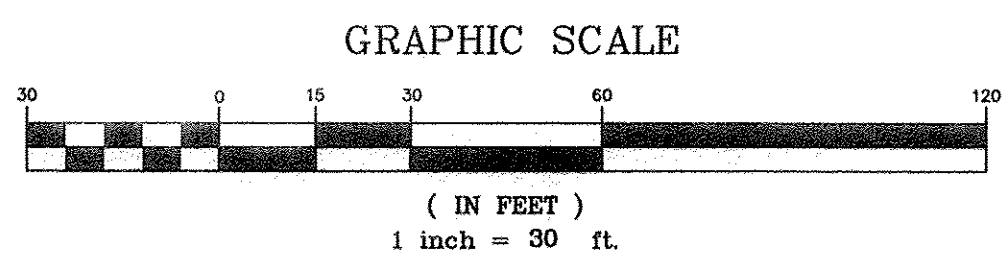
LOT COVERAGE TABULATION				
LOT NO.	LOT AREA (S.F.)	PROP. COV. (S.F.)	% LOT COV. (10% MAX)	
7	87,351	8,360	8,735	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
②	375.05	935.00	22.98	N67°13'09"W	372.54

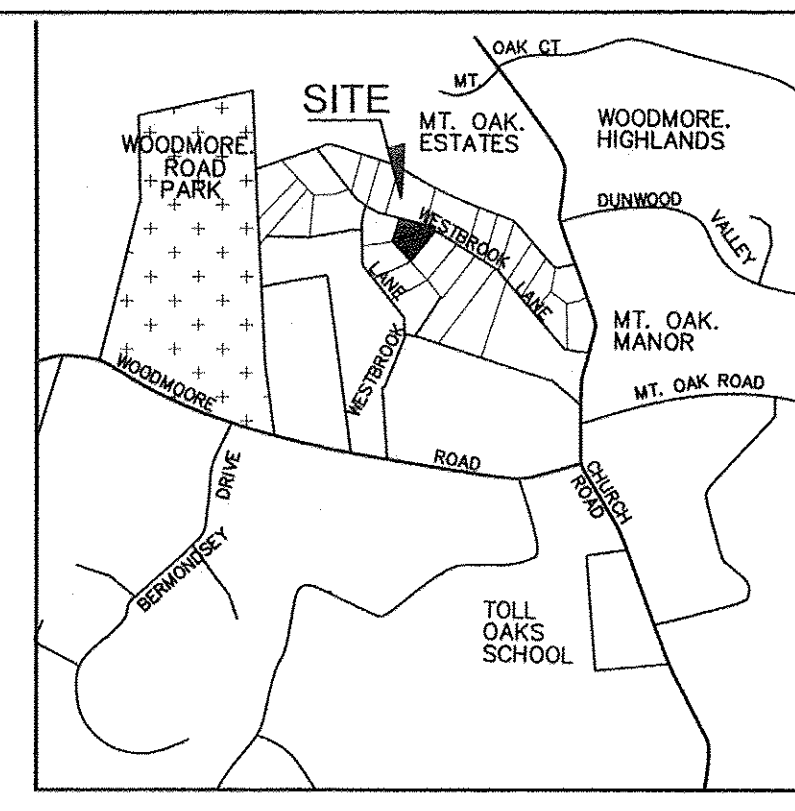
TREE CONSERVATION PLAN
CERTIFIED BY:

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
MD. # 53

SEP 16 2015



PLAN VIEW
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=2000'

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

MOUNT OAK ESTATES LOT 7
2915 WESTBROOK LANE,
BOWIE MARYLAND, 20721
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2

REVISIONS

05/11/2015 rev. per county comments MP.
05/28/2015 REV. LIMITS OF D. MP.
09/14/2015 REV. APPROVAL BLK. MP.

DATE: SEP., 2015

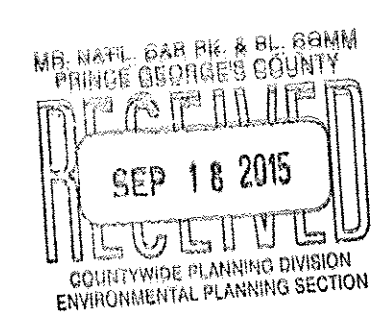
DWN. MP CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO. 14-075

SHEET NO. 1 OF 2

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-007-15				
	Approved by	Date	DRD #	Reason for Revision
00	Megan Riser	9/16/15	N/A	
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber _____ Folio _____				
Revisions to this TCP2 may require a revision to the recorded easement.				



L.37407 F.359

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a permit. If "this permit" expires, then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- 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 are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned R-A.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:

Tree Preservation and Retention Notes

- 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. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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 county inspector, installation of the TPFs may begin.
- 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area 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.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area 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.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 Certified Arborist or Licensed Tree Expert identifying the hazardous 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 shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

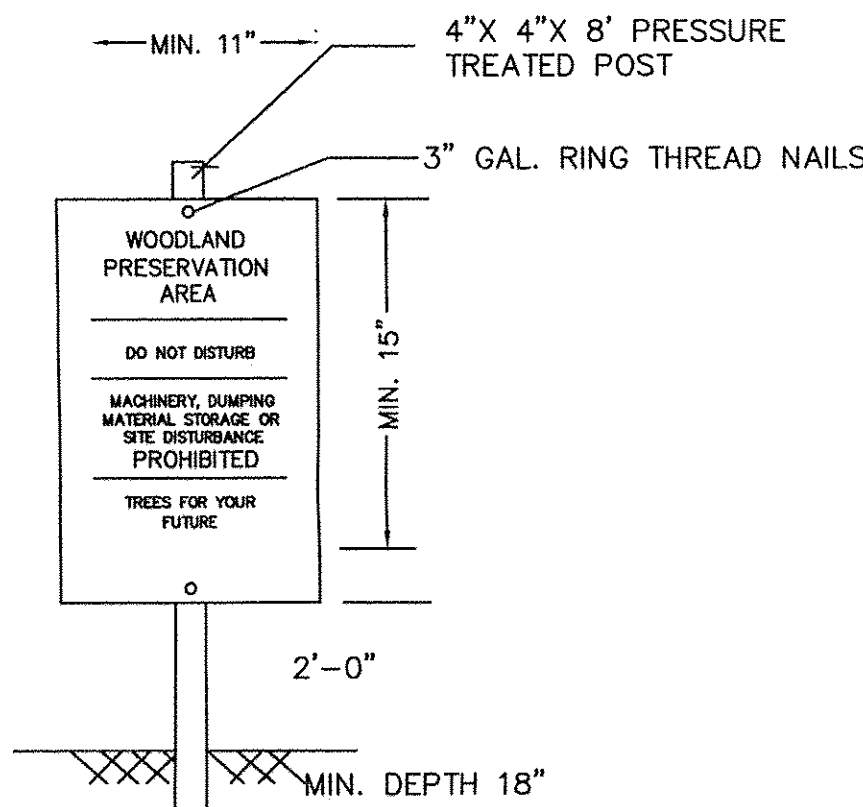
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- 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 plants may be cut near the ground and material less than two inches diameter may be 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.

- The use of broadcast spraying 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.

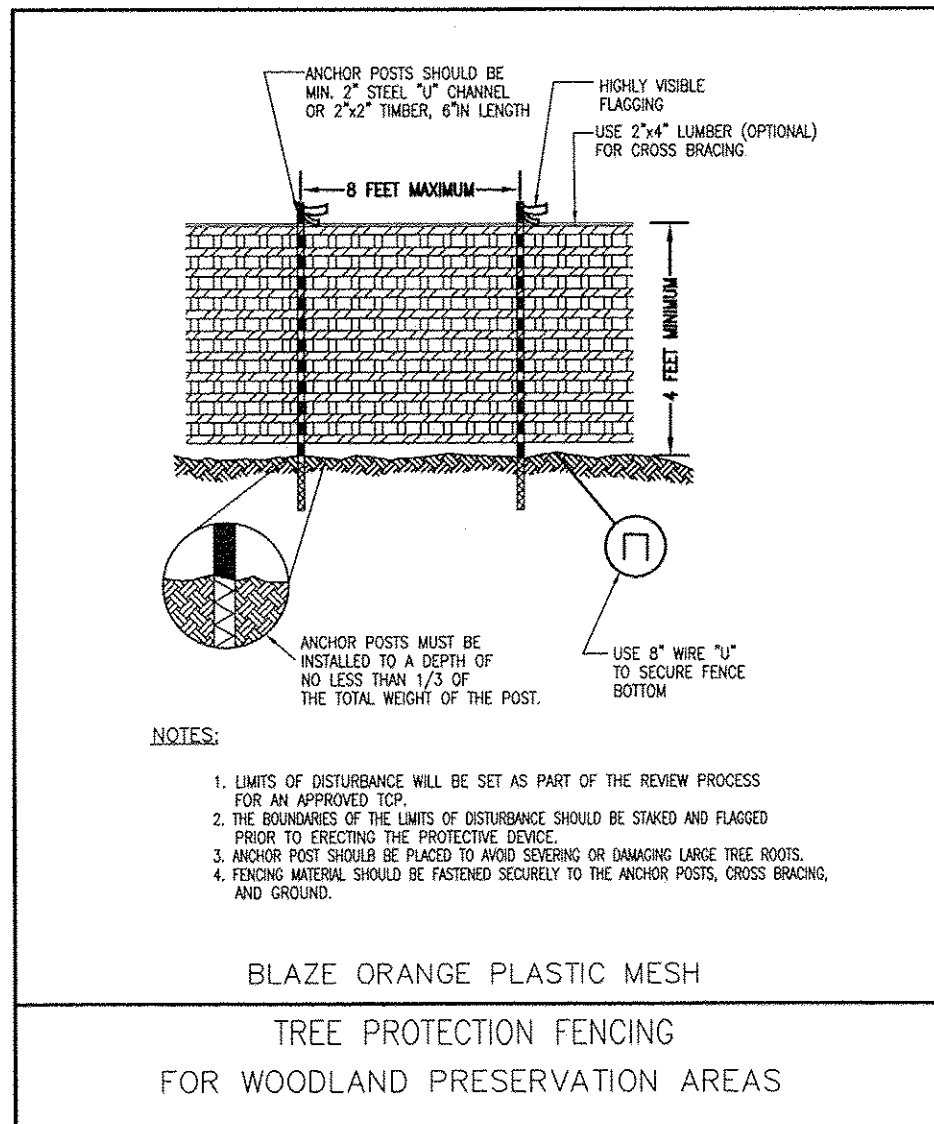
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



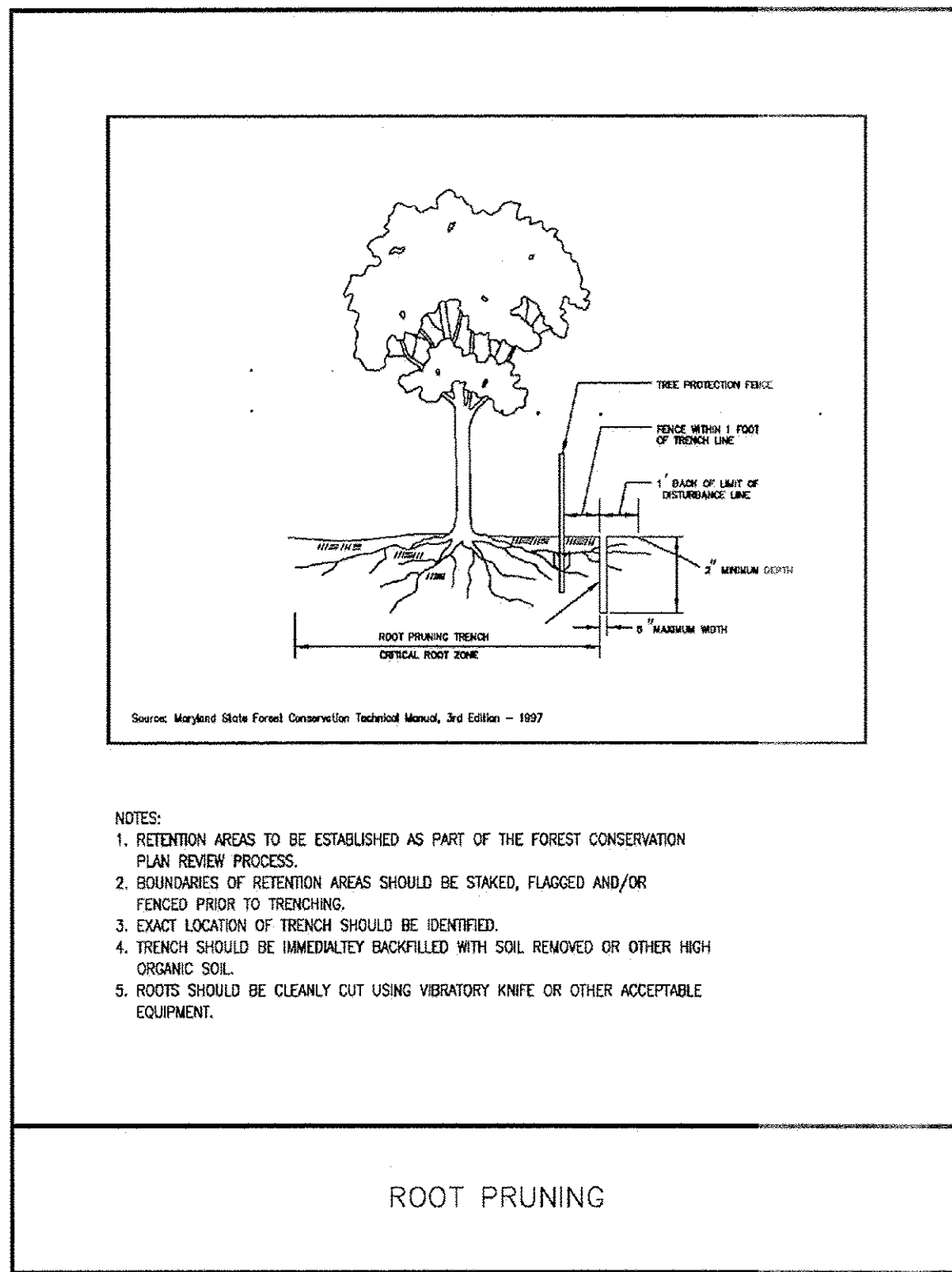
SIGNAGE

NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT THE SAME TIME AS TREE PROTECTION DEVICE
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



TEMPORARY TREE PROTECTION DEVICE (TPD)



- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

August 2010 A-4, DET-10

Standard Woodland Conservation Worksheet for Prince George's County

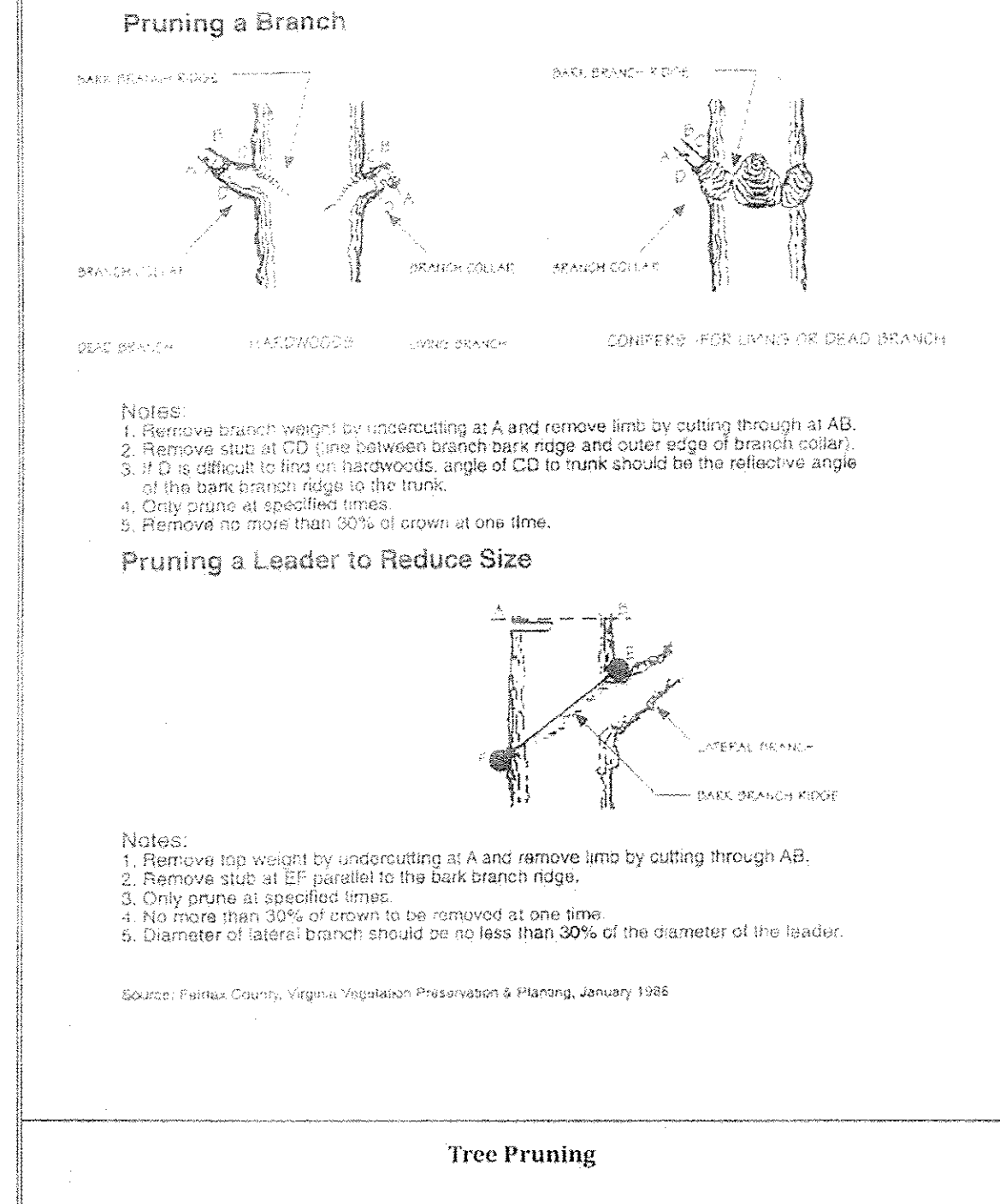
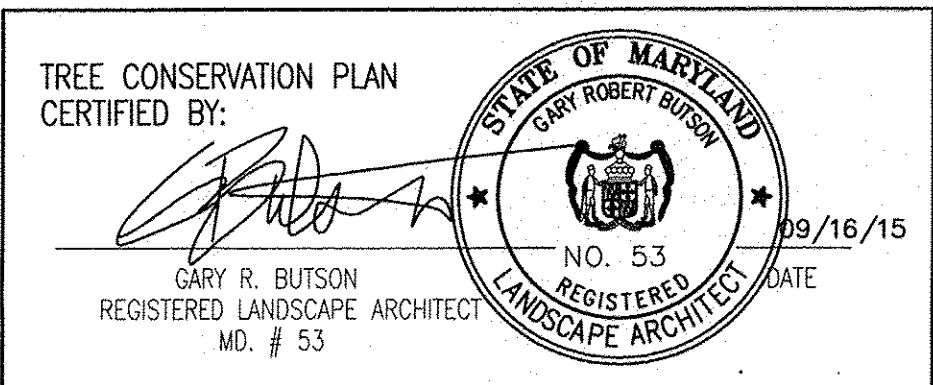
SECTION I-Establishing Site Information: (Enter acres for each zone)			
1 Zone:	R-A		
2 Gross Tract:	2.00		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.00	0.00	0.00

6 TCP Number	007-15	Revision #	0
7 Property Description or Subdivision Name:	Mount Oak Estates Lot 7		
8 Is this site subject to the 1989 Ordinance?(Y/N)	N		
9 Is this one (1) single family lot? (Y/N)	N		
10 Are there prior TCP approvals which include a	Y		
11 combination of this lots? (Y/N)	N		
12 Is any portion of the property in a WC Bank?	N		
13 Break-even Point (preservation) =	1.16	acres	
14 Clearing permitted w/o reforestation =	0.64	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)
16 Existing Woodland		1.80	0.00	
17 Woodland Conservation Threshold (WCT) =	50.00%	1.00		
18 Smaller of 13 or 14		1.00		
19 Woodland above WCT		0.80		
20 Woodland cleared		1.06	0.00	0.00
21 Woodland cleared above WCT (smaller of 16 or 17)		0.80		
22 Clearing above WCT (0.25 : 1) replacement requirement		0.20		
23 Woodland cleared below WCT		0.26		
24 Clearing below WCT (2:1 replacement requirement)		0.52		
25 Afforestation Required Threshold (AFT) =	20.00%	0.00		
26 Off-site WCA being provided on this property		0.00		
27 Woodland Conservation Required		1.46	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
28 Woodland Preservation	0.57		
29 Afforestation / Reforestation	0.00	Bond amount: \$	-
30 Natural Regeneration	0.00		
31 Landscape Credits	0.00		
32 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	
33 Forest Enhancement Credit (Area * .25)	0.00	0.00	
34 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
35 Area approved for fee-in-lieu/PFA	0.00	Fee amount:	\$0.00
36 Area approved for fee-in-lieu/non-PFA	0.00	Fee amount:	\$0.00
37 Off-site Woodland Conservation Credits Required	0.89		
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	1.46	acres	

39 Area of woodland not cleared	0.74	acres
40 Net tract woodland retained not part of requirements:	0.17	acres
41 100-floodplain woodland retained	0.00	acres
42 On-site woodland conservation provided	0.57	acres
43 On-site woodland retained not credited	0.17	acres
44 Prepared by:	Signed _____ Date _____	



August 2010 A-4, DET-11

DEVELOPER:
CHESAPEAKE CUSTOM HOMES
ATTN: MR. GREG WILBY
1525 POINTER RIDGE PL. SUITE 200
BOWIE, MD, MD 20716
TEL. (301) 218-2218

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2 -007 - 15			
Approved by	Date	DRD #	Reason for Revision
00 M. M. M. M.	9/16/15	N/A	
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber _____ Folio _____			
Revisions to this TCP2 may require a revision to the recorded easement.			

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
POWDER MILL ROAD - SUITE 1200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

MOUNT OAK ESTATES LOT 7
2915 WESTBROOK LANE,
BOWIE MARYLAND, 20721
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP2
DETAILS

REVISIONS

05/11/2015 rev. per county comments MP
05/28/2015 REV. WOODLAND C.W.S. MP
09/14/2015 REV. APPROVAL BLOCK & WOOD, WKS. MP.

DATE: SEP, 2015

DWN. MP CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO. 14-075

SHEET NO. 2 OF 2