



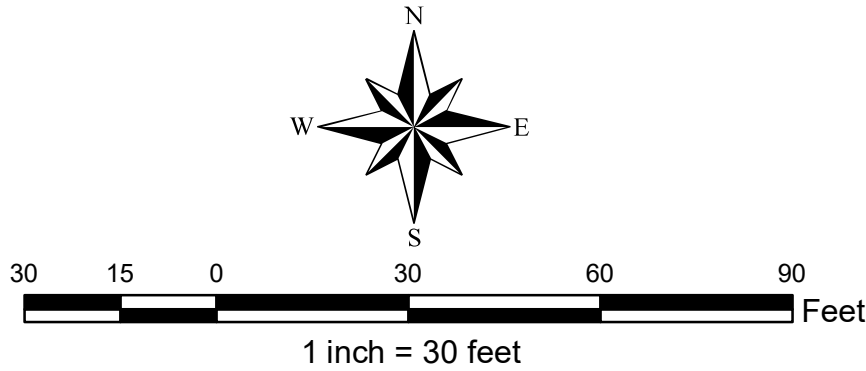
Mount Oak Estates, Lot 32 (3008 Westbrook Lane) Info

1. Owners	Hannibal S. & Kellie S. Jackson
2. Deed Information	Liber 43419 Folio 299
3. Area	2.05 acres
4. Tax Map	62 Grid D-1
5. Subdivision	Mount Oak Estates
6. Plat	120-066
7. Tax Account Number	07-0706176
8. Planning Area	74A
9. Zoning	R-A
10. ESA	ESA-2
11. Green Infrastructure	Evaluation Areas
12. WSSC Grid	204NE12
13. Election District	7
14. Council District	6
15. Watershed	Northeast Branch (WB)
16. River Basin	Patuxent
17. Floodplain	None
18. Proposed Use	Single Family Residential
19. ADC Map Page / Grid	14 K-8
20. Cemetery	NA
21. Historic Sites	Mount Oak #74A-008 across road
22. Scenic/Historic Roads	NA
23. Master Planned Roads	NA
24. Topography	WL Meekins
25. Development Activity	NA
26. Easements	PUE
27. TCPs	TCP2-009-06
28. Tier II Stream Segment	NA
29. Stronghold Watershed	Yes
30. Priority Funding Area	No

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition	Preservation Comment
1	Yellow Poplar	Liriodendron tulipifera	31	Good (81)	Root, trunk & top damage, decay, dieback, V-fork, poor branching	Save	Root prune at LOD
2	Yellow Poplar	Liriodendron tulipifera	37	Good (81)	Root, trunk & top damage, decay, dieback, V-fork, poor branching	Remove	

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



Legend

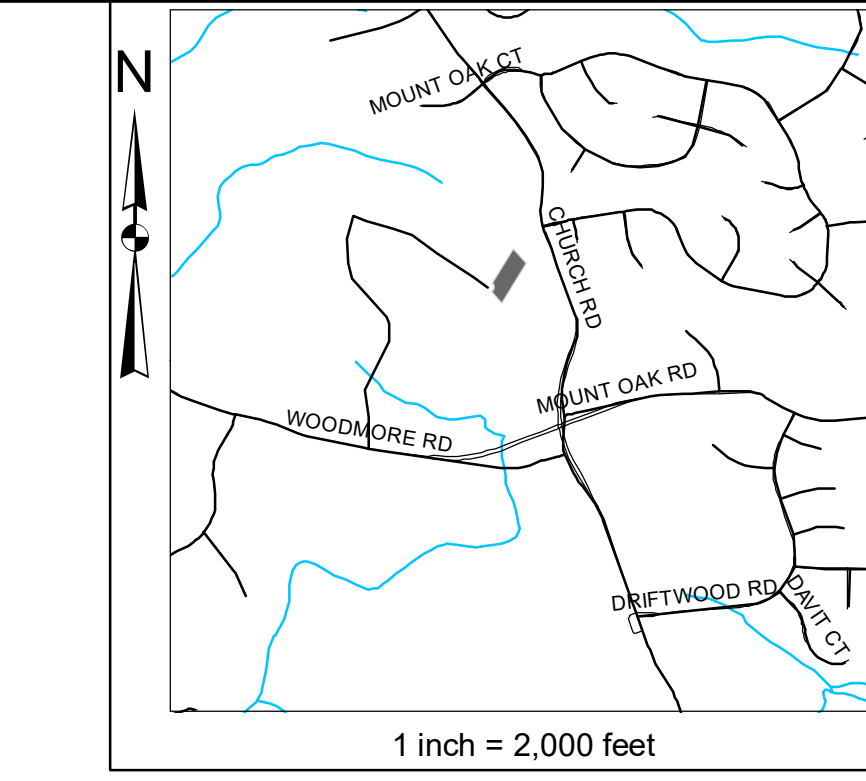
- Proposed Easement
- LOD (Limit of Disturbance)
- Proposed Structures
- Proposed SWM
- Proposed Contours
- Root Prune
- Sign (Woodland Preservation Area)
- TPF - Temporary Protective Fence
- Treeline
- Specimen Tree
- Specimen Tree to be Removed
- CRZ (Critical Root Zone)
- WPA (Woodland Preservation Area)
- WP-AC (Woodland Preserved - Assumed Cleared)
- Property Boundary
- Property Boundary Adjacent
- Easements (Assorted)
- BRL (Building Restriction Line)
- Contour 10-foot
- Contour 2-foot
- Slopes 15 Percent or Greater

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 7/29/2020

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-761-4888  
Email: JPMarkovich@comcast.net



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:	2.05		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.05	0.00	0.00
6 TCP Number	TCP2-009-06	Revision #	1
7 Property Description or Subdivision Name:	Mount Oak Estates, Lot 32		
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 combination of this lot's? (Y or N)	Y		
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	1.18	acres	
16 Clearing permitted w/o reforestation =	0.63	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		1.81	0.00	
18 Woodland Conservation Threshold (WCT) =	50.00%	1.03		
19 Smaller of 17 or 18		1.03		
20 Woodland above WCT		0.79		
21 Woodland cleared		1.40	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.79		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.20		
24 Woodland cleared below WCT		0.62		
25 Clearing below WCT (2:1 replacement requirement)		1.23		
26 Aforestation Required Threshold (AFT) =	20.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.84		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	0.41			
30 Aforestation / Reforestation	0.00			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00		
36 Area approved for fee-in-lieu	1.43			
37 Off-site Woodland Conservation Credits Required	1.43			
38 Off-site WCA (preservation) being provided on this property	0.00			
39 Off-site WCA (aforestation) being provided on this property	0.00			
40 Woodland Conservation Provided		1.84		
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		
46 On-site woodland retained not credited		0.00	acres	
47 Prepared by:	<i>John P. Markovich</i>	Signed	10/2/2020	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 44105 Page 48. Revisions to the TCP2 may require a revision to the recorded easement.

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

APPLICANT / DEVELOPER  
Hannibal S. and Kellie S. Jackson

Type 2 Tree Conservation Plan  
TCP2

Mount Oak Estates, Lot 32  
3008 Westbrook Lane  
Bowie, MD 20721  
7th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	20-013
Sheet No.	1 of 2



1. This plan is submitted to fulfill the woodland conservation requirements for a Building Permit. If the Building Permit expires, then this TC2P also expires and is no longer valid.
2. Cutting or clearing woodlands 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.
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 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.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas or preservation of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier (Environmental Strategy Area ESA-2) and is zoned RC-3.
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 classified as arterial or greater.
9. This plan is not grandfathered by CB27-2010, Section 25-119(c).

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. A review of the woodland areas shall be required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCFD.
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 and staked in the field prior to the preconstruction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may 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 protection devices is a violation of the TCFD.
14. Woodland 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.

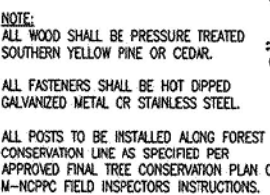
15. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the engineer as dead, dying or hazardous may be removed.
16. A tree is considered hazardous if a condition is 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.
17. 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 removed. If a tree or portion of a tree is leaning into the disturbed area, the tree may be removed or covered with soil, mulch or other materials that would inhibit sapling growth.
18. 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 is hazardous related to fall risk. If a tree or portion of a tree is leaning into the disturbed area, 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.

### When off-site woodland conservation is proposed:

19. 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, all-off-site and recorded as an off-site easement in the land records of Prince George's County. Proof of the completion of the off-site conservation shall be submitted to the MDC as a condition of the first permit 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, all off-site woodland conservation is approved to meet the requirements, then the following locations shall be used to meet the conservation requirements: (a) riparian areas, (b) 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 locations following the above criteria. All woodland conservation is required to be met within Prince George's County.

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


20. 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 professional arborist or a certified stump puller, as to the removal of the tree. The arborist or the stump puller shall submit 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 puller may be cut at the stump or the stump may be left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
21. 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, but the permit shall be required. The certification from the arborist or stump puller 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.
22. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources. The removal of trees within the approved limits of the right-of-way requires a permit from the Prince George's County Department of Public Works and Engineering on a TCP2. The work is required to be conducted by a licensed tree care company.
23. 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 the stump may be left two inches diameter or less from the trunk and disposed of separately. If material is left in the ground, noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
24. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to eliminate noxious, invasive, and 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.
25. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without proper training, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



I, Hannibal S. Jackson hereby  
acknowledge that I am aware of this Type 2 Tree Conservation Plan  
(TCP2) and that I understand the requirements as set forth in this TCP2.  
Hannibal S. Jackson July 28, 20  
Date

Signed: John P. Markovich Date: 7/29/2020

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



The seal is circular with a double border. The outer border contains the text "STATE OF MARYLAND" at the top and "BOARD OF FORESTERS" at the bottom. Inside this is a smaller circle with the text "LICENSED FORESTER" at the top and "NO. 135" at the bottom. In the center is the coat of arms of the State of Maryland, featuring a shield with a ship, a figure, and a banner, topped by a crest with a bent arm holding a sword.


DWN	Checked
JPM	JPM

Scale	<b>1" = 30'</b>
Project No.	<b>20-013</b>
Sheet No.	<b>2 of 2</b>

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**Type 2 Tree Conservation Plan**

**Mount Oak Estates, Lot 32**  
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