



Forest Conservation Act Reporting Information (Cumulative Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	2.04	2.04		0
Existing Woodland (Acres)	1.88	1.88		0
Woodland Cleared (Acres)	0.22	0.89		0.67
Woodland Retained On-Site (Acres)	1.82	0.81		1.01
Woodland Planted On-Site (Acres)		0.07		0.07
On-Site Woodland Easement/Preservation and Planting (Acres)	0	0		0
On-Site Wooded Floodplain in Easement (Acres)	0	0		0
Bond Amount		914.76		914.76
Fee-In-Lieu Amount	0	0		0
50' Stream Buffers Conserved - Linear Length	0	0		0
50' Stream Buffers Conserved - Acreage	0	0		0
50' Stream Buffers Newly Established - Linear Length	0	0		0
50' Stream Buffers Newly Established - Acreage	0	0		0
Off-Site Woodland Conservation Credits (Acres)	0	0.87		0.87

SPECIMEN TREES				
TAG	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION*
1	Tulip Poplar	<i>Liriodendron tulipifera</i>	32"	Good
2	Tulip Poplar	<i>Liriodendron tulipifera</i>	36"	Good

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County			
SECTION I - Establishing Site Information (Enter acres for each zone)			
1 Zone:	RA		
2 Gross Tract:	2.04		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.04	0.00	0.00
6 Property Description or Subdivision Name: MOUNT OAK ESTATES - LOT 33			
7 Current TCP Number:	TCP2-2010-06	Rev #	1
8 Previous TCP Number:	TCP2-210-06	Rev #	
Site subject to the 2010 Ordinance (Y or N)			
Is this a priority funding area? (Y or N)			
SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)			
9 Woodland Conservation Calculations:	Net tract		Floodplain
11 Acreage of Existing Woodland	1.88		0.00
12 Woodland Conservation Required for per TCP1 or TCP2	52.94%	1.98	
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.22	0.00	
14 Area of Woodland Cleared per current TCP2	0.89	0.00	
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00		
16 Additional Woodland Cleared by current TCP2	0.67		0.00
17 Does the TCP1 show 2:1 replacement?	N		
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required =	0.00
19 Clearing below WCT (2:1 Replacement)	0.67	Replacement required =	1.34
20 Total Woodland Conservation Required:			1.75
SECTION III - Meeting the Requirement (Enter acres in corresponding column)			
21 Woodland Conservation Provided:	(acres)		
22 Woodland Preservation	0.81		
23 Reforestation / Afforestation	0.00	Bond amount: \$	914.76
24 Natural Regeneration	0.07		
25 Landscape Credits	0.00		
26 Area approved for fee-in-lieu	0.00	Fee amount: \$	0.00
27 Credits Received for Off-site Mitigation on another property	0.87		
28 Off-site Mitigation provided on this property	0.00		
29 Total Woodland Conservation Provided			1.75
29 Area of net tract woodland not cleared	0.99	acres	
30 Woodland retained not part of requirements:	0.18	acres	
31 Prepared by:		Date:	
32 Qualifications:			

GENERAL NOTES

- This plan is submitted to fulfill the Woodland Conservation requirements for a grading permit. If this grading 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 Permitting, Inspections, and Enforcement, 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 Developing Tier and is zoned RA (Agriculture Residential).
- The property 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 grandfathered under CB-27-2010, Section 25-119 (g).

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 (TFPs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the County Inspector, installation of the TFPs 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 TFP installation. These signs must remain in perpetuity.

FOREST SAVE CALCULATIONS			
SYN.	AREA (S.F.)	AREA (AC.)	SHEET #
WPA-1	24,855	0.57	1
WPA-2	10,373	0.24	1

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	AR (AGRICULTURAL-RESIDENTIAL)
Zone	Aviation Policy Area (APA)	6
Administrative	Tax Grid (TAG)	42-01
Administrative	WSSC Grid (Sheet 20)	20ANE12
Administrative	Planning Area (Plan Area)	14A
Administrative	Election District (ED)	2 - QUEEN ANNE
Administrative	Councilman District (CD)	6
Administrative	General 2007 Tier (TIER)	DEVELOPING
Administrative	Traffic Analysis Zone (TAZ) (TAG-00)	1143
Administrative	PG Traffic Analysis Zone (TAZ-PG)	1143

NATURAL RESOURCES INVENTORY STATISTIC TABLE	
SITE STATISTICS	TOTAL
GROSS TRACT AREA	2.04 AC. / 88,873 SQ. FT.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC. / 0.00 SQ. FT.
NET TRACT AREA	2.04 AC. / 88,873 SQ. FT.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC. / 0.00 SQ. FT.
EXISTING WOODLAND NET TRACT	1.88 AC. / 81,892 SQ. FT.
EXISTING WOODLAND TOTAL	1.88 AC. / 81,892 SQ. FT.
EXISTING PMA	0.00 AC. / 0.00 SQ. FT.
REGULATED STREAMS LINEAR FEET OF CENTERLINE	0.00 AC. / 0.00 SQ. FT.
PERMANENT WOODS BUFFER UP TO 300 FEET WIDE	0.00 AC. / 0.00 SQ. FT.

LEGEND

SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED AND CRZ (CRITICAL ROOT ZONE)

EXISTING TREE LINE

PROPERTY BOUNDARY

ADJACENT PROPERTY LINE

EXISTING ACCESS EASEMENT

EXISTING MAJOR CONTOURS

EXISTING MINOR CONTOURS

PROPOSED SEPTIC FIELD EASEMENT (SRA)

PROPOSED CONTOURS

SEPTIC WATER TABLE / PERC TEST LOCATIONS

SLOPES 15% OR GREATER

EXISTING BUILDING RESTRICTION LINE

WELL BUILDING RESTRICTION LINE (SRA)

SEPTIC BUILDING RESTRICTION LINE

PROPOSED LIMITS OF DEVELOPMENT

PROPOSED DEEP WELL

PROPOSED WATER LINE

PROPOSED SEPTIC LINE

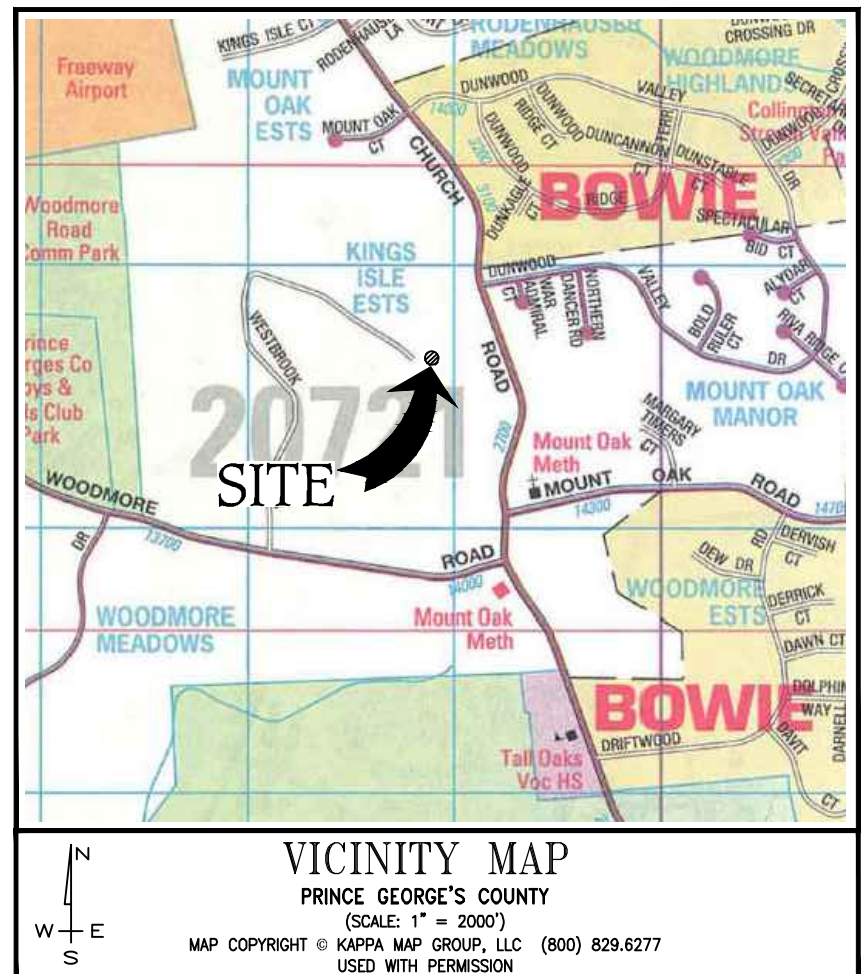
PROPOSED SWM BIO SWALE

PROPOSED SWM DRYWELL

SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

WOODLAND PRESERVATION SIGN (PERMANENT)

REFORESTATION / AFFORESTATION SIGN



SHEET INDEX	
SHEET No.	DESCRIPTION
1	TCP2 - PLAN VIEW
2	NOTES & DETAILS

WOODLAND CONSERVATION LEGEND

WOODLAND PRESERVATION SIGN (PERMANENT)

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE (TEMPORARY)

PROPOSED ROOT PRUNING TRENCH

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)

WOODLAND PRESERVED - NOT CREDITED (WP-NC)

NATURAL REGENERATION AREA (NRA)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP2-010-06			
Approved by	Date	DRD #	Reason for Revision
L. SHIRLEY	5/1/2026		
Maya Kra	5/23/2023		

PROPERTY OWNERS AWARENESS CERTIFICATE			
I/ we	Kolawole Ogundana	hereby acknowledge that we are owners of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.	4/20/2023
Owner or Owners Representative		Date	
I/ we	Sophia Ogundana	hereby acknowledge that we are owners of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.	4/20/2023
Confirmt. Purchaser		Date	

TREE CONSERVATION PLAN CERTIFIED BY:	
I hereby certify that the information on this plan is true and accurate and meets the minimum substantial standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.	
Date:	SALLIE P. STEWART, RLA MD Registered Landscape Architect #612 Exp. Date: 09/30/2023
Seal not valid without signature	

UPDATES/REVISIONS:	
02/21/23	ADDRESS INTAKE COMMENTS - RPI
04/19/23	ADDRESS 1ST REVIEW COMMENTS - RPI

TREE CONSERVATION PLAN TYPE 2 (TCP2)

TCP2-010-06

3010 WESTBROOK LANE

LOT 53

MOUNT OAK ESTATES

QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.

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CLIENT: TIMBERLAKE DESIGN/BUILD 304 HARRY S. TRUMAN PARKWAY, SUITE M ANNAPOLIS, MD 21401	WSSC GRID:	TAX MAP:
	DISKON	SHEET
	RPI	OF
	DATE	1
	RPI	2
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