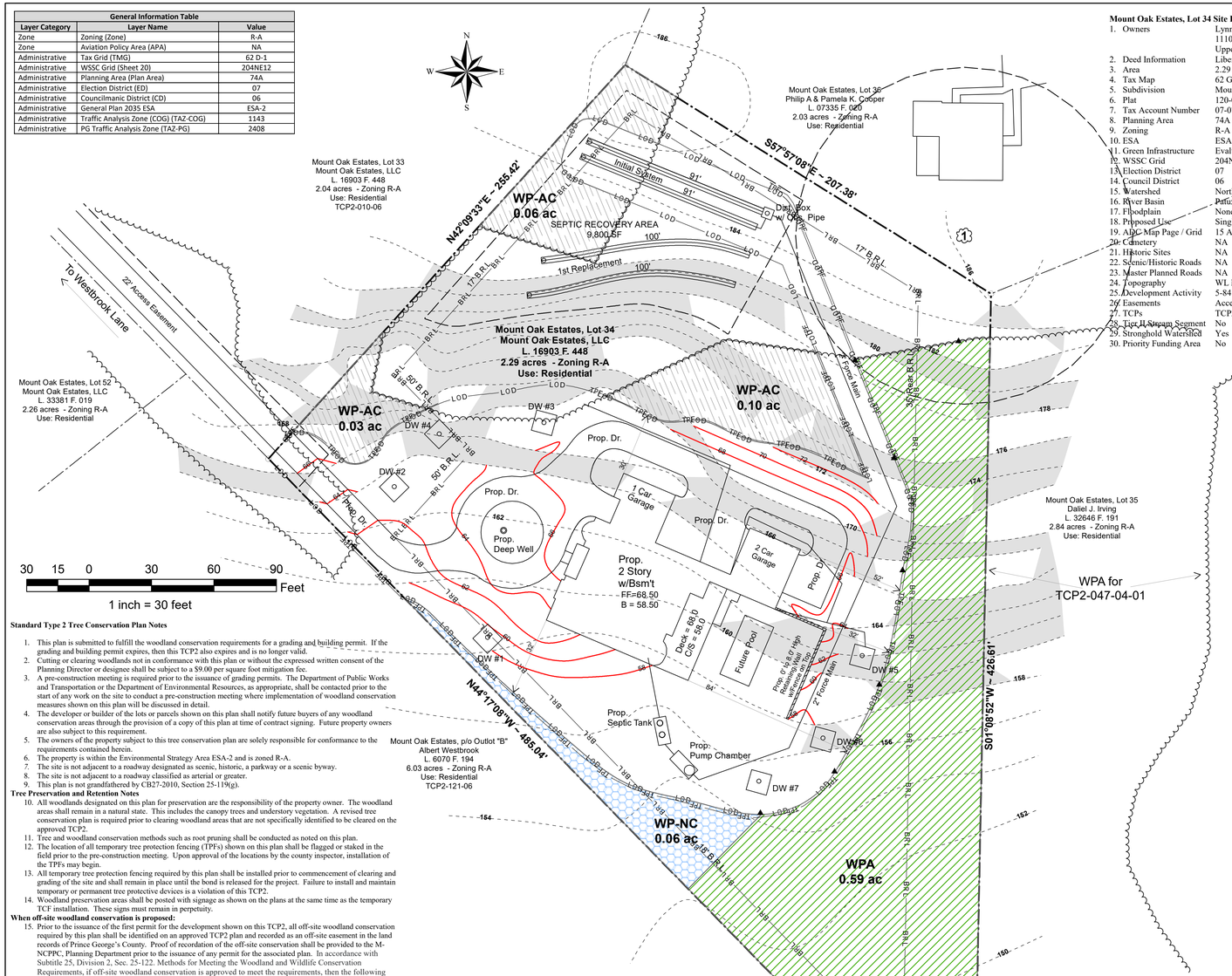
General Information Table		
Layer Category	**Layer Name**	**Value**
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	62 D-1
Administrative	WSSC Grid (Sheet 20)	204NE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	07
Administrative	Councilmanic District (CD)	06
Administrative	General Plan 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1143
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2408



Mount Oak Estates, Lot 34 Site Information

1.	Owners	Lynn and Jazmin Leeks 11108 Winsford Ave. Upper Marlboro, MD 20774
2.	Deed Information	Liber 16903 Folio 448
3.	Area	2.29 acres
4.	Tax Map	62 Grid D-1
5.	Subdivision	Mount Oak Estates
6.	Plat	120-066
7.	Tax Account Number	07-0706192
8.	Planning Area	74A
9.	Zoning	R-A
10.	ESA	ESA-2
11.	Green Infrastructure	Evaluation Areas
12.	WSSC Grid	204NE12
13.	Election District	07
14.	Council District	06
15.	Watershed	Northeast Branch (Western Br)
16.	River Basin	Patuxent
17.	Floodplain	None
18.	Proposed Use	Single Family Residential
19.	AIC Map Page / Grid	15 A-8
20.	Cemetery	NA
21.	Historic Sites	NA
22.	Scenic/Historic Roads	NA
23.	Master Planned Roads	NA
24.	Topography	WL Meekins
25.	Development Activity	5-84109
26.	Easements	Access
27.	TCPs	TCP2-011-06
28.	Tier II Stream Segment	No
29.	Stronghold Watershed	Yes
30.	Priority Funding Area	No

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:	2.29		
3	Floodplain:	0.00		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	2.29	0.00	0.00
6	TCP Number		Revision #	0
7	Property Description or Subdivision Name:	Mount Oak Estates, Lot 34		
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 combination of this lots? (Y,N)	N		
11				
12	Is any portion of the property in a WC Bank?	N		
13	Break-even Point (preservation) =	1.27	acres	
14	Clearing permitted w/o reforestion=	0.49	acres	

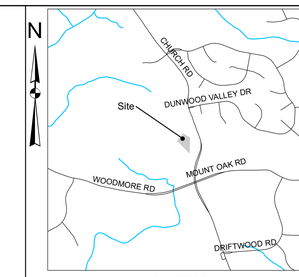
SECTION II-Determining Requirements (Enter acres for each corresponding column)		**Column A** WCT/AFT %	**Column B** Net Tract	**Column C** Floodplain (1:1)	**Column D** Off-Site Impacts (1:1)
15	Existing Woodland		1.76	0.00	
16	Woodland Conservation Threshold (WCT) =	50.00%	1.15		
17	Smaller of 13 or 14		1.15		
18	Woodland above WCT		0.62		
19	Woodland cleared		1.11	0.00	0.00
20	Woodland cleared above WCT (smaller of 16 or 17)		0.62		
21	Clearing above WCT (0.25 : 1) replacement requirement		0.15		
22	Woodland cleared below WCT		0.50		
23	Clearing below WCT (2:1 replacement requirement)		0.99		
24	Afforestation Required Threshold (AFT) =	20.00%	0.00		
25	Off-site WCA being provided on this property		0.00		
26	Woodland Conservation Required		**1.79** acres		

SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
27	Woodland Preservation		0.59		
28	Afforestation / Reforestation		0.00	Bond amount:	$ -
29	Natural Regeneration		0.00		
30	Landscape Credits		0.00		
31	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
32	Forest Enhancement Credit (Area * .25)	0.00	0.00		
33	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
34	Area approved for fee-in-lieu/PFA		0.00	Fee amount:	**$0.00**
35	Area approved for fee-in-lieu/non-PFA		0.00	Fee amount:	**$0.00**
36	Off-site Woodland Conservation Credits Required		1.20		
37	Off-site WCA (preservation) being provided on this property		0.00		
38	Off-site WCA (afforestation) being provided on this property		0.00		
39	Woodland Conservation Provided		**1.79** acres		

39	Area of woodland not cleared	0.65 acres
40	Net tract woodland retained not part of requirements:	0.06 acres
41	100-floodplain woodland retained	0.00 acres
42	On-site woodland conservation provided	0.59 acres
43	On-site woodland retained not credited	0.06 acres

44 Prepared by:

Signed Date



Simplified Forest Stand Delineation (FSD)

This partially wooded property totals 2.29 acres and is located in the R-A as well as Environmental Strategy Area ESA-2. On March 27, 2019 a site visit was conducted to determine the extent, composition and condition of the existing woodlands. During that site visit the site was also evaluated for the presence of streams, wetlands and other regulated features. No regulated features were observed. One (1) specimen tree was identified off-site within 100-foot of the property boundary and has been shown on this plan.

The existing woodlands are dominated by Yellow Poplar, Sweetgum, Black Cherry and Black Locust ranging is size from 4 to 18 inches DBH. There were a couple of Bradford Pear observed by those trees were in the understory and within the proposed limits of disturbance (LOD). Understory species were generally sparse but included Black Cherry, Sweetgum and Red Maple while the herbaceous layer generally included Chickweed and assorted grasses.

Invasive species observed included Badford Pear in the understory with an estimated coverage of less than 5 percent. Multiflora Rose, Japanese Honeysuckle, Japanese Stiltgrass and Asian Bittersweet were observed in the herbaceous layer with the intensity of coverage increasing from less than 10 percent along the eastern boundary to nearly 90 percent progressing to the open area.

The open area on this site had been woodlands that have died. Some dead standing trees remain but most are on the ground and decayed. This area has a high incidence of Japanese Honeysuckle, Multiflora Rose, Asian Bittersweet, Japanese Stiltgrass and Wineberry. Only a few scattered trees remain but these trees are not sufficient to classify the area as woodlands.

No past harvesting of other management activities have occurred on this property. The overall condition of the woodlands ranges from poor to fair with the eastern half of the site being the highest quality and having the best retention potential.

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for a grading and building permit. If the grading and building permit expires, then this TCP2 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 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.
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 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 Environmental Strategy Area ESA-2 and is zoned R-A.
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(g).

Tree Preservation and Retention Notes

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 revised tree conservation 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 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 protective devices is a violation of this TCP2.
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.

When off-site woodland conservation is proposed:

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 recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, 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 off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-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 locations following these priorities. 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:

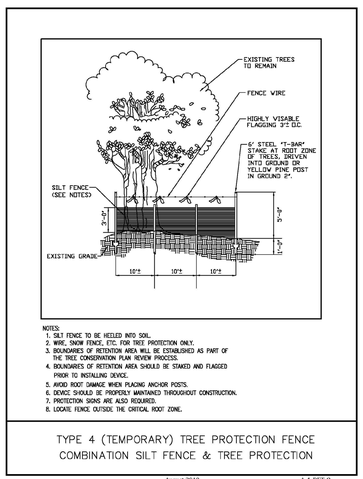
16. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective 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.
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 and the permitee 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.
18. 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.
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 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.
20. 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.
21. 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.

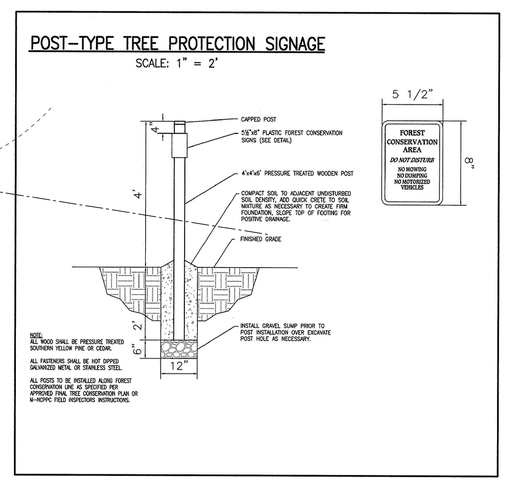
Invasive Species

Some invasive species are located within the limits of the WPA. Where present these species can be pulled out as if weeding a garden plot. This should be done as those species are observed to ensure that the undesirable growth does not overtake the native vegetation. Mowing and raking of leaves within the WPA and WP-NC areas will lead to the spread of the invasive species and constitute a violation of the Tree Conservation Plan.

When removing invasive species that cannot be easily pulled the plant shall be cut at ground level and the stump sprayed with a herbicide registered and applied in accordance with it's label. All invasive plant materials removed through weeding and/or cutting shall be bagged and disposed of at a Landfill. Vines growing into trees should be cut at ground level and sprayed with herbicide. A second cut should be made at approximately 5 or 6 foot above the ground the portion removed should be disposed of. The portion remaining in the tree will die and slowly fall to the ground.

This invasive species removal should be an ongoing process to enhance the quality of the woodlands on the property. Photographs showing the invasive species should be taken before, during and after completion of the work for documentation. Excercise caution not to remove native species.





Legend

- WPA Signs
- TPF (Temporary Protection Fence)
- Specimen Tree
- Treeline
- WPA (Woodland Preservation Area)
- WP-AC (Woodland Preserved - Assumed Cleared)
- WP-NC (Woodland Preserved - Not Credited)
- CRZ
- Proposed Contours
- LOD (Limit of Disturbance)
- Easements
- Property Boundary
- BRL (Building Restriction Line)
- Topographic Contours 2-foot
- 15% or Greater Slopes

I/We Lynn and Jazmin Leeks 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.

Lynn and Jazmin Leeks 03/29/19
Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: _____ Date: 5/22/2019

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

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 Page . Revisions to the TCP2 may require a revision to the recorded easement.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL

TCP2-011-06

	Approved by	Date	DRD #	Reason for Revision
00 Revision	Lori Shirley	5/30/2006	NA	
01 Revision	Megan Reiser	9/16/2019	NA	New house type and grading
02 Revision				
03 Revision				
04 Revision				
05 Revision				

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition
1*	Red Maple	*Acer rubrum*	54	Poor (66)	Root, trunk & top damage, V-fork (5), decay, cavities, dieback, poor branching	Save

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

Natural Resources Inventory Site Statistics Table

Site Statistics	Total[1] (acres)
Gross tract area	2.29
Existing 100-year floodplain	0.00
Net tract area	2.29
Existing woodland in the floodplain	0.00
Existing woodland net tract	1.76
Existing woodland total	1.76
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide[2]	0.00

[1] Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
[2] Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

Web Soils Survey Soils Table Prince George's County, Maryland

Map Unit	Map Unit Name		K-Factor (Whole Soils)	Hydrologic Group	Hydric (Rating)	Drainage Class
AdA	Adelphia-Holmdel complex, 0-2% slopes	Adelphia – 60 Holmdel – 25	0.37	C	No (5)	Moderately well drained
CnC	Collington-Wist complex, 5-10% slopes	Collington – 45 Wist – 35	0.17	B	No (0)	Well drained
CnE	Collington-Wist complex, 15-25% slopes	Collington – 60 Wist – 25	0.17	B	No (0)	Well drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

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

APPLICANT / DEVELOPER
Lynn and Jazmin Leeks
11108 Winsford Ave.
Upper Marlboro, MD 20774
Phone:

Type 2 Tree Conservation Plan
TCP2-011-06

Mount Oak Estates, Lot 34
3011 Westbrook Lane
Bowie, MD 20721

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

3/29/19 JPM - revise house type & grading; address woodland area change

DWN	Checked
JPM	JPM

Scale **1" = 30'**

Project No. **19-014**

Sheet No. **1 of 1**