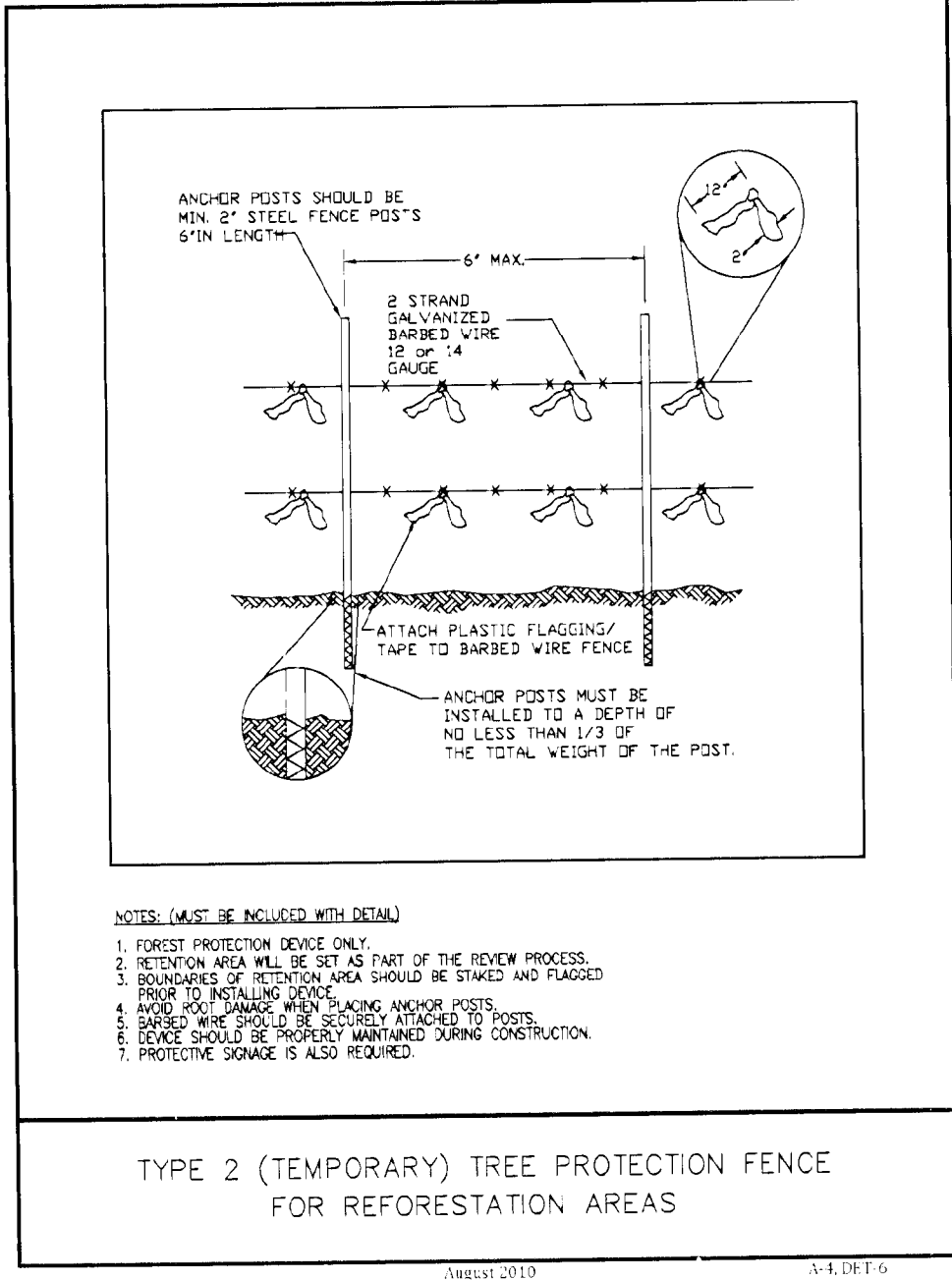
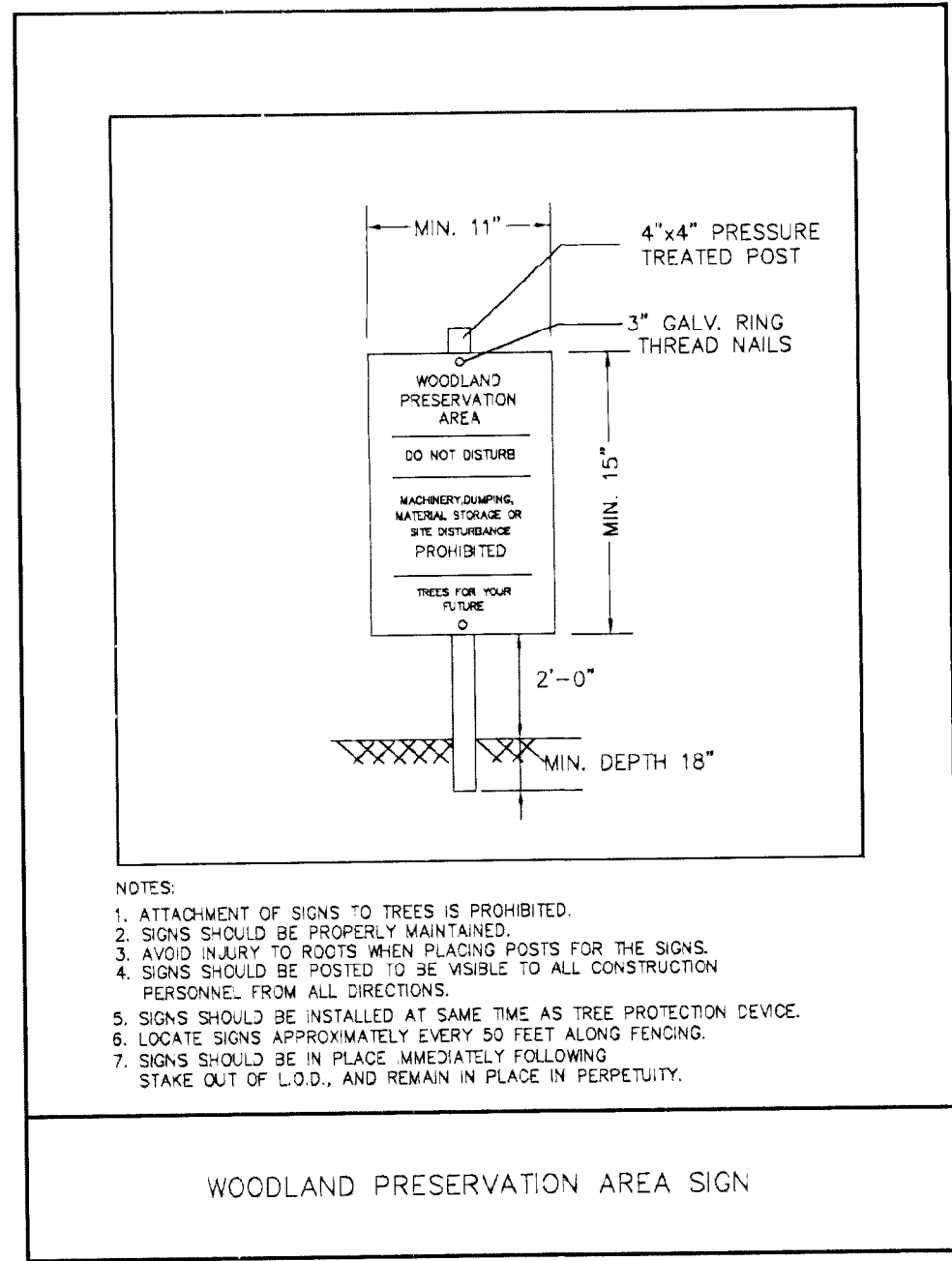


- Standard Type 2 Tree Conservation Plan Notes**
- This plan is submitted to fulfill the woodland conservation requirements for . If expires, then this TCP2 also expires and is no longer valid.
 - Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 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 ESA#3 formerly the Rural Tier and is zoned R-A.
 - The property is adjacent to Old Marshall Hall Road which is a designated Scenic roadway.
 - The site is not adjacent to a roadway classified as arterial or greater.
 - This plan is in not grandfathered by CBZ-2010, Section 2-5-11 (Wg).
 - 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.
 - 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 protection 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 TCF installation. Those signs must remain in perpetuity.
 - 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 handbook "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 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 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.



Legend

- WPA Signs
- Proposed Structures
- Proposed Topo
- TPF - Temporary Protection Fence
- LOD
- PMA - Primary Managment Area
- Property Boundary
- Adjacent Property Boundary
- WPA - Woodland Preservation Area
- WP-AC - Woodland Preserved Assumed Cleared
- WP-NC - Woodland Preserved Not Counted
- Contour 10-foot
- Contour 2-foot

Parcel 2 - TCP2-080-07 is an existing WC Bank
Parcel 83 & 84 - TCP2-22-08 approved for houses
Parcel 83 - Now proposed as WC Bank
Parcel 84 - is shown to provide information that it meets it's WC requirements

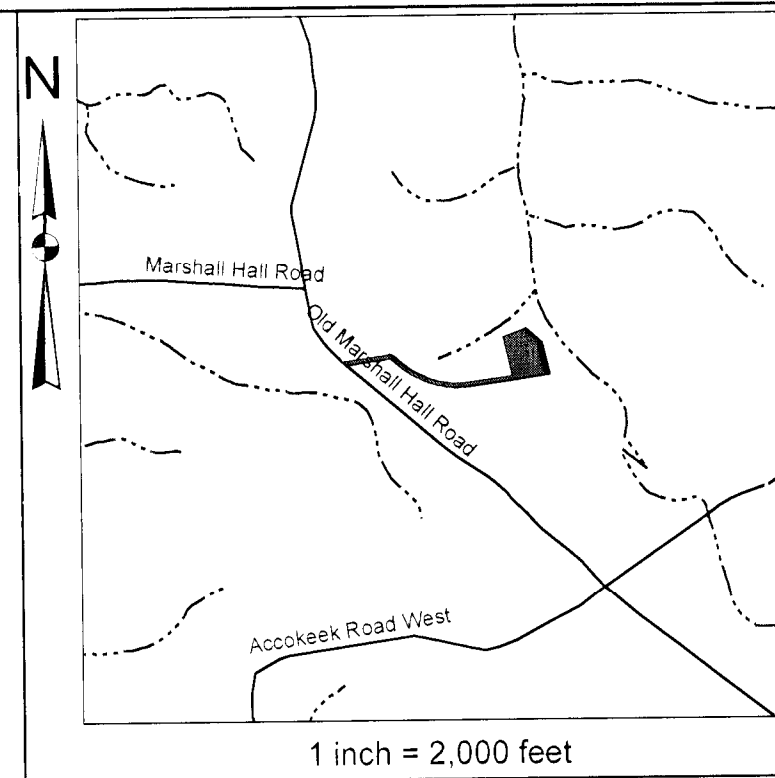
FSD/NRI previously approved with TCP2-080-07 & TCP2-022-08
No significant changes to existing woodland conditions were found.

Forest Stewardship Plan on file with TCP2-080-07

Stream buffers, slopes >15% and PMA were added to the TCP2 in accordance with current standards.

The entire parcel is greater than 300-foot from the nearest woodland edge and is therefore classified as FID's habitat.

- Parcel 84 WC Bank Property Information**
- Owner: LBJ Properties, Inc.
 - Property Address: 16310 Old Marshall Hall Rd, Accokeek, MD 20607
 - Mailing Address: 14416 Old Mill Road, Upper Marlboro, MD 20772
 - Deed Information: Liber 28627 Folio 272
 - Area: 5.92 acres
 - Tax Map: 160, Grid E-1, Parcel 84
 - Tax Account Numbers: 3815115
 - Assessment District: 05
 - Planning Area: 83
 - Policy Analysis Zone: 274C
 - Zoning: R-A
 - Tier: Rural
 - Green Infrastructure: Regulated & Evaluation
 - WSSC Grid: 221SW02
 - Election District: 5
 - Council District: 9
 - Watershed: Lower Potomac
 - River Basin: Potomac
 - Floodplain: None present per TCP2-080-07
 - Proposed Use: WC Bank
 - ADC Map Page Grid: 36 G-4
 - Cemeteries: None
 - Historic Sites (nearby): Old Marshall Hall Rd (scenic)
 - Scenic Historic Roads: M-NCPPC
 - Topography: NA
 - Preliminary Plan: NA



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	5.92			
3. Floodplain	0.00			
4. Previously Dedicated Land	0.00			
5. Net Tract (NTA)	5.92	0.00	0.00	
6. TCP Number	2-022-08	Revision #	1	
7. Property Description or Subdivision Name	Marshall Hall Road (Parcel 84)			
8. Is this site subject to the 1989 Ordinance? (Y/N)	N			
9. Is this site a single family or Y/N	N			
10. Are there prior TCP approvals which include a	N			
11. combination of this lot? (Y/N)	N			
12. Is any portion of the property in a WC Bank?	3.53	acres		
13. Break-even Point (preservation) =	2.37	acres		
14. Clearing permitted w/o reforestation				
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		5.92	0.00	
16. Woodland Conservation Threshold (WCT) =	50.00%	2.96		
17. Smaller of 15 or 14		2.96		
18. Woodland above WCT		2.96		
19. Woodland cleared		2.08	0.00	0.08
20. Woodland cleared above WCT (smaller of 15 or 14)		2.08		
21. Clearing above WCT (0.25: 1) replacement requirement		0.52		
22. Woodland cleared below WCT		0.00		
23. Clearing below WCT (0.1 replacement requirement)		0.00		
24. Reforestation Required Threshold (AFT) =	20.00%	0.00		
25. Off-site WCA being provided on this property		0.00		
26. Woodland Conservation Required		3.54		
SECTION III - Meeting the 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)
27. Woodland Preservation		3.84		
28. Reforestation / Reforestation		0.00		
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		
35. Off-site Woodland Conservation Credits Required		0.00		
36. Off-site WCA (preservation) being provided on this property		0.00		
37. Off-site WCA (reforestation) being provided on this property		0.00		
38. Woodland Conservation Provided		3.84		
39. Area of woodland not cleared		3.84		
40. Net tract woodland retained not part of requirements		0.00		
41. 100-Floodplain woodland retained		0.00		
42. On-site woodland conservation provided		3.84		
43. On-site woodland retained not credited		0.00		

I/We LBJ Properties, Inc. 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.

John P. Markovich Date 6/25/15
Owner Date

QUALIFIED PROFESSIONAL CERTIFICATION	
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.	
Signed: <u>John P. Markovich</u>	Date: <u>6/25/15</u>
John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-645-4977 E-mail: jpmarkovich@comcast.net	

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP2-022-08	
Approved by	Date
K. I. Finch	5/16/08
01 Revision	6/25/15
02 Revision	
03 Revision	
04 Revision	
05 Revision	

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

APPLICANT / DEVELOPER
LBJ Properties, Inc.
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772
Phone: 301-952-9700

Type II Tree Conservation Plan

Marshall Hall Road
LBJ Properties, Inc.
Parcel 84
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale **1" = 100'**

Project No. **06-020**

Sheet No. **1 of 1**