


MOUNT OAK ESTATES, LOT 49 14420 MOUNT OAK COURT	Type II Tree Conservation Plan Single Lot Revision TCPII-023-96-01	JM Forestry Services, LLC  11552 Timberbrook Drive Waldorf, MD 20601 Phone/FAX: (301) 645-4977
		APPLICANT / DEVELOPER
		Annette Johnson 14020 Mount Oak Court Bowie, MD 20720 Phone: 301-651-1537
Mount Oak Estates, Lot 49 14420 Mount Oak Court		
7th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND		
REVISIONS		
JPM #1 proposed - revise LCU; add pool and fence.		
DWN	Checked	
JPM	JPM	
Scale	1" = 50'	
Project No.	05-074	
Sheet No.	1 of 2	

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for Permit #25784-2022-0. If Permit #25784-2022-0 expires, then this TCP2 also expires and is no longer valid.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 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 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 formerly the Developing Tier and is zoned AR (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 grandfathered by CB27-2010, Section 25-119(g).

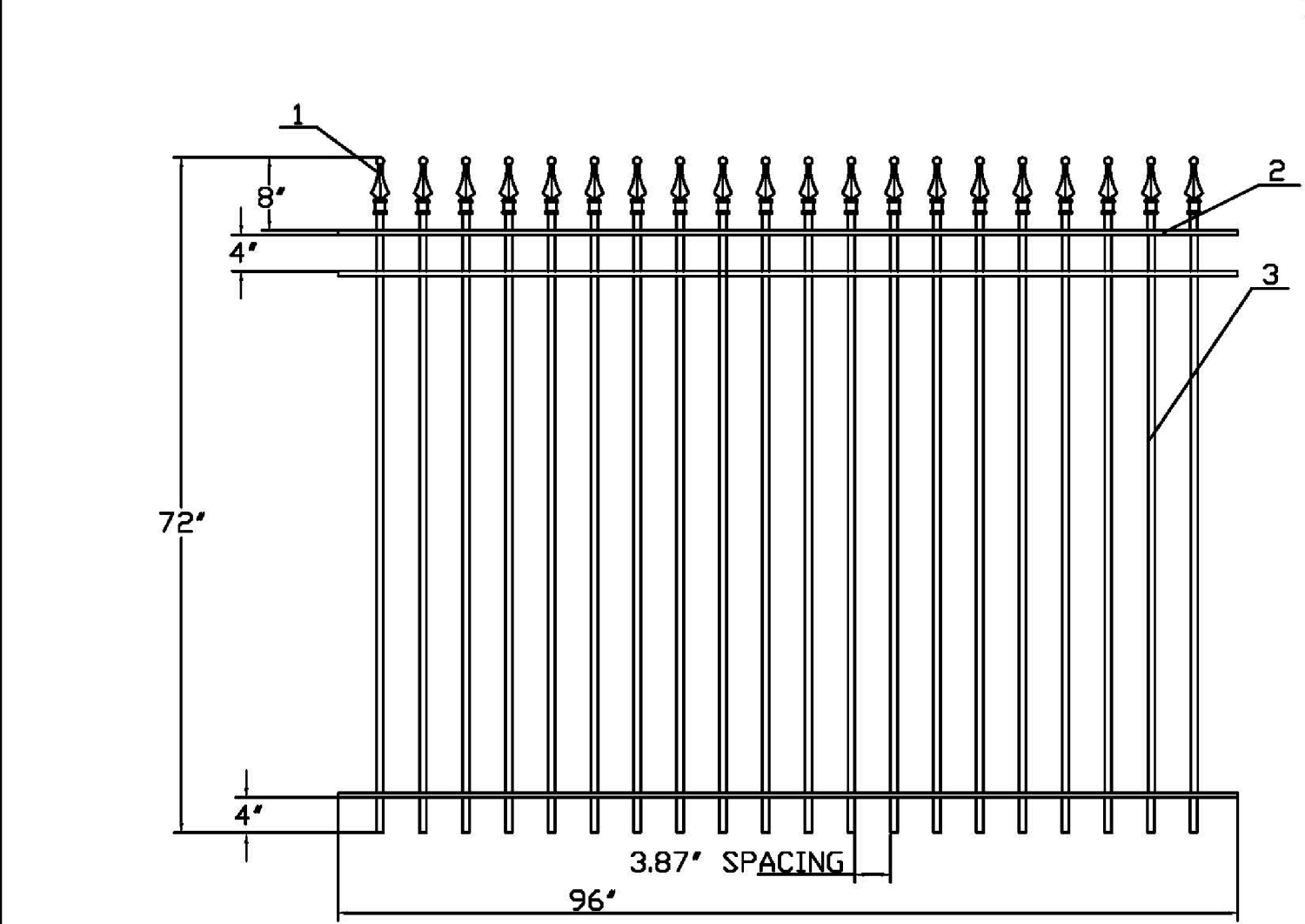
Tree Preservation and Retention Notes

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.

Removal of Hazardous Trees or Limbs by Developers or Builders

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 county 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 trees 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 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.
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 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.
 - a. 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 photographs shall be submitted to the inspector for documentation of the damage.
 - b. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
 - c. 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.

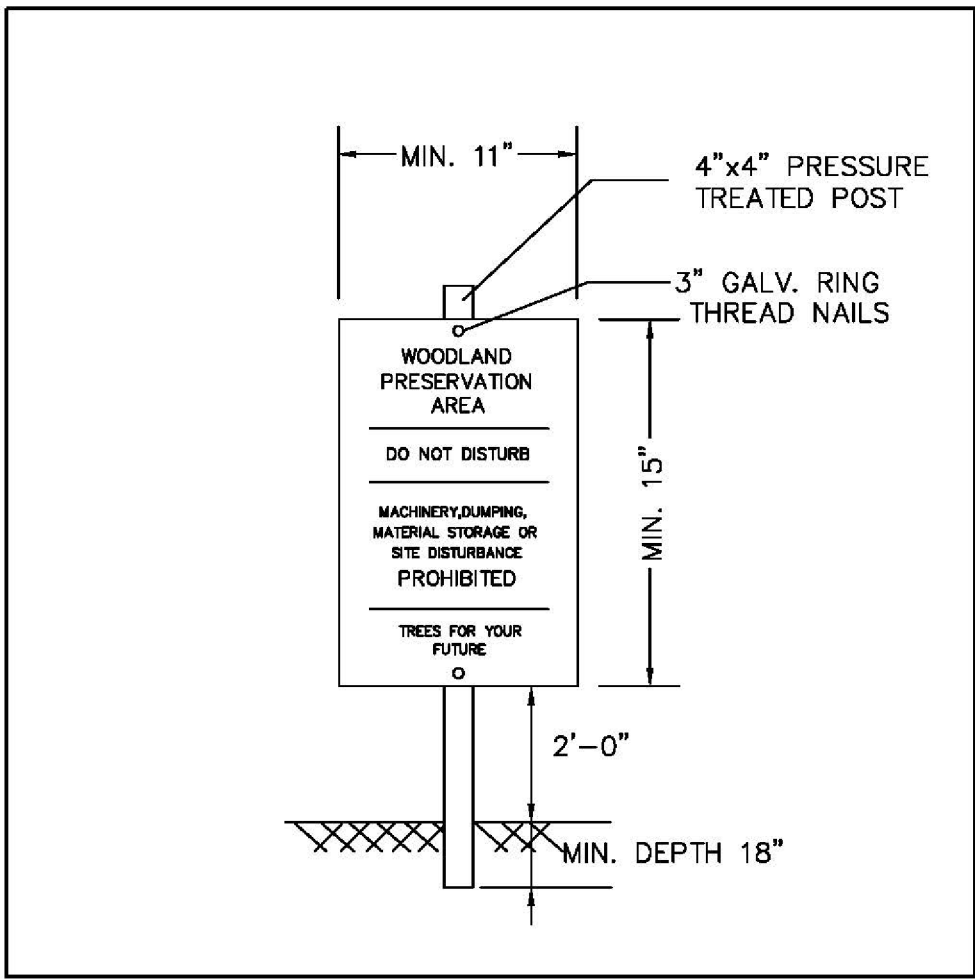
6'H X 8'W STRONGHOLD IRON FENCE PANEL
SIGNATURE GRADE - STYLE #1: CLASSIC



NO.	MATERIAL	QTY
1	CAST IRON FINIAL	20
2	1 1/2"X1/2"X1/8"	3
3	3/4"X3/4"X16gauge	20

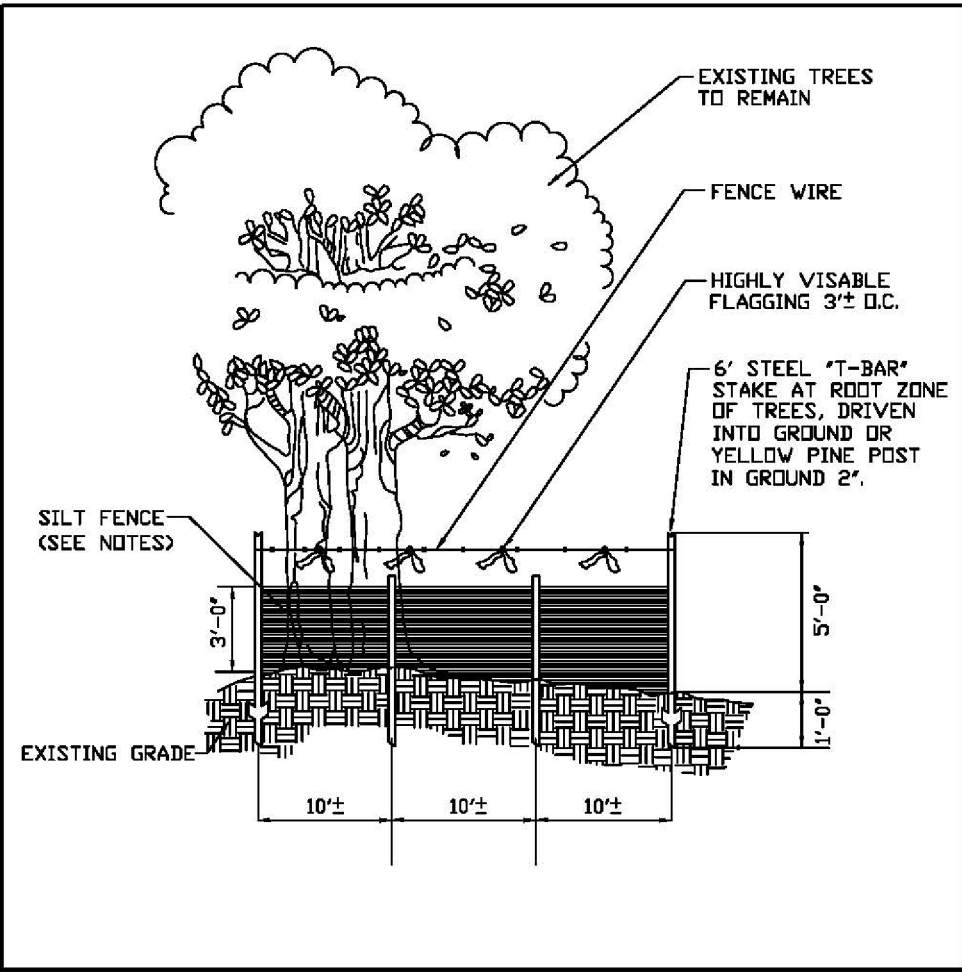
PERIMETER FENCING
IRON FENCE SHOP
ESTATE GATES
www.ironfenceshop.com
(800) 261-2729

TP0608-3C



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

WOODLAND PRESERVATION AREA SIGN



- NOTES:
1. SILT FENCE TO BE HEELED INTO SOIL.
 2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
 3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
 7. PROTECTION SIGNS ARE ALSO REQUIRED.
 8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

I/We Annette Johnson 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.

Annette Johnson Date 09/12/2022

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

Signed: John P. Markovich Date: 11/2/2022
John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-751-4888
EMail: JPMarkovich@comcast.net



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP II -023-96			
00 Revision	Approved by	Date	DRD # Reason for Revision
01 Revision	John P. Markovich	3/5/1996	
02 Revision	Christian Meoli	11/2/2022	NA Revise LOD, add post & fence
03 Revision			
04 Revision			
05 Revision			

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