

Legend

—--- Property Boundary Treeline (Existing)

▲ WPA Signs

Landscaped Tree Area

----- Stream

WPA - Woodland Preservation Area

WR-AC - Woodland Retained Assumed Cleared

—— - Easement

Contour 2-foot

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AR (R-A)
Zone	Aviation Policy Area (APA) ¹	3M & 2 (Freeway Airport)
Administrative	Tax Grid (TMG)	54 C-4
Administrative	WSSC Grid (Sheet 20)	204NE12 & 205NE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	II

General Information Table

¹ If the site is within an APA, enter the name of the airport

Natural Resources Inventory Site Statistics Table

Site Statistics	Total ¹ (acres)
Gross tract area	4.00
Existing 100-year floodplain	0.00
Net tract area	4.00
Existing woodland in the floodplain	0.00
Existing woodland net tract	3.85
Existing woodland total	3.85
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 ² Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from

Standard Woodland Conservation Worksheet for Prince George's County

1 inch = 2,000 feet

SECTION I-Establishing Site Information- (Enter acres for ea	ich zone)			
Zone:	R-A			
Gross Tract:	4.00			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	4.00	0.00	0.00	

6	TCP Number	TCP2-023-9	96	Revision #	1
7	Property Description or Subdivision Name:	Mount Oak	Estates, Lot 49	,	
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	Υ			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area) N			
11	Is this one (1) single family lot? (Y or N)	Υ			
12	Are there prior TCP approvals which include a	N			
13	combination of this lot/s? (Y or N)				
14	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	2.37	acres		
16	Clearing permitted w/o reforestion=	1.48	acres		

		Column A	Column B	Column C	Column D
		WCT/AFT %	Net Tract	Floodplain	Off-Site
				(1:1)	Impacts (1:1)
7 Existing Woodland			3.85	0.00	
8 Woodland Conservation	on Threshold (WCT) =	50.00%	2.00	•	
9 Smaller of 17 or 18		,	2.00		
0 Woodland above WCT			1.85		
1 Woodland cleared			1.41	0.00	0.06
2 Woodland cleared abo	ve WCT (smaller of 16 or 17)		1.41		
3 Clearing above WCT (0.25 : 1) replacement requirement		0.35		
4 Woodland cleared belo	ow WCT		0.00		
5 Clearing below WCT (2	2:1 replacement requirement)		0.00		
6 Afforestation Required	Threshold (AFT) =	20.00%	0.00		
7 Off-site WCA being pro	vided on this property		0.00		
8 Woodland Conservati	on Required	. "	2.41	acres	

	SECTION III-Meeting the Requirements (Enter acres for each	h correspon	ging column)		
29	Woodland Preservation		2.44		
30	Afforestation / Reforestation		0.00	Bond amount:	\$ -
31	Natural Regeneration		0.00	<u>'</u>	
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		
36	Area approved for fee-in-lieu		0.00	Fee amount:	\$0.00
37	Off-site Woodland Conservation Credits Required		0.00		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		

41 Ar	ea of woodland not cleared	2.44	acres
42 N	et tract woodland retained not part of requirements:	0.00	acres
43 10	00-floodplain woodland retained	0.00	acres
44 O	n-site woodland conservation provided	2.44	acres
45 O	n-site woodland conservation alternatives provided	0.00	
46 O	n-site woodland retained not credited	0.00	acres

40 Woodland Conservation Provided

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

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

EMail: JPMarkovich@comcast.net

John P. Markovich JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-751-4888

Environmental Planning Section TREE CONSERVATION PLAN APPROVAL							
TCP II -023-96							
	Approved by	Date	DRD#	Reason for Revision			
00 Revision	John P. Markovich	3/5/1996					
01 Revision	Christian Menti	11/2/2022	NA	Revise LOD, add pool & fence			
02 Revision							
03 Revision							
04 Revision							
05 Revision							

Prince George's County Planning Department, M-NCPPC

49 ot states, nt Oak Mount C 14420

REVISIONS

Checked JPM 1" = 50

05-074 1 of 2

0.00 0.00 Fee-In-Lieu Amount 0.00 50' Stream Buffers 0.00 Conserved (Preservation) Linear Length 50' Stream Buffers Conserved (Preservation) -50' Stream Buffers Newly 0.00 Established (Afforestation) Linear Length 50' Stream Buffers Newly 0.00 Established (Afforestation) Off-Site Woodland 0.00 0.00 **Conservation Credits** Required (Acres) Off-Site Woodland 0.00 0.00

1 Include exhibit showing 50-foot Stream Buffer labeled as "COMAR 50-foot Stream Buffer"

Site (Acres) Woodland Planted On-Site 0.00 0.00 0.00 On-Site Woodland 0.04 Easement/Preservation and Planting (Acres) On-site Wooded 0.00 0.00 0.00 Floodplain in Easement Bond Amount 0.00 0.00 0.00 0.00 0.00 0.00

Forest Conservation Act Reporting Information (Change Table)

Number

4.00

3.85

1.41

2.44

Revision

Number

Change

0.00

0.34

0.98

0.04

Original

Approval

4.00

2.40

Net Tract (Acres)

Existing Woodland (Acres)

Woodland Cleared (Acres)

Woodland Retained On-

Conservation Credits

Provided (Acres)

This information was field verified on September 1, 2022 during a site visit. The trees present are generally in excess of 20-foot tall and the area is fully stock with an estimated Basal Area of 60 sq. ft. per acre. The tree species present included Sweetgum, Yellow Poplar, Sycamore, River Birch and Red Maple and were generally 2" to 6" DBH. It is important to note that the balance of the field has addition natural regeneration with mostly Sweetgum that is 2' to 6' tall. This newer growth was not identified as existing woodland since it does not yet meet the definition of a woodland.

The natural regeneration noted above was determined first by evaluation of aerial photos on PGAtlas

The growth difference is very notable on the 2021 aerial photo where the younger growth is easily

dating from 1998 to 2021. During that period it can be determined that the woodland limits expanded.

0.49 ac

3.51 ac

0.43 ac

2.40 ac

0.53 ac

4.00 ac

0.34 ac

0.15 ac

3.85 ac

0.43 ac

0.24 ac - Total On-site Clearing = 1.41 ac

0.06 ac – Total off-site Clearing = 0.06 ac

Sequence of Events from 1996 to Present

Net Tract area

WCA Provided

Net Tract area

WCA Provided

noted.

Open Land

Existing woodland area

Woodland clearing ~ 1998

Woodland in Septic & non- WPA

Natural Regeneration since 2000

Existing woodland area w/ Nat Regen

Woodland clearing for House ~ 1998

Proposed Clearing & future clearing

Off-site clearing after 2010

Subsequent clearing in WPA (2000 to 2022)

Woodland in Septic & non- WPA (cleared 2000 to 2022) 0.53 ac

Open Land

C-OS - Clearing Off-site

—— Propose Structures

* * * * Fence (Proposed 6-foot to be determined)

LOD - Limits of Disturbance

— --- Property Boundary Adjacent

BRL - Building Restriction Line

--- Contour 10-foot

Wetlands Per Prior TCP2

Standard Type 2 Tree Conservation Plan Notes

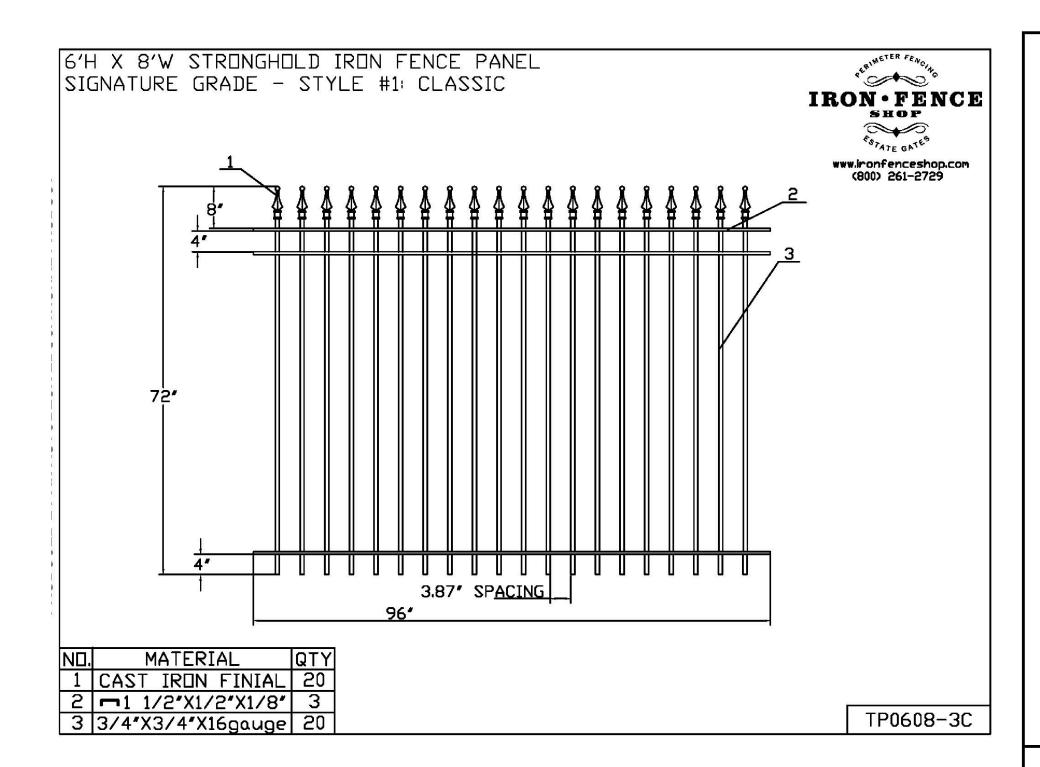
- 1. This plan is submitted to fulfill the woodland conservation requirements for Permit #25784-2022-0. If Permit #25784-2022-0 expires, then this TCP2 also expires and is no longer valid.
- 2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation
- 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).

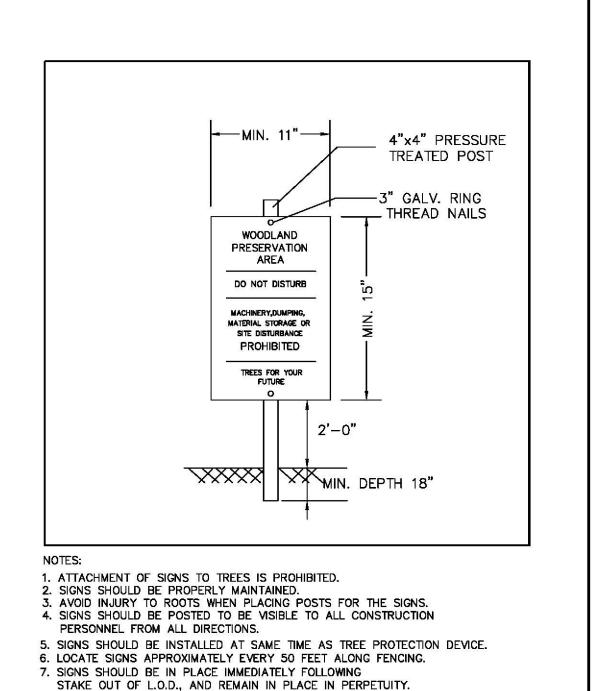
Tree Preservation and Retention Notes

- 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 bord 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.

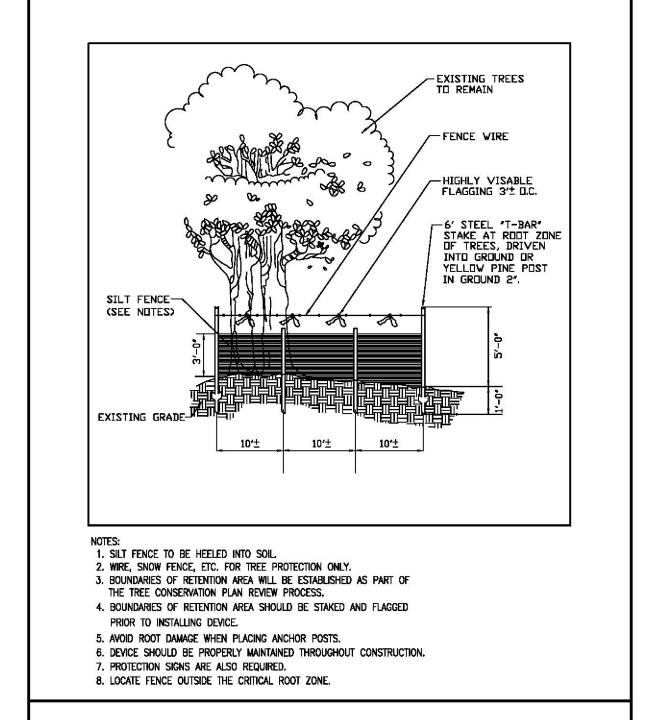
Removal of Hazardous Trees or Limbs by Developers or Builders

- 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
- 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 permitee 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 permitee, 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 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
 - 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.





WOODLAND PRESERVATION AREA SIGN



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

20

Annette Johnson 09/12/2022 Annette Johnson

the requirements as set forth in this TCP2.

I/We Annette Johnson hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand

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05 Revision							

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section TREE CONSERVATION PLAN APPROVAL

rf, MD /FAX: (

Services,

te Jonnson Mount Oak (, MD 20720 s: 301-651-15

APPLICANT / DEVELOP

I Tree Conservation F Single Lot Revision TCPII-023-96-01 **=** S

7th ELECTION DISTRIC GEORGE'S COUNTY, M.

Checked

05-074

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