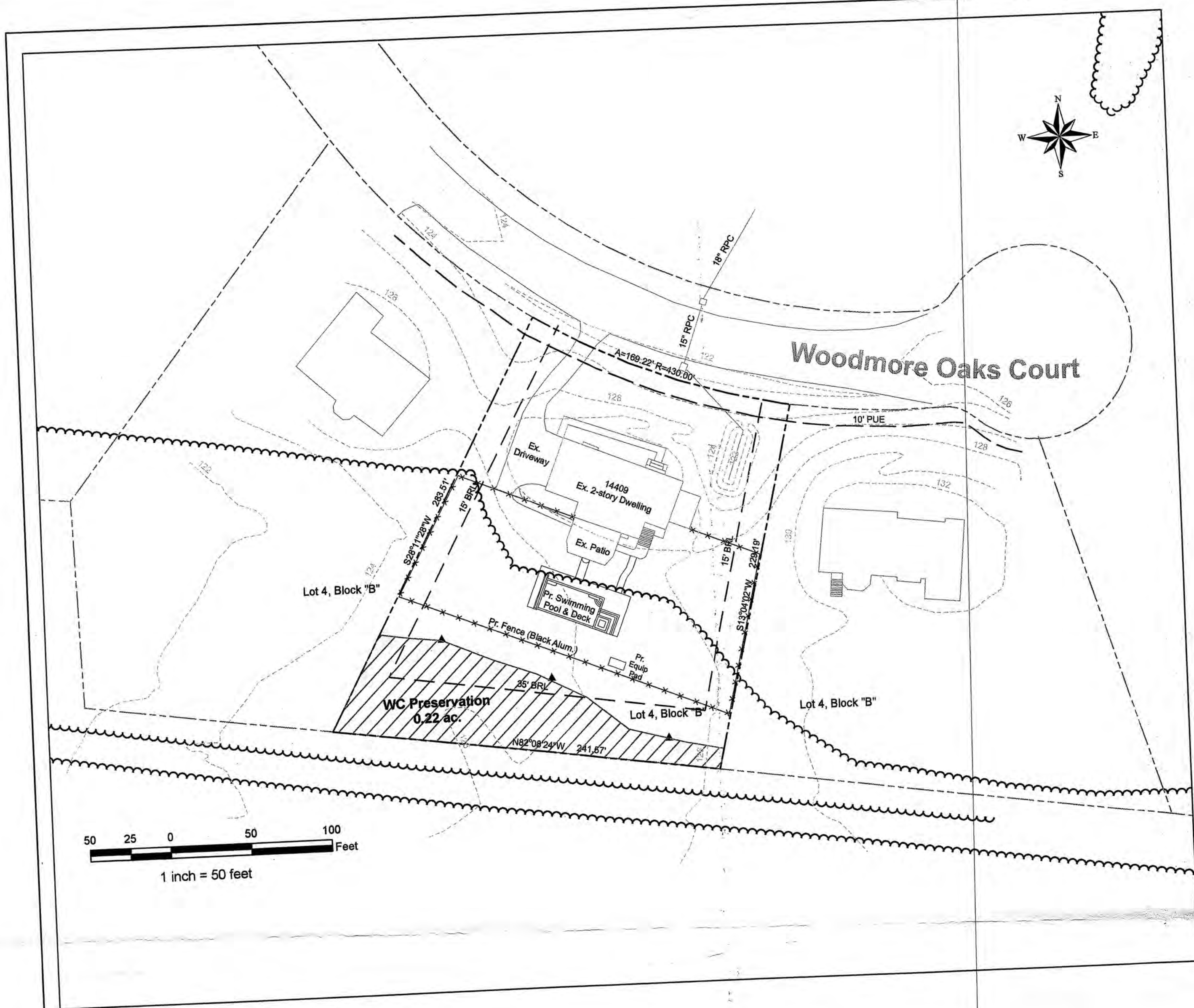
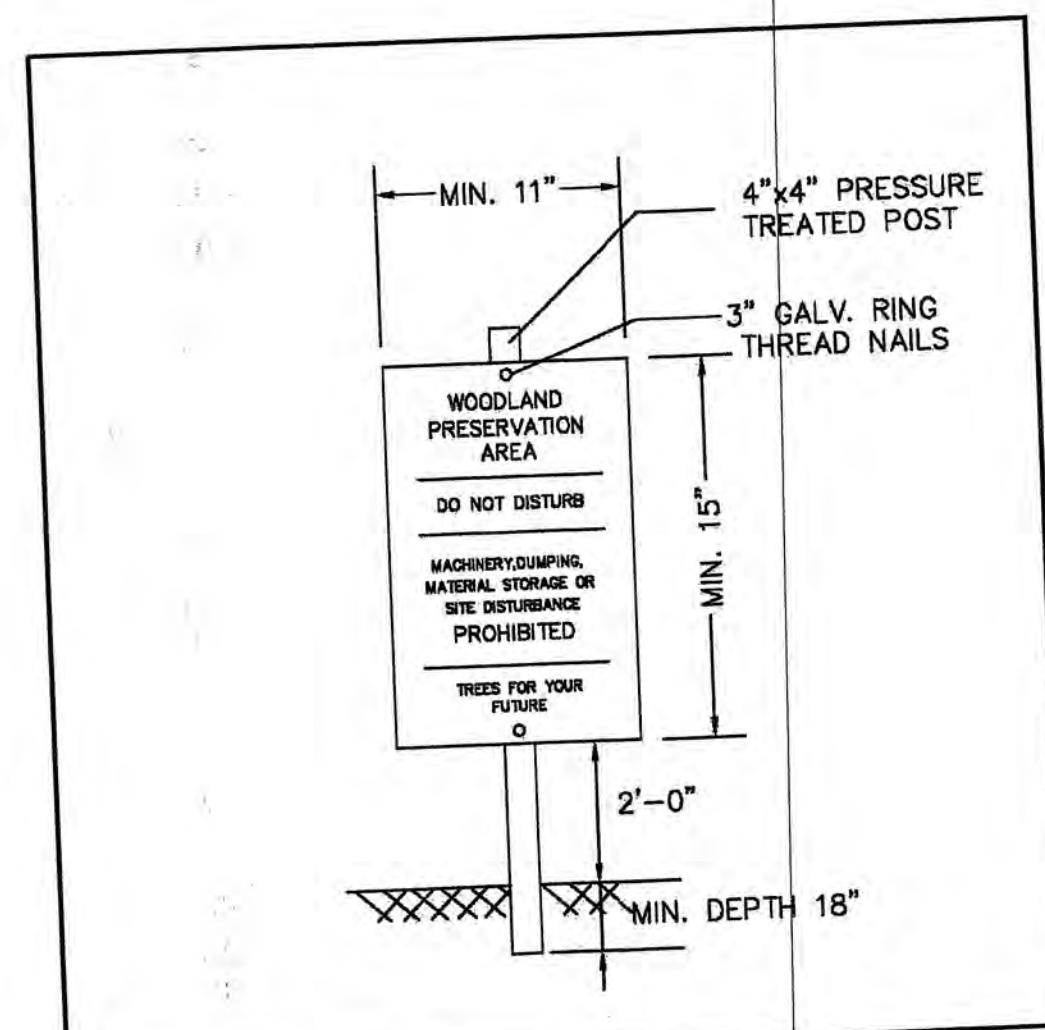




Legend

- Property Boundary
- Property Boundary Adjacent
- PUE Easement
- Existing Site Features
- Proposed Site Features
- Existing Topographic Contours (2-foot)
- Proposed Swimming Pool Fence (approximate location)
- Setbacks
- Existing Treeline
- Woodland Conservation Preservation Area
- WC Area Signs



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.

Standard Type 2 Tree Conservation Plan Notes

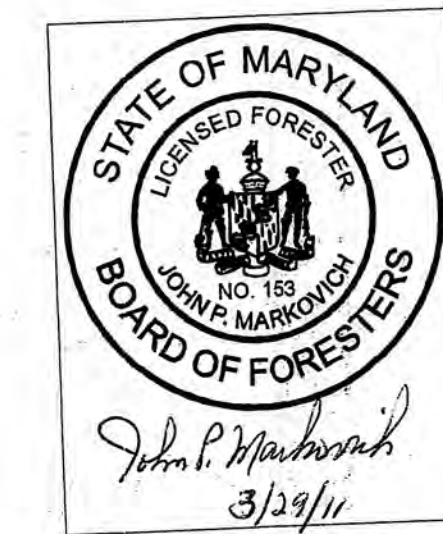
1. This plan is submitted to fulfill the woodland conservation requirements for TCP2/29/03. If TCP2/29/03 expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or 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 Developing Tier 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 grandfathered by CB27-2010, Section 25-119(g).
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. 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.
12. 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.
13. 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.
14. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.
- 15a. 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, and/or
- 15b. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.
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 of 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 required and the permittee shall take corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
17. 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.
18. The removal of noxious, invasive, and non-native plant species (pruners or a chain saw). These area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plant 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.
19. 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.
20. 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.

TPF is not required because the forest clearing has been completed and permanent fencing will be installed along for the construction of the swimming pool. Sediment control devices will be installed as require by County Inspector.

I/We Leigh E. Boddien hereby acknowledge that I/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
Owner or Owners Representative
3/23/11

3/23/11
Date



QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: John P. Markovich Date: 3/23/11
John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
jmarkovich@comcast.net

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN			
TCP2-29-03		Date	
Approved by	John P. Markovich	3/23/11	3/13/03
01 Revision	John P. Markovich	3/15/04	
02 Revision	Kim Finch	11/17/06	
03 Revision	John P. Markovich	3/23/2011	
04 Revision			
05 Revision			

This revision to TCP2-29-03 is for Woodmore at Oak Creek Lot 4, Block B only and is for the purpose of constructing a swimming pool and the installation of a fence.

The requirements for this site may be satisfied by the use of an off-site Woodland Conservation (WC) Bank and/or payment of a Fee-in-lieu at the rate of \$0.30 per square foot to address the 0.35 acres of WC Area clearing proposed by this TCP2 revision.

Proof of Fee-in-lieu payment and/or recordation of off-site WC Banking easements will be required prior to the release of any permits for the construction.

Single Lot TCP2 with Previously Approved TCP2 Woodland Conservation Worksheet for Prince George's County			
Zone:	R-A	Net Tract (acres)	0.00
Gross Tract:	1.15	Net Tract (acres)	0.00
Floodplain:	0.00	Net Tract (acres)	0.00
Previously Dedicated Land:	0.00	Net Tract (acres)	0.00
Net Tract (NTA):	1.15	Net Tract (acres)	0.00
Property Description or Subdivision Name:	Woodmore at Oak Creek, Lot 4, Block "B"	Net Tract (acres)	0.00
Owner:	Leigh E. Boddien	Net Tract (acres)	0.00
Address:	14409 Woodmore Oaks Court, Bowie, MD 20721	Net Tract (acres)	0.00
Phone:		Net Tract (acres)	0.00
TCP2 Number:	39-01	Net Tract (acres)	0.00
Woodland Conservation Calculations:		Net Tract (acres)	0.00
Acres of Existing Woodland	0.57	Net Tract (acres)	0.00
Acres of Woodland Cleared per TCP2	49.57%	Net Tract (acres)	0.00
Area of Woodland Cleared per TCP2	0.00	Net Tract (acres)	0.00
Area of Woodland above WCT that was not cleared by TCP2	0.35	Net Tract (acres)	0.00
Additional Woodland Cleared by TCP2	0.35	Net Tract (acres)	0.00
Does the TCP2 show 2:1 replacement	0.00	Net Tract (acres)	0.00
Clearing above WCT	0.35	Net Tract (acres)	0.00
Clearing below WCT	0.35	Net Tract (acres)	0.00
Total Woodland Conservation Required for this Lot	0.92	Net Tract (acres)	0.00
Woodland Conservation Provided:		Net Tract (acres)	0.00
Woodland Preservation	0.22	Net Tract (acres)	0.00
Reforestation / Replacement	0.70	Net Tract (acres)	0.00
Area approved for fee-in-lieu		Net Tract (acres)	0.00
Credits Received for Off-site Mitigation on another property		Net Tract (acres)	0.00
Off-site Mitigation provided on this property		Net Tract (acres)	0.00
Total Woodland Conservation Provided	0.92	Net Tract (acres)	0.00
Area of net tract woodland not cleared	0.22	Net Tract (acres)	0.00
Woodland retained not part of requirements:	0.00	Net Tract (acres)	0.00
Prepared by:	Name	Net Tract (acres)	0.00

APPLICANT / DEVELOPER

Leigh Boddien
14409 Woodmore Oaks Court
Bowie, MD 20721

Type II Tree Conservation Plan
Single Lot Revision

Boddien Property
14409 Woodmore Oaks Court

REVISION

DWN JPM
Scale 1"
Project No.
Sheet No.