

**Mount Oak Estates, Lot 52 (3009 Westbrook Lane) Info**

1. Owners: Kevin Emah, 11218 Black Foot Court, Beltsville, MD 20705, Liber 44503 Folio 577
2. Deed Information: 2.26 acres
3. Area: 2.26 acres
4. Tax Map: 62 Grid D-1
5. Subdivision: Mount Oak Estates
6. Plat: 233-068
7. Tax Account Number: 07-5509195
8. Planning Area: 74A
9. Zoning: R-A
10. ESA: ESA-2
11. Green Infrastructure: Evaluation Areas
12. WSSC Grid: 204NE12
13. Election District: 7
14. Council District: Northeast Branch (WB)
15. Watershed: Pottersent
16. River Basin: None
17. Floodplain: Single Family Residential
18. Proposed Use: 14 K-8
19. ADC Map Page / Grid: NA
20. Cemetery: Mount Oak #74A-008 abutting
21. Historic Sites: property to the west
22. Scenic/Historic Roads: NA
23. Master Planned Roads: NA
24. Topography: WL Meekins
25. Development Activity: NA
26. Easements: PUE
27. TCPs: TCP1-003-2010 & TCP2-031-2010
28. Tier II Stream Segment: NA
29. Stronghold Watershed: Yes
30. Priority Funding Area: No

Historic Site  
Mount Oak (I.D. #74A-008)  
Mount Oak Estates, Lot 53  
Ursula D. Paydras  
L. 11492 F. 323  
6.00 acres Zone: R-A

Mount Oak Estates, Lot 51  
Christy Development, Inc.  
L. 41078 F. 024  
3.57 acres Zone: R-A

**Natural Resources Inventory Site Statistics Table**

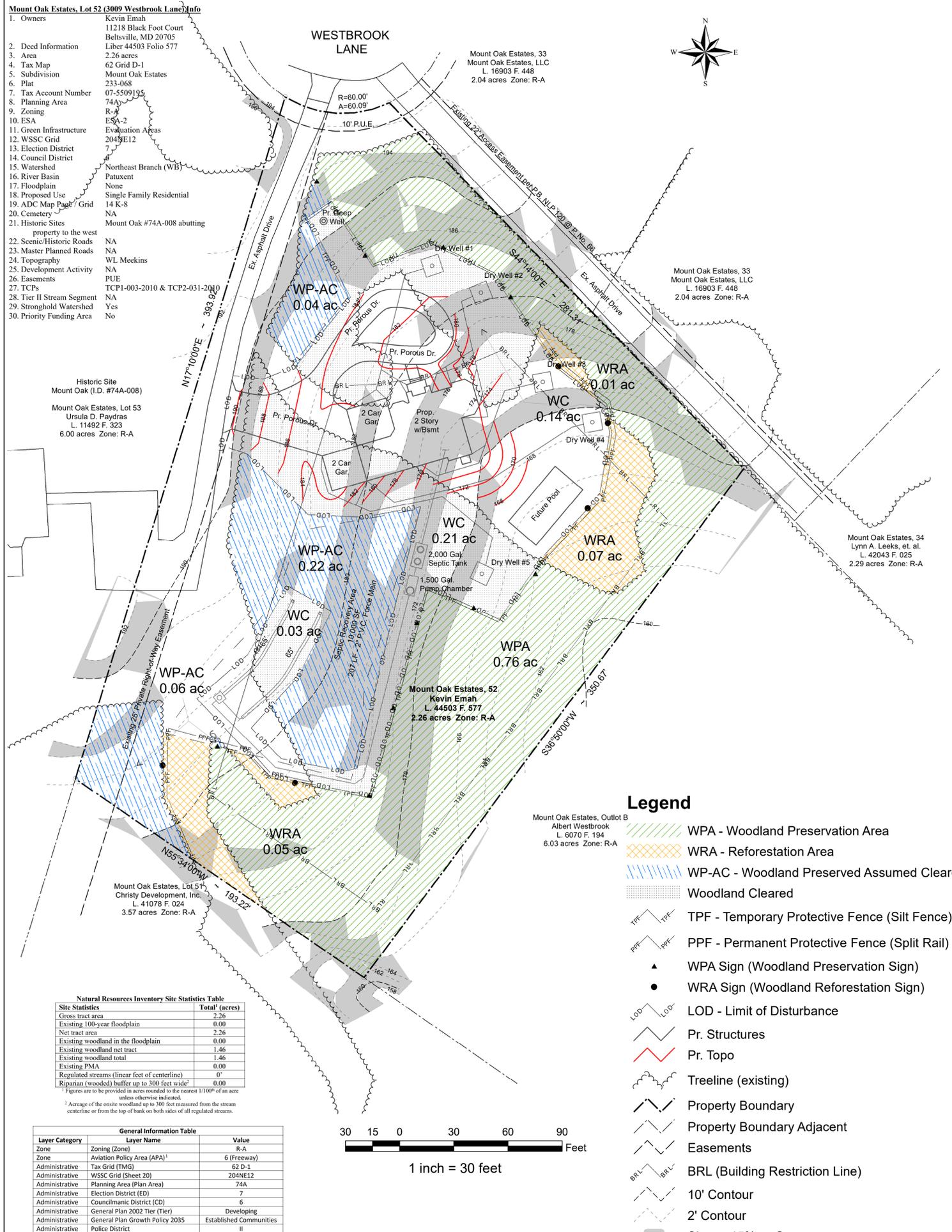
Site Statistics	Total <sup>1</sup> (acres)
Gross tract area	2.26
Existing 100-year floodplain	0.00
Net tract area	2.26
Existing woodland in the floodplain	0.00
Existing woodland net tract	1.46
Existing woodland total	1.46
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0.00

<sup>1</sup> Figures are to be provided in acres rounded to the nearest 1/100<sup>th</sup> of an acre unless otherwise indicated.  
<sup>2</sup> Average 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.

**General Information Table**

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) <sup>1</sup>	6 (Freeway)
Administrative	Tax Grid (TMG)	62 D-1
Administrative	WSSC Grid (Sheet 20)	204NE12
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

<sup>1</sup> If the site is within an APA, enter the name of the airport



**Legend**

- WPA - Woodland Preservation Area
- WRA - Reforestation Area
- WP-AC - Woodland Preserved Assumed Cleared
- Woodland Cleared
- TPF - Temporary Protective Fence (Silt Fence)
- PPF - Permanent Protective Fence (Split Rail)
- WPA Sign (Woodland Preservation Sign)
- WRA Sign (Woodland Reforestation Sign)
- LOD - Limit of Disturbance
- Pr. Structures
- Pr. Topo
- Treeline (existing)
- Property Boundary
- Property Boundary Adjacent
- Easements
- BRL (Building Restriction Line)
- 10' Contour
- 2' Contour
- Slopes 15% or Greater

**Project Name:** MOUNT OAK ESTATES - TCP2-031-2010-01  
**INVASIVE SPECIES MANAGEMENT PLAN**

**SCOPE OF PLAN:** THE REMOVAL OF INVASIVE SPECIES IDENTIFIED IN STAND A TO REDUCE THE AMOUNT OF INVASIVE SPECIES TO LESS THAN TWENTY PERCENT OF THE HERBACEOUS LAYER PER THE REQUIREMENTS OF THE ENVIRONMENTAL TECHNICAL MANUAL.

THE MAJORITY OF THE INVASIVE SPECIES ARE JAPANESE HONEYSUCKLE, JAPANESE STILTGRASS AND ASIAN BITTERSWEET IN THE UNDERSTORY AND MANY OF THE VINES EXTENDING INTO THE CANOPY INCLUDING GRAPE VINES. THE JAPANESE STILTGRASS IS GENERALLY LOCATED IN THE OPEN AREA WHILE THE OTHER SPECIES ARE IN THE WOODLAND AREA.

- SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION**
1. AFTER THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS.
  2. PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL. THE INITIAL SITE EVALUATION MAY TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD.

**BEST MANAGEMENT PRACTICES**

3. THE RECOMMENDED GUIDANCE FOR BMPs FOR INVASIVE SPECIES REMOVAL ARE THOSE FOUND IN "BEST MANAGEMENT PRACTICES FOR CONTROL OF NONNATIVE INVASIVES" (2009 OR MOST RECENT REVISION) PREPARED BY THE NATURAL RESOURCES STEWARDSHIP SECTION, PARK PLANNING AND RESOURCE STEWARDSHIP DIVISION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, M-NCPPC AND CAN BE FOUND AT: [http://www.montgomeryparks.org/PPSD/Natural\\_Resources\\_Stewardship/Veg\\_Management/documents/bmi-bestmanagementpractices-jan2015.pdf](http://www.montgomeryparks.org/PPSD/Natural_Resources_Stewardship/Veg_Management/documents/bmi-bestmanagementpractices-jan2015.pdf)

- INITIATION OF CONTROL MEASURES**
3. PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES.
  4. PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.
  5. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISRUPT 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 OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.
  6. CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL.
  7. MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO THE FOREST AREA; IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED.
  8. ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL.
  9. ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

- SUBSEQUENT SITE EVALUATIONS**
10. THE SITE SHOULD BE EVALUATED ONCE MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS.
  11. ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE SITE INSPECTOR

- PROPOSED MAINTENANCE PLAN**
12. MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED TO A LEVEL OF LESS THAN 20 PERCENT. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE CONTINUOUS MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.
  13. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE AND MANAGEMENT PLAN AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN

**CONTROL OF THE JAPANESE STILTGRASS IN THE AFFORESTATION AREAS MAY BE DONE BY MOWING PERIODICALLY UNTIL ERADICATION IS ACCOMPLISHED SINCE THIS SPECIES IS GENERALLY ONLY LOCATED IN THE OPEN AREA. DAMAGE TO PLANTED TREES SHALL BE AVOIDED.**

PREPARED BY: JOHN P. MARKOVICH  
Qualification: LICENSED FORESTER #153  
DATE: January 15, 2021

*John P. Markovich*

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

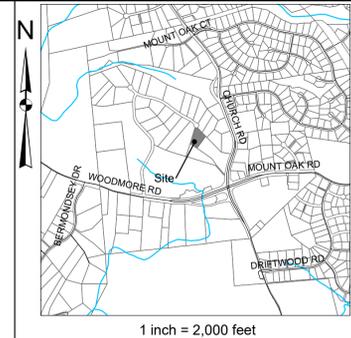
Signed: *John P. Markovich* Date: 1/22/2021

John P. Markovich  
JM Forestry Services, LLC  
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Waldorf, MD 20601  
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Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**

**TCP2-031-2010**

00 Revision	Approved by	Date	DRD #	Reason for Revision
01 Revision	Katina Shoullars	1/26/2011	NA	
02 Revision	Mary A. Rea	3/1/2021	NA	Revision to LOD and house footprint
03 Revision				
04 Revision				
05 Revision				



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

**APPLICANT / DEVELOPER**  
Kevin Emah  
11218 Black Foot Court  
Beltsville, MD 20705  
Phone:

**Type II Tree Conservation Plan  
Single Lot Revision  
TCP2-031-10-01**

**Mount Oak Estates, Lot 52  
3009 Westbrook Lane  
Bowie, MD 20721**  
7th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**REVISIONS**

DWN	Checked
JPM	JPM

Scale: **1" = 30'**

Project No. **20-048**  
Sheet No. **1 of 2**

I, Kevin Emah, 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.

Kevin Emah Date: 01/22/2021

