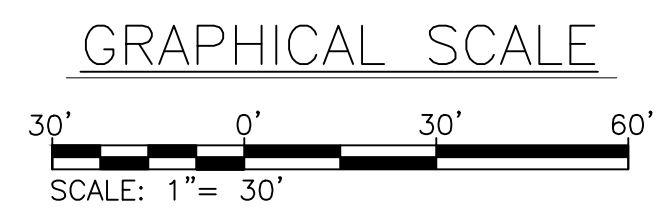


WOODLAND CONSERVATION TABLE											
SHEET	GROSS TRACT AREA (FP)	100-YEAR FLOODPLAIN (FP)	DEDICATED LAND	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED (WC)	WOODLAND CLEARED - FLOODPLAIN (WCF)	WOODLAND PRESERVATION (WP)	WOODLAND AFFORESTATION / REFORESTATION (AF)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
1	4.07	0.55	0.00	3.52	3.46	0.55	1.45	0.00	1.18	0.00	1.27
TOTAL	4.07	0.55	0.00	3.52	3.46	0.55	1.45	0.00	1.18	0.00	1.27



NOTE: ALL WETLAND FLAGGING POINTS ARE BASED ON FIELD LOCATIONS.

**KCI TECHNOLOGIES**

ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

11830 WEST MARKET PLACE  
SUITE F  
FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY

**MOUNT OAK ESTATES-LOT 22**

2908 WESTBROOK LANE  
BOWIE, MARYLAND 20721

TYPE 2 TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD

7th ELECTION DISTRICT

DRAWING NO.  
TCP-01

SHEET 1 OF 2

KCI JOB NUMBER  
272208225

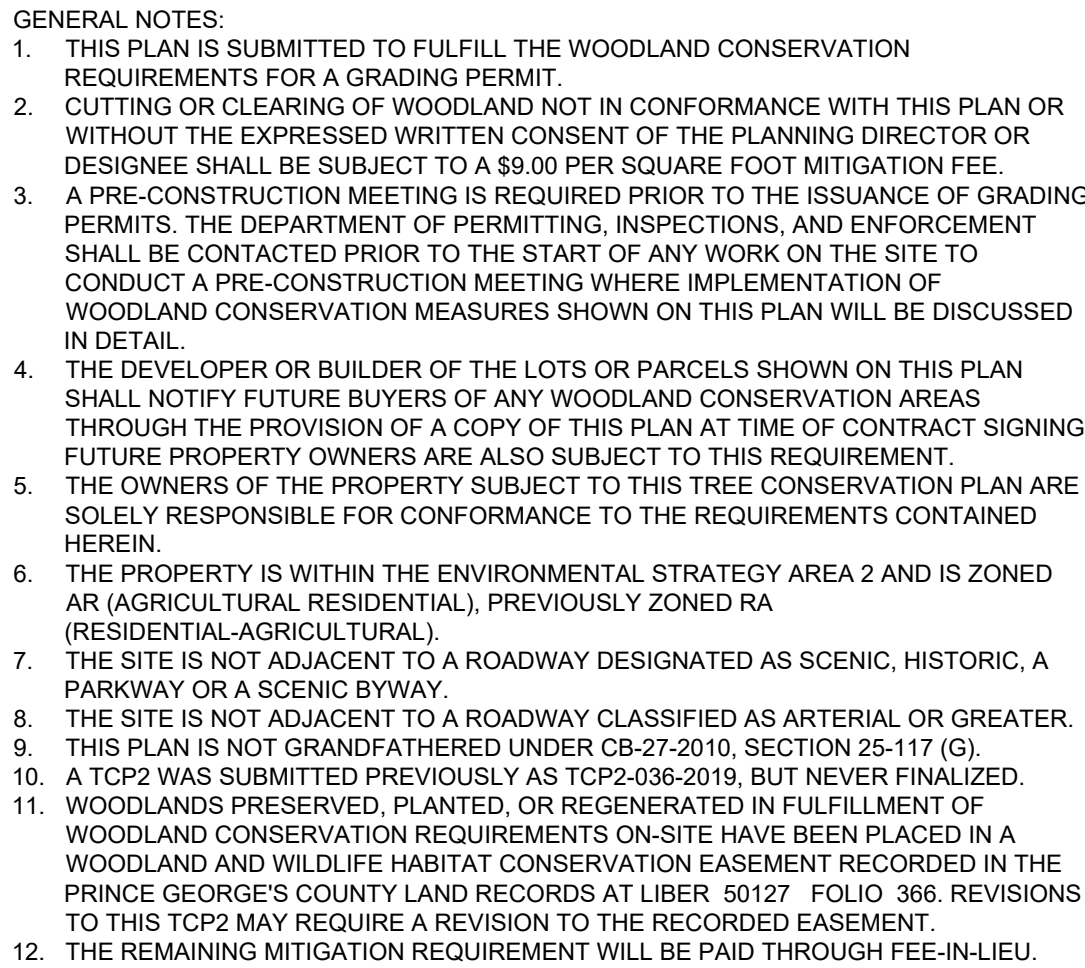
The diagram illustrates the installation of a plastic mesh tree protection fence. It shows a cross-section of a tree trunk with a mesh fence wrapped around it. The fence is supported by anchor posts. Key specifications include:

- Anchor posts should be a minimum 2" steel U channel or 2x2 timber, 8' in length.
- Maximum spacing between anchor posts is 8 feet.
- Highly visible flagging is attached to the tops of the anchor posts.
- 2x4" lumber is used for cross bracing.
- The fence height is a minimum of 4 feet.
- Anchor posts must be installed to a depth of no less than 1/3 the total height of the post.
- 8" wire T is used to secure the fence bottom.

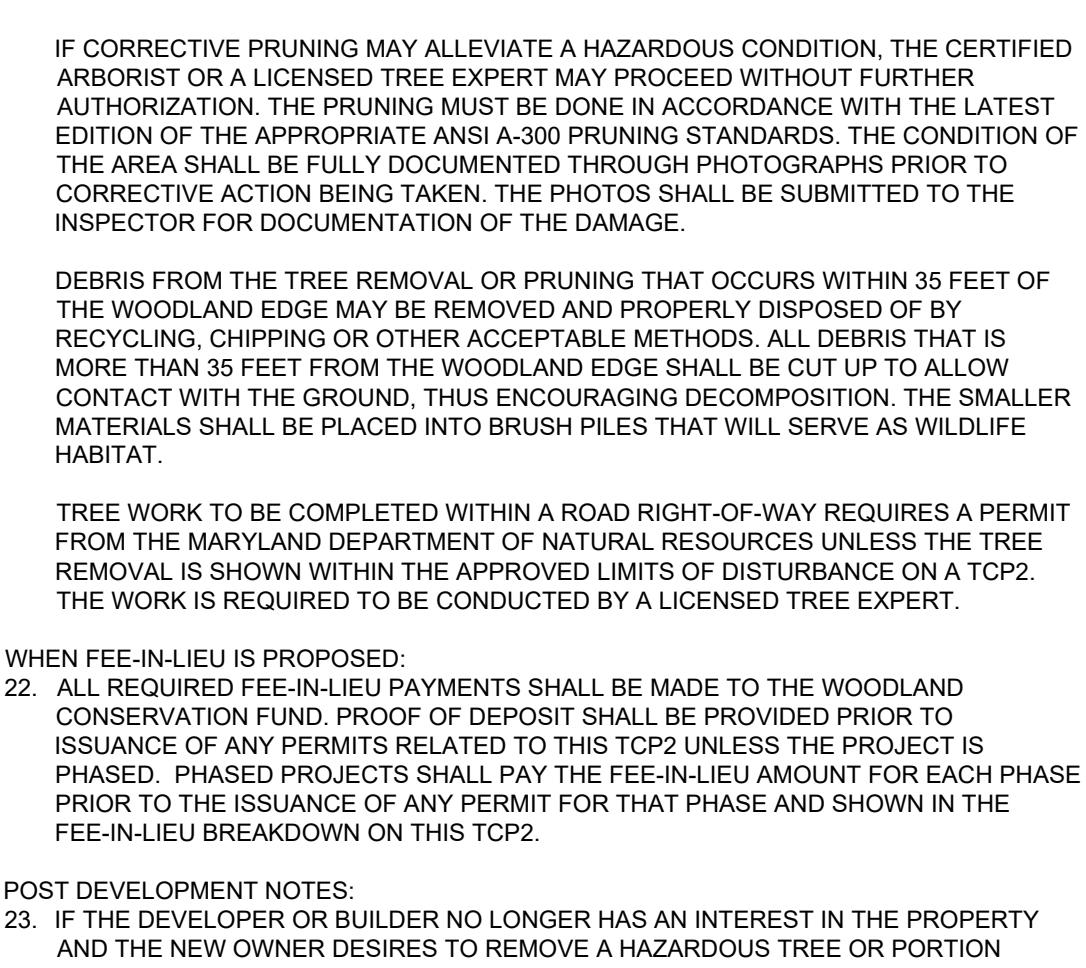
**Notes:**

1. Blaze orange or blue plastic mesh fence for forest protection device, only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
5. Protection signs are required.
6. Device should be maintained throughout construction.

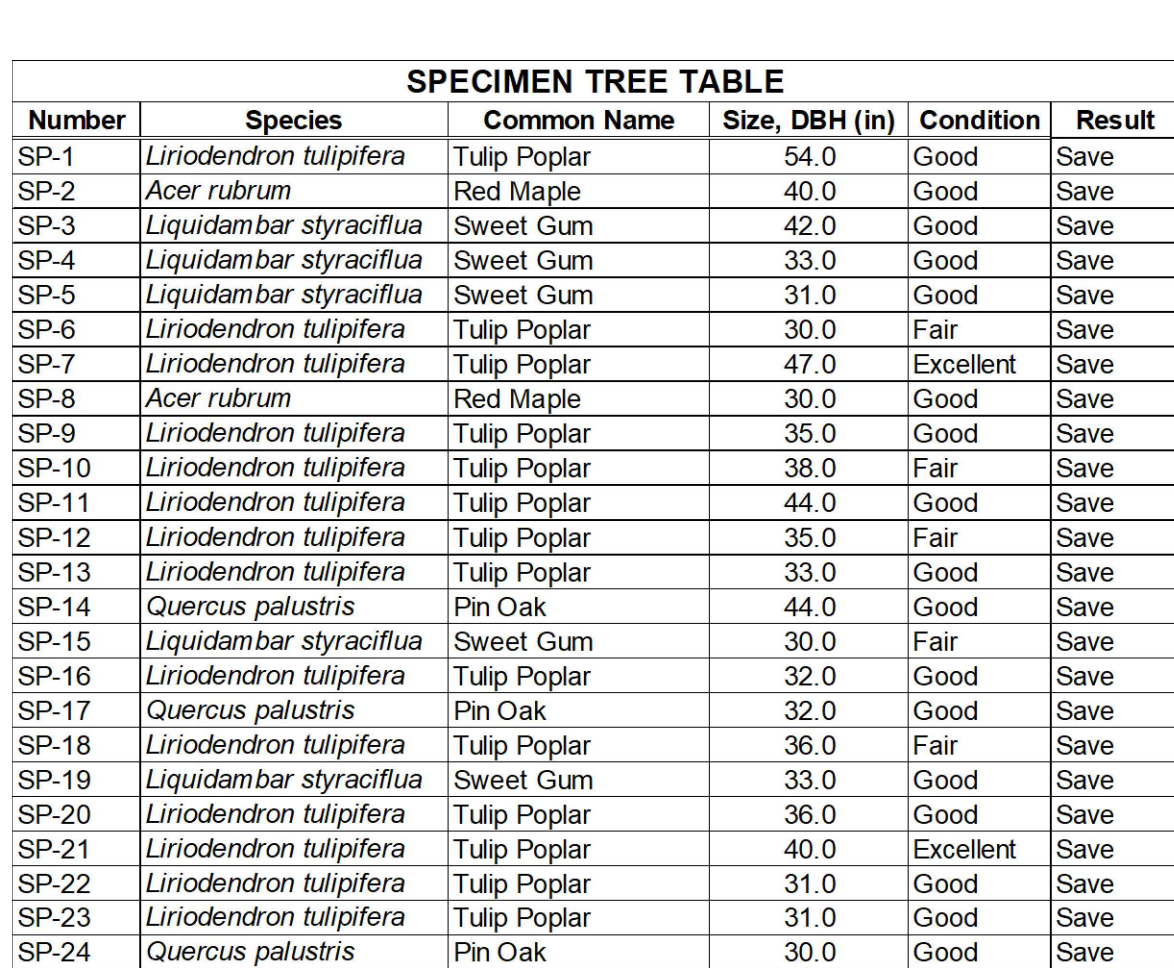
Source: Adapted from Prince George's County, Maryland: Woodland Conservation Manual and Forest Conservation Manual, 1991




18. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS:
  - A. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO WHICH THE PROJECT IS SUBMITTED. ONLY THE PORTION OF THE FORESTED AREA DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
19. 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 TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
20. 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 PRIOR TO COMMENCING ANY CORRECTIVE ACTION. IF A TREE OR PORTION OF A 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 OBSCURE EVIDENCE OF THE REMOVAL.
21. 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. PRIOR TO THE COMMENCEMENT OF ANY CORRECTIVE ACTION, THE INSPECTOR'S PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN, THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.



25. 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.
26. 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.



**Property Owners Awareness Certificate**

<p>I, <u>Wejerami Grant</u> hereby acknowledge that we are aware of <u>Tree Conservation Plan (TCP2)</u> and that we understand the requirements as set forth in this document.</p> <p> (PRINT NAME) Owner or Owners Representative</p>	<p>6/27/2023</p> <p>Date</p>
<p>I, <u>We</u> hereby acknowledge that we are aware of <u>Tree Conservation Plan (TCP2)</u> and that we understand the requirements as set forth in this document.</p> <p>Contract Purchaser</p>	
<p>Date</p>	

Forest Conservation Act Reporting Information (Change Table)		
	Original Approval *	Revision 1 / Change Since Last Approval
Gross Tract (Acres)		4.07
Existing Woodland (Acres)		4.01
Woodland Cleared (Acres)		1.56
Woodland Retained On-Site (Acres)		2.45
Woodland Planted On-Site (Acres)		0
On-Site Woodland Easement/ Preservation and Planting (Acres)		1.18
On-Site Wooded Floodplain in Easement (Acres)		0.55
Bond Amount		0
Fee-In-Lieu Amount		\$45,633.46
50' Stream Buffers Conserved (Preservation) - Linear Length		392
50' Stream Buffers Conserved (Preservation) - Acreage		0.48
50' Stream Buffers Newly Established (Afforestation) - Linear Length		0
50' Stream Buffers Newly Established (Afforestation) - Acreage		0
Off-Site Woodland Conservation Credits Required (Acres)		0
Off-Site Woodland Conservation Credits Provided (Acres)		0
* The original plan was withdrawn and never approved.		

SITE STATISTICS TABLE	TOTAL (AC)
GROSS TRACT AREA	4.07

SITE STATISTICS TABLE	TOTAL (AC)
GROSS TRACT AREA	4.07
EXISTING 100-YEAR FLOODPLAIN	0.55
NET TRACT AREA	3.52
EXISTING WOODLAND IN FLOODPLAIN	0.55
EXISTING WOODLAND NET TRACT	3.46
EXISTING WOODLAND TOTAL	4.01
EXISTING PMA	0.74
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	252 LF
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	2.5

M-NCPPC  
Prince Georges County Planning Department  
Environmental Planning Section  
TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2406-2019				
	APPROVED BY	DATE	DRD #	REASON FOR REVISION
00	WITHDRAWN	NA		NA
01	Mary Rea	9/12/2024		NEW OWNER, NEW DESIGN
02				
03				
04				
05				
06				

SIGNED: Amanda Q Wagoner DATE: 09/2024  
AMANDA WAGONER  
936 RIDGEBROOK ROAD SPARKS, MD 21152  
PHONE: 410.891.1765 EMAIL: AMANDA.WAGONER@KCI.COM



*ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS*

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FULTON, MD 20759  
TELEPHONE: (410) 792-8086  
FAX: (410) 792-7419

REVISIONS				DATE
				09/2024
NO.	DATE	DESCRIPTION	BY	SCALE
				N.T.S.
				DESIGNED BY
				AAW
				CHECKED BY
				JB

<p><b>MOUNT OAK ESTATES- LOT 22</b></p> <p>2908 WESTBROOK LANE BOWIE, MARYLAND 20721</p> <p><b>TYPE 2 TREE CONSERVATION PLAN NOTES AND DETAILS</b></p>		<p>DRAWING NO.</p> <p>TCP-ND</p> <p>SHEET <u>2</u> OF <u>2</u></p> <p>KCI JOB NUMBER</p> <p><u>272208225</u></p>
<p>PRINCE GEORGE'S COUNTY, MD</p> <p>7th ELECTION DISTRICT</p>		