

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for Permit #2851-2019. If Permit #2851-2019 expires, then this TCP2 also expires and is no longer valid.
  - 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.
  - 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.
  - 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.
  - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
  - The property is within the Environmental Strategy Area ESA-2 and is zoned R-A.
  - The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
  - The site is not adjacent to a roadway classified as arterial or greater.
  - This plan is not grandfathered by CB27-2010, Section 25-119(g).
- Tree Preservation and Retention Notes**
- 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.
  - Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
  - 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.
  - 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.
  - 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**
- 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.
  - 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, parking area, or other high use area and result in personal injury or property damage.
  - 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.
  - 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.
    - 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.
    - 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.
    - 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.

When off-site woodland conservation is proposed:

- 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. In accordance with Subtitle 25, Division 2, Sec. 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 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 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.
- 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.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants 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.
- 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.
- 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.

Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book 43611 Page 350. Revisions to the TCP2 may require a revision to the recorded easement.

The Natural Resource Inventory has been approved as NRI-1472019

Legend

- |  |  |  |                                   |
|--|--|--|-----------------------------------|
|  | Proposed Grading                             |  | CRZ (Critical Root Zone)          |
|  | Proposed Structures                          |  | Stand boundary                    |
|  | Drain Field Easement                         |  | Property Boundary Adjacent        |
|  | Woodland Preservation Signs                  |  | Property Boundary                 |
|  | TPF (Temporary Tree Protection Fence)        |  | BRL (Building Restriction Line)   |
|  | WPA (Woodland Preservation Area)             |  | Contours 10-foot                  |
|  | WP-AC (Woodland Preserved - Assumed Cleared) |  | Contours 2-foot                   |
|  | Sample Points                                |  | Soils boundary                    |
|  | Specimen Tree                                |  | FP (100 year Floodplain Easement) |
|  | Treeline (Existing)                          |  | Slopes 15% and greater            |

Simplified Forest Stand Delineation (FSD)

This site is mostly wooded except for along the road frontage which was cleared for the road construction in association with TCP2-031-03. The property totals 2.118 acres and is located in the R-A as well as Environmental Strategy Area ESA-2. On October 3, 2019 a site visit was conducted to determine the extent, composition and condition of the existing woodlands. During that site visit the site was also evaluated for the presence of streams, wetlands and other regulated features. No regulated features were observed. One (1) specimen tree was identified on-site and has been shown on this plan. The existing woodlands are comprised of two forest stands which are somewhat similar. This site was in agricultural production until around 1990 when the fields went fallow and began to regenerate naturally as is evident on the 1993 aerial photos.

**Stand "A"** is located on the slopes on the southern two-thirds of the property while Stand "B" is located on the northern one third of the property. Stand A is dominated by Yellow Poplar ranging in size from 4 to 18 inches DBH. Some scattered Sweetgum and Black Cherry were observed as co-dominant trees and in the understory. Understory species were generally sparse but included Black Cherry, Sweetgum, Yellow Poplar and Dogwood while the herbaceous layer generally included Sweetgum, Black Cherry, Holly, Red Maple, Dogwood and Spicebush.

Invasive species observed included Japanese Honeysuckle, Japanese Stiltgrass and Asian Bittersweet in the herbaceous layer with an estimated coverage 83 percent.

**Stand "B"** is located near the toe of the slope at the northern third of the property. This stand is dominated by Yellow Poplar ranging in size from 12 to 24 inches DBH. Intermixed is Sweetgum and Black Cherry which were present in the canopy and were considered as dominant and co-dominant trees. Understory species were generally sparse but included Black Cherry, Sweetgum, and Dogwood while the herbaceous layer generally included Sweetgum, Poison Ivy, Grape and assorted grasses.

Invasive species observed included Japanese Honeysuckle, Japanese Stiltgrass and Asian Bittersweet in the herbaceous layer with an estimated coverage 75 percent.

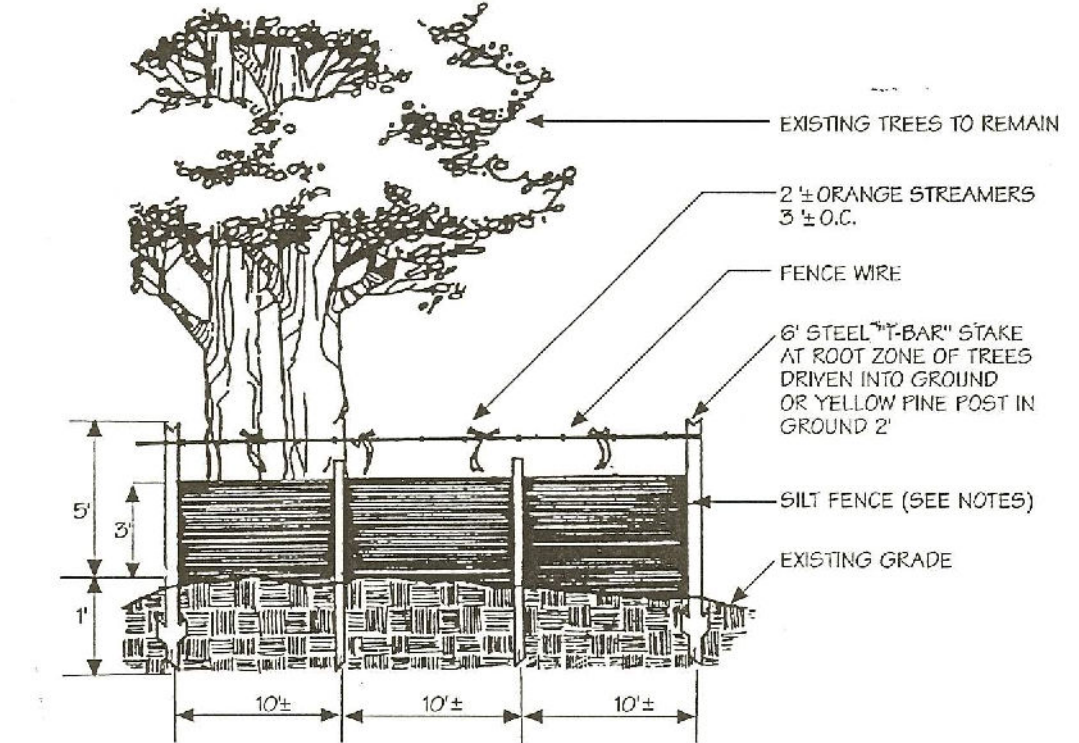
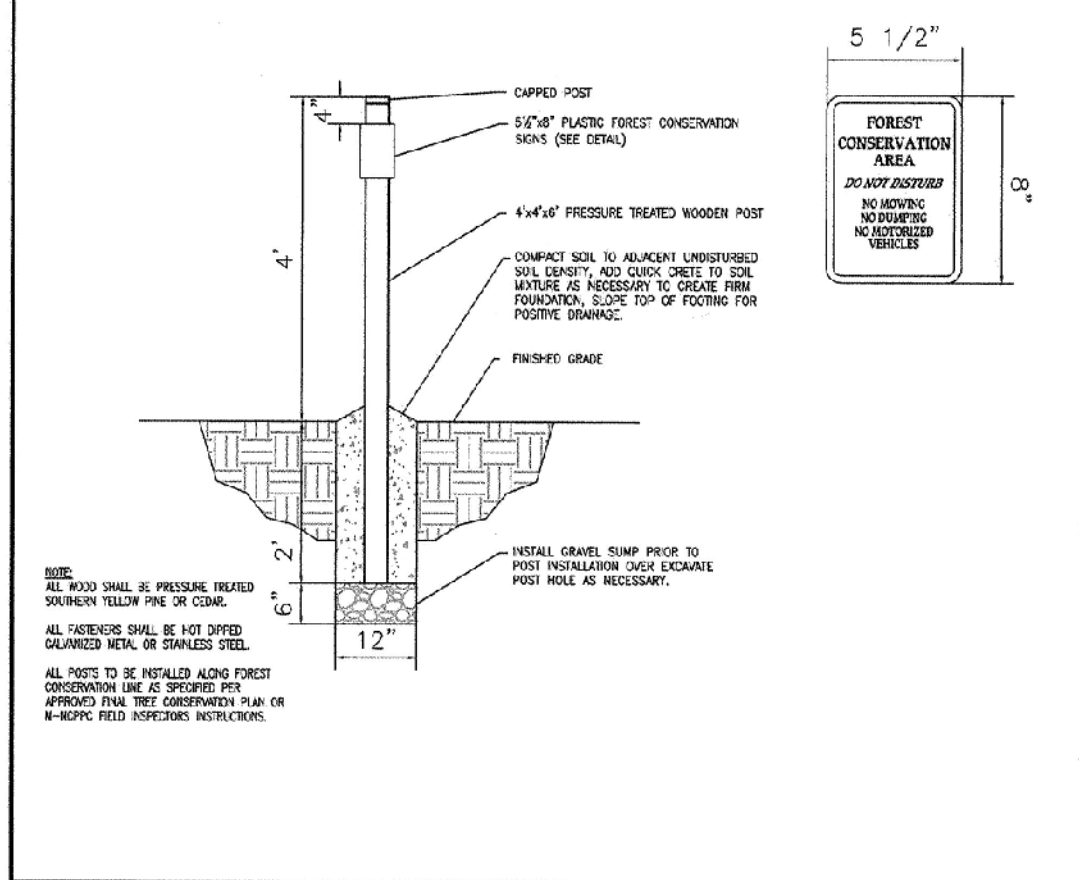
The open area on this site is located as the southern end of the property along Westbrook Lane. The area is well maintained with grass and a few street trees within the existing road right-of-way.

No past harvesting of other management activities have occurred on this property. The overall condition of the woodlands ranges from poor to fair with the eastern half of the site being the highest quality and having the best retention potential.

Areas of 100-year floodplain are located approximately 200-foot north of this property as reflected by a Floodplain Easement on Plat 121-045. No streams or wetlands were observed although slopes in excess of 15% were found and reflected on the Site Plan.

POST-TYPE TREE PROTECTION SIGNAGE

SCALE: 1" = 2'



- Notes:
- Sign fence to be placed into the soil.
  - Wire, snow fence, etc. for tree protection only.
  - Boundaries of Retention Area will be established as part of the forest conservation plan review process.
  - Boundaries of Retention Area should be staked and flagged prior to installing device.
  - Avoid root damage when placing anchor posts.
  - Device should be properly maintained throughout construction.
  - Protection signs are also required, see Figure C-4.
  - Locate fence outside the Critical Root Zone.

See

I/We, Mount Oak Estates, LLC, 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.

*John F. Owings, Jr., Sole Member* Date: 10/17/19

John F. Owings, Jr., Sole Member  
Mount Oak Estates, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

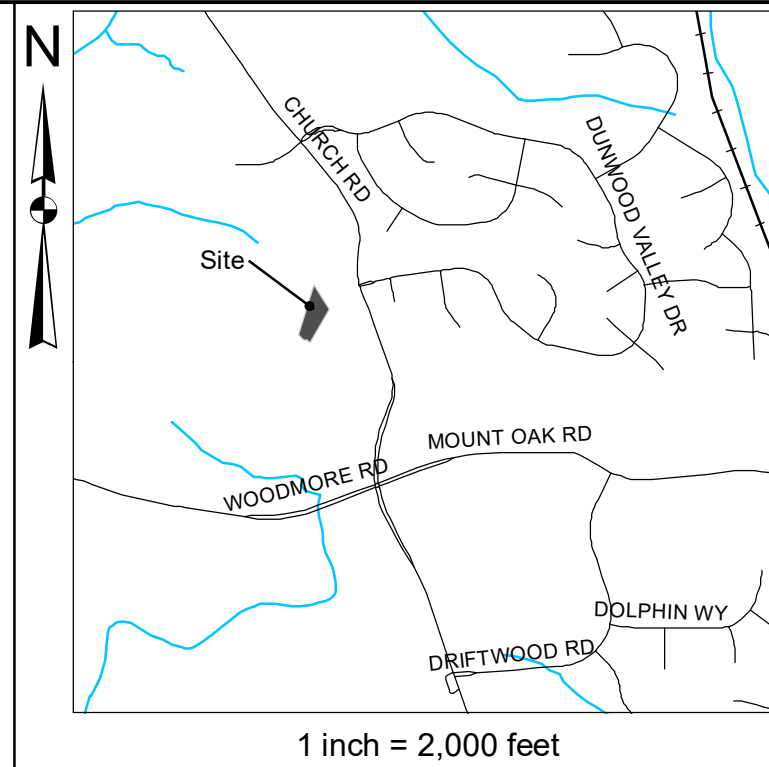
QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 5/28/2020

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	6
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 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1143
Administrative	PG Traffic Analysis Zone (TAZ-PG)	5257



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
1 Zone:	R-A		
2 Gross Tract:	2.12		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.12	0.00	0.00

6 TCP Number	TCP2-037-2019	Revision #	0
7 Property Description or Subdivision Name:	Mount Oak Estates, Lot 31		
8 Is this site subject to the 1989/1991 Ordinance	N		
9 Is this site subject to the 1991 Ordinance	N		
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N		
11 Is this one (1) single family lot? (Y or N)	Y		
12 Are there prior TCP approvals which include a	N		
13 combination of this lots? (Y or N)			
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	1.25 acres		
16 Clearing permitted w/o reforestation =	0.75 acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
17 Existing Woodland		2.00	0.00
18 Woodland Preservation Threshold (WCT) =	50.00%	1.06	
19 Smaller of 17 or 18		1.06	
20 Woodland above WCT		0.02	
21 Woodland cleared		0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.94	
23 Clearing above WCT (0.25 : 1) replacement requirement		0.24	
24 Woodland cleared below WCT		0.08	
25 Clearing below WCT (2:1 replacement requirement)		0.16	
26 Afforestation Required Threshold (AFT) =	20.00%	0.00	
27 Off-site WCA being provided on this property		0.00	
28 Woodland Conservation Required		1.38 acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
29 Woodland Preservation	0.98	Bond amount: \$	-
30 Afforestation / Reforestation	0.00		
31 Natural Regeneration	0.00		
32 Landscape Credits	0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
34 Forest Enhancement Credit (Area * 25)	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		
40 Woodland Conservation Provided	1.38 acres		

41 Area of woodland not cleared	0.98 acres
42 Net tract woodland retained not part of requirements:	0.00 acres
43 100-floodplain woodland retained	0.00 acres
44 On-site woodland conservation provided	0.98 acres
45 On-site woodland conservation alternatives provided	0.00 acres
46 On-site woodland retained not credited	0.00 acres

47 Prepared by: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

SPECIMEN TREE TABLE					
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments
1	Yellow Poplar	Liriodendron tulipifera	30	Good (84)	Trunk & top damage, decay, poor branching, dieback

\*Trees denoted with an asterisk (\*) are located off-site but within 100-foot of the property boundary.

STAND AREA AND CHARACTERISTICS

Stand	Total (acres)	Retention Potential
A	1.20	Medium
B	0.80	High
Open	0.12	
Total	2.12	

Natural Resources Inventory Site Statistics Table

Site Statistics	Total (acres)
Gross tract area	2.12
Existing 100-year floodplain	0.00
Net tract area	2.12
Existing woodland in the floodplain	0.00
Existing woodland net tract	2.00
Existing woodland total	2.00
Existing PMA	0.00
Regulated streams (linear feet of centerline)	0"
Riparian (wooded) buffer up to 300 feet wide	0.00

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-037-2019			
00 Revision	Approved by	Date	DRD #
01 Revision	T. B. B. B. B.	6/11/2020	NA
02 Revision			
03 Revision			
04 Revision			
05 Revision			

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**APPLICANT / DEVELOPER**  
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Lutherville, MD 21093  
Phone: 240-417-3132

**Type 2 Tree Conservation Plan**  
7th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**Mount Oak Estates, Lot 31**  
**3006 Westbrook Lane**  
**Bowie, MD 20721**

REVISIONS	
DWN	Checked
JPM	JPM
Scale	1" = 30'
Project No.	19-047
Sheet No.	1 of 1