

| SPECIMEN TREES |      |   |           |                                 |
|----------------|------|---|-----------|---------------------------------|
| Symbol         | Size | Botanical / Common Name                 | Condition | Disposition at Post Development |
| C              | 40"  | Liriodendron tulipifera / Yellow Poplar | Good      | To remain                       |
| D              | 36"  | Liriodendron tulipifera / Yellow Poplar | Fair      | To be removed                   |
| G              | 30"  | Acer rubrum / Red Maple                 | Good      | To remain                       |
| I              | 32"  | Liquidambar styraciflua / Sweet Gum     | Good      | To be removed                   |
| J              | 30"  | Liriodendron tulipifera / Yellow Poplar | Fair      | To be removed                   |
| K              | 32"  | Liquidambar styraciflua / Sweet Gum     | Fair      | To be removed                   |
| R              | 36"  | Quercus alba / White Oak                | Fair      | To remain                       |
| S              | 40"  | Quercus alba / White Oak                | Fair      | To be removed                   |
| U              | 30"  | Liriodendron tulipifera / Yellow Poplar | Good      | To remain                       |
| V              | 36"  | Liriodendron tulipifera / Yellow Poplar | Fair      | To remain                       |
| W              | 42"  | Liriodendron tulipifera / Yellow Poplar | Good      | To remain                       |
| X              | 30"  | Liriodendron tulipifera / Yellow Poplar | Fair      | To remain                       |
| Y              | 40"  | Liriodendron tulipifera / Yellow Poplar | Good      | To remain                       |

| TREES TO BE CONSIDERED |      |   |           |                                 |
|------------------------|------|---|-----------|---------------------------------|
| Symbol                 | Size | Botanical / Common Name                 | Condition | Disposition at Post Development |
| A                      | 24"  | Liriodendron tulipifera / Yellow Poplar | Good      | To be removed                   |
| B                      | 24"  | Liriodendron tulipifera / Yellow Poplar | Good      | To be removed                   |
| E                      | 24"  | Liriodendron tulipifera / Yellow Poplar | Good      | To be removed                   |
| F                      | 28"  | Liquidambar styraciflua / Sweet Gum     | Good      | To be removed                   |
| H                      | 24"  | Liriodendron tulipifera / Yellow Poplar | Good      | To be removed                   |
| L                      | 28"  | Liquidambar styraciflua / Sweet Gum     | Good      | To be removed                   |
| M                      | 28"  | Liriodendron tulipifera / Yellow Poplar | Good      | To remain                       |
| N                      | 26"  | Liquidambar styraciflua / Sweet Gum     | Good      | To remain                       |
| O                      | 22"  | Liquidambar styraciflua / Sweet Gum     | Fair      | To remain                       |
| P                      | 22"  | Liriodendron tulipifera / Yellow Poplar | Fair      | To remain                       |
| Q                      | 24"  | Liquidambar styraciflua / Sweet Gum     | Good      | To remain                       |
| T                      | 24"  | Liriodendron tulipifera / Yellow Poplar | Good      | To remain                       |

NOTE: TREES HAVE BEEN SURVEYED AND FIELD ESTIMATED TO DETERMINE LOCATION.

**LEGEND**

--- PROPERTY LINE

--- SOILS LINE

--- EX. MINOR CONTOUR

--- EX. MAJOR CONTOUR

--- EX. BUILDING

--- PROP. BUILDING

--- PROP. CONTOUR

--- NONTIDAL WETLANDS

--- 25' WETLANDS BUFFER

--- WOODLAND CONSERVATION SIGN

--- SF SILT FENCE

--- SSF SUPER SILT FENCE

--- TPF TREE PROTECTION FENCE

--- LOD LIMIT OF DISTURBANCE

--- EXISTING TREE LINE

--- EX. 100 YEAR FLOODPLAIN

--- 15% - 25% STEEP SLOPES

--- 25% AND ABOVE STEEP SLOPES

--- WOODLAND TO BE PRESERVED, COUNTED AS CLEARED

--- WOODLAND PRESERVATION AREA

--- SPECIMEN TREE

--- CRITICAL ROOT ZONE

--- TREES TO BE CONSIDERED

WOODLAND CONSERVATION Worksheet for Prince George's County

Zone: R-A

Gross Tract: 3.58

Floodplain: 0.46

Previously Dedicated Land: 0.00

Net Tract (NTA): 3.12

Property Description or Subdivision Name: N/A

Is this site subject to the 1983 Ordinance? N

Reforestation Requirement Reduction Questions:

Is this one (1) single family lot? (y/n) Y

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) N

Is this a Mitigation Bank? N

Break-even Point (preservation) = 1.87 acres

Clearing permitted w/o reforestation = 1.25 acres

Woodland Conservation Calculations:

|   | Net Tract (acres) | Floodplain Impacts (acres) |
|---|-------------------|----------------------------|
| Existing Woodland                                     | 3.12              | 0.46                       |
| Woodland Conservation Threshold (NTA) =               | 50.00%            | 1.56                       |
| Smaller of a or b                                     |                   | 1.56                       |
| Woodland above WCT                                    |                   | 1.56                       |
| Woodland cleared                                      | 1.39              | 0.00                       |
| Smaller of d or e                                     |                   | 1.39                       |
| Clearing above WCT (0.25 : 1) replacement requirement |                   | 0.30                       |
| Clearing below WCT (2 : 1 replacement requirement)    |                   | 0.00                       |
| Afforestation Threshold (AT) =                        | 20.00%            | 0.00                       |
| Off-site Mitigation being provided on this property   |                   | 0.00                       |
| Woodland Conservation Required                        |                   | 1.91                       |

Woodland Conservation Provided:

|   | (acres) |
|---|---------|
| Woodland Preservation                               | 1.73    |
| Afforestation / Reforestation                       | 0.00    |
| Area approved for fee-in-lieu                       | 0.18    |
| Credits for Off-site Mitigation on another property | 0.00    |
| Off-site Mitigation being provided on this property | 0.00    |
| Total Woodland Conservation Provided                | 1.91    |

Area of woodland not cleared: 1.73 acres

Woodland retained not part of requirements: 0.00 acres

Prepared by: *Gabe Elake 10/23/09*

PARCEL 5  
MARYLAND NATIONAL CAPITOL  
PARK & PLANNING COMMISSION  
L. 03727 F. 647  
ZONE: R-O-S  
83.02 Acres

WOODLAND TO BE PRESERVED,  
COUNTED AS CLEARED  
0.14 ACRES

WOODLAND PRESERVATION  
AREA  
1.73 ACRES

LOT 21  
MT. OAK ESTATES LLC  
L. 16903 F. 448  
ZONE: R-A  
3.58 Acres

WOODLAND TO BE PRESERVED,  
COUNTED AS CLEARED  
0.08 ACRES

### SOILS TABLE

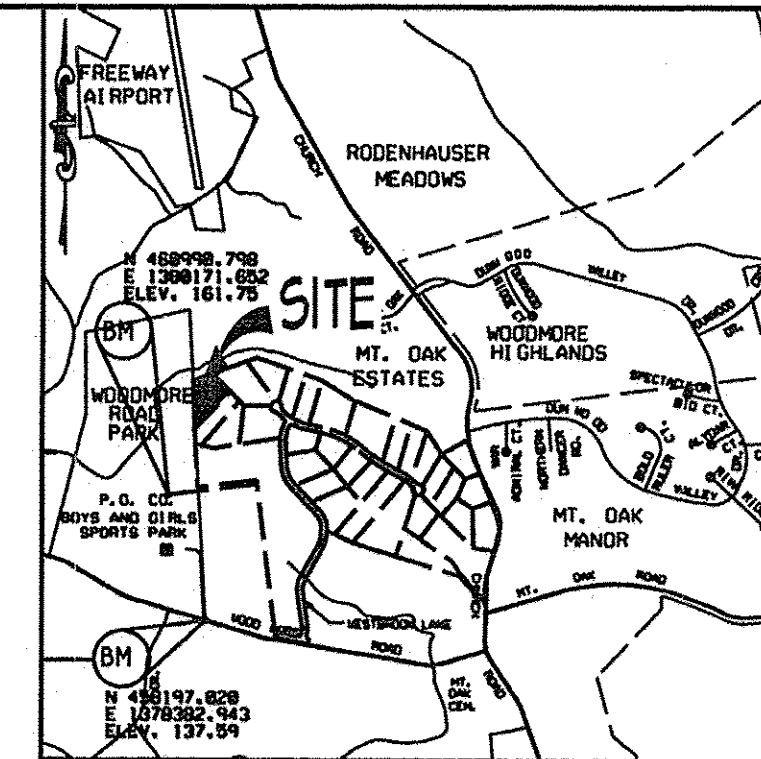
| SOIL TYPE | DESCRIPTION  | HYDRIC | WOODLAND SUITABILITY GROUP | K - FACTOR |
|-----------|--|--------|----------------------------|------------|
| M4        | Mixed alluvial land  | N      | 2                          | .28        |
| Mx3       | Monmouth clay loam, 5% to 10% slopes, severely eroded        | N      | 15                         | .43        |
| MxB2      | Monmouth fine sandy loam, 2% to 5% slopes, moderately eroded | N      | 1                          | .43        |

I/We, RANDALL & ARNETA MARTIN hereby acknowledge that we are aware of this Typell Tree Conservation Plan (TCP) revision and that we understand the requirements as set forth in this TCP II revision.

*Randall & Arnetta Martin* 10/23/09  
Owner or Owner Representative Date

I/We, Ted Vasic hereby acknowledge that we are aware of this Typell Tree Conservation Plan (TCP) revision and that we understand the requirements as set forth in this TCP II revision.

*Theodore M. Vasic* 10/23/09  
Contract Purchaser Date



VICINITY MAP  
SCALE: 1" = 2000'

### SITE NOTES

- OWNER: MT. OAK ESTATES LLC  
212 WASHINGTON AVENUE  
TOWSON, MD 21204
- APPLICANT: MB VISNIC, INC.  
1684 GUIDE DRIVE, SUITE 102  
ROCKVILLE, MD 20850
- SITE DATA  
TAX ACCOUNT: 0751617  
LIBER/POLIO: 16903 / 448  
LOT: 21  
LOT AREA: 3.58 AC.  
ZONING: RA (RESIDENTIAL - AGRICULTURAL)  
TAX MAP/GRID: 054/C4  
MESC GRID: 204NE12  
ADC MAP: 5532 / 112  
SITE ADDRESS: 2406 WESTEROCK LANE  
BOWIE, MD 20712
- EXISTING USE: VACANT LOT  
PROPOSED USE: RESIDENTIAL HOUSE
- THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAN IS FROM APPROVED PLAT 121-45 TITLED "PLAT THREE MOUNT OAK ESTATES" DATED SEPTEMBER, 1983.
- TOPOGRAPHY SHOWN HEREON IS BASED OFF A FIELD RUN SURVEY CONDUCTED BY KCI TECHNOLOGIES INC. JUNE 2004.
- BOUNDARY INFORMATION SHOWN HERE ON HAS BASED ON A RECORD PLAT PREPARED BY JOHN J. ALLEN ASSOCIATES DATED SEPTEMBER 1983 AND RECORDED IN PRINCE GEORGE'S COUNTY REFERENCE INLP-120, PLAT 61.
- STOCKPILE AREA TO HAVE MAX SIDE SLOPES OF 3:1 AND MAX HEIGHT OF 10 FEET.
- ALL PROPOSED STRUCTURES ARE PER PRINCE GEORGE'S COUNTY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED IN THIS PLAN SET.
- IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ANY STATE PERMITS, IF REQUIRED, FOR ANY CONSTRUCTION ACTIVITY COVERED BY THIS PLAN WHICH IMPACTS A STATE REGULATED WETLAND. ANY CHANGES TO PLANS FOR THIS DEVELOPMENT WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT TO MEET STATE REQUIREMENTS MUST BE APPROVED BY PGSCD.
- NOTIFY "MISS UTILITY" AT 1-800-251-TITI - 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

### EXPLANATION OF PRIORITY

Maximum priority has been given to the retention of the existing forest during the design of Mount Oak Estates Lot 21. The entire forest conservation requirement will be met through forest retention. The forest conservation area retains the break-even requirement.

|  |                |
|--|----------------|
| Prince Georges County Planning Department<br>Environmental Planning Section<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCP II/038/09 |                |
| Approved by: <i>J. Vasic</i>   | Date: 10/21/09 |
| 01   |                |
| 02   |                |
| 03   |                |
| 04   |                |
| 05   |                |

10/23/09

*Andreas E. Lake*  
Andreas E. Lake  
Qualified Professional  
per COMAR 08.19.16.01

| Drafting | FTK | DATE     | REVISIONS                      |
|----------|-----|----------|--------------------------------|
| Check    | THM | 04/01/04 | REVISIONS PER M-NCPPC COMMENTS |
| Design   | FTK |          |                                |
| Check    | THM |          |                                |

**KCI**  
TECHNOLOGIES

ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

8161 MARLE LANE, SUITE 150  
FUSION, MARYLAND 20759  
PHONE: (410) 792-8086  
FAX: (410) 792-7419  
www.kci.com

DEVELOPER / APPLICANT:  
MB VISNIC, INC.  
1684 GUIDE DRIVE SUITE 102  
ROCKVILLE, MD 20850  
TELEPHONE: 301-304-6870

FOREST CONSERVATION PLAN  
TCP II

7TH ELECTION DISTRICT

MOUNT OAK ESTATES - LOT 21

PRINCE GEORGE'S COUNTY, MARYLAND

|                       |                                       |                                      |
|-----------------------|---------------------------------------|--------------------------------------|
| SHEET<br>1<br>OF<br>2 | DATE<br>10-23-09<br>SCALE<br>1" = 30' | JOB<br>NUMBER<br>TCP-1<br>1604041521 |
|-----------------------|---------------------------------------|--------------------------------------|



WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub and other Woody Plant Maintenance - Standard Practices").
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 55 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from a Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain-saw. These plants may be cut near the ground and the material less than two inches in 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.
3. 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.

Note: 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.

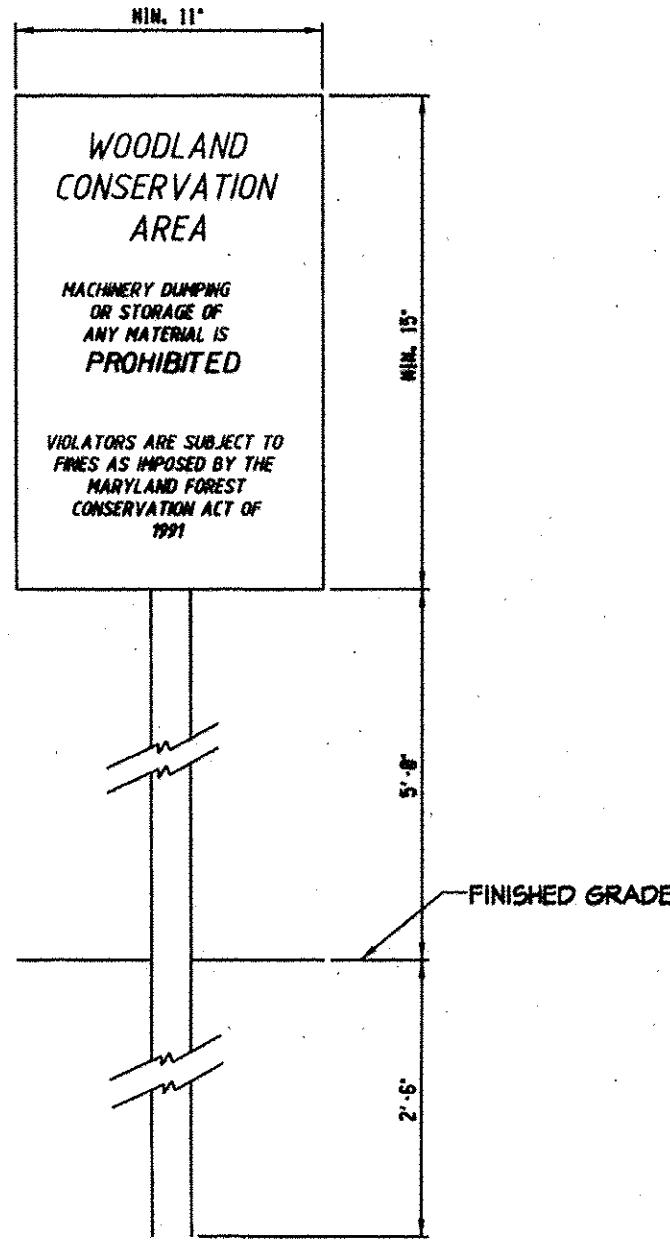
Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th Floor of the County Administration Building at 14141 Governor Odum Bowie Drive, Upper Marlboro, Maryland 20712, phone 301-452-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be killed or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

TYPE II TREE CONSERVATION NOTES

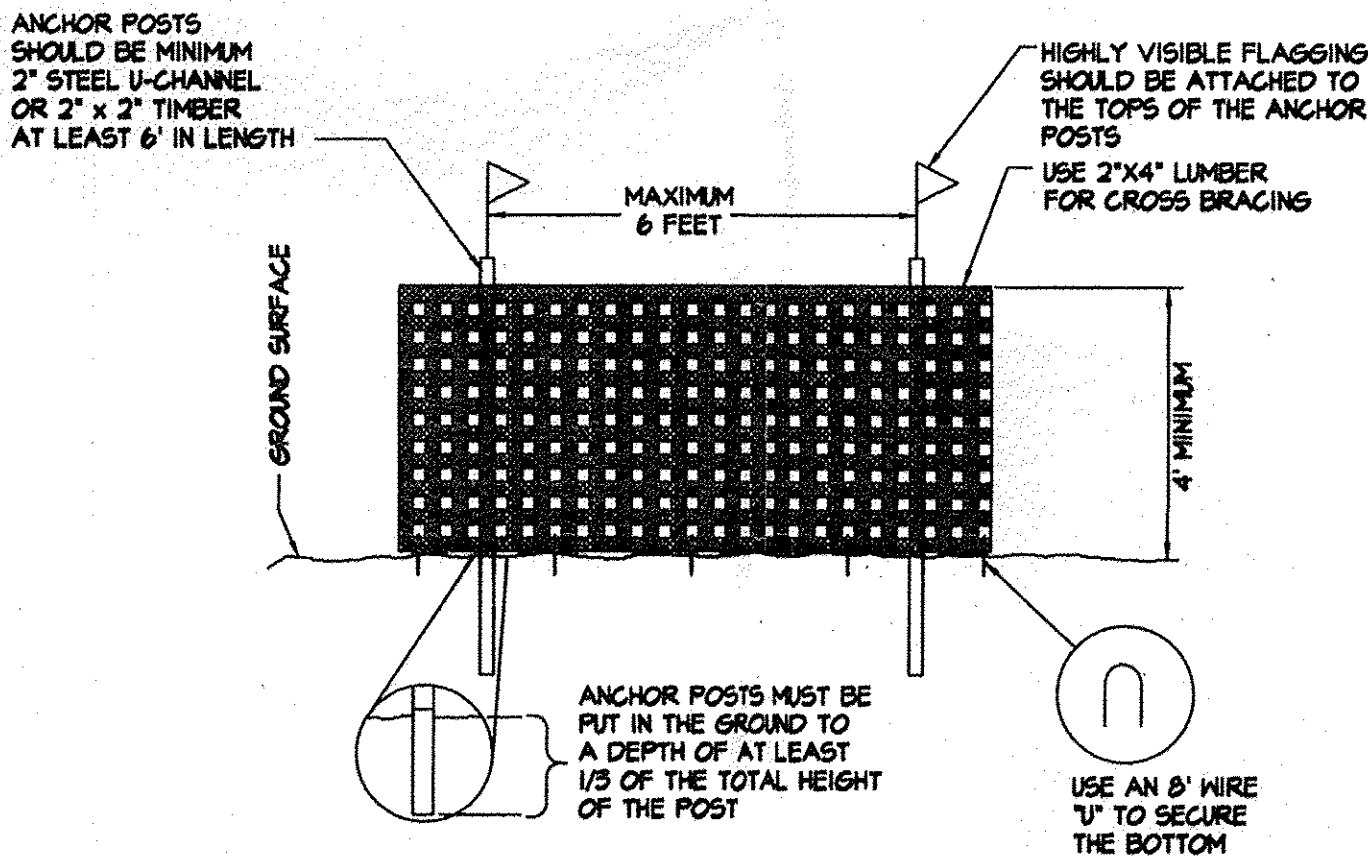
1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
2. The County Inspector shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fees for unauthorized disturbances to these areas. Upon the sale of the property the owner/ developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protection Device installation and/or start of reforestation activities. These signs shall remain in place.



- Notes:
1. Bottom of signs to be higher than top of tree protection fence.
  2. Signs to be placed approximately 50 feet apart.
  3. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
  4. Attachment of signs to trees is prohibited.
  5. Signs are to remain in place.

DETAIL 1  
WOODLAND CONSERVATION SIGN

NOT TO SCALE



GENERAL NOTES

1. Limits of disturbance will be set as part of the review process for an approved TCP
2. The boundaries of the limits of disturbance should be staked or flagged prior to erecting the protection device
3. Anchor posts should be placed to avoid severing or damaging large tree roots.
4. Fencing material shall be fastened securely to the anchor posts, cross bracing and ground.

DETAIL 2  
TREE PROTECTION DEVICE  
BLAZE ORANGE PLASTIC MESH

NOT TO SCALE

|  |                  |
|--|------------------|
| M-NCPPC<br>Prince Georges County Planning Department<br>Environmental Planning Section<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCP 1/038/09 |                  |
| Approved by<br><i>[Signature]</i>  | Date<br>10-29-09 |
| 01   |                  |
| 02   |                  |
| 03   |                  |
| 04   |                  |
| 05   |                  |

10/23/09

*Andrea E. Lake*  
Andrea E. Lake  
Qualified Professional  
per COMAR 08.14.06.01.

| Drafting FTK | DATE     | REVISIONS                      |
|--------------|----------|--------------------------------|
| Check THM    | 09/01/09 | REVISIONS PER M-NCPPC COMMENTS |
| Design FTK   |          |                                |
| Check THM    |          |                                |



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TELEPHONE: 301-304-6070

FOREST CONSERVATION DETAILS  
& SPECIFICATIONS

MOUNT OAK ESTATES - LOT 21

7TH ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

|                       |                                       |                                      |
|-----------------------|---------------------------------------|--------------------------------------|
| SHEET<br>2<br>OF<br>2 | DATE<br>10-22-09<br>SCALE<br>AS NOTED | JOB<br>NUMBER<br>TCP-2<br>1609041521 |
|-----------------------|---------------------------------------|--------------------------------------|