

Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to revise the Woodland Conservation requirements for Lot 9B to provided fee-in-lieu of on-site Woodland Conservation.
 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 \$1.50 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 Environmental Strategy Area (ESA-2) and is zoned R-E.
 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).
- Tree Preservation and Retention Notes
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 understorey 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. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
 12. 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.
 13. 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.
 14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCP2 installation. These signs must remain in perpetuity.
- When the use of fee-in-lieu is proposed:
15. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit Proof of deposit of the fee-in-lieu with the Department of Permitting, Inspections and Enforcement shall be provided the Environmental Planning Section prior to signature approval of the revised TCP2.

Westwood Lot 9 Block B (12700 Woodmore North Blvd) Site Information

1. Owners: Maurice D. Walker, 12700 Woodmore North Blvd, Bowie, MD 20720
2. Deed Information: Liber 42355 Folio 348
3. Area: 0.92 acres
4. Tax Map: 46 Grid A-1
5. Subdivision: Westwood
6. Plat: 179-076
7. Tax Account Number: 07-3094745
8. Planning Area: 71A
9. Zoning: R-E
10. ESA: ESA-2
11. Green Infrastructure: Evaluation Areas
12. WSSC Grid: 208NE11
13. Election District: 7
14. Council District: 6
15. Watershed: Horsepen Branch
16. River Basin: Patuxent
17. Floodplain: None
18. Proposed Use: Single Family Residential
19. ADC Map Page / Grid: 14 G-1
20. Cemetery: NA
21. Historic Sites: NA
22. Scenic/Historic Roads: NA
23. Master Planned Roads: NA
24. Topography: MNCPPC 2018
25. Development Activity: 4.95057, DSP-96032
26. Easements: PUE
27. TCPs: TCP1-042-95; TCP2-060-96
28. Tier II Stream Segment: No
29. Stronghold Watershed: Yes - Partial
30. Priority Funding Area: Yes

Legend

- WR-AC (Woodland Retained - Assumed Cleared)
- Landscape Trees
- TPF (Temporary Protection Fence)
- LOD (Limit of Disturbance)
- Proposed Structures
- BRL (Building Restriction Line)
- Easements
- Property Boundary
- Property Boundary Adjacent
- Treeline (Exsting)
- Topographic Contours 2-foot

I/We, **Maurice D. Walker**, 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.

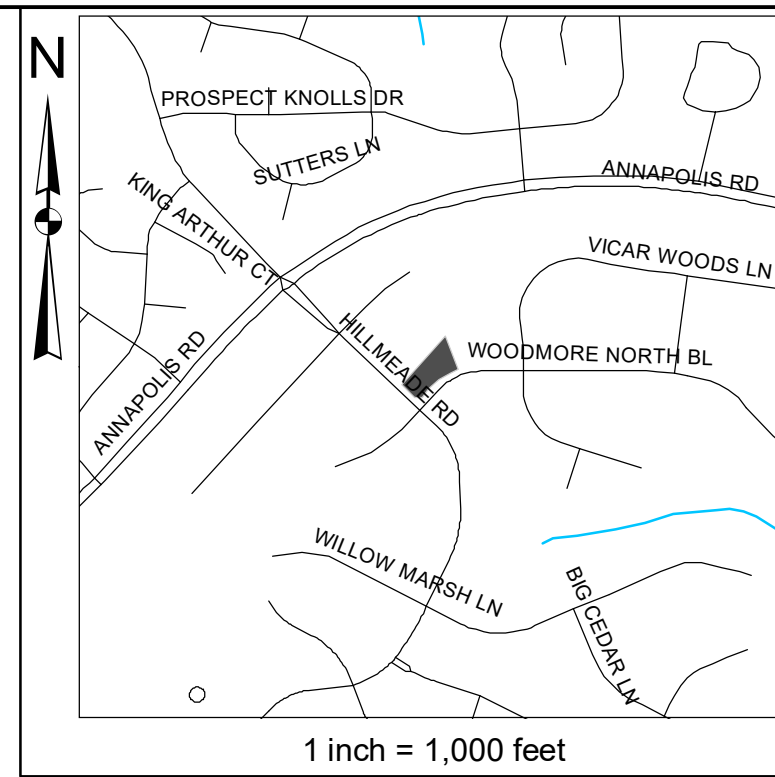
Maurice D. Walker
12700 Woodmore North Blvd.
Bowie, MD 20720

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: *3/4/2020*

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



1 inch = 1,000 feet

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	46 A-1
Administrative	WSSC Grid (Sheet 20)	208NE11
Administrative	Planning Area (Plan Area)	71A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1148
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2394

Individual TCP2 with Previously Approved TCP1 or TCP2
Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1 Zone:	R-E		
2 Gross Tract:	0.92		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	0.92	0.00	0.00

6 Property Description or Subdivision Name:	Wwestwood Lot 9-B		
7 Current TCP Number:	2-060-96	Rev #	3
8 Previous TCP Number:	2-060-96	Rev #	2

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)

Woodland Conservation Calculations:	Net tract	Floodplain
9 Acreage of Existing Woodland	0.09	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	7.61%	0.07
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.02	0.00
14 Area of Woodland Cleared per current TCP2	0.09	0.00
15 Area of Woodland above WCT not cleared by TCP1 or TCP2	0.00	0.00
16 Additional Woodland Cleared by current TCP2	0.07	0.00
17 Does the TCP1 show 2:1 replacement?	N	0.00
18 Clearing above WCT (1/4:1 Replacement)	0.00	Additional Replacement required = 0.00
19 Clearing below WCT (2:1 Replacement)	0.07	Additional Replacement required = 0.14
20 Total Woodland Conservation Required :	0.14	

SECTION III-Meeting the Requirement (Enter acres in corresponding column)

Woodland Conservation Provided:	(acres)	Bond amount:	\$
22 Woodland Preservation	0.00		
23 Reforestation / Afforestation	0.00		
24 Natural Regeneration	0.00		
25 Landscape Credits	0.00		
26 Area approved for fee-in-lieu	0.14	Fee amount:	\$1,829.52
27 Credits Received for Off-site Mitigation on another property	0.00		
28 Off-site Mitigation provided on this property	0.00		
29 Total Woodland Conservation Provided	0.14		

29 Area of net tract woodland not cleared	0.00 acres
30 Woodland retained not part of requirements:	0.00 acres

31 Prepared by: _____ Date: _____

32 Qualifications: _____

The original woodland on this site prior to any grading was 0.09 acres. As part of the original approval of TCP2-060-96 0.2 acres of woodland was cleared. The remaining 0.07 acres of woodland became Woodland Preservation (WPA) and was preserved. This TCP2 revision will remove the balance of the WPA and replace it at 2:1 resulting in a 0.14 acres requirement to be satisfied by the use of the fee-in-lieu.

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

APPLICANT / DEVELOPER
Maurice D. Walker
12700 Woodmore North Blvd.
Bowie, MD 20720
Phone: 240-554-3022

Type II Tree Conservation Plan
Single Lot Revision
TCP2-060-96

Westwood, Lot 9, Block "B"
12700 Woodmore North Blvd.
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

00 Revision	Diana Wood	9/5/96	DRD #	NA	Reason for Revision
01 Revision	Lori Shirley	6/9/04			Add Reforestation Phase 3
02 Revision	Lori Shirley	1/30/06			Revise worksheet Phases 1-3
03 Revision	Megan Reiser	7/8/2011			Lot 43-A revision
04 Revision	Megan Reiser	5/1/2012			Lot 43-A revision
05 Revision	Megan Reiser	9/27/2012			Lot 54D revision
06 Revision	K. Shoulars	4/24/2013			Lot 45A revision
07 Revision	Kim Finch	3/9/2020			Lot 9B revision

DWN JPM Checked JPM

Scale 1" = 20'

Project No. 19-043

Sheet No. 1 of 1