

<b>Layer Category</b>	Layer Name	Value	
Zone	Zoning (Zone)	R-R	
Zone	Aviation Policy Area (APA)	NA	
Administrative	Tax Grid (TMG)	113 F-4	
Administrative	WSSC Grid (Sheet 20)	212SE01	
Administrative	Planning Area (Plan Area)	80	
Administrative	Election District (ED)	12	
Administrative	Councilmanic District (CD)	08	
Administrative	General Plan 2035 ESA	ESA-2	
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	775	
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2528	

The Landscape Easement shown on Lot 12 fulfills the requirement of Section 4.6-1 of the Prince George's County Landscape Manual (1989) to provide a minimum of a 35-foot-wide landscape buffer between the rear of a dwelling and a collector road. Removal of existing invasive or undesirable landscape materials within the Landscape Easement is subject to the submittal of a revised landscape plan for the buffer which shows how the requirements of Section 4.6-01 will be satisfied a demonstrated on Schedule 4.6-1 Buffering Residential Development from Streets and Section 4.9-01 Sustainable Landscaping Requirements, unless Alternative Compliance is proposed and approved.

Per the Landscape Easement L. 18385 F337, vines, invasive species and other undesirable growth may be removed from the easement area, and trees greater than 1- inch in caliper may be selectively cleared with M-NCPPC approval, if the required density, and quantity of planting is maintained."

\*\* Woodland clearing will be done in several phases to ensure that the clearing does not exceed 5,000 square feet of disturbance to the soils before stabilization is completed.

Stabilization shall be completed by seeding with grasses or other acceptble ground covers that will ensure soil movement does not

A permanent 4-foot high fence along the property boundary may substitute for the TPF along the northern and eastern property boundaries. Any fence exceeding 4-foot height will require the issuance of a permit and approval of a variance in accordance with Sec. 27-420(a) of the Prince George's County Code.

A fence greater than 4-foot high shall require a variance from the Board of Appeals prior to issuance of a fence permit.

- 11. Invasive plant removal shall be completed prior to (insert timing mechanism) and conform to the recommendation of the invasive plant removal plan shown on the plan prepared by (insert the qualified professional's name who prepared the invasive plant removal recommendations) dated
- 12. The removal of noxious, invasive, and non-native plant species shall 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 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. 13. 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 and be applied by a certified pesticide applicator.

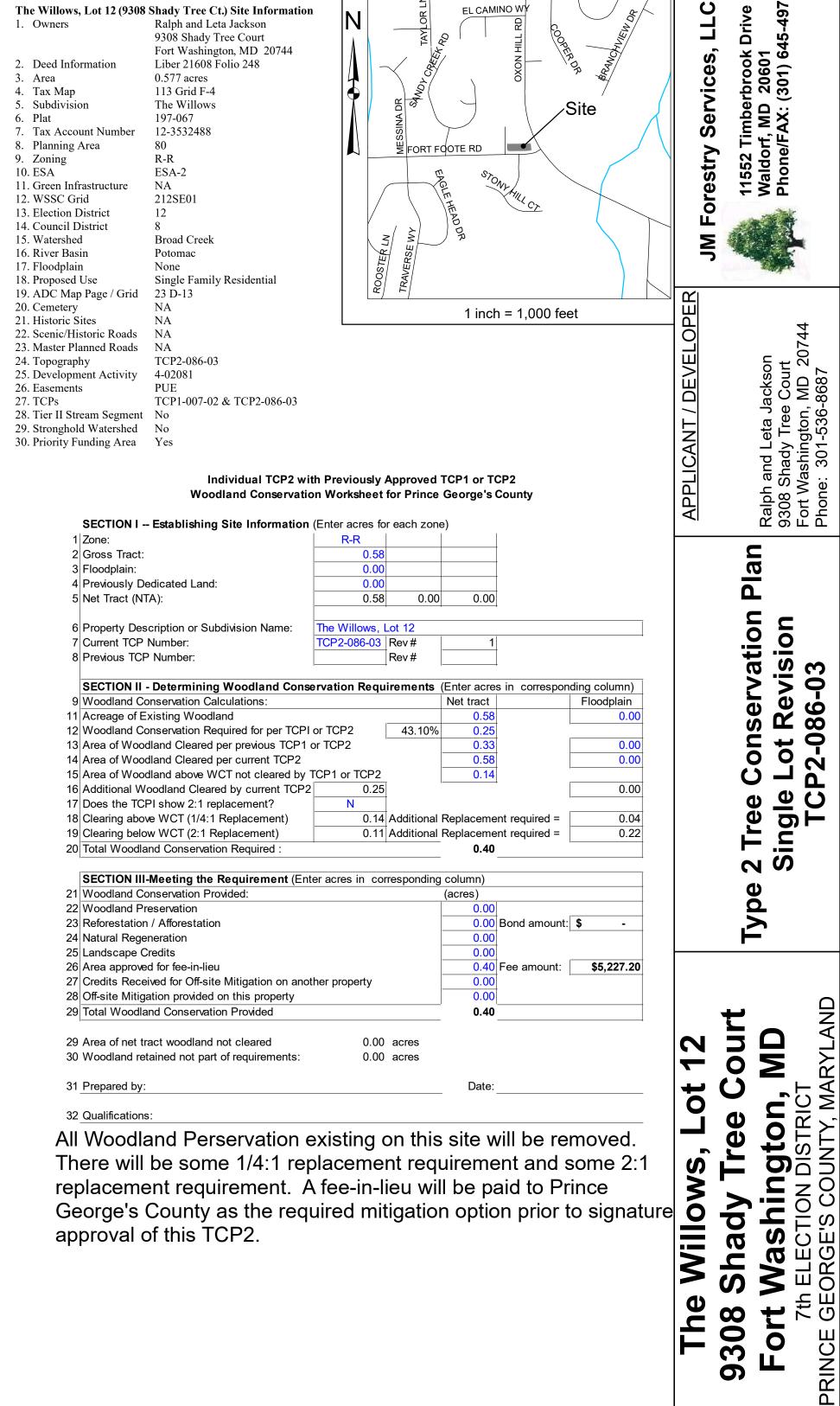
## Legend

- ▲ WPA Signs (Woodland Preservation Area Signs)
- \* \* \* Proposed Permanent Fence
- ر Treeline (Existing)
  - TPF (Temporary Tree Protection Fence)
- LOD (Limit of Disturbance)
- / Easements
- / Property Boundary
  - BRL (Building Restriction Line)
- Manhole Storm Drain
- Topographic Contours 2-foot

		Sample Schedule 4.9-1		
		Sustainable Landscaping Requirements		
1)	Č	plant material required in each category:		
	Shade Trees:	total3 x 50% =2total number required		
		total number provided_2_=_100% native		
	Ornamental Trees:	total0_ x 50% =0_total number required		
		total number provided0_=_0_% native		
	Evergreen Trees:	total10 x 30% =3total number required		
		total number provided5_=100% native		
	Shrubs:	total16 x 30% =5total number required		
		total number provided16=100_% native		
2)	Are invasive species	proposed?	yes	X no
3)	Are existing invasive species on-site in areas that are to remain			
	undisturbed?	_	yes	Xno
4)	If "yes" is checked in numbers 2 or 3, is a note included on the plan			
	requiring removal of	invasive species prior to certification in		
	accordance with Section 1.5, Certification of Installation of Plant			
	Materials?	_	yes	no
5)	Are trees proposed to	be planted on slopes greater than 3:1?	yes	Xno

	Sa	ample Schedule 4.6-1	
	Buffering Resi	dential Development from Streets	
1)	Name of street adjacent to re	ar yard: Oxon Hill Road	
2)	Type of street adjacent to rea	or yard: <u>Collector</u>	
3)	Linear feet of street frontage	toward which rear yard is oriented,	
	not including driveway openi	ngs:	<u>80</u> feet
4)	Minimum width of required b	ouffer:	<u>35</u> feet
5)	Minimum width of provided	buffer:	<u>35</u> feet
6)	Percentage of required buffer	strip occupied by existing trees:	<u>0</u> %
7)	Invasive species in the buffer	area?	<u>X</u> yesno
8)	Six (6) foot high fence or wal	Il included in bufferyard?	yes_Xno
9)	Number of plants required:	3 shade trees	
		10 evergreen trees	
		16 shrubs	
10)	Total number of plants	3 shade trees	
	provided:	10 evergreen trees	
		<u>16</u> shrubs	

Common Name	Latin Name	Size	Quantity
Pin Oak	Quercus palustris	2.5 to 3.0" caliper & 12-14-foot tall	3
American Holly	Ilex opaca cultivars	6' to 8' height minimum	10
Red Osier Dogwood	Cornus stolonifera	18" to 24" height or spread minimum	8
Forsythia	Forsythia sp.	18" to 24" height or spread minimum	8



QUALIFIED PROFESSIONAL CERTIFICATION	REVISIONS
QUALIFIED I ROFESSIONAL CERTIFICATION	4/22/19 JPM - removal all WI
This complies with the current requirements of Subtitle 25 and	from Lot 12 & mitigate with F
the Environmental Technical Manual.	in-lieu payment
$\bigcap \bigcap $	
Signed: John P. Markovsey Date: 6/11/2019	
John P. Markovich	
JM Forestry Services, LLC	
11552 Timberbrook Drive	
Waldorf, MD 20601	
Phone: 301-645-4977 E-mail: jpmarkovich@comcast.net	
E main. jpmarkovion@comeast.net	
County Planning Department, M-NCPPC	
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	Environme	y Planning Departmental Planning Sectivity ATION PLAN AI	ion	
	TCP2	2-086-03		
	Approved by	Date	DRD#	Reason for Revision
00 Revision	J. L. Stasz	5/27/2003	NA	
01 Revision	Kim A. Finch	6/26/2019		Remove all WC from Lot 12 & pay Fee-in-lieu
02 Revision				
03 Revision				
04 Revision				
05 Revision				

Date

I Ralph Jackson 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

Dohnachon Mrs. 117,2019

Ralph Jackson