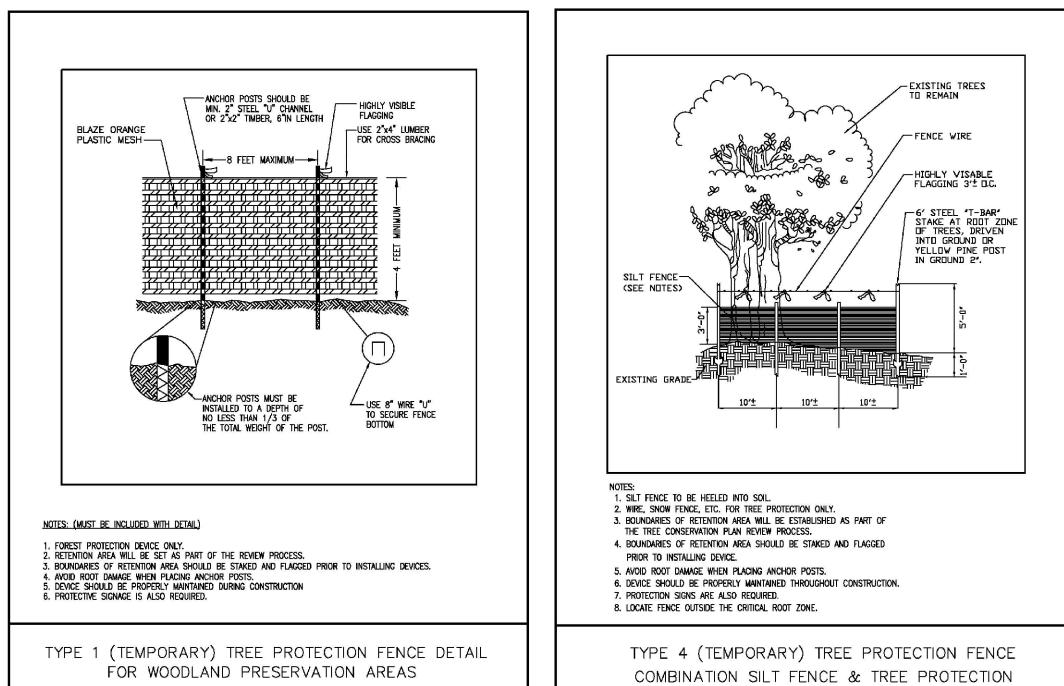


## Manokeek, Lot 2, Block "B"

IVIč	anokeek, Lot 2, Diock	D		
1.	Owners		Justin and Melinda Baca	
			602 Cover Lane	
			Accokeek, MD 20607	
2.	Deed Information		Liber 33730 Folio 557	
3.	Area		0.459 acres	
4.	Tax Map		161 Grid D-2	
5.	Subdivision		Manokeek	
6.	Plat		189-001	
7.	Tax Account Number		05-3291101	
8.	Planning Area		84	
9.	Policy Analysis Zone		274D	
10.	Zoning		R-R	
11.	ESA/Tier		ESA-2 / Developing	
12.	Green Infrastructure		None	
13.	WSSC Grid		222SW01	
14.	Election District		05	
15.	Council District		09	
16.	Watershed		Mattawoman	
17.	River Basin		Potomac	
18.	Floodplain		None	
19.	Proposed Use		Single Family Residential	
20.	ADC Map Page / Grid		27 C-12	
21.	Cemetery		None	
22.	Historic Sites		None	
23.	Scenic/Historic Roads		None	
24.	Master Planned Roads		None	
25.	Topography		M-NCPPC 2014	
26.	Development Activity		4-97091	
27.	Easements		None	
28.	TCPs		TCPI-052-97 & TCP2-121-99	



August 2010

Λ-1, DET-1

## **Standard Type 2 Tree Conservation Plan Notes**

- 1. This plan is submitted to fulfill the woodland conservation requirements for pool, fence, shed and basketball court permits .
- 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
- 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 preconstruction 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 <u>ESA-2 formerly the Developing</u> Tier and is zoned <u>R-R</u>.
- 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway. 8. The property 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 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. 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 TCF 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 shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2. POST DEVELOPMENT NOTES
- When woodlands and/or specimen, historic or champion trees are to remain:
- 16. 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.
- 17. 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 permitee 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.
- 18. 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.
- 19. 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 plant 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 nonnative plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- 20. 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.
- 21. 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.

The existing woodland per the currently approved TCP2 is 8,098 square feet. As part of this TCP2 revision 6,098 square feet will be cleared for the construction of the proposed deck, swimming pool, spa, gazebo, shed and basketball court. Although 1,500 square feet of woodland is shown as being retained it is assumed cleared for purposes of the calculations since it does not meet the minimum area coverage and/or width. This will also allow future use of this area should the owner so desire.

No signage is shown for the abutting property Woodland Conservation Areas since a 6-foot high fence will be installed at the property boundary per code for the swimming pool.

AdministrativePolicy Analysis Zone (PAZ)AdministrativePlanning Area (Plan Area)AdministrativeElection District (ED)AdministrativeCouncilmanic District (CD)AdministrativeGeneral Plan 2002 Tier (Tier)AdministrativeTraffic Analysis Zone (COG) (TAZ-OAdministrativePG Traffic Analysis Zone (TAZ-PG)	Value           R-R           NA           161-D2           222SW01           274D           84           5           9           Developing           COG)           1397           2641	384	MANNING RD EAST	REAL BRIDE AND THE ST	JM Forestry Services, LLC JM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone/FAX: (301) 645-497
Woodla	ividual TCP2 with Previously and Conservation Workshee Site Information (Enter acres R-R 0.4 0.0 0.0 0.4	t for Prince Ge for each zone) 6 0 0	P1 or TCP2	inch = 1,000 feet	APPLICANT / DEVELOPER Justin and Melinda Baca 602 Cover Lane Accokeek, MD 20607 Phone: 571-382-0846
<ul> <li>9 Woodland Conservation Calculate</li> <li>11 Acreage of Existing Woodland</li> <li>12 Woodland Conservation Requisive</li> <li>13 Area of Woodland Cleared period</li> <li>14 Area of Woodland Cleared period</li> <li>15 Area of Woodland above WC</li> <li>16 Additional Woodland Cleared</li> <li>17 Does the TCPI show 2:1 replate</li> <li>18 Clearing above WCT (1/4:1 Replate</li> <li>19 Clearing below WCT (2:1 Replate</li> <li>20 Total Woodland Conservation</li> </ul>	TCP2-121-99         TCP2-121-99         TCP2-121-99         TCP2-121-99         TCP2-121-99         Voodland Conservation Requilations:         d         uired for per TCPI or TCP2         er previous TCP1 or TCP2         er current TCP2         T not cleared by TCP1 or TCP2         by current TCP2         acement?         eplacement)         0.1         blacement)         0.1         blacement)         0.1         blacement)         0.1         blacement)         0.1         blacement)         0.1         blacement)         0.1         blacement         0.1         blacement         0.0         Required :         equirement (Enter acres in c         ded:         Mitigation on another property         Provided         tcleared       0.0	Rev #	et tract 0.46 0.19 0.27 0.46 3.00 placement replacement repl	Floodplain         0.00	anokeek, Lot 2, Block "B"       Bock "B"         602 Cover Lane       Type II Tree Conservation Plan         Accokeek, MD 20607       Type II Tree Conservation Plan         Th ELECTION DISTRICT       Single Lot Revision         PRINCE GEORGE'S COUNTY, MARYLAND       TCPII-121-99
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Date <b>DFESSIONAL CERTIFICATION</b> the current requirements of Subtitle 25 and Technical Manual. Date: <b>3/17/2017</b>	TREE C         Approved by         JP Markovich         00       JP Markovich         01       JP Markovich         02       JP Markovich         03       JP Markovich         04       JP Markovich         05       JP Markovich         06       JP Markovich         07       Jim Stasz         08       Jim Stasz         09       Jim Stasz	Environmental Pla CONSERVATION TCP2-1 Date 1/31/2000 9/12/2000 5/31/2001 7/12/2001 10/18/2001 11/4/2002 5/1/2003 5/29/2003 11/22/2004 7/8/2005 4/4/2006 7/13/2006	Anning Section N PLAN APP 21-99 DRD # N/A St	ROVAL          Reason for Revision         aff Level Approval         aff Level Approval	REVISIONS

A-4, DET-8 August 2010

## Legend

م الم LOD - Limits of Disturbance  $\downarrow \star^{\star} \star_{\star} \star^{\star}$  Proposed Fence (6-foot) Proposed Structures **TPF-** Temporary Protective Fence Property Boundary Property Boundary Adjacent

**Topographic Contours 2-foot** 

BRL - Building Restriction Line

جرب Treeline - Existing

Justin Baca Type 2 Tree Conservation equirements as set fortl stin Baca

QUALIFIED PROFESSIONAL CERTI	F
This complies with the current requiremen he Environmental Technical Manual.	ıts
Signed: John P. Markonen Da	ate
John P. Markovich M Forestry Services, LLC 1552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-645-4977 E-mail: jpmarkovich@comcast.net	10 10 10 10 10 10 10 10 10 10 10 10 10 1