

JOHNNY & NIND ROBERSON
17799/180
LOT 37
2.82 Ac.
ZONED R-A

MOUNT OAK ESTATES, LLC
16903/448
LOT 31
2.11 Ac.
ZONED R-A

FOREST RETENTION AREA
1.68 ACRES

MOUNT OAK ESTATES, LLC
16903/448
LOT 32
2.04 AC.
ZONED R-A

MOUNT OAK ESTATES, LLC
16903/448
LOT 33
2.04 Ac.
ZONED R-A

WOODLAND SAVED BUT
CONSIDERED CLEARED
0.06 ACRES

PROP. 16" ASPHALT
DRIVEWAY

MOUNT OAK ESTATES, LLC
16903/448
LOT 12
2.26 Ac.
ZONED R-A

PROP. 20" INGRESS
EGRESS ESMENT.

PROP. 16" ASPHALT
DRIVEWAY

PROP. 20" INGRESS
EGRESS EASEMENT

SAND FILTER #2

STOCKPILE AREA
HEIGHT = 10'
SS = 2:1

TEMP. GRADING
EASEMENT

6" PVC
UNDER DRAIN
SSF

SITE DATA

Owner: Mount Oak Estates, LLC
Applicant: John F. Owings Enterprises
P.O. Box 245
Owings Mills, Maryland 21117
Property: Lot 32, Tax Map 62, Grid D-1
Tax Account No: 0706176
Election District: 7
Deed: L. 16903, F.448
Lot Area: 2.0402 Ac.
Existing Zoning: RA (Residential-Agricultural)
Existing Use: Vacant
Proposed Use: Residential
Topography / Boundary: Boundary information shown hereon is based on a Record Plat prepared by John J. Allen Associates dated September 1983 and recorded in Prince George's County reference #NLP-120, Plat 67 Topographic information shown hereon is based on 2" aerial topography provided by John J. Allen Associates.
Water and Sewer: Private well and septic
ADC Map: ADC Map Page 14, Grid K-8
Floodplain: Site Lies in Zone "C" an area of minimum flooding per FIRM, Community Panel 24520B-0050 C Dated June 18, 1987.
Historical Sites: There are no historical features located on site.
Future TCP: A revised Tree Conservation Plan will be required for any additional work proposed on Lot 32.

EXPLANATION OF PRIORITY

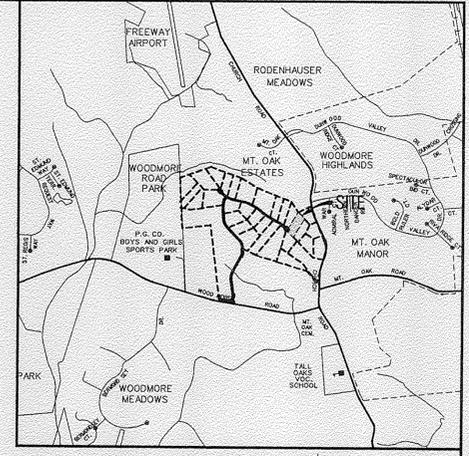
Maximum priority has been given to the retention of the existing forest during the design of Mount Oak Estates Lot 32. The entire forest conservation requirement will be met through forest retention. The forest conservation area retains the break-even requirement.

SEQUENTIAL TIMETABLE

1. Field location of retention boundary as shown on preliminary fcp.
2. Field location of the proposed L.O.D. and revision of fcp per any disagreement between the retention boundary and the L.O.D.
3. Field adjustment and staking of the retention area boundary.
4. Obtainment of final fcp approval from county.
5. Notification to county for inspection of installed devices.
6. Construction commences.
7. Construction complete.
8. Notification to county of completion of construction for inspection.

SPECIMEN TREES

There are no specimen trees located within the limits of work on Lot 32.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- WOODLAND PRESERVATION AREA
- FOREST PROTECTION SIGNS
- BLAZE ORANGE FENCING
- SILT FENCE
- LIMIT OF DISTURBANCE
- EARTH BERM
- SLOPES 15%-25%
- SLOPES 25% & GREATER

Woodland Conservation Worksheet for Prince George's County			
Zoning Categories:	R-A		
Gross Tract Area:	2.04		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract Area (NTA):	2.04	0.00	0.00
Is this one (1) single family lot? (y,n)	Y	Break-even Point:	1.19
Are there prior TCP approvals which include this lot? (y,n)	Y	Clearing permitted w/o Reforestation:	0.67
Subdivision Name:	Mount Oaks Lot 32		
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	
Existing Woodland	a. 1.86	k. 0.00	
WCT = (NTA) 50.00 %	b. 1.02		
Smaller of "a" or "b"	c. 1.02		
Woodland above WCT	d. 0.84		
Woodland Cleared	e. 0.18	l. 0.00	
Smaller of "d" or "e"	f. 0.18		
Woodland Clearing below WCT	g. 0.00		
Replacement Requirement = (f)*0.25	h. 0.00		
	(g)*2.0	i. 0.00	
Afforestation Requirement = (NTA) x 20.00 %	j. 0.00		
Total Woodland Conservation Required	m. 1.02		
Woodland Conservation Provided:	(acres)		
Woodland Preservation	1.68		
Reforestation / Replacement			
Afforestation			
Area approved for fee-in-lieu	= \$		
Off-site Credits			
Off-site Mitigation Provided			
Woodland Conservation Provided (must be >= to "m" above)	1.68		
Area of woodland on net tract not cleared:	1.68 acres		
Woodland retained not part of requirements:	0.00 acres		

M-NCPPC Prince Georges County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP IV/09/06	
Approved by	Date
<i>Tom Shirley</i>	5/20/06
01	
02	
03	
04	
05	

Mahe
Richard A. Rothrock
Qualified Professional
Came 03/18/06

Drafting	HKS	DATE	REVISIONS
Check	RAR	3/15/06	REVISED PER MNCPPC COMMENTS, DATED 2/28/06
Design	RAR	4/2/06	REVISED PER MNCPPC COMMENTS, DATED 5/1/06
Check	MK		

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14502 Greenview Drive, Suite 100
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
Fax: (410) 792-7419
www.kci.com

OWNER/APPLICANT:
MOUNT OAK, LLC.
c/o JOHN F. OWINGS, ENTERPRISES
P.O. BOX 245
OWINGS MILLS, MD 21117
PHONE: 410-8283-1187 FAX: 410-526-6698

**FOREST CONSERVATION PLAN
TCP II**

**MOUNT OAK ESTATES
LOT 32**
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	DATE	JOB NUMBER
1	11/30/05	
OF	SCALE	TCP
2	1" = 40'	16054.309

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 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.

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.

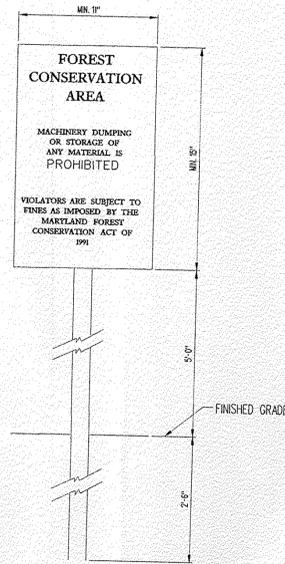
Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

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 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. 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 tilled 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.

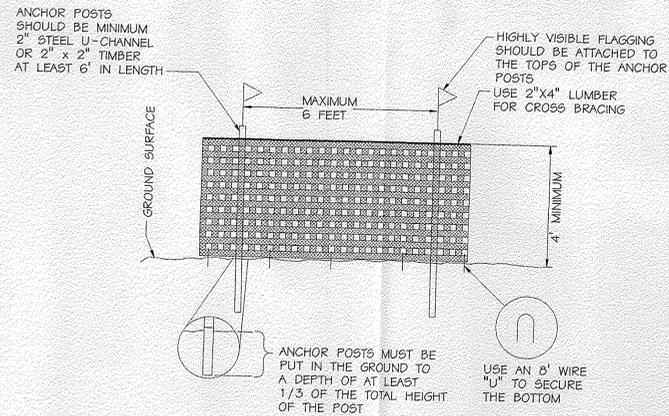
TYPE II TREE CONSERVATION NOTES

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 \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) 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 fines 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 from DER. 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.

**DETAIL 1
FOREST RETENTION 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 Prince Georges County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II/09/06	
Approved by	Date
<i>Law Shirley</i>	<i>5/10/06</i>
01	
02	
03	
04	
05	

Richard A. Rothrock
Qualified Professional
Contractor
TCP II/09/06

Drafting	HKS	DATE	REVISIONS
Check	RAR	3/15/06	REVISED PER MNCPPC COMMENTS, DATED 2/28/06
Design	RAR	5/2/06	REVISED PER MNCPPC COMMENTS, DATED 5/1/06
Check	MK		

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PHONE: 410-828-1187 FAX: 410-526-6698

FOREST CONSERVATION DETAILS & SPECIFICATIONS

**MOUNT OAK ESTATES
LOT 32**
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	DATE	JOB NUMBER
2	11/30/05	
OF	SCALE	
2	AS SHOWN	TCP2
		16054-309

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 11/29/05 10:54 AM on Monday, March 20, 2006