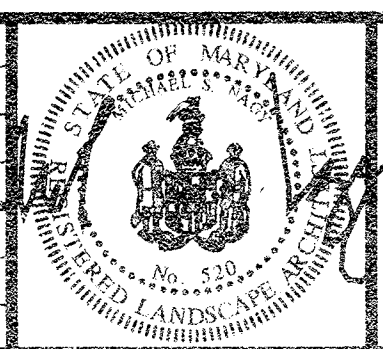


DATE	REVISION
12/23/2010	Revise per PGCHD
01/06/2011	Revise per PGCHD



Landesign
ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER/DEVELOPER

John F. Owings Enterprises
P.O. Box 295
Owings Mills, Md. 21117
ATTN: John F. Owings Jr.
410-833-7227
C/O M. B. Visnic, Inc.

TYPE II TREE CONSERVATION PLAN

LOTS 1A, 2A AND 3
MOUNT OAK ESTATES
A RESUBDIVISION OF LOTS 1 AND 2 MOUNT OAK ESTATES
PLAT BOOK: NLP 120 PLAT: 66
SEVENTH (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: NOV., 2010	SCALE: 1"=50'
DESIGN BY: J.C.	DRAWN BY: D.H./C.M.
CHECKED BY: M.N.	SHEET No: 1 of 2
FIELD BOOK: 158 COMPUTER: C	JOB No: 09-033

Woodland Conservation Worksheet
for
Prince George's County

Zone: R-A
Gross Tract: 11.85
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 11.85

Property Description or Subdivision Name: MOUNT OAK ESTATES

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n) N
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) = 3.399 acres
Clearing permitted w/o reforestation = 1.964 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	8.36	0.00	
Woodland Conservation Threshold (NTA) =	50.00%	5.905	
Smaller of a or b		5.905	
Woodland above WCT	2.455		
Woodland cleared	2.45	0.00	0.00
Smaller of d or e	2.45		
Clearing above WCT (0.25 : 1) replacement requirement	0.61		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	20.00%	0.00	
Woodland Conservation Required	6.52		

Woodland Conservation Provided:	(acres)
Woodland Preservation	4.89
Reforestation / Replacement	0.00
Afforestation	0.51
Area approved for fee-in-lieu	1.12
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	6.52

Area of woodland not cleared: 5.91 acres
Woodland retained not part of requirements: 1.02 acres

Prepared by: *[Signature]* Date: 01-13-11

Woodland Conservation Worksheet
for
Prince George's County

Zone: R-A
Gross Tract: 3.58
Floodplain: 0.00
Previously Dedicated Land: 0.04
Net Tract (NTA): 3.54

Property Description or Subdivision Name: MOUNT OAK ESTATES LOT 1

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) = 2.062 acres
Clearing permitted w/o reforestation = 1.168 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	3.23	0.00	
Woodland Conservation Threshold (NTA) =	50.00%	1.77	
Smaller of a or b		1.77	
Woodland above WCT	1.46		
Woodland cleared	1.79	0.00	0.00
Smaller of d or e	1.46		
Clearing above WCT (0.25 : 1) replacement requirement	0.37		
Clearing below WCT (2:1 replacement requirement)	0.33		
Afforestation Threshold (AFT) =	20.00%	0.00	
Woodland Conservation Required	2.47		

Woodland Conservation Provided:	(acres)
Woodland Preservation	1.25
Reforestation / Replacement	0.00
Afforestation	0.26
Area approved for fee-in-lieu	0.96
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	2.47

Area of woodland not cleared: 1.44 acres
Woodland retained not part of requirements: 0.19 acres

Prepared by: *[Signature]* Date: 01-13-11

Woodland Conservation Worksheet
for
Prince George's County

Zone: R-A
Gross Tract: 2.27
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 2.27

Property Description or Subdivision Name: MOUNT OAK ESTATES LOT 2A

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) = 1.218 acres
Clearing permitted w/o reforestation = 0.332 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	1.55	0.00	
Woodland Conservation Threshold (NTA) =	50.00%	1.135	
Smaller of a or b		1.135	
Woodland above WCT	0.415		
Woodland cleared	0.66	0.00	0.00
Smaller of d or e	0.42		
Clearing above WCT (0.25 : 1) replacement requirement	0.10		
Clearing below WCT (2:1 replacement requirement)	0.25		
Afforestation Threshold (AFT) =	20.00%	0.00	
Woodland Conservation Required	1.48		

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.41
Reforestation / Replacement	0.00
Afforestation	0.25
Area approved for fee-in-lieu	0.82
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	1.48

Area of woodland not cleared: 0.89 acres
Woodland retained not part of requirements: 0.48 acres

Prepared by: *[Signature]* Date: 01-13-11

Woodland Conservation Worksheet
for
Prince George's County

Zone: R-A
Gross Tract: 5
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 5

Property Description or Subdivision Name: MOUNT OAK ESTATES LOT 3

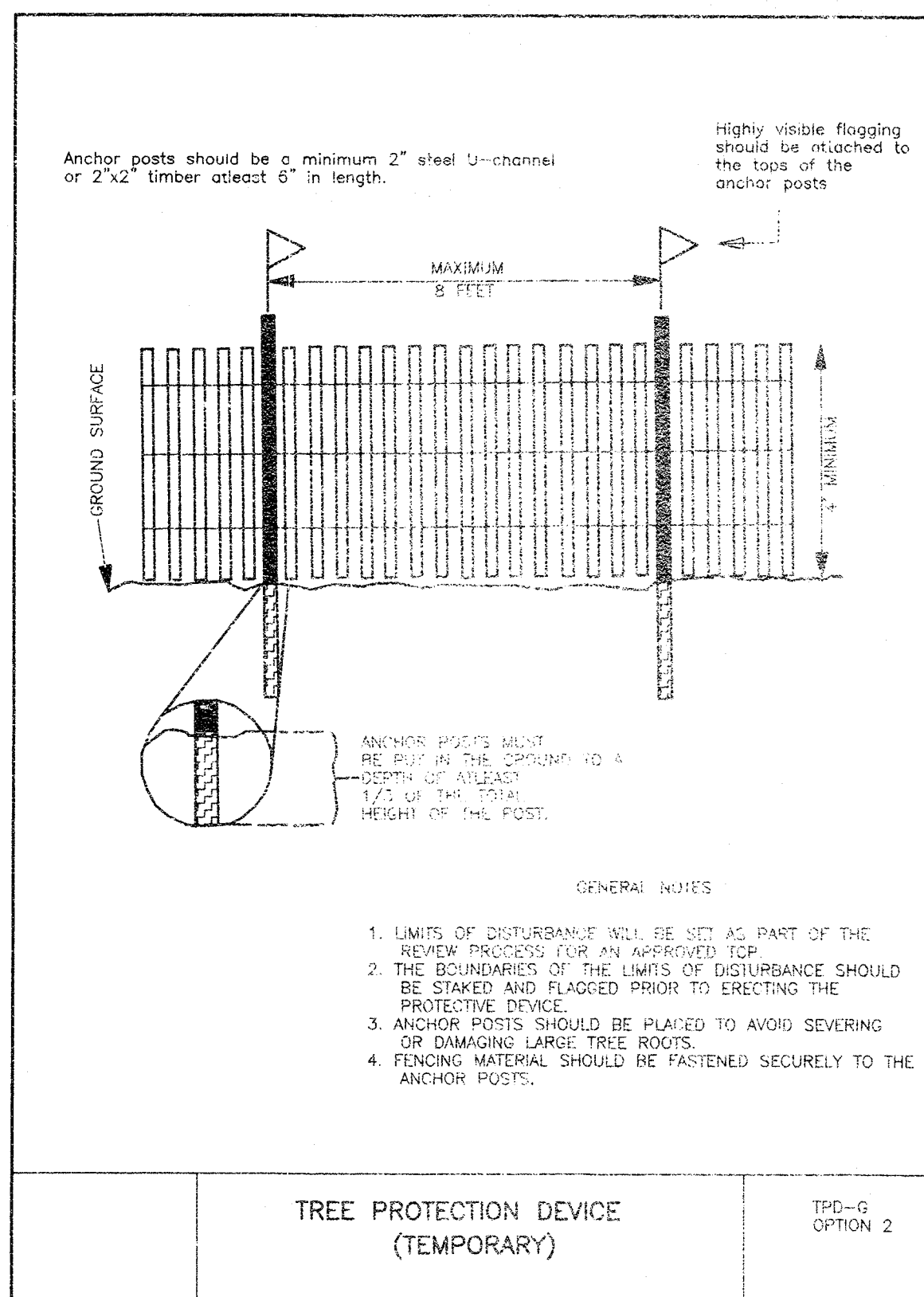
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n) Y
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) N
Is this a Mitigation Bank N
Break-even Point (preservation) = 3.116 acres
Clearing permitted w/o reforestation = 0.484 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	3.58	0.00	
Woodland Conservation Threshold (NTA) =	50.00%	3	
Smaller of a or b		3	
Woodland above WCT	0.58		
Woodland cleared	0.90	0.00	0.00
Smaller of d or e	0.00		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	20.00%	0.00	
Woodland Conservation Required	3.00		

Woodland Conservation Provided:	(acres)
Woodland Preservation	3.23
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	3.23

Area of woodland not cleared: 3.58 acres
Woodland retained not part of requirements: 0.35 acres

Prepared by: *[Signature]* Date: 01-13-11



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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II / 031 / 10

Initial Approval	Staff/Signatures	Date
01 Revision	<i>[Signature]</i>	1/26/11
02 Revision		