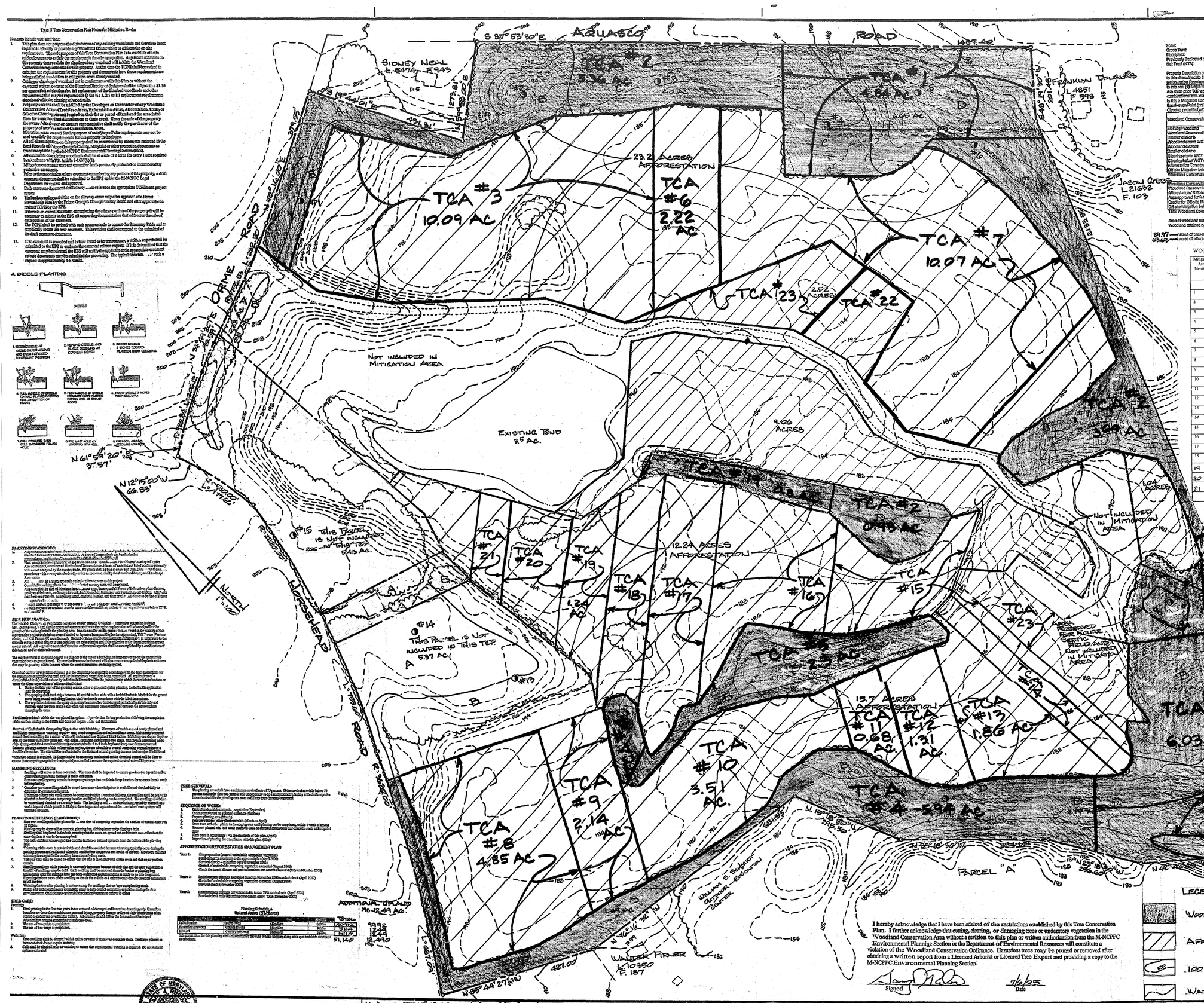
Type II Tree Conservation Plan Notes for Mitigation Banks

Notes to include with all Plans:

1. This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to offset on-site requirements. The sole purpose of this Tree Conservation Plan is to set forth off-site mitigation area to satisfy the requirements for other properties. Any future activities on this property that result in the clearing of any woodland will include the Woodland Conservation requirements for this property. At that time the TCPII shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to mitigation area already created.
2. 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, 1:1 replacement of the cleared woodlands and other requirements that may be required due to the 1/4 : 1, 2:1 or 3:1 replacement requirements associated with the clearing of woodlands.
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 owner representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. Mitigation area created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
5. All off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protective documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
6. All easements on existing woodlands shall be at a rate of 1 acre for every 1 acre required in accordance with Tit. Article 5-1607(b)(2).
7. Mitigation easements may not be built upon or otherwise protected or encumbered by protective easement.
8. Prior to the recordation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the M-NCPPC Legal Department for review and approval.
9. Each easement document shall clearly ... reference the appropriate TCPII and project name.
10. Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.
11. If there is an overall easement encumbering the a large portion of the property it will be necessary to submit to the EPS all supporting documentation that addresses the sale of each portion of the easement.
12. The TCPII shall be revised with each easement sale to correct the Summary Table and to graphically locate the new easement. This revision shall correspond to the submittal of the final easement document.
13. If an easement is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant and a appropriate easement release documents may be submitted for processing. The typical time frame ... such a request is approximately 4-6 weeks.



Woodland Conservation Worksheet for Prince George's County

Zone:	Glass Trees	Rural	Agricultural
Glass Trees:	Rural	Agricultural	Rural
Floodplain:	Agricultural	Rural	Rural
Previously Dedicated Land:	Rural	Rural	Rural
Net Tract (NTA):	0.25	0.20	0.10

*Include acreage in the calculations for each zone.

Property Description or Subdivision Name: [illegible]
Is this site subject to the 1989 Ordinance? [illegible]
Define section 25(b)(1)(A) requirement with this plan: [illegible]
Is this site (1) a single family lot? (y,n) [illegible]
Are there prior TCP approvals which indicate a combination of this lot and/or other lots. (y,n) [illegible]
Is this a Mitigation Bank? [illegible]
Random Forest (Conservation) is [illegible] acres
Clearing permitted w/o reforestation [illegible] acres

Woodland Conservation Calculation:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		[illegible]	[illegible]	
Woodland Conservation Threshold (WTM) =	0.00%	0.00		
Smaller of a or b		0.00		
Woodland cleared WOT.		[illegible]		
Woodland cleared		[illegible]	[illegible]	[illegible]
Smaller of d or e		0.00		
Clearing above WOT (0.25 : 1) replacement requirement		0.00		
Clearing below WOT (2:1 replacement requirement)		0.00		
Afforestation Threshold (WTM) =	0.00%	0.00		
Off-site Mitigation being provided on this property		[illegible]		
Woodland Conservation Required		0.00		

Woodland Conservation Provided:		(acres)	
Woodland Preservation		[illegible]	
Afforestation / Reforestation		[illegible]	
Area approved for fee-in-lieu		[illegible]	
Credits for Off-site Mitigation on another property		[illegible]	$0.00
Off-site Mitigation being provided on this property		[illegible]	93.60
Total Woodland Conservation Provided		[illegible]	93.60

Area of woodland not cleared: 8277 acres
Woodland retained not part of requirements: 9277 acres

29.37 — acres of preservation mitigation available @ 2:1 for off-site mitigation purposes.
93.49 — acres of afforestation mitigation available @ 1:1 for off-site mitigation purposes.

VICINITY MAP 1" = 2000'

WOODLAND CONSERVATION MITIGATION SUMMARY TABLE

Mitigation Area Identifier	Total Mitigation Credits (acres)	Mitigation in Preservation Credited (acres) (2 : 1 credit)	Mitigation in Afforestation Credited (acres) (1 : 1 credit)	Mitigation / Preservation Area Available (acres)	Mitigation / Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
				29.84	51.14					
1	2.42	4.84	0.00	25.0	51.14	L. 24213 F. 715				
2	8.98	15.96	0.00	9.04	51.14	L. 24213 F. 715	100/05	Tribeca at Camp Springs	KIF	2/2/06
3	10.09	0.00	10.09	9.04	41.05	L. 24213 F. 715	89/00	Furgang Farm	KIF	2/02/06
4	2.97	5.94	0.60	3.10	41.05	L. 24213 F. 715	39/01-01	Signature Club at Manning Village	KIF	2/03/06
5	1.15	2.30	0.00	0.80	41.05	L. 24213 F. 715	126/05	Timber Village	KIF	4/03/06
6	2.22	0.00	2.22	0.80	38.83	L. 24213 F. 715	03/06	Coleman Property	KIF	4/03/06
7	10.07	0.00	10.07	0.80	28.76	L. 24213 F. 715	83/04-02	Summerfield at Morgan Station	KIF	4/03/06
8	4.85	0.00	4.85	0.80	23.91	L. 24213 F. 715	182/92	Tantallon on the Potomac	KIF	4/11/06
9	2.14	0.00	2.14	0.80	21.77	L. 24213 F. 715	20/06	Cornerstone Baptist Church	KIF	6/13/06
10	2.51	0.00	3.51	0.80	18.26	L. 24213 F. 715	139/01-04	Pines of Laurel	KIF	6/13/06
11	0.68	0.00	0.68	0.80	17.38	L. 24213 F. 715	12/06	Clinton Gardens	KIF	7/07/06
12	1.31	0.00	1.31	0.80	16.27	L. 24213 F. 715	122/02	Speed Unlimited	KIF	7/07/06
13	1.86	0.00	1.86	0.80	14.41	L. 24213 F. 715	155/05	Walker Mill Station	KIF	7/07/06
14	.89	0.00	0.89	0.80	13.52	L. 27842 F. 448	110/06	Fairwoods	KIF	10/18/06
15	2.48	0.00	2.48	0.80	11.04	L. 27842 F. 450	138/06	Inter City Industrial Center	KIF	5/18/07
16	2.92	0.00	2.92	0.80	8.12	L. 27842 F. 452	015/05	Oaklands	KIF	5/18/07
17	2.56	0.00	2.56	0.80	5.56	L. 27842 F. 454	137/06	Boone Property	KIF	5/18/07
18	1.67	0.00	1.67	0.80	3.89	L. 27960 F. 690	004/07	Poplar Grove	KIF	5/18/07
19	2.04	0.80	1.24	0.0	2.65	L. 25245 F. 231	014/07	Clinton Gardens Shopping Center	KIF	6/21/07
20	1.25	0.0	1.25	0.0	1.40	L. 25245 F. 224	022/06	Kirby Woods Lots 1-7	KIF	7/16/07
21	0.55	0.0	0.55	0.0	0.85	L. 25369 F. 493	153/05	Kirby Woods Lots 8-12	KIF	8/08/07
								Woodmont Estates		

Off-Site Mitigation Woodland Conservation Summary-Additional Declaration Area on Liber 32644 Folio 353

Encumber Sales Agreement Identifier	Mitigation Preservation Area Used (acres)	Mitigation Afforestation Area Used (acres)	Mitigation Preservation Area Available 12.49 acres	Mitigation Afforestation Area Available 12.49 acres	Woodland Conservation Easement Recordation Liber/Folio	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
1 22	0	1.05	0.13	11.44	32353/ 353	122/05	Cultivation Bldg	KIF	8/23/10
2 23	0	3.11	0.13	8.33	32644/ 353	022-12	ST Boeing	KIF	10/26/10
3 24	0	1.02	0.13	7.31	32644/ 353	CC8-12	Smithfield Farm	KIF	8/09/11
4									
5									
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12									
13									
14									
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17									
18									

WOODLAND CONSERVATION MITIGATION CREDIT SUMMARY TABLE FOR FLOODPLAIN AREAS ONLY
THIS AREA CAN NOT BE USED FOR PROJECTS THAT NEED TO COMPLY WITH THE PRINCE GEORGES COUNTY WOODLAND CONSERVATION ORDINANCE.

Mitigation Area Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation Credit 2:1	Off-Site Afforestation Credit 1:1	Woodland Floodplain Preservation Area Available (acres)	Afforestation/Natural Generation Area Available (Acres)	Recordation Information (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
				0.74 acres		L.24213 F.715				
1										
2										
3										
4										
5										

PLANTING STANDARDS:
1. All plant material shall meet the minimum requirements of the latest growth for the latest edition of American Standard for Nursery Stock, ANSI Z60.1. A copy of the latest specification shall be submitted for review and approval.
2. Plant material shall conform to the latest edition of "Grades and Standards for Nursery Stock" as adopted by the American Association of Nurseries. Nomenclature shall conform generally with standards approved by the nursery trade. All plants shall be free of insects and diseases. Plants ... acceptance ... shall be very attractive specimens in appearance and by the American Nursery and Landscape Association ... standards.
3. All ... shall be a nursery grown or be similar climatic zone as this project.
4. Container and balled and burlaped ... and nursery grown whenever possible.
5. All plants shall be free of defects, form, ... scarring, bruises, and all forms of disfigurement, plant diseases, and insect infestations. Plants shall be free of ... and shall be of normal health, vigor, and form to ... of the species. All plants shall be free of defects. All plants shall have normal, healthy, vigorous root systems. All trees to be free of girdling roots, kinks, and other root defects.
6. ... size of the container shall be ... and nursery grown ... ANSI Z60.1.
7. ... shall be grown under climatic and environmental conditions ... such as to ... not ... below 0°F.

SITE PREPARATION:
Unwanted Vegetation: Unwanted vegetation (undesirable and/or invasive) to include ... competing vegetation includes but ... not limited to, all trees, shrubs, vines and plants of no value or of a species or condition that will inhibit the growth of the desired plants in the planting area. Remove the entire root system ... from the site. Mulching of this site will not be permitted. Herbicides may be used to control unwanted vegetation. Herbicides shall be used in strict accordance with the manufacturer's recommendations. Control of unwanted vegetation will be done ... in a manner that will not damage or destroy desirable plants to be preserved. Herbicides ... shall be applied ... in accordance with the ... manufacturer's recommendations. Herbicides ... shall be applied by a certified applicator.

The most practical and advantageous method of application for this site is the use of hand-held or large mowers to cut the under-story vegetation which is present thereof. The method to be used for and will allow mature stump clumps to remain and resprout. The cut stumps will be treated with a herbicide to prevent resprouting. Herbicides ... shall be applied ... in accordance with the ... manufacturer's recommendations. Herbicides ... shall be applied by a certified applicator.

Chemical control of vegetation requires that the chemicals be applied in accordance with the label instructions for the application of the chemical. Care must be taken to avoid damage to desirable vegetation by herbicide application. All applications of a chemical herbicide shall be done by a certified applicator. Control of unwanted vegetation will be done in a manner that will not damage or destroy desirable plants to be preserved.

1. During the time period of the growing season, prior to proposed spring planting, the herbicide application shall be completed.
2. The spraying shall avoid strips between 18 and 24 inches wide with a herbicide that is labeled for the ground cover being treated and all application shall be done in accordance with the label instructions.
3. The vegetation to be sprayed with a herbicide may be mowed or brushhogged prior to the July and October, until the trees reach a size that their equipment can no longer differentiate between the trees without damaging the trees.

Fertilization: Most of this site was plowed in approx. ... for the production of hay prior to the completion of the contract calling for the TCPII and does not require ... fertilization.

Control of Undesirable Competing Vegetation: Site with Mulching: Placement of mulch around newly planted and established trees reduces competition from weeds and grass, conserves moisture and enhances their growth. Mulch may be placed around the tree according to a radius equal to 1 foot for every 1 inch of trunk diameter. Mulching to a depth of 3 to 4 inches is recommended. Mulch should be kept off the trunk. Mulch will help control competition from weeds and grass, moderate soil temperatures, conserve moisture, and improve tree vigor. Mulch will not control weeds. Competition is a serious problem and should be controlled. Mulch to a depth of 3 to 4 inches is the most effective method. Because the large acreage of this reforestation project, the use of mulch to control competing vegetation is not a feasible alternative. The site will be continually sprayed for and control growing season to prevent unwanted vegetation control is required. If determined to be necessary mechanical and/or chemical control will be done to ensure that competing vegetation is adequately controlled to ensure the survival of planted trees.

HANDLING SEEDLINGS:
1. Seedlings will arrive at tree root stock. The trees shall be inspected to ensure good root to top ratio and to ensure that the planting material is moist and intact.
2. Heel-in or cold-store seedlings if necessary to ensure storage in a cool dark dump location for no more than a week before planting.
3. Container grown seedlings shall be stored in an area where irrigation is available and checked daily to determine if watering is required.
4. Planting of bare root stock cannot be completed within 1 week of delivery, the seedling shall be heel-in (if stored in bundles) at a temporary location until final planting can be completed. The seedlings shall then be watered and checked on a weekly basis. The bundles as well ... and the holding period is no more than 3 weeks beyond which growth is likely to have begun and separation of the ... developed root systems will become a problem.

PLANTING SEEDLINGS (BARE ROOT):
1. Bare root seedlings will be planted by ... one time of competing vegetation for a radius of not less than 9 to 12 inches.
2. Planting may be done with a mattock, planting bar, dibble planter or by digging a hole.
3. Seedlings shall be placed in the hole ensuring that the roots are spread out and the tree root collar is at the same depth as it was in the nursery bed.
4. The roots shall not be swrapped in a circular fashion or oriented upward from the bottom of the planting hole.
5. Watering of the roots is not desirable and should be avoided because watering quickly turns during the planting process and leaves a hard crust surrounding the root system. However, sufficient watering is required if a seedling has extremely long roots.
6. The field crew has the choice to remove the soil in the corner with all the roots and then re-cut position to fit the roots.
7. Bareroot seedlings with the planting is extremely important because of dark skin and the sun with which a bareroot seedling may be held. Bareroot seedlings should be removed from the bundle or planting bag individually after the planting hole has been completed and the seedling is ready to go into the ground. Keeping the roots of the seedling to the air for as little as 5 minutes could dry out the roots sufficiently to kill the tree.
8. Watering the tree after planting is not necessary for seedlings that are bare root planting stock.
9. Mulch a 18 inches radius around the plant to help control competing vegetation during the first growing season. (Mulching to extend 3' is recommend if competition control is done)

TREE CARE:
Pruning:
1. Limit pruning to the first two years to use removal of damaged and broken or branches only. Remove branches are those that would cause personal injury, property damage or loss of rights (some cases also related to pedestrian or vehicular traffic). All pruning should follow the International Society of Arboriculture pruning standards ("Arborist" ... landscape tree).
2. The use of tree topping is prohibited.
3. The use of tree wraps is prohibited.

Watering:
1. Tree seedlings shall be watered with 1 gallon of water if planted as container stock. Seedlings planted as bare root stock do not require watering.
2. Soils shall be checked prior to watering to ensure that supplemental watering is required. Do not water if soils are saturated.

TREE SURVIVAL:
1. The planting area shall have a minimum survival rate of 75 percent. If the survival rate falls below 75 percent during the three years in which the tree stock is to be maintained, with similar species harvested within the planting area so as to fill any gaps that may be present.

SEQUENCE OF WORK:
1. Control of undesirable vegetation (September)
2. Order plants based on Planting Schedule (October)
3. Prepare planting area (March)
4. Receive trees and install materials (March or April)
5. Mow over and clean ... place in the staging area until planting can be completed, within 1 week of arrival trees or planted with 24 hours of arrival shall be stored in mulch bed that cover the roots and irrigated daily
6. Plant trees in accordance ... with the standards of this plan. (April)
7. Inspection of planting for compliance with this plan. (May)

AFFORESTATION/REFORESTATION MANAGEMENT PLAN

Year 1: Site preparation (control undesirable competing vegetation)
First check (on a monthly to be determined basis) (April 2006)
Second check (June 2006)
Control of undesirable competing vegetation as needed (August 2006)
Check for insect, disease and pest infestations and control as needed (July and October 2006)

Year 2: Reinforcement planting as needed based on November 2006 survival check (April 2007)
Control of undesirable competing vegetation as needed (August 2007)
Survival check (November 2007)

Year 3: Reinforcement planting only if needed to insure 75% survival rate. (April 2008)
Survival check only (planting done during spring 2008) (November 2008)

Planting Schedule A
Upland Areas (Ac./Trees)

Planting Area	Plant Type	Spacing	Rows	TOTAL
Upland Reforestation	Bareroot	Random	10	8,992 Trees
Upland Reforestation	Bareroot	Random	10	1,248 Trees
Upland Reforestation	Bareroot	Random	10	1,248 Trees
Upland Reforestation	Container	Random	10	440 Trees
				11,928 Trees

Site preparation for the planting area shall consist of mowing or hand hedging along with spot herbicide treatment as necessary.

11	ADDED TCA# 19 & 20	7/6/07	CJR
12	ADDED TCA# 21	8/1/07	CJR
13	ADDED 12.42 AC DECLARATION	4/11	CJR
14	ADDED TCA# 22	8/22/12	CJR
15	ADDED TCA # 23	10/22/12	CJR
16	ADDED FIP MITIGATION Liber 32644	4/7/16	CJR
17			
18			

No.	REVISION	DATE	BY
1	ADDED TCA # 3	2/2/06	CJR
2	ADDED TCA # 4 + 5	2/22/06	CJR
3	ADDED TCA # 6	4/3/06	CJR
4	ADDED TCA # 7	6/23/06	CJR
5	ADDED TCA # 8	6/29/06	CJR
6	ADDED TCA # 9	6/30/06	CJR
7	ADDED TCA # 10, 11 & 12	7/7/06	CJR
8	ADDED TCA # 13	10/17/06	CJR
9	ADDED TCA # 14 + # 15	1/3/07	CJR
10	ADDED TCA # 16 + Woodland Summary Sheet	[illegible]	CJR

I hereby acknowledge that I have been advised of the restrictions established by this Tree Conservation Plan. I further acknowledge that cutting, clearing, or damaging trees or understory vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or the Department of Environmental Resources will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expert and providing a copy to the M-NCPPC Environmental Planning Section.

Signed — 7/6/05 Date

LEGEND
- WOOD AND PRESERVATION
- AFFORESTATION
- 100 YEAR FLOODPLAIN
- WATERS OF U.S.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 98 / 05-02

Approved by	Date
KIF	2/2/06
KIF	2/2/06
KIF	5/23/11
KIF	5/16/12

MD. NATL. CAP. PK. & PL. COMM. PRINCE GEORGE'S COUNTY
AUG 05 2005
ENVIRONMENTAL PLANNING SECTION

Plan Certified by: Gary J. Rubino 7/6/05
Address:
License: MD #610

STATE OF MARYLAND — GARY J. RUBINO — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

For Information regarding this site:
Gary J. Rubino

GRKT Investments, LLC
2309 Twin Valley Lane
Silver Spring, MD 20906

Type II Tree Conservation Plan
For Parcel 11 on Tax Map 173 D2
Brown Preserve
18200 Horsehead Road
8th Election District
Prince George's County, Maryland

MD. NATL. CAP. PK. & PL. COMM. PRINCE GEORGE'S COUNTY
RECEIVED
APR 26 2016
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

CJR DESIGN	SCALE 1" = 100'		
CJR DRAWN	1 OF 1		
CHECKED	SHEET		
7/6/05 DATE	JC'S No.	FILE No.	