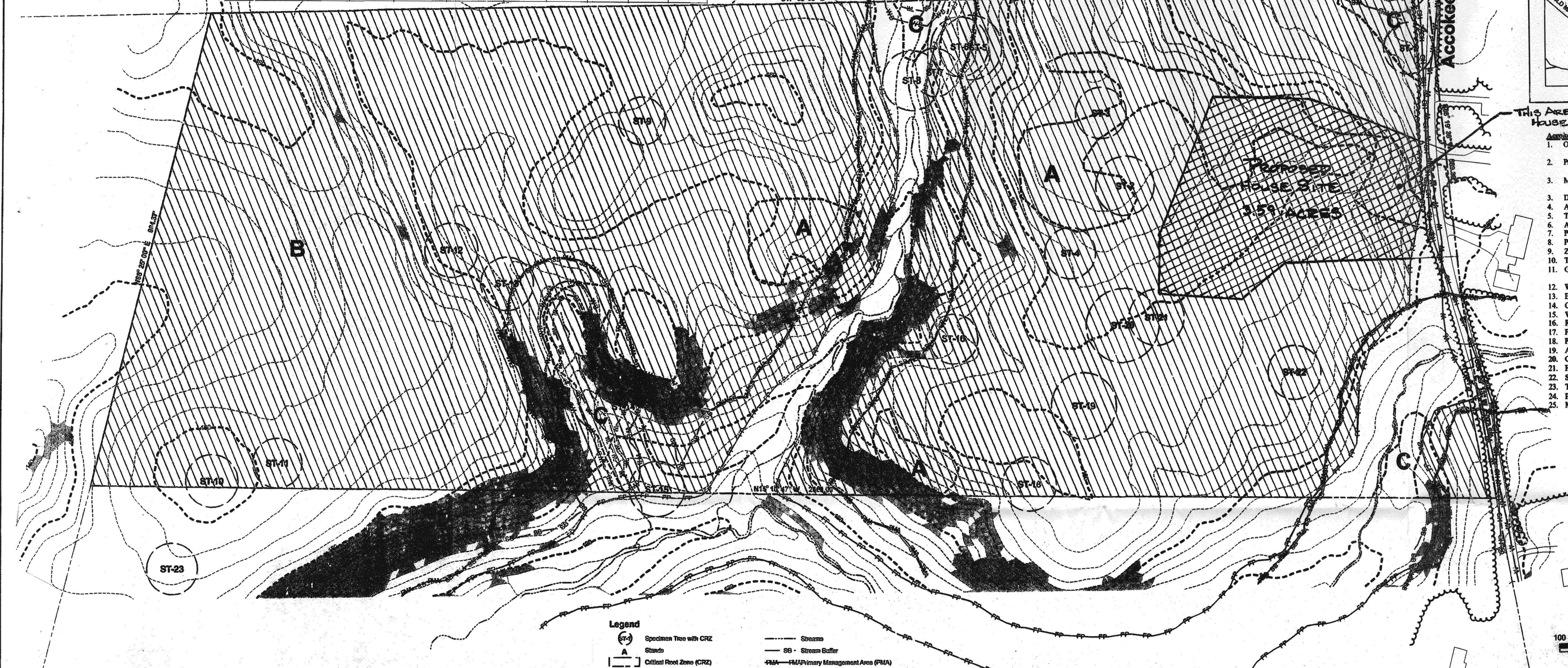


WOODLAND CONSERVATION MITIGATION CREDIT SUMMARY TABLE FOR FLOODPLAIN AREAS ONLY
THIS AREA CAN NOT BE USED FOR PROJECTS THAT NEED TO COMPLY WITH THE PRINCE GEORGES COUNTY
WOODLAND CONSERVATION ORDINANCE.

Mitigation Area Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres)	Off-Site Afforestation(a cres)	Woodland Floodplain Preservation Area Available (acres)	Afforestation/Natural Regeneration Area Available (acres)	Recreation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
1				3.22						



STAND	Stand (acres)	PRIORITY RATING
A	3.04	High
B	46.18	High
C	2.17	High
Open Land	4.69	
Total	56.08	

NATURAL RESOURCES INVENTORY SITE STATISTICS TABLE	
STAND	Stand (acres)
Gross Yards Area	56.08
Existing 100-year Floodplain	2.70
No. Tree Area	46.38
Existing Woodland in the Floodplain	3.55
Existing Woodland in the Floodplain	48.04
Existing Woodland Total	51.59
Existing PMA	5.39
Regulated Stream (linear feet of center line)	1945

Tree #	Common Name	Latin Name	DBH	Condition	Comments
1	Small Oak	Quercus coccinea	32	Good	Decay, cavity, top damage
2	Southern Red Oak	Quercus falcata	37	Fair	Decay, cavity, top damage
3	Southern Red Oak	Quercus falcata	22	Good	Decay, top damage
4	White Oak	Quercus alba	28	Fair	Decay, top damage
5	White Oak	Quercus alba	40	Fair	Decay, top damage
6	White Oak	Quercus alba	37	Fair	Decay, cavity, top damage
7	White Oak	Quercus alba	29	Fair	Decay, top damage
8	Red Maple	Acer rubrum	37	Good	Trunk decay, top damage
9	White Oak	Quercus alba	30	Good	Top damage
10	Southern Red Oak	Quercus falcata	23	Fair	Decay, top damage
11	Southern Red Oak	Quercus falcata	31	Fair	Decay, top damage
12	White Oak	Quercus alba	34	Fair	Decay, top damage
13	White Oak	Quercus alba	35	Fair	Decay, top damage
14	Yellow Poplar	Liriodendron tulipifera	37	Fair	Decay, cavity, top damage, top damage
15	Yellow Poplar	Liriodendron tulipifera	35	Fair	Decay, cavity, top damage
16	Southern Red Oak	Quercus falcata	31	Fair	Decay, top damage
17	Yellow Poplar	Liriodendron tulipifera	37	Fair	Decay, top damage
18	White Oak	Quercus alba	24	Good	Decay, top damage
19	Southern Red Oak	Quercus falcata	41	Fair	Decay, top damage
20	White Oak	Quercus alba	40	Fair	Decay, top damage
21	Southern Red Oak	Quercus falcata	35	Good	Decay, top damage
22	White Oak	Quercus alba	35	Fair	Decay, top damage
23	White Oak	Quercus alba	32	Fair	Decay, top damage

- Type II Tree Conservation Plan Notes**
For an Off-Site Woodland Conservation Bank
- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address tree on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At the time the TCP2 is submitted, the owner must calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site mitigation areas already created. 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 \$50.00 per square foot mitigation fee. If replacement of the disturbed woodland and other requirements that may be required due to the 1:1, 2:1 or 3:1 replacement requirements associated with the clearing of woodland.
 - Per C&D-2025, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
 - Off-site woodland conservation mitigation areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
 - All off-site woodland conservation on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants may encumber only the portion of the property included in the off-site mitigation bank, and must include a sales and/or boundary description of the area to be encumbered signed and sealed by a licensed surveyor.
 - Prior to the recording of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, M-NCPPC for appropriate review and approval.
 - Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
 - Each subsequent consent for a portion of the mitigation bank will require the submission of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recording. Each Transfer Certificate shall clearly cross-reference the appropriate TCP2s and project names (including property and benefiting property). All off-site woodland conservation areas established on existing (forested) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NRC Article 6-1607(b)(2). Off-site woodland mitigation areas established as afforestation areas or as natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
 - The TCP2 official Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the areas as affected, the benefiting property name and TCP2 number, and the recordation numbers.
 - If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
 - The purchase or sale of off-site woodland conservation mitigation credits involves the transfer of real property rights and may be subject to Maryland property transfer tax at the time of recording of a Transfer Certificate.
 - Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCP2 by the EPS.

Legend

- Specimen Tree with CRZ
- Stands
- Critical Root Zone (CRZ)
- Stand Boundary
- Woodland Conservation Preservation Area
- Property Boundary
- Property Boundary Adjacent
- Brushline
- Essences
- Streamline
- Structures
- Streams
- SB - Stream Buffer
- PMA - Primary Management Area (PMA)
- WB - Wetland Buffer
- FP - 100-year Floodplain
- HL - HL - Wetland Boundary
- OH - OH - Utility Lines
- Utility Poles
- Contour 10-foot
- Contour 2-foot
- W - W - Wetland Water Line
- Slopes > 15%

Woodland Conservation Worksheet
for
Prince George's County

Zone:	0-3	4-6	7-9
Gross Tract:	62.03		
Floodplain:	3.70		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	48.33	0.00	0.00

Include acreage in the corresponding column for each zone.

Property Description or Subdivision Name:
Is this site subject to the 1980 Ordinance?
Is this site subject to the 1980 Ordinance?
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)
Is this a Mitigation Bank
Break-even Point (preservation) =
Clearing permitted w/o replacement =

Y	0.01	0.00
N	38.43	0.00

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site (acres)
Existing Woodland	48.04	2.98	
Woodland Conservation Threshold (NTA) =	0.00%	0.00	
Smaller of a or b	0.00	0.00	
Woodland cleared	0.00	0.00	0.00
Smaller of c or d	0.00	0.00	0.00
Clearing above WCT (0.25: 1) replacement requirement	0.00	0.00	0.00
Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00
Afforestation Threshold (APT) =	20.00%	0.00	
Off-site Mitigation being provided on this property	44.71		
Woodland Conservation Required	44.71		

Woodland Conservation Provided:

Woodland Preservation	0.00
Afforestation/Reforestation	0.00
Area approved for tree-in-use	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation Afforestation provided on this property	0.00
Off-site Mitigation Preservation provided on this property	44.71
Total Woodland Conservation Provided	44.71

Area of woodland not cleared: 48.04 acres
Woodland retained not part of requirements: 48.04 acres

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recreation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
0				44.71	0.00					
1	2.22	2.22	0	42.49	0.00	3452	126-98-08	CHANDLER SECTION 7	JP	3/15/13
2	2.78	5.56	0	36.93	0.00	3452	015-13	STRAYER UNIVERSITY	JP	6/18/13
3	2.67	2.67	0	36.26	0.00	3543	015-13	DURING PROPERTY	JP	11/27/13
4	5.01	10.02	0	36.24	0.00	3543	017-06-01	BURNING TREE PARK	JP	12/06/13
5	5.00	10.00	0	16.24	0.00	3543	015-13	NORWOOD PROPERTY	JP	11/27/13
6	4.33	8.66	0	7.58	0.00	3543	010-14-02	BRIDGEVIEW LUMBER	JP	4/25/15
7										
8										
9										
10										

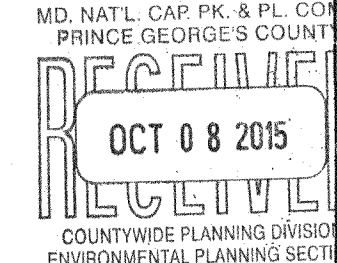
OWNERS CERTIFICATION
I, GARY J. RUBINO, hereby acknowledge that we are aware of this Type II Tree Conservation Plan (TCP2) and that we understand the requirements as set forth on this TCP2.

Owner / Owners Representative: GARY J. RUBINO Date: 7/22/11

QUALIFIED PROFESSIONAL CERTIFICATION
This complies with the current requirements of Subtitle 26 and the Environmental Technical Manual.

Signed: [Signature] Date: 7/22/11

NOTE:
ANY DEVELOPMENT ON THIS PROPERTY WILL RESULT IN A WOODLAND CONSERVATION REQUIREMENT FOR THE LEGAL BOUNDARIES OF THE DEVELOPED AREA AT THE TIME OF GRADING APPLICATION.



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN		
TCP2- 009-11		7-22-
	Approved by	Date
01 Revision	JP French	11/20/11
02 Revision	JP French	3/15/13
03 Revision	JP French	6/18/13
04 Revision	JP French	11/27/13
05 Revision	JP French	12/06/13

JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT
GRK Investments, LLC
Gary Rubino
2309 Twin Valley Lane
Silver Spring, MD 20906
Phone: 301-873-8108

**Type 2 Tree
Conservation Plan for
Woodland
Conservation Bank**

**Accokeek-Potomac
Preserve**

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
1. REVISION TO SCHEME
HABE SITE
9/18/12 Revision 1

DWN Checked
JPM JPM
Scale 1" = 100'
Project No 11-017
Sheet No 1 of 1