



SPECIMEN TREE TABLE					
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Disposition
1	American Beech	Fagus grandifolia	31"	Fair	Remove
2	White Oak	Quercus alba	32"	Good	Save
3	Tulip Poplar	Liriodendron tulipifera	32.5"	Fair	Remove
4	Red Oak	Quercus rubra	31.5"	Good	Remove
5	Red Oak	Quercus rubra	30"	Fair	Save
6	Red Oak	Quercus rubra	31"	Fair	Save
7	American Beech	Fagus grandifolia	31.5"	Fair	Remove
8	Red Oak	Quercus rubra	30"	Good	Save
9	White Oak	Quercus alba	30"	Fair	Remove
10	Red Oak	Quercus rubra	30"	Good	Save
11	Red Maple	Acer rubrum	32"	Poor	Remove
12	American Beech	Fagus grandifolia	32.5"	Fair	Remove
13	Tulip Poplar	Liriodendron tulipifera	32"	Good	Save
14	Red Maple	Acer rubrum	30"	Fair	Remove
15	American Beech	Fagus grandifolia	34"	Poor	Save
16	Tulip Poplar	Liriodendron tulipifera	30.5"	Good	Save
17	Tulip Poplar	Liriodendron tulipifera	30"	Good	Save
18	American Beech	Fagus grandifolia	30"	Good	Save
19	American Beech	Fagus grandifolia	38"	Good	Save
20	American Beech	Fagus grandifolia	35"	Fair	Remove
21	American Beech	Fagus grandifolia	30"	Poor	Remove
22	Red Maple	Acer rubrum	31.5"	Fair	Save
23	Red Maple	Acer rubrum	30"	Poor	Save

SPECIMEN TREE TABLE					
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Disposition
24	Tulip Poplar	Liriodendron tulipifera	31"	Poor	Remove
25	Tulip Poplar	Liriodendron tulipifera	37"	Poor	Save
26	White Oak	Quercus alba	36"	Poor	Save
27	American Beech	Fagus grandifolia	35"	Poor	Save
28	Tulip Poplar	Liriodendron tulipifera	34"	Fair	Save
29	Red Oak	Quercus rubra	39"	Fair	Remove
30	White Oak	Quercus alba	38"	Fair	Save
31	American Beech	Fagus grandifolia	36"	Poor	Save
32	American Beech	Fagus grandifolia	36"	Fair	Save
33	American Beech	Fagus grandifolia	30"	Good	Save
34	Red Oak	Quercus rubra	30"	Poor	Save
35	Tulip Poplar	Liriodendron tulipifera	32"	Good	Save
36	Tulip Poplar	Liriodendron tulipifera	30"	Fair	Save
37	White Oak	Quercus alba	30"	Fair	Remove
38	Red Oak	Quercus rubra	34"	Good	Save
39	Tulip Poplar	Liriodendron tulipifera	36"	Good	Remove
40	Tulip Poplar	Liriodendron tulipifera	34"	Good	Save
41	Tulip Poplar	Liriodendron tulipifera	32"	Fair	Save
42	Tulip Poplar	Liriodendron tulipifera	32"	Good	Save
43	Scarlet Oak	Quercus coccinea	31"	Fair	Save
44	American Beech	Fagus grandifolia	35"	Fair	Save
45	Tulip Poplar	Liriodendron tulipifera	35"	Fair	Save
46	Black Locust	Robinia pseudoacacia	34"	Poor	Save

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE										
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)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
--	110.41	110.41	--	220.82	--	L. 42440 F. 305	N/A	N/A	KIM FINCH	8/15/19
1	107.46	5.90	--	214.92	--	L. 43118 F. 568	031-2019	716 RITCHIE ROAD	KIM FINCH	1/24/20
2	104.82	5.28	--	209.64	--	L. 43236 F. 302	041-2019	LIBERTY SPORTS COMPLEX	KIM FINCH	3/3/20
3	102.04	5.56	--	204.08	--	L. 43236 F. 301	026-2019	WSH BUS. PARK - LOTS 25 & 30	KIM FINCH	3/3/20
4	97.19	9.70	--	194.38	--	L. 43549 F. 244	018-2018	AMBER RIDGE	KIM FINCH	5/5/20
5	96.62	1.14	--	193.24	--	L. 44302 F. 450	021-2020	WSH BUS. PARK - LOT 18	KIM FINCH	10/29/20
6	83.74	25.76	--	167.48	--	L. 45129 F. 259	097-00-02	LANDY PROP.-GATEWAY WEST	KIM FINCH	3/16/21
7	66.90	33.68	--	133.80	--	L. 45999 F. 346	029-12-13	WESTPHALIA TOWN CTR.-NORTH	KIM FINCH	7/20/21
8	48.49	36.82	--	96.98	--	L. 45994 F. 468	009-2020	THE CALM RETREAT	KIM FINCH	7/19/21
9	40.02	16.94	--	80.04	--	L. 45994 F. 467	014-2020	WOODYARD STATION	KIM FINCH	7/19/21
10	36.13	7.78	--	72.26	--	NOT RECORDED	024-2019	VALLEY VIEW, LLC	KIM FINCH	N/A
11	34.73	2.8	--	77.24	--	L. 46236 F. 214	053-03	DOWER - KAINE, LOT 13	KIM FINCH	9/29/21
12	33.32	2.82	--	74.42	--	L. 46198 F. 356	165-04	LAKEVIEW AT BRANDYWINE LOTS 34-36, 37, 38 & 39	KIM FINCH	9/23/21
13	31.26	4.12	--	70.30	--	L. 47153 F. 206	097-00-02	LANDY PROPERTY	KIM FINCH	2/17/22
14	7.58	47.36	--	22.94	--	L. 47882 F. 17	026-2021-01	NATIONAL CAPITAL BUS. PARK	KIM FINCH	7/8/22
15	8.11	6.72	--	16.22	--	L. F.	094-02	FIRST BAPTIST CHURCH OF GLENDALEN	KIM FINCH	
★	53.52	--	--	107.04	--	L. 48294 F. 113	N/A	N/A	KIM FINCH	11/7/22

WOODLAND PRESERVATION AREA (WPA)	
No.	AREA (AC.)
1	28.57
2	43.50
3	39.41
4	50.70
5	52.90
6	11.87
7	40.02
8	44.67
Total	311.64

- GENERAL NOTES**

 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within Environmental Strategy Area, ESA-3 and is zoned R-A (Residential-Agricultural).
 - The property is abutting Aquasco Road (MD 381) which is a designated scenic roadway.
 - The site is not adjacent to a roadway classified as arterial or greater.
 - This plan is not grandfathered under CB-27-2010, Section 25-177(g).
- WOODLAND PRESERVATION AND RETENTION NOTES**

 - 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.
 - Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
 - Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- TYPE 2 TREE CONSERVATION PLAN NOTE FOR AN OFF-SITE WOODLAND CONSERVATION BANK**

 - This plan proposes to establish off-site woodland conservation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of additional woodland will result in additional conservation requirements for this property. At that time the TCP2 shall be revised to calculate the additional requirements for this property and demonstrate how those requirements are being satisfied.
 - 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 disturbed woodlands and other requirements that may be required due to the 1/4", 1/2" or 1:1 replacement requirements associated with the clearing of woodlands.
 - Per CB-60-2005, 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 2 Tree Conservation Plan that depicts the areas subject to the Tree Conservation Plan.
 - Off-site woodland conservation banking 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 banking 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 MNCPPC Environmental Planning Section (EPS). The Declaration of Covenants shall encumber only the portion of the property included in the off-site woodland conservation bank, and be described by a metes and bounds description.
 - Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the declaration and associated easement documents shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval by the county Office of Law.
 - Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
 - Each subsequent commitment for a portion of the off-site bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCP2s and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
 - All off-site woodland conservation areas established on existing (preserved) 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 NR Article 5-1607(b)(2). Off-site woodland conservation areas established as afforestation areas or 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 Off-site Woodland Conservation Summary Table on the approved TCP2 shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCP1 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 release of the Transfer Certificate release. 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 credits involves the transfer of a real property right and may be subject to Maryland property transfer tax at the time of recordation 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 a copy of the approved Forest Management or Stewardship Plan is submitted to The Environmental Planning Section for the permanent file.

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone	O-S			
2 Gross Tract	548.38			
3 Floodplain	22.53			
4 Previously Dedicated Land	0.00			
5 Net Tract (NTA)	525.85	0.00	0.00	
6 TCP Number TCP2-014-2019 Revision # 0				
7 Property Description or Subdivision Name	Blackwater Preservation			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11 Is this site (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)	N			
14 Is any portion of the property in a WC Bank? (Y or N)	Y			
15 Break-even Point (preservation) =	69.70	acres		
16 Clearing permitted w/o reforestation =	278.79	acres		
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT APT %	Column B Net Tract	Column C Of Site (1:1)	Column D Impacts (1:1)
17 Existing Woodland		348.49	21.56	
18 Woodland Conservation Threshold (WCT) =	0.00%			
19 Smaller of 17 or 18		348.49		
20 Woodland above WCT			0.00	0.00
21 Woodland cleared				
22 Woodland cleared above WCT (smaller of 18 or 17)				0.00
23 Clearing above WCT (0.25 - 1 replacement requirement				0.00
24 Woodland cleared below WCT				0.00
25 Clearing below WCT (2:1 replacement requirement)				0.00
26 Afforestation Required Threshold (AFT) =	20.00%			0.00
27 Off-site WCA (afforestation) being provided on this property		311.64		
28 Woodland Conservation Required		311.64		
SECTION III - Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.00		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscaping Credits		0.00		
33 Specimen/Heritage Tree Credit (CRZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * 2.5)		0.00		
35 Street Tree Credit (Existing or 10 year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		\$0.00
37 Off-site Woodland Conservation Credits Required		311.64		
38 Off-site WCA (preservation) being provided on this property		311.64		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		311.64		
41 Area of woodland not cleared		348.49		
42 Net tract woodland retained not part of requirements:		348.49		
43 100-Acre woodland retained		21.56		
44 On-site woodland conservation provided		311.64		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		370.07		

Prepared by: D. Hunter Michael
Qualified Professional

POST-TYPE TREE PROTECTION SIGNAGE
SCALE: 1" = 2'

