

- 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 address the on-site requirements. The sole purpose of this Tree Preservation Plan is to establish off-site mitigation areas to satisfy the requirements for other properties. Any future submitted on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At that time the TCPRI shall be revised to include the requirements for the new property and any other woodlands whose requirements are being satisfied in addition to mitigation areas 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 designer shall be subject to a \$150 per acre fine. The owner or developer or others representing the owner must satisfy the requirements that may be required due to the ¼, 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
 3. Property owner shall provide the replacer or Contractor or 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 or developer or others representing the owner shall notify the purchaser of the mitigation of any Woodland Conservation Areas.
 4. Mitigation areas 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 or other requirements shall be in accordance with the easements recorded in the Land Records of Prince George's County, Maryland or other protection documents if accepted for use by the M-NCPNCC Environmental Planning Section (EPS).
 6. All easements for existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with NR Article 5-160(b)(2).
 7. Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
 8. Prior to the installation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the M-NCPNCC Legal Department for review and approval.
 9. Each easement document shall clearly cross-reference the appropriate TCPRI and project names.
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 TCPRI by the EPS.
11. If there is an overall easement encumbering a large portion of the property it will be necessary to submit to the EPS all supporting documentation that addresses the entire portion of the easement.
12. The plan shall still be revised with each easement sale to correct the plan. The plan will graphically locate the new easement. This revision shall correct the plan to the submittal of the draft 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. It is determined that the easement is not necessary and released, the release of the easement and the appropriate release documents must be submitted to the EPS for review and approval. The release of the release documents must be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.
14. The purchase or sale of an easement for off-site woodland conservation mitigation requires the transfer of real property rights and is subject to Maryland Property Transfer Tax at the time of recording.

 PROPERTY LINE
 100-YEAR FLOODPLAIN
 EXISTING WOODLAND
 PRESERVATION AREA

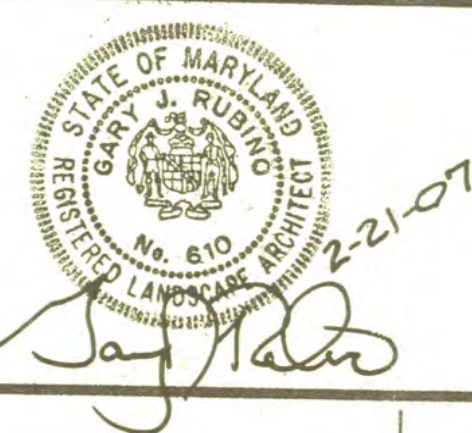
Woodland Conservation Worksheet for Prince George's County			
Zone:			
Gross Tract:	68.02		
Floodplain:	18.23		
Previously Dedicated Land:	0.00		
Net (NTA):	49.79	0.00	0.00
<i>Note: increase in the conversion columns for area</i> Cricket Station Road Preserve - TCR 107170			
Property Description or Subdivision Name: Is this site on the 1880 Ordinance? Reforestation Requirement Reduction Questions			
Is this one (1) single off-site (y/n)	N		
Are there prior TCR approvals which include a combination of this lot and/or other lots (y/n)	N		
Is this a Mitigation Bank			
Break-even Point (preservation) =	8.04 acres		
Clearing permitted after reforestation =	32.15 acres		
Woodland Conservation Calculations:			
	Net Tract	Floodplain	Off-site
	(acres)	(acres)	(acres)
Existing Woodland	49.79	18.23	
Woodland Conservation Threshold (NTA) =	0.00%		
Smaller of a or b	0.00		
Woodland above WCT	49.79		
Woodland cleared	0.00	0.00	0.00
Smaller of c or e	0.00		
Clearing above WCT (0.25 -1) replacement requirement	0.00		
Clearing below WCT (2 - replacement requirement)	0.00		
Reforestation Threshold (AFT) =	10.00%		
Off-site Mitigation being provided on this property	39.51		
Woodland Conservation Required	0.00		
Woodland Conservation Provided (acres)			
Woodland Preservation	0.00		
Reforestation / Reforestation	0.00		
Area approved for fee-in-kind	0.00		30.00
Credits for fee-in-kind on another property	0.00		
Credits Mitigation being provided on this property	39.51		
Total Woodland Conservation Provided	39.51		
Area of woodland not cleared			
Woodland retained not met requirements:	58.42 acres		
	58.42 acres		
39.51 acres of preservation mitigation available @ 2:1 for off-site mitigation purposes 0.0 acres of reforestation mitigation available @ 1:1 for off-site mitigation purposes 0.0 acres of natural regeneration available @ 1:1 for off-site mitigation purposes			
Prepared by Gary J. Rubino			
Signed <i>Gary J. Rubino</i> Date <i>5/14/07</i>			

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Off-Site Mitigation Woodland Conservation Summary- Parcel 120									
Inventory/ Sales Agreement Identifier	Mitigation/ Preservation Area (Acres)	Mitigation/ Afforestation Area (Acres)	Mitigation/ Preservation Area Available	Mitigation/ Afforestation Area Available	Woodland Conservation (Libre/Polish L- E- F- G- H- I- J- K- L- M- N- O- P- Q- R- S- T- U- V- W- X- Y- Z- AA- AB- AC- AD- AE- AF- AG- AH- AI- AJ- AK- AL- AM- AN- AO- AP- AQ- AR- AS- AT- AU- AV- AW- AX- AY- AZ- BA- BB- BC- BD- BE- BF- BG- BH- BI- BJ- BK- BL- BM- BN- BO- BP- BQ- BR- BS- BT- BU- BV- BW- BX- BY- BZ- CA- CB- CC- CD- CE- CF- CG- CH- CI- CJ- CK- CL- CM- CN- CO- CP- CQ- CR- CS- CT- CU- CV- CW- CX- CY- CZ- DA- DB- DC- DD- DE- DF- DG- DH- DI- DJ- DK- DL- DM- DN- DO- DP- DQ- DR- DS- DT- DU- DV- DW- DX- DY- DZ- EA- EB- EC- ED- EE- EF- EG- EH- EI- EJ- EK- EL- EM- EN- EO- EP- EQ- ER- ES- ET- EU- EV- EW- EX- EY- EZ- FA- FB- FC- FD- FE- FF- FG- FH- FI- FJ- FK- FL- FM- FN- FO- FP- FQ- FR- FS- FT- FU- FV- FW- FX- FY- FZ- GA- GB- GC- GD- GE- GF- GG- GH- GI- GJ- GK- GL- GM- GN- GO- GP- GQ- GR- GS- GT- GU- GV- GW- GX- GY- GZ- HA- HB- HC- HD- HE- HF- HG- HH- HI- HJ- HK- HL- HM- HN- HO- HP- HQ- HR- HS- HT- HU- HV- HW- HX- HY- HZ- IA- IB- IC- ID- IE- IF- IG- IH- II- IJ- IK- IL- IM- IN- IO- IP- IQ- IR- IS- IT- IU- IV- IW- IX- IY- IZ- JA- JB- JC- JD- JE- JF- JG- JH- JI- JJ- JK- JL- JM- JN- JO- JP- JQ- JR- JS- JT- JU- JV- JW- JX- JY- JZ- KA- KB- KC- KD- KE- KF- KG- KH- KI- KJ- KK- KL- KM- KN- KO- KP- KQ- KR- KS- KT- KU- KV- KW- KX- KY- KZ- LA- LB- LC- LD- LE- LF- LG- LH- LI- LJ- LK- LL- LM- LN- LO- LP- LQ- LR- LS- LT- LU- LV- LW- LX- LY- LZ- MA- MB- MC- MD- ME- MF- MG- MH- MI- MJ- MK- ML- MM- MN- MO- MP- MQ- MR- MS- MT- MU- MV- MW- MX- MY- MZ- NA- NB- NC- ND- NE- NF- NG- NH- NI- NJ- NK- NL- NM- NO- NP- NQ- NR- NS- NT- NU- NV- NW- NX- NY- NZ- OA- OB- OC- OD- OE- OF- OG- OH- OI- OJ- OK- OL- OM- ON- OO- OP- OQ- OR- OS- OT- OU- OV- OW- OX- OY- OZ- PA- PB- PC- PD- PE- PF- PG- PH- PI- PJ- PK- PL- PM- PN- PO- PP- PQ- PR- PS- PT- PU- PV- PW- PX- PY- PZ- QA- QB- QC- QD- QE- QF- QG- QH- QI- QJ- QK- QL- QM- QN- QO- QP- QQ- QR- QS- QT- QU- QV- QW- QX- QY- QZ- RA- RB- RC- RD- RE- RF- RG- RH- RI- RJ- RK- RL- RM- RN- RO- RP- RQ- RR- RS- RT- RU- RV- RW- RX- RY- RZ- SA- SB- SC- SD- SE- SF- SG- SH- SI- SJ- SK- SL- SM- SN- SO- SP- SQ- SR- SS- ST- SU- SV- SW- SX- SY- SZ- TA- TB- TC- TD- TE- TF- TG- TH- TI- TJ- TK- TL- TM- TN- TO- TP- TQ- TR- TS- TT- TU- TV- TW- TX- TY- TZ- UA- UB- UC- UD- UE- UF- UG- UH- UI- UJ- UK- UL- UM- UN- UO- UP- UQ- UR- US- UT- UU- UV- UW- UX- UY- UZ- VA- VB- VC- VD- VE- VF- VG- VH- VI- VJ- VK- VL- VM- VN- VO- VP- VQ- VR- VS- VT- VU- VV- VW- VX- VY- VZ- WA- WB- WC- WD- WE- WF- WG- WH- WI- WJ- WK- WL- WM- WN- WO- WP- WQ- WR- WS- WT- WU- WV- WW- WX- WY- WZ- XA- XB- XC- XD- XE- XF- XG- XH- XI- XJ- XK- XL- XM- XN- XO- XP- XQ- XR- XS- XT- XU- XV- XW- XX- XY- XZ- YA- YB- YC- YD- YE- YF- YG- YH- YI- YJ- YK- YL- YM- YN- YO- YP- YQ- YR- YS- YT- YU- YV- YW- YX- YZ- ZA- ZB- ZC- ZD- ZE- ZF- ZG- ZH- ZI- ZJ- ZK- ZL- ZM- ZN- ZO- ZP- ZQ- ZR- ZS- ZT- ZU- ZV- ZW- ZX- ZY- ZZ	Benefiting TCPI	Benefiting Property	Reviewer	Approval Date
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN <u>TCPII / 017 / 07</u>		
	Approved by	Date
01		
02		
03		
04		
05		

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Type II Tree Conservation Plan
For PARCELS 66 & 120
Croom Station Road Preserve
3rd Election District
Prince George's County, Maryland

DESIGN	SCALE 1"=100'	
GJR DRAWN	1 OF 1	
CHECKED		
DATE 2/07	JOB No.	FILE No.