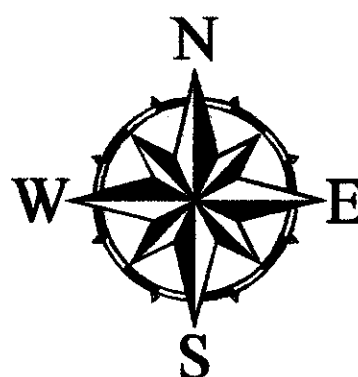
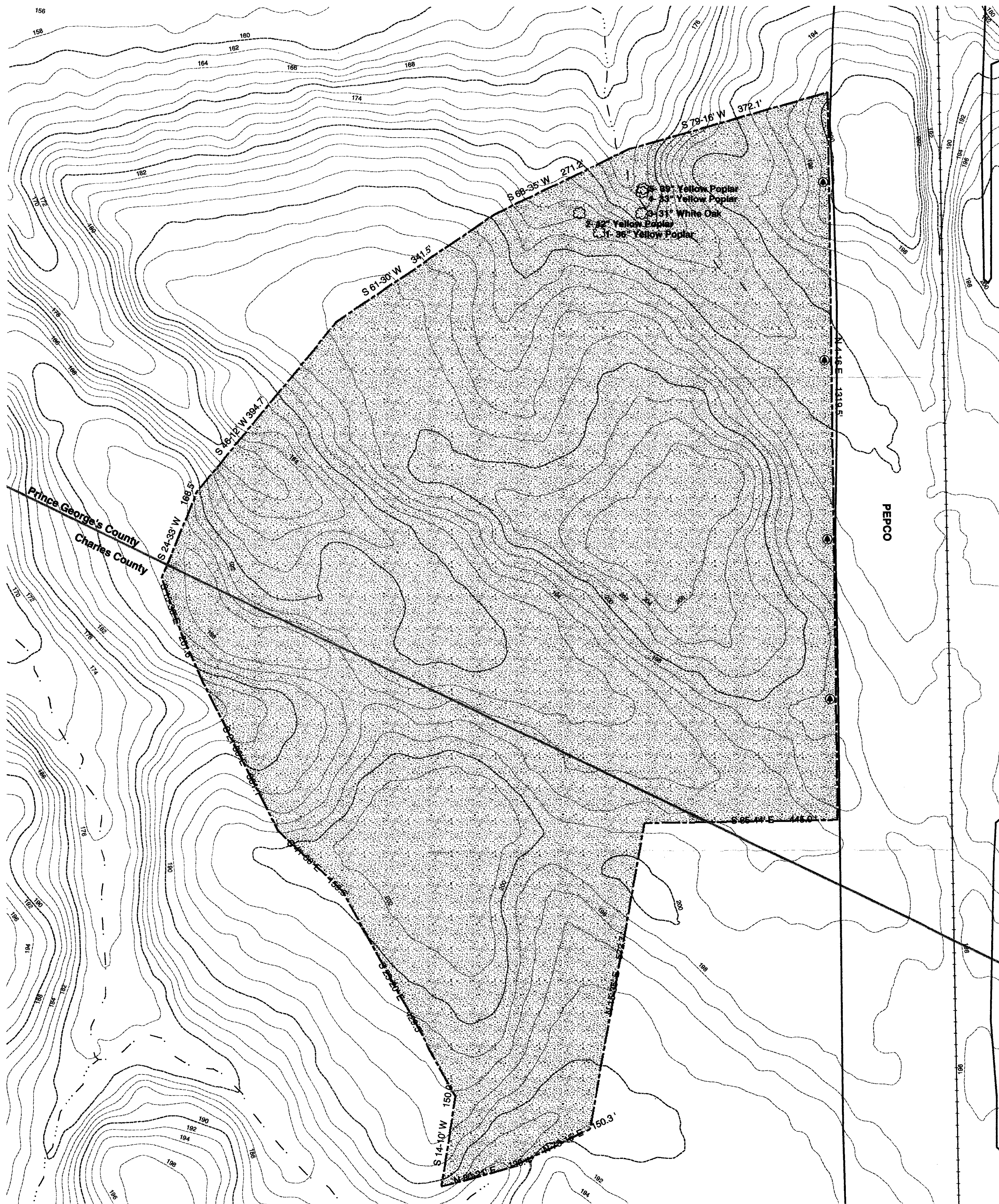




0 50 100 200 300 400 Feet

Legend

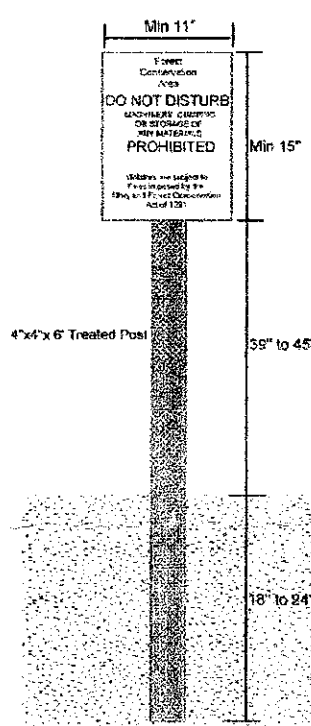
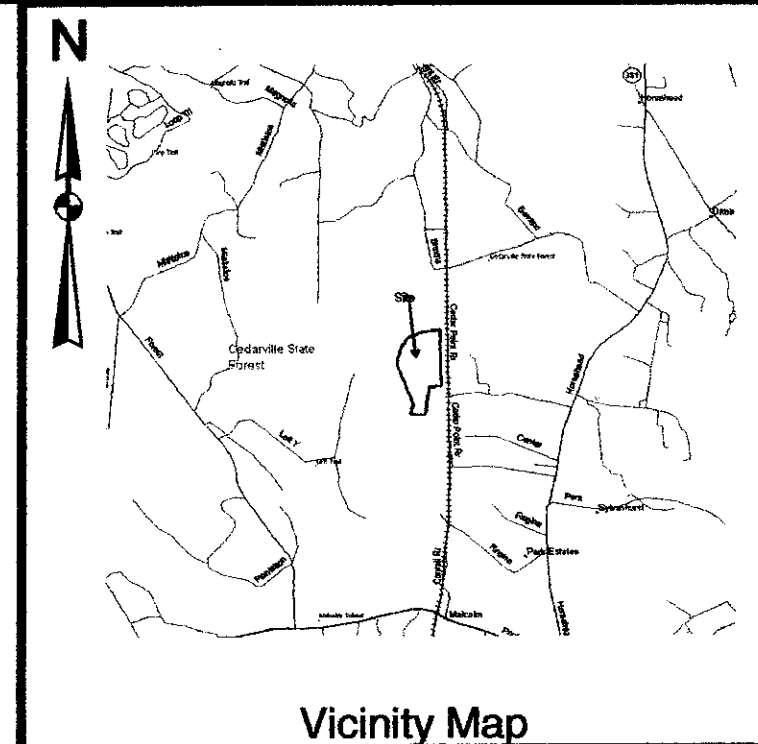
- Tree Protection Signs
- Specimen Trees
- County Boundary
- Roads
- Railroad
- Streams
- Tree Line
- Woodland Conservation Mitigation Area

Type II Tree Conservation Plan Notes for Mitigation Banks

Notes to include with all Plans:

- 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 Conservation Plan is to establish off-site mitigation areas to satisfy the 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 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 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 \$1.50 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 4:1, 1:2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- 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 owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- 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.
- 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 protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
- All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with NR Article 5-1607(b)(2).
- Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
- 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.
- Each easement document shall clearly cross-reference the appropriate TCPIIs and project names.
- 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.
- When an easement encumbers the entire property, each commitment for a portion of the recorded easement will require the supporting documentation. Submit to the EPS all supporting documentation that addresses the sale of each portion of the recorded easement including, the TCPII number and project name for the benefiting property, the area of the easement being sold and the sale price.
- The TCPII shall be revised each time an easement is sold. The revision shall correct the Summary Table below and to graphically locate the area encumbered. The revision shall be submitted with the draft easement document and/or sales contract if there is an overall easement.
- 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 that an easement release document may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.

Easement Identifying Number	Off-site Mitigation Credits Provided (acres)	Mitigation / Preservation Area Available (acres) 2:1	Mitigation / Afforestation Area Available (acres) 1:1	Woodland Conservation Easement (Acres) Sold	Benefiting TCPII	Benefiting Property	EPS Approval	Approval Date
00		33.76	00	E-2190 E-662				
1	6.55	20.66	0.00	E-1271	11/18/06	The Brickyard	KIF	5/23/07
2	4.90	16.56	0.00	E-2832	11/25/06	Montpelier Hills	KIF	9/10/07
3	2.90	6.06	0.00	E-2849	11/26/06	Lincoln A95	KIF	9/10/07
4								
5								
6								
7								
8								
9								
10								



- Notes:
- Bottom of sign to be no less than 50" high and no more than 40" high.
 - Signs to be placed approximately 100' apart. Conditions on site affecting visibility may warrant placing signs closer or further apart.
 - Attachment of signs to trees is prohibited.
 - Signs shall be attached to post with no less than two galvanized nuts or screws. Other methods of attaching signs are not acceptable.

Woodland Conservation Worksheet

Prince George's County

Zone: 0.00

Gross Tract: 33.76

Floodplain: 0.00

Previously Dedicated Land: 0.00

Net Tract (NTA): 33.76

Property Description or Subdivision Name: Cedarville Mitigation Bank

Is this site subject to the 1989 Ordinance? N

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 Y

Break-even Point (preservation) = 6.76 acres

Clearing permitted with reforestation = 27.01 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site (acres)
Existing Woodland	33.76	0.00	0.00
Woodland Conservation Threshold (NTA) = Smaller of a or b	0.00%	0.00	0.00
Woodland above WCT	33.76	0.00	0.00
Woodland cleared	0.00	0.00	0.00
Smaller of c or e	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 (ATF) =	20.00%	0.00	0.00
Off-site Mitigation being provided on this property	33.76	0.00	0.00
Woodland Conservation Required	33.76	0.00	0.00

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation being provided on this property	33.76	
Total Woodland Conservation Provided	33.76	

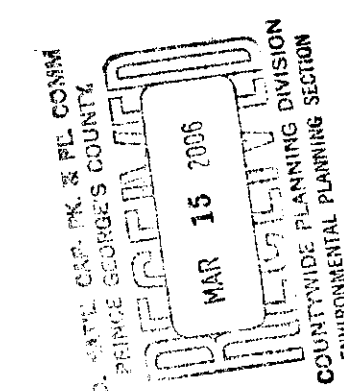
Area of woodland not cleared 33.76 acres

Woodland retained not part of requirements 33.76 acres

Prepared by: _____

Signed: _____ Date: _____

Revised 9/1/04



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 102/11 06

Approved by: J.P. Markovich Date: 9/12/06

01
02
03
04
05

REVISIONS



John P. Markovich
Licensed Forester No. 153

Type II Tree Conservation Plan

Land and Commercial, Inc.
Cedarville Woodland Conservation
Mitigation Bank
Tax Map 173, Grid A-3, Parcel 70

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

Job No. B-8
Drawn By: JPM
January 30, 2006