

GENERAL NOTES

TOTAL ACREAGE 50.68 Ac.
EXISTING ZONING R-A
TAX MAP, GRID/ PARCEL TM:110, GRID:C4/ P.91

The topographic base map including buildings was prepared using 2' contour interval MDCPPC Digital Topo for WSSC grid 210SE12.

The source of the property boundaries on this plan was prepared using a boundary survey conducted by Phoenix Land Design Inc.

The 100 year floodplain depicted on this plan was taken from county floodplain study.

The site is located within the Charles Branch watershed, a Use I waters according to Comar.

The future use of the property is proposed as a Forest Mitigation Bank. Therefore, no forest stand data was collected within 100' year floodplain.

Since no forest clearing is proposed onsite specimen trees have not been identified on the property.

LEGEND:

- EXISTING LOT LINE
EXISTING TREELINE
EXISTING TOPOGRAPHY
FLOOD PLAIN
FOREST RETENTION SIGN
WOODLAND PRESERVATION FOR OFF-SITE MITIGATION
AFFORESTATION BY NATURAL REGENERATION FOR OFF-SITE MITIGATION
TREES SAVED NOT COUNTED

WOODLAND CONSERVATION WORKSHEET

Zone: R-A
Gross Tract: 50.68
Floodplain: 29.42
Previously Dedicated Land: 0.00
Net Tract (NTA): 21.26

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y/n) N
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 = 3.01 acres
Clearing permitted w/o reforestation = 12.03 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)	Floodplain Impacts (acres)
Existing Woodland	15.04	0.00	
Woodland Conservation Threshold (NTA)=	0.00%		
Smaller of a or b	0.00		
Woodland above WCT	15.04		
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	0.00		
Clearing above WCT (0.25:1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (45%)	29.00%	0.00	
Off-site Mitigation being provided on this property	15.30		
Woodland Conservation Required:	15.30		

Woodland Conservation Provided:

	(acres)	
Woodland Preservation	0.00	
Afforestation / Replacement	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 Afforestation provided on this property	0.30	
Off-site Mitigation Preservation provided on this property	15.00	
Total Woodland Conservation Provided	15.30	

Area of woodland not cleared 15.04 acres
Trees saved not counted. 0.04 acres

WOODLAND PRESERVATION
FOR OFF-SITE MITIGATION
12,567 SF (0.29 Ac.)

WOODLAND PRESERVATION
FOR OFF-SITE MITIGATION
31,912 SF (0.73 Ac.)

AFFORESTATION
BY NATURAL REGENERATION
FOR OFF-SITE MITIGATION
13,138 SF (0.30 Ac.)

WOODLAND PRESERVATION
FOR OFF-SITE MITIGATION
98,927 SF (2.27 Ac.)

TREES SAVED
NOT COUNTED
1,717 SF (0.04 Ac.)

WOODLAND PRESERVATION
FOR OFF-SITE MITIGATION
253,405 SF (5.82 Ac.)

WOODLAND PRESERVATION
FOR OFF-SITE MITIGATION
235,266 SF (5.40 Ac.)

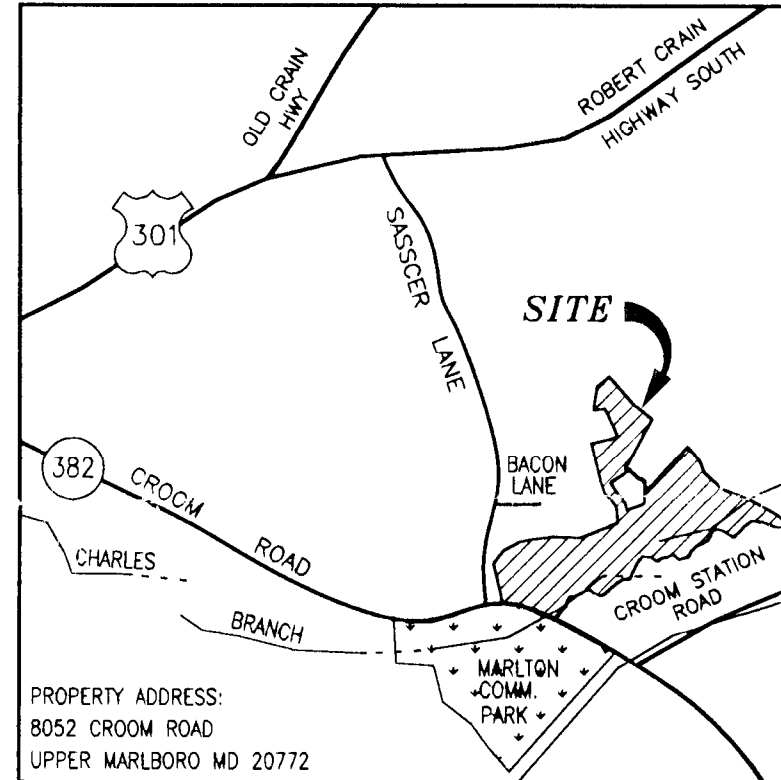
WOODLAND PRESERVATION
FOR OFF-SITE MITIGATION
21,219 SF (0.49 Ac.)

Off-Site Mitigation Woodland Conservation Summary

Mitigation Area Identifier	Off-Site Woodland Conservation Credits (acres)	Mitigation/Preservation Area Available	Mitigation / Afforestation Area Available	Recordation Information (Liber/Folio)	Benefiting TCP#	Benefiting Property	Reviewer's Name	Approval Date
		15.00 acres	0.30 acres					

I HAVE REVIEWED THIS PLAN AND BEEN MADE AWARE OF THE WOODLAND CONSERVATION REQUIREMENTS. I UNDERSTAND THAT ANY ADDITIONAL WOODLAND CLEARING BEYOND THAT SHOWN ON THIS PLAN WILL REQUIRE A REVISED PLAN AND APPROVAL BY M-NCPPC.

Name: FRANK J. PRINCIPLE
Signature: *Frank J. Principle*
Address: 8060 CROOM ROAD
UPPER MARLBORO, MD. 20772
Phone: 301-627-8018



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 036 / 08
Approved by: *[Signature]* Date: 4/27/10

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PROJECT NO. 04037
DATE: 5/20/08
DESIGNER: RJA
DRAWN BY: KNC

1 REVISED TO OFF-SITE MITIGATION ONLY. 8/4/10
NO. BY DATE

Sheet Title: TREE CONSERVATION- PLAN TYPE II
Owner/Applicant: FRANK J. PRINCIPLE
8060 CROOM ROAD
UPPER MARLBORO, MD 20772
(301) 627-8018
PRINCIPLE PROPERTY
15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Phoenix Land Design
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
• SUITE 101 • UPPER MARLBORO, MD 20772
Phone (301) 927-5581 Fax (301) 927-5585

SHEET 1 of 2

The property owner is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall or cause damage to a structure, parking area, or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by proper pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The Pruning must be done in accordance with the following standards: *Pruning Standards for Ornamental Trees* (Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices).
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lot or parcels in which the trees are located. Other than removal, the appropriate remedial action shall be taken to stabilize the existing ground level. The stump may not be removed or covered with soil, mulch, or other material that could impede root sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and disposed of by recycling, chipping, or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to 6" in diameter and 6" in length. Debris that is larger than 6" in diameter must be placed into brush piles that will serve as wildlife habitat.

1. The home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

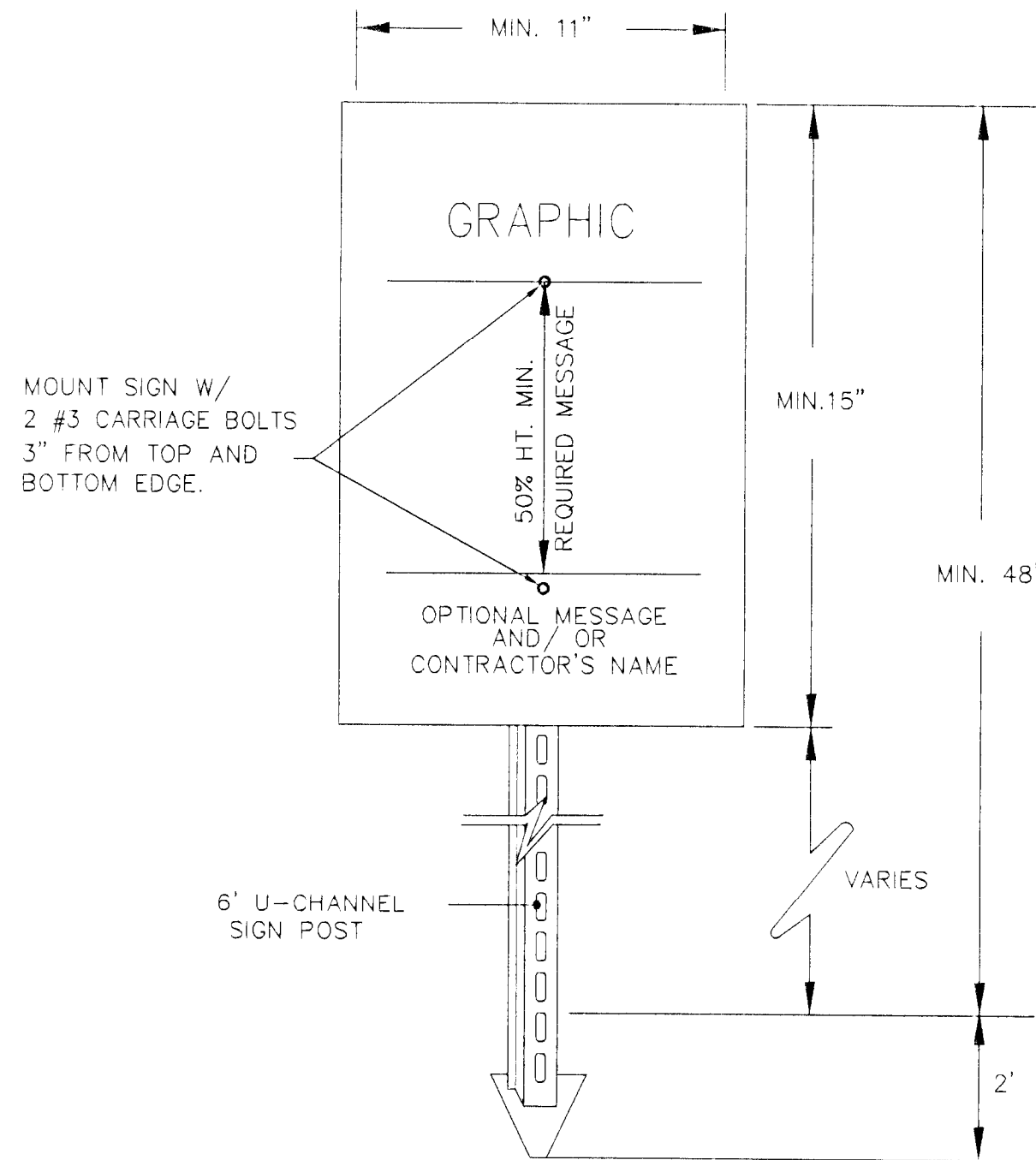
1. The home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Examiner identifying the hazardous condition and the proposed corrective measures prior to having any work performed. The removal of any hazardous tree or stump by equipment other than a stump puller shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation area may be used for any purpose. The use of equipment only such as a stump puller or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. The removal of stumps from these conservation areas shall be cut to a maximum of 4 inches diameter shall be cut to allow contact with the ground, thus encouraging regrowth.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately after the removal of stumps. The use of any herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaw is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

1. Forest Conservation shall consist of the preservation and protection of existing forested areas, and afforestation by natural regeneration.
2. Woodland Conservation signs shall be placed along the exposed side of afforestation or reforestation conservation areas as shown on plan.

Notes to include with all Plans:

- Notes to include with all Plans:
 1. Mitigation measures to address 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 areas to replace any trees lost or damaged on the property. The mitigation measures on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At that time the TCPI shall be revised to account for the requirements for the Woodland Conservation Plan. The mitigation measures 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 Land Use Design and Planning Board approval shall be subject to a \$150 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1:1, 2:1 or 1:1 replacement requirements and the mitigation measures shall be approved by the Land Use Design and Planning Board.
 3. Upon the sale of the property the owner / developer or owners representative shall notify the Prince George's County Forestry Board of the sale of the property.
 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 on this property shall be encumbered by easements recorded in the Land Use Design and Planning Board approved Woodland Conservation Plan. The Board has found acceptable by the M-NCPPC Environmental Planning Section (EPS).
 6. All easements on existing woodland shall be recorded in the name of the owner of the property with a 20 year term at a rate of 2 acres for every acre required by the Board (see Article 6B, § 607-102).
 7. Mitigation easements may not encumber lands previously protected or encumbered by a deed restriction.
 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 cross-reference the appropriate TCPIs 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 TCPI by the EPS.
 11. When an easement encumbers the entire property, each commitment for a portion of the recorded easement will require the supporting documentation. Submit to the Land Use Design and Planning Board for review and approval the following information: the easement instrument, the TCPI number and project name for the benefiting property, the acreage of the easement being sold and the sale price.
 12. The revision shall correct the TCPI number and project name. 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 agreement to sell the property.
 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, it will be subject to the appropriate review and approval process for the submission for processing. The typical time frame for such a request is approximately 4-8 weeks.

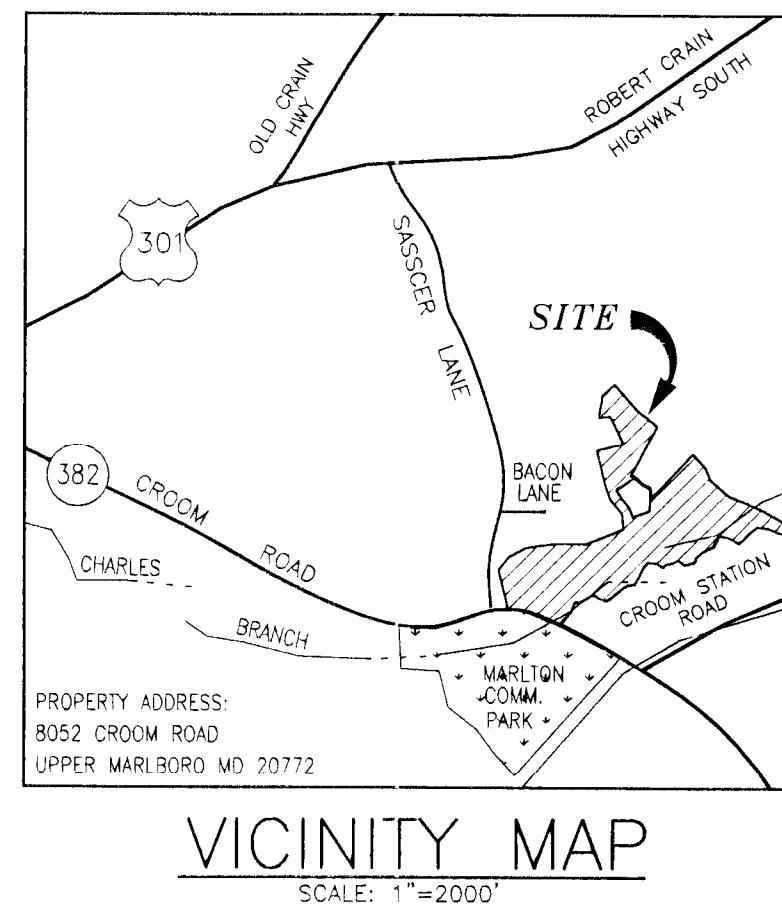


SYMBOL	MESSAGE
(SEE PLAN)	

RP 'REFORESTATION PROJECT' (OR 'CONSERVATION AREA')
'CAUTION. THIS AREA CONTAINS NEW TREES. PLEASE HELP US PROTECT
AND CARE FOR THIS YOUNG FOREST.'

NOTES


1. SIGNS TO BE PLACED APPROXIMATELY 50' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
2. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED



PROJECT NO.	04037
DATE:	5/20/08
DESIGNER:	RJA
DRAWN BY:	KNC

NO.	ADD PER STRAP COMMENTS	BY	DATE
1			4/7/10

PRINCIPE PROPERTY 15th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND	Sheet Title TREE CONSERVATION - PLAN TYPE II
	Owner/Applicant: FRANK J. PRINCIPLE 8060 CROOM ROAD UPPER MARLBORO, MD 20772 (301) 627-8018



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SHEET 2 of 2



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II / 036 / 08

Approved by _____ Date _____

[Signature] 12/04/08

01 *[Signature]* 5/9/10

02

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04

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