

Woodland Conservation Worksheet for Prince George's County

Zone: Gross Tract: Floodplain: Previously Dedicated Land: Net Tract (NTA):

Property Description or Subdivision Name: [TCPII] / [X4 Horsehead Preserve]

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n)

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)

Break-even Point (preservation) = 9.318 acres

Clearing permitted w/o reforestation = 37.272 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	46.59	0.00	0.00
Woodland Conservation Threshold (NTA) =	0.00%	0	0
Smaller of a or b	46.59	0.00	0.00
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	0	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 (AFT) =	0.00%	0.00	0.00
Woodland Conservation Required	0.00	0.00	0.00

Woodland Conservation Provided:

	(acres)	
Woodland Preservation	46.59	
Reforestation / Replacement	0.00	
Afforestation	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 provided on this property	0.00	
Total Woodland Conservation Provided	46.59	

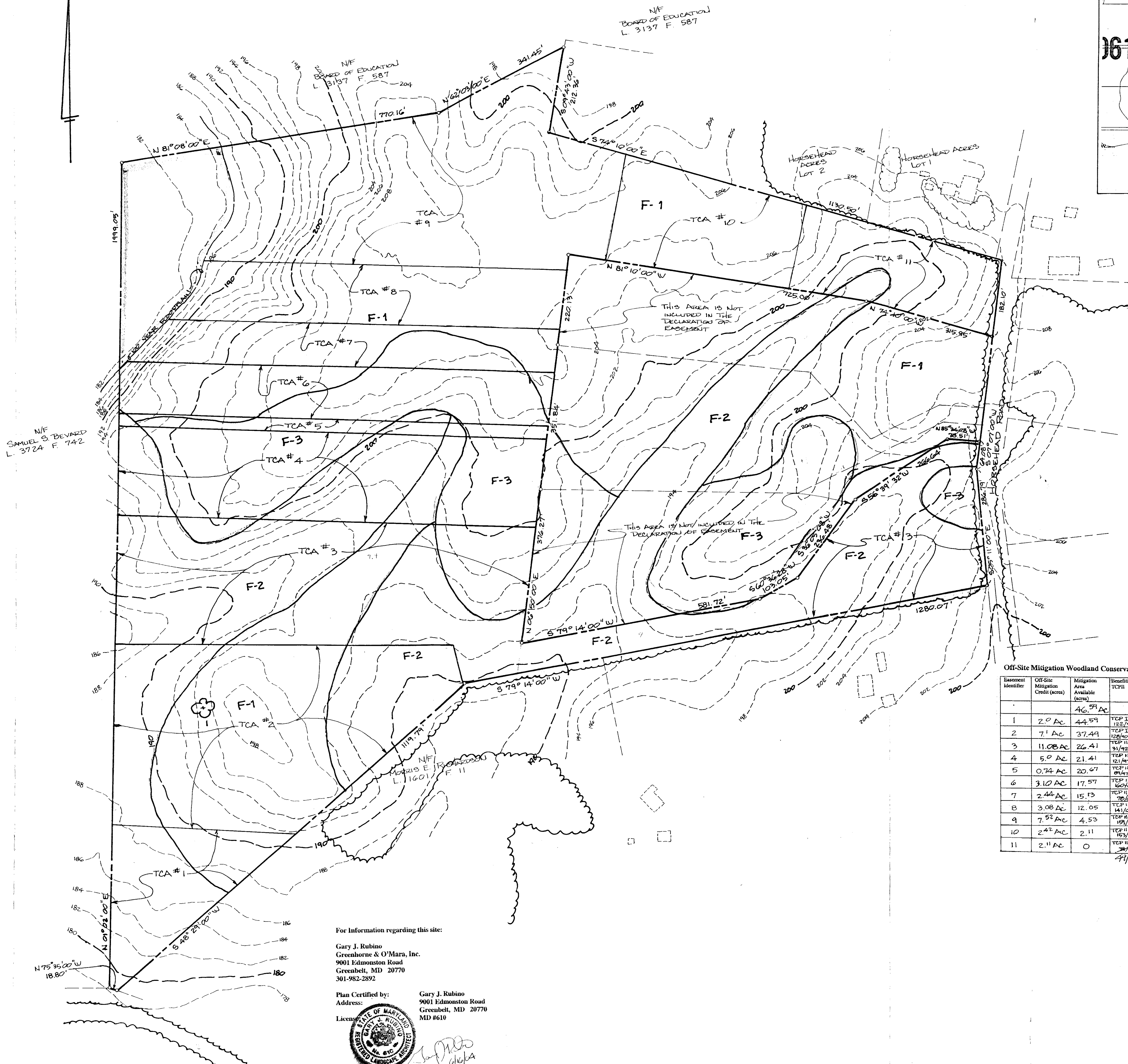
Area of woodland not cleared: 46.59 acres

Woodland retained not part of requirements: 46.59 acres

Prepared by: [Signature]

Signed: [Signature]

Date: [Date]



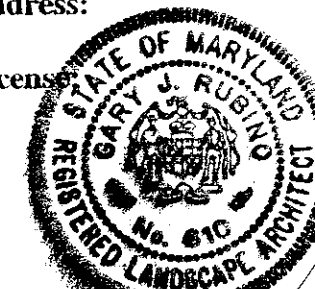
- Type II Tree Conservation Plan Notes for Mitigation Banks
- Notes to include with all Plans:
- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation or address the on-site requirements. The sole purpose of 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 1/4 : 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 name.
 - 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.
 - 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 sale of each portion of the easement.
 - The TCPII shall be revised with each easement sale to correct the Summary Table and to graphically locate the new easement. This revision shall correspond to the submittal of the draft easement document.
 - 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 and a appropriate easement release documents may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.

For Information regarding this site:

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Greenbelt, MD 20770
301-982-2892

Plan Certified by:
Address:
License:

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Greenbelt, MD 20770
MD #610



No.	REVISION	DATE	BY
1	ADDED TCA #1	9/15/04	GJR
2	ADDED TCA #2	9/21/04	GJR
3	ADDED TCA #3 & 4	9/29/04	GJR
4	ADDED TCA #5	10/12/04	GJR
5	ADDED TCA #6	11/2/04	GJR
6	ADDED TCA #7	11/30/04	GJR
7	ADDED TCA #8	12/13/04	GJR
8	ADDED TCA #9 & 10	3/11/05	GJR
9	ADDED TCA #11	3/11/05	GJR



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

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Type II Tree Conservation Plan
For
Horsehead Preserve
Horsehead Road
8th Election District
Prince George's County, Maryland

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREED CONSERVATION PLAN
TCPII 171 104
Approved by: [Signature] Date: 9/3/04

01	
02	
03	
04	
05	

DESIGN	SCALE	1" = 100'
DRAWN		1 OF 1
CHECKED		
SHEET		
DATE	JOB No.	FILE No.