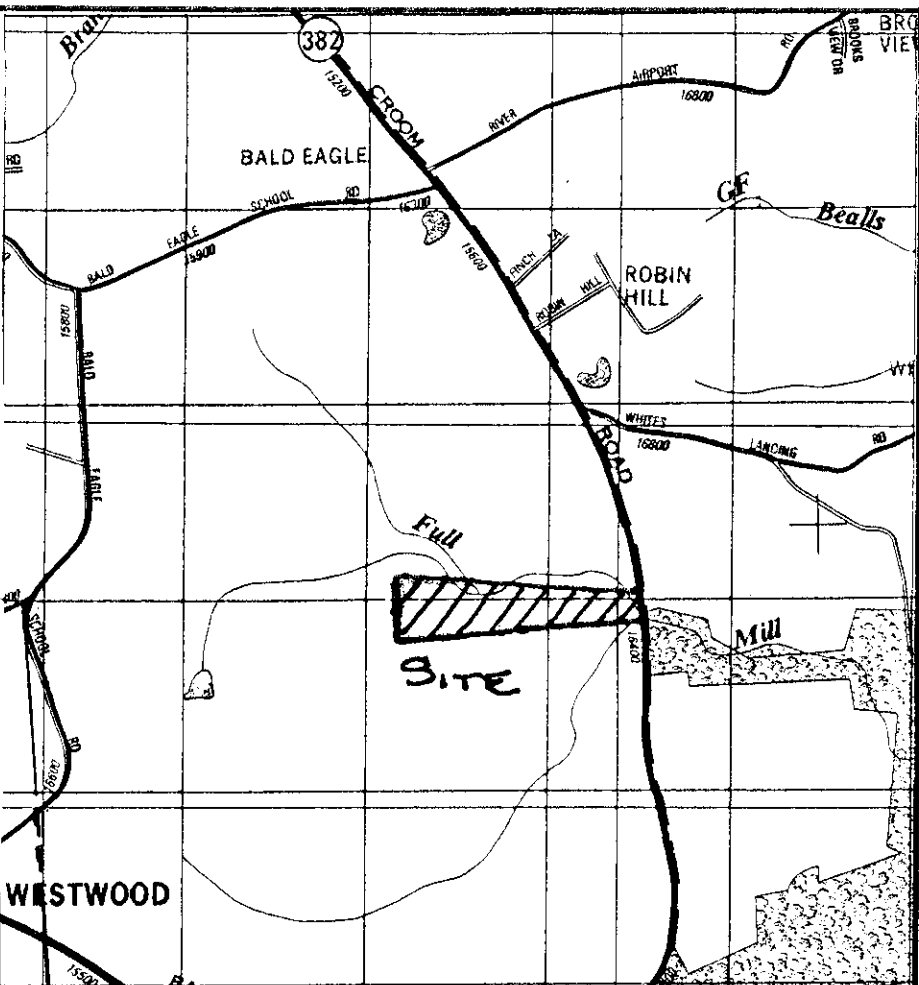


TREE CONSERVATION AREA SUMMARY						
EASEMENT AREA NR	ACREAGE INCLUDED	ACREAGE REMAINING	CONSERVATION EASEMENT RECORDING REFERENCE	TREE CONSERVATION PLAN NO. WHERE AREA WAS USED	BENEFITING PROPERTY	APPROVAL DATE & INITIALS OF APPROVER
1	20.71 AC.	0	L 17468 F 650	1/22/03	St. James	10/20/03 JRM



Vicinity Map
1"=2000'

MARYLAND RTE. 382
CROOM ROAD

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII/ 77 103	
Approved by	Date
K. Finch	5/30/2003
01	
02	
03	
04	
05	

For Information Regarding this site:

Greenhorne & O'Mara, Inc.
9001 Edmonston Road
Greenbelt, MD 20770
Attn.: Gary Rubino
301-982-2892

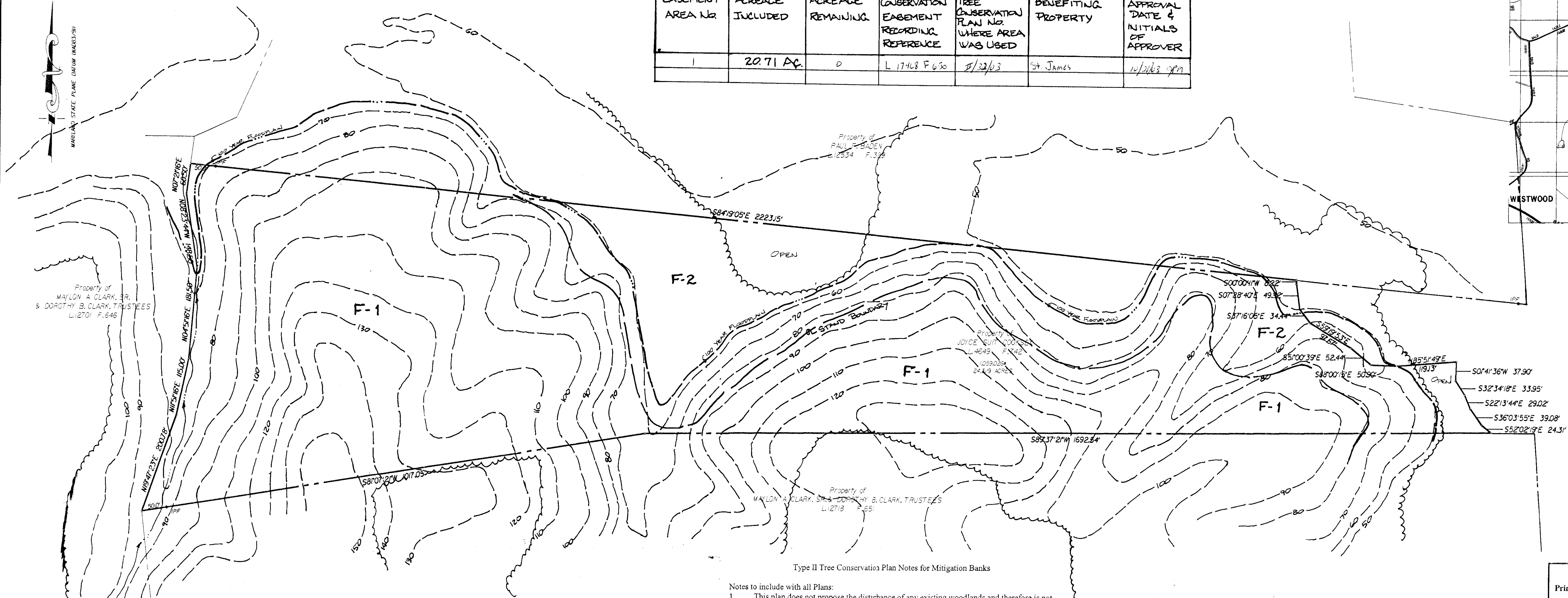
TYPE II - TREE CONSERVATION PLAN

SUIT PROPERTY (PARCEL 92, T.M. 168)
CROOM RD., BRANDYWINE, MD
4TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY

DESIGN	SCALE 1"=100'
DRAWN	1 OF 1
CHECKED	SHEET
DATE 5/03	JOB NO.
	FILE NO.

TREE CONSERVATION AREA SUMMARY

EASEMENT AREA NR	ACREAGE INCLUDED	ACREAGE REMAINING	CONSERVATION EASEMENT RECORDING REFERENCE	TREE CONSERVATION PLAN NO. WHERE AREA WAS USED	BENEFITING PROPERTY	APPROVAL DATE & INITIALS OF APPROVER
1	20.71 AC.	0	L 17468 F 650	1/22/03	St. James	10/20/03 JRM



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 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 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.
- If there is an overall easement encumbering the 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.

Woodland Conservation Worksheet for Prince George's County

Zoning Categories:	0-5		If multiple zones fill in this table for each zone.
Gross Tract Area:	24.31		
Floodplain:	3.60		
Previously Dedicated Land:			
Net Tract Area (NTA):	20.71	0.00	0.00

Is this one (1) single family lot? (y/n)	N	Break-even Point:	4.14
Are there prior TCP approvals which include this lot? (y/n)	N	Clearing permitted w/o Reforestation:	16.57

Subdivision Name: Suit Property- (Parcel 92, T.M. 168)

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)
Existing Woodland		a. 20.71	k. 2.60
WCT = (N 0.00 %)		b. 0.00	
Smaller of "a" or "b"		c. 0.00	
Woodland above WCT		d. 20.71	
Woodland Cleared		e. 0.00	l. 0.00
Smaller of "d" or "e"		f. 0.00	
Woodland Clearing below WCT		g. 0.00	
Replacement Requirement=(f)*0.25		h. 0.00	
g)*2.0		i. 0.00	
Afforestation Requirement = (NTA) x 1 20.00 %		j. 0.00	
Total Woodland Conservation Required		m. 0.00	

Woodland Conservation Provided:		(acres)
Woodland Preservation		20.71
Reforestation / Replacement		0.00
Afforestation		0.00
Area approved for fee-in-lieu		0.00 = \$
Off-site Credits		0.00
Off-site Mitigation Provided		0.00
Woodland Conservation Provided (must be >= to "m" above)		20.71

Area of woodland on net tract not cleared: 20.71 acres
Woodland retained not part of requirements: 0.00 acres

Plan Certified by:
Address:
License:

Gary J. Rubino
9001 Edmonston Road
Greenbelt, MD 20770
MD #610



No.	REVISION	DATE	BY
1	Added New Mitigation Notes	5/19/03	CLR



ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 ©Latest Date Hereon
ANNAPOLIS, MD • ATLANTA, GA • TAMPA, FL • DENVER, CO • FAIRFAX, VA • WEST PALM BEACH, FL
ROCKVILLE, MD • RALEIGH, NC • FREDERICKSBURG, VA • MECHANICSBURG, PA • ST. PETERSBURG, FL