Woodland Conservation Worksheet
for
Prince George's County

Zoning Categories:	o-s		If multiple zones fill in this table for each zone.
Gross Tract Area:	26.52		
Floodplain:	0.00		
Previously Dedicated Land:			
Net Tract Area (NTA):	26.52	0.00	0.00

Is this one (1) single family lot? (y,n) N
Are there prior TCP approvals which include this lot? (y,n) N

Break-even Point: 5.22
Clearing permitted w/o Reforestation: 20.88

Subdivision Name: Thomas Property- (Parcel 10, T.M. 156)

Woodland Conservation Calculations:		Net Tract (acres)		Floodplain (acres)
Existing Woodland	a.	26.10	k.	0.00
WCT = (N 0.00 %)	b.	0.00		
Smaller of "a" or "b"	c.	0.00		
Woodland above WCT	d.	26.10		
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 (g)*2.0	h.	0.00		
	i.	0.00		
Afforestation Requirement = (NTA) x (20.00 %)	j.	0.00		
Total Woodland Conservation Required	m.	0.00		

Woodland Conservation Provided:	(acres)
Woodland Preservation	26.10
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)	26.10

Area of woodland on net tract not cleared: 26.10 acres
Woodland retained not part of requirements: 0.00 acres

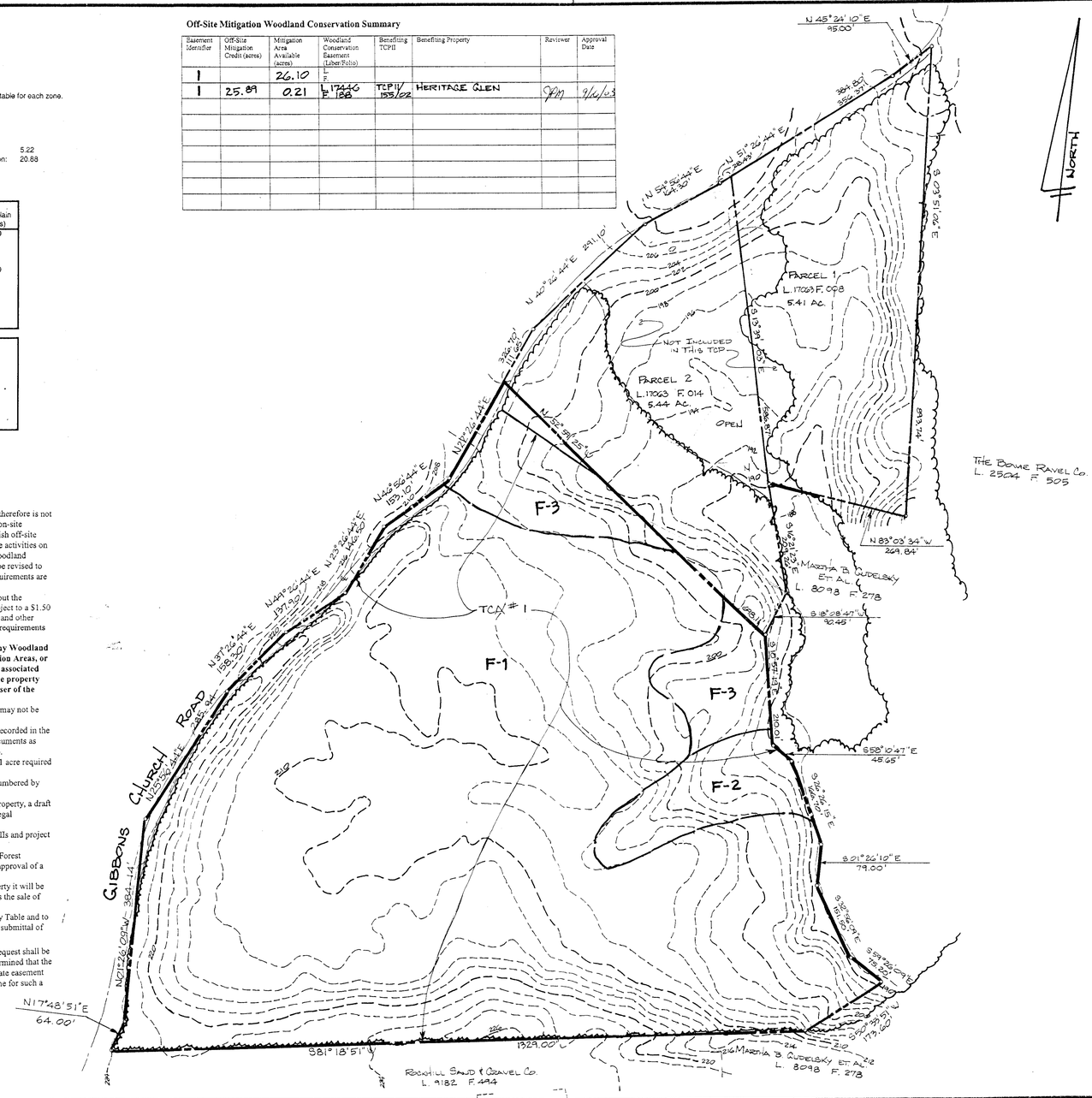
Type II Tree Conservation Plan Notes for Mitigation Banks

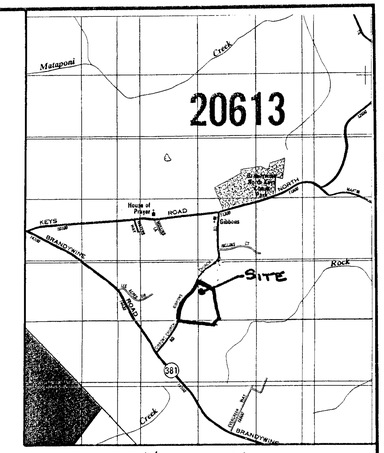
Notes to include with all Plans:

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 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.
2. 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 ¼ : 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
3. **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.**
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 Records of Prince George's County, Maryland or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
6. 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).
7. Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
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 TCPIIs 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 TCPII by the EPS.
11. 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.
12. 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.
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 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.

Off-Site Mitigation Woodland Conservation Summary

Easement Identifier	Off-Site Mitigation Credit (acres)	Mitigation Area Available (acres)	Woodland Conservation Easement (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
1		26.10	L F				
1	25.89	0.21	L 17446 F 188	TCPII/ 155/02	HERITAGE GLEN	JM	9/4/03





VICINITY MAP
1" = 2000'

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 80 /03		
	Approved by	Date
01	E Ewin	5/30/2003
02		
03		
04		
05		

For Information Regarding this site:

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

Plan Certified by: Gary J. Rubino
Address: 9001 Edmonston Road, Greenbelt, MD 20770
License: MD #610

STATE OF MARYLAND GARY J. RUBINO No. 610 REGISTERED LANDSCAPE ARCHITECT
3/14/03

No.	REVISION	DATE	BY
1	ADDED EASEMENT #1	8/25/03	GJR

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800
ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • BALTIMORE, MD • CULPEPER, VA • DULUTH, GA • EXPORT, PA • FAIRFAX, VA • FREDRICKSBURG, VA
LEESBURG, VA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WALDORF, MD • WEST PALM BEACH, FL

TYPE II - TREE CONSERVATION PLAN
FOR
THOMAS PROPERTY
GIBBONS CHURCH ROAD
8TH ELECTION DISTRICT CROOM
PRINCE GEORGE'S COUNTY, MD

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