

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information: (Enter acres for each zone)

Zone: Cross Tract: Floodplain: Previously Dedicated Land: Net Tract (NTA): 97.37

TCP Number: Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance? (y/n): Are there prior TCP approvals which include a combination of this lot? (y/n): Is any portion of the property in a WC Bank? Break-even Point (preservation) = 18.75 acres Clearing permitted w/o reforestation = 75.02 acres

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		93.74	0.00	0.00
Woodland Conservation Threshold (WCT) =	0.00%	0.00	0.00	0.00
Smaller of 13 or 14		93.77	0.00	0.00
Woodland above WCT		0.00	0.00	0.00
Woodland cleared		0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00	0.00	0.00
Clearing above WCT (0.25 : 1) replacement requirement		0.00	0.00	0.00
Woodland cleared below WCT		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
Off-site WCA being provided on this property		0.00	0.00	0.00
Woodland Conservation Required		0.00	0.00	0.00

SECTION III - Meeting the Requirements

Woodland Preservation: 0.00

Afforestation / Reforestation: 0.00

Natural Regeneration: 0.00

Specimen/Historic Tree Credit (CRZ area * 2.0): 0.00

Forest Enhancement Credit (Area * .25): 0.00

Area approved for fee-in-lieu/PFA: 0.00

Area approved for fee-in-lieu/PFA: 0.00

Credits for Off-site Conservation on another property: 93.77

Off-site WCA (preservation) being provided on this property: 3.60

Off-site WCA (afforestation) being provided on this property: 0.00

Total Woodland Conservation Provided: 93.77

Area of woodland not cleared: 93.74 acres

Net tract woodland retained not part of requirements: 8.12 acres

100-foot riparian woodland retained: 8.12 acres

On-site woodland conservation provided: 93.77 acres

On-site woodland retained not credited: 8.12 acres

Prepared by: [Signature] Signed: 10/28/13 Date: 10/28/13

Type II Tree Conservation Plan Notes for Mitigation Banks

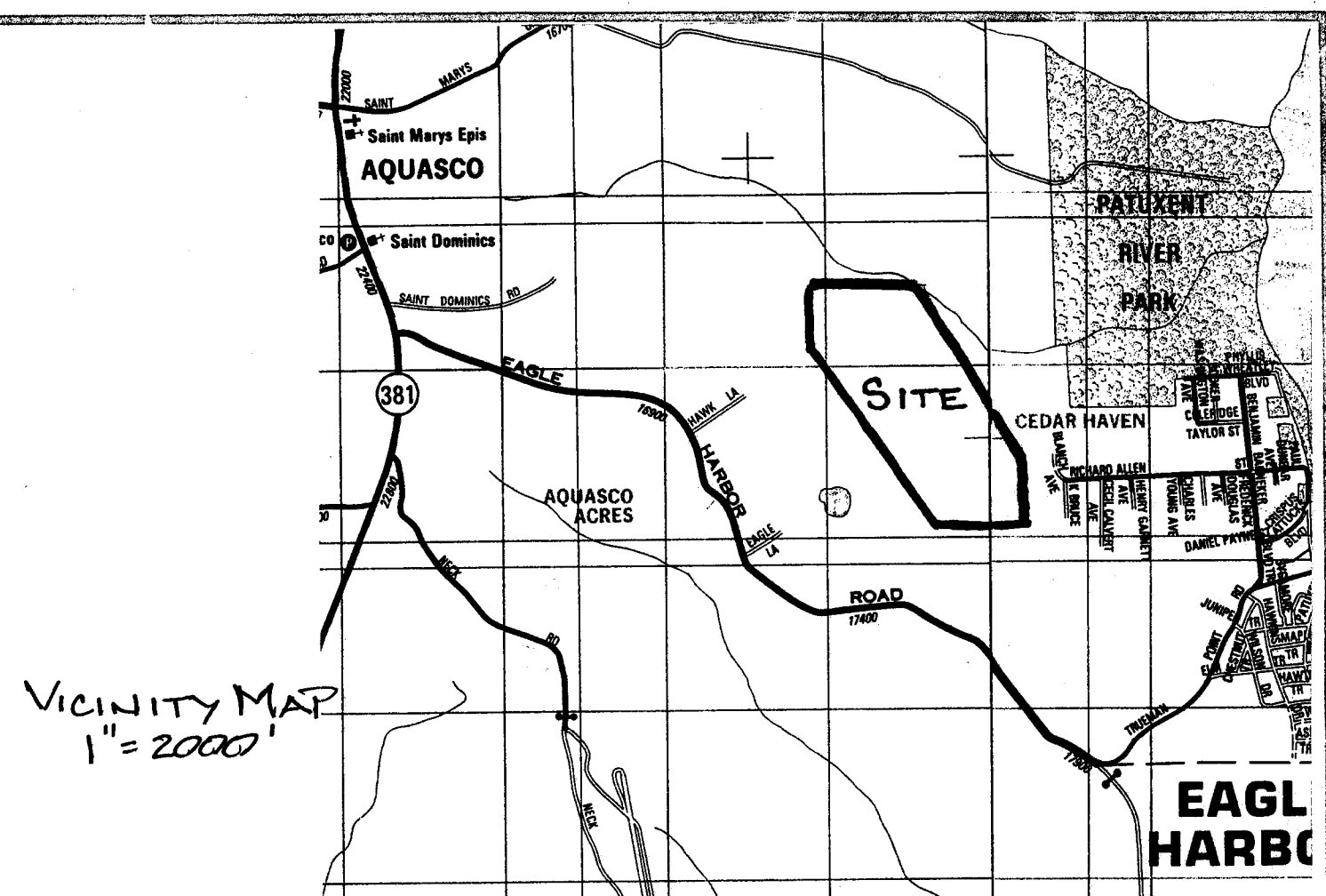
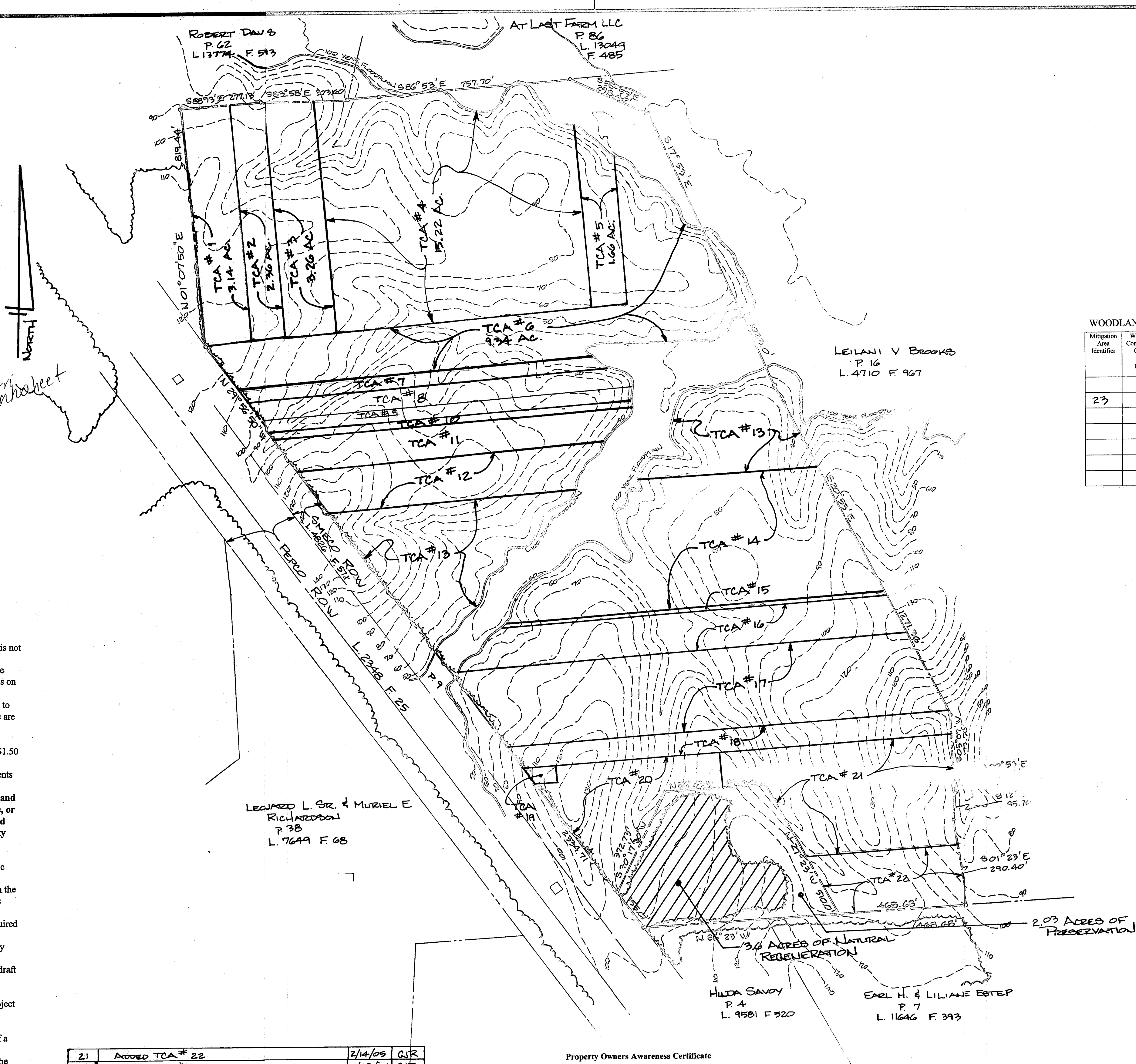
- Notes to include with all Plans:
- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation 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 TCP will 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 TCPs 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 TCP 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 TCP 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.

No.	REVISION	DATE	BY
1	ADDED TCA #1	10/28/03	CJR
2	ADDED TCA #2	11/11/03	CJR
3	ADDED TCA #3	11/15/03	CJR
4	ADDED TCA #4 & 5	1/28/04	CJR
5	ADDED TCA #6	3/3/04	CJR
6	ADDED TCA #7	3/3/04	CJR
7	ADDED TCA #8	3/3/04	CJR
21	ADDED TCA #22	3/14/05	CJR
20	ADDED TCA #21	2/12/04	CJR
19	ADDED TCA #20	6/15/04	CJR
18	ADDED TCA #19	6/15/04	CJR
17	ADDED TCA #18	6/15/04	CJR
16	ADDED TCA #17	5/24/04	CJR
15	ADDED TCA #16	5/17/04	CJR
14	ADDED TCA #15	5/12/04	CJR
13	ADDED TCA #14	4/12/04	CJR
12	ADDED TCA #13	4/6/04	CJR
11	ADDED TCA #12	3/25/04	CJR
10	ADDED TCA #11	3/23/04	CJR
9	ADDED TCA #10	3/9/04	CJR
8	ADDED TCA #9	3/4/04	CJR

Applicant:
GRKT Investments, LLC
Gary J Rubino
2309 Twin Valley Lane
Silver Spring, MD 20906
Phone # 301-873-8109

TYPE 2 - TREE CONSERVATION PLAN
FOR PARCEL 47
RICHARDSON PROPERTY
EAGLE HARBOR ROAD
ELECTION DISTRICT AQUASCO
PRINCE GEORGE'S COUNTY, MD

DESIGN: CJR
SCALE: 1"=200'
DRAWN: CJR
CHECKED: CJR
DATE: 8/03



WOODLAND CONSERVATION MITIGATION CREDIT SUMMARY TABLE FOR ADDITIONAL AREA

Mitigation Area Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation / Natural Regeneration Area Available (acres)	Recordation Information (Easement/Deed)	Benefiting TCP#	Benefiting Property	Reviewer	Approval Date
23				2.03 acres	3.60 acres					

22	2.42 AC	0	TCP #11	BONNIE HILL	KJF	7/14/04
21	6.00 AC	2.42 AC	TCP #11	BONNIE CORPORATE CENTER	JPM	7/14/04
20	3.16 AC	8.42 AC	TCP #11	POCAHONTAS CREEK ESTATES	JPM	6/15/04
19	0.10 AC	11.58 AC	TCP #11	THE HUNT AT FOX CHASE	JPM	6/15/04
18	2.56 AC	11.68 AC	TCP #11	84 LUMBER LANE, C.	JPM	6/15/04
17	9.60 AC	14.24 AC	TCP #11	MEARES ESTATES	KJF	5/21/04
16	4.28 AC	23.84 AC	TCP #11	SPRING MEADOWS	JPM	5/13/04
15	0.40 AC	28.12 AC	TCP #11	SUTHERLAND PROPERTY	JPM	5/13/04
14	9.52 AC	28.52 AC	TCP #11	OXON RUN HILLS	JPM	4/14/04
13	5.24 AC	38.04 AC	TCP #11	CAMERON GROVE SEC. 2	JPM	4/6/04
12	3.26 AC	43.28 AC	TCP #11	GREENSPRING	JPM	3/13/04

Off-Site Mitigation Woodland Conservation Summary

Easement Identifier	Off-Site Mitigation Credits (acres)	Mitigation Area Available (acres)	Benefiting TCP#	Benefiting Property	Reviewer	Approval Date
		91.74 AC				
1	3.14 AC	88.60 AC	TCP #11	HEUBON VALLEY II	JPM	10/28/03
2	2.36 AC	86.24 AC	TCP #11	STONEGATE ESTATES	JPM	11/13/03
3	3.26 AC	82.98 AC	TCP #11	QUEEN ANNE STATION	JPM	11/13/03
4	15.22 AC	67.76 AC	TCP #11	THE HUNT AT FOX CHASE	JPM	11/13/03
5	1.60 AC	66.16 AC	TCP #11	BONNIE LOTS	JPM	11/13/03
6	9.34 AC	56.76 AC	TCP #11	CLINTON ACRES	JPM	11/13/03
7	1.20 AC	55.56 AC	TCP #11	LARCO COMMONS	JPM	11/13/03
8	3.90 AC	51.86 AC	TCP #11	PERRYWOOD SEC. B	JPM	11/13/03
9	1.46 AC	50.30 AC	TCP #11	CLIMBING BOUNCE	JPM	11/13/03
10	0.64 AC	49.66 AC	TCP #11	PLEASANT PROSPECT LOT 2	JPM	11/13/03
11	2.96 AC	46.70 AC	TCP #11	MOUNTAIN ESTATES	JPM	11/13/03

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP# 1132 1073
Approved by: [Signature] Date: 10/28/13

MD, NATL, CAP, PA, & M, CONAN
PRINCE GEORGE'S COUNTY
For Information regarding this site:
Gary J. Rubino
NOV 4 2013
COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

Property Owners Awareness Certificate

I/ We, Gary J. Rubino, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: [Signature] Date: 10/28/13

I/ We, [Signature], hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: [Signature] Date: [Signature]

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: [Signature] Date: 10/28/13

(Place printed name, address, phone number, and e-mail address of qualified professional below the signature)