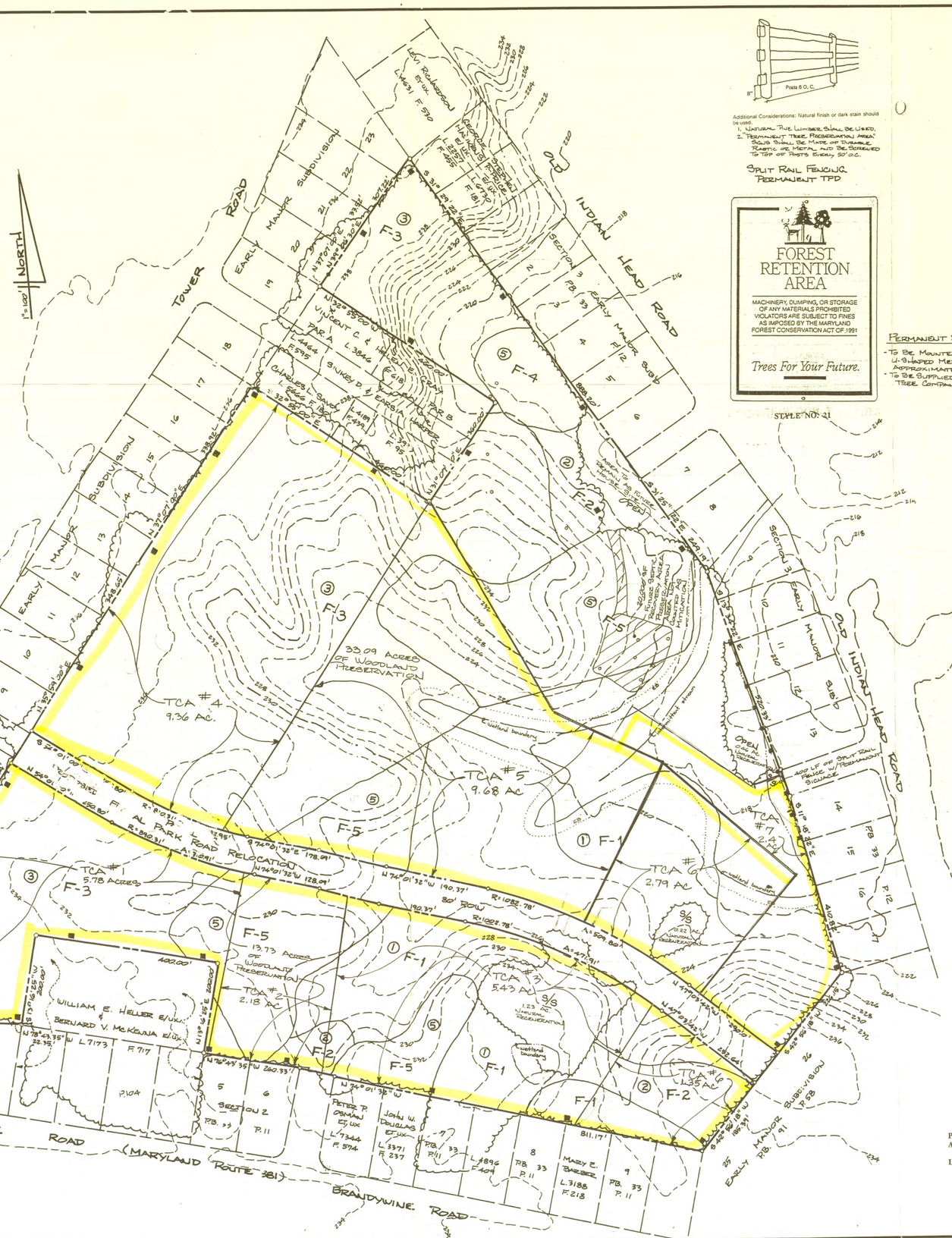
Type II Tree Conservation Plan Notes for Mitigation Banks

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.
14. SIGNAGE SHALL BE INSTALLED PRIOR TO FIRST EASEMENT. FENCING SHALL BE INSTALLED PRIOR TO USE FOR ANY EASEMENT.

Off-Site Mitigation Woodland Conservation Summary

Easement Identifier	Off-Site Mitigation Credit (acres)	Mitigation Area Available (acres)	Benefiting TCPII	Benefiting Property # Liber/Folio Mitigation Easement	Reviewer	Approval Date	Liber Folio
TCA #	48.73						
1	5.78	42.95	150/04	BELMONT FARMS	KJF	7/06/05	L 22819 F 312
2	2.18	40.77	69/04	METROPOLITAN OF LARGO	KJF	8/11/05	L 22769 F 114
3	5.43	35.34	93/05	IZZO PROPERTY	KJF	8/26/05	L 22819 F 572
4	9.36	25.98	47/05	TANTALLON RESERVE	KJF	8/05/05	L 23156 F 729
5	9.68	16.30	148/02	CHELTENHAM PARK	KJF	8/26/05	L 22894 F 466
6	4.14	12.16	111/05	MANNING OVERLOOK	KJF	9/30/05	L 22819 F 566
7	2.40	9.76	115/05	NOTTINGHAM MYERS	KJF	9/30/05	L 23075 F 450



Additional Considerations: Natural finish or dark stain should be used.
1. Natural Pine Lumber Shall Be Used.
2. "Permanent Tree Preservation Area" Signs Shall Be Made of Durable, Plastic or Metal and Be Screwed to Top of Posts Every 50' o.c.

SPLIT RAIL FENCING PERMANENT TPD

STAKE NO. 21

LEGEND
- EXISTING TREE LINE
- WATERS OF US
- EXISTING CONTOUR
- EXPANDED BUFFER
- (1) FOREST STAND #
- WETLAND LIMIT
- PERMANENT SIGNAGE MOUNTED ON SPLIT RAIL FENCE
- PERMANENT SIGNAGE MOUNTED ON U-SHAPED METAL POSTS 4' HIGH EVERY 300' o.c.

VICINITY MAP
1"=2000'

PERMANENT SIGNAGE
- TO BE MOUNTED 4' HIGH ON U-SHAPED METAL POSTS APPROXIMATELY 300' o.c.
- TO BE SUPPLIED BY THE TREE COMPANY

Woodland Conservation Worksheet
for
Prince George's County

	R/R		
Zone:			
Gross Tract:	49.41		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	49.41	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	TCP II/218/92 Tower Preserve
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 combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	Y
Break-even Point (preservation) =	9.36 acres
Clearing permitted w/o reforestation=	37.46 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		46.82	0.00	
Woodland Conservation Threshold (NTA) =	0.00%	0.00		
Smaller of a or b		0.00		
Woodland above WCT		46.82		
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 (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		48.73		
Woodland Conservation Required		48.73		

Woodland Conservation Provided:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Woodland Preservation	0.00		
Afforestation / Reforestation	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 being provided on this property *	48.73		
Total Woodland Conservation Provided	48.73		

Area of woodland not cleared 46.82 acres
Woodland retained not part of requirements: 46.82 acres

Prepared by:
Signed Date 4/26/05

Revised 9/1/04
* 46.79 acres of preservation mitigation available @ 2:1 for off-site mitigation purposes.
1.94 acres of natural regeneration available @ 1:1 for off-site mitigation purposes.

I hereby acknowledge that I have been advised of the restrictions established by this Tree Conservation Plan. I further acknowledge that cutting, clearing, or damaging trees or understory vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or the Department of Environmental Resources will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expert and providing a copy to the M-NCPPC Environmental Planning Section.

Signed 5/10/05 Date

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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 218 /92-01

	Approved by	Date
	JPMarkovich	12/7/92
01	KAMuch	5/12/05
02		
03		
04		
05		

For Information regarding this site:

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

No.	REVISION	DATE	BY
1	ADDED TCA #1	7/5/05	GJR
2	ADDED TCA #2	8/11/05	GJR
3	ADDED TCA #3	8/26/05	GJR
4	ADDED TCA #4	8/25/05	GJR
5	ADDED TCA #5	8/26/05	GJR
6	ADDED TCA #6	9/6/05	GJR
7	ADDED TCA #7	9/29/05	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
Tower Preserve
Brandywine Road
11th Election District
Prince George's County, Maryland

GJR DESIGN	SCALE 1"=100'
GJR DRAWN	1 OF 1
GJR CHECKED	SHEET
4/2005 DATE	JOB No. / FILE No.