

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 1:1, 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 documented 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 5-160(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 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 4-6 weeks.
- SIGNAGE SHALL BE INSTALLED PRIOR TO FIRST EASEMENT RECORDING. SIGNAGE SHALL BE INSTALLED PRIOR TO USE FOR ANY EASEMENT.

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 (Liber/Folio)	Benefiting TCP	Benefiting Property	Reviewer	Approval Date
				46.5 acres	1.91 acres					
1	2.89	5.78	0.0	40.72	1.91	L 22419 F 312	150-04	Belmont Farms	KIF	7-06-05
2	1.09	2.18	0.0	38.54	1.91	L 22709 F 114	160-04	Metropolitan of Largo	KIF	8-11-05
3	2.71	4.20	1.23	34.34	0.68	L 22814 F 572	93-05	Izzo Property	KIF	8-26-05
4	4.68	9.36	0.0	24.98	0.68	L 23156 F 724	47-05	Tantalon Preserve	KIF	10-06-05
5	4.84	9.68	0.0	15.30	0.68	L 22814 F 566	148-02	Cheltenham Park	KIF	8-26-05
6	1.96	3.92	0.22	11.38	0.46	L 22894 F 466	111-08	Manning Overlook	KIF	9-30-05
7	1.2	2.4	0.0	8.98	0.46	L 23075 F 450	119-05	Nottingham Myres UMC	KIF	9-30-05
8	0.62	1.24	0	7.74	0.46	L 24477 F 164	045-01-02	SMO SHED OFFIC	KIF	11/20/14
9	0.07	0.14	0	7.00	0.46	L 26802 F 124	05-02	12308 FIRM OF 15-00-00 LOT 6	KIF	3/23/15
10	0.93	1.86	0	5.74	0.46	L 24491 F 243	04-13	PRINCETON ROAD ONE WOOD	KIF	11/21/15
				9.00	0.46					

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

Owner or Owners Representative Gary J Rubino Date 6-2-14

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: Gary J Rubino Date: 6-2-14

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

For information regarding this site:

Gary J. Rubino

No.	REVISION	DATE	BY
1	ADDED TCA #1	7/5/05	GJR
2	ADDED TCA #2	8/11/05	GJR
3	ADDED TCA #3	8/23/05	GJR
4	ADDED TCA #4	9/23/05	GJR
5	ADDED TCA #5	9/23/05	GJR
6	ADDED TCA #6	9/23/05	GJR
7	ADDED TCA #7	9/23/05	GJR

Applicant:

GRKT Investments, LLC

Gary J Rubino

2309 Twin Valley Lane

Silver Spring, MD 20906

Phone # 301-873-8109

Type II Tree Conservation Plan

For

Tower Preserve

Brandywine Road

11th Election District

Prince George's County, Maryland

DESIGN SCALE 1"=100'

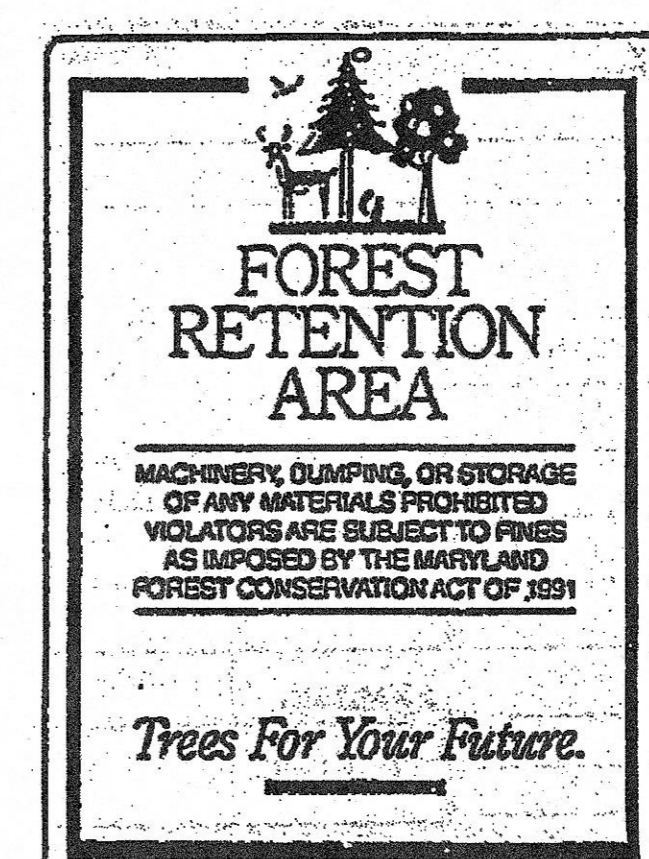
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CHECKED SHEET

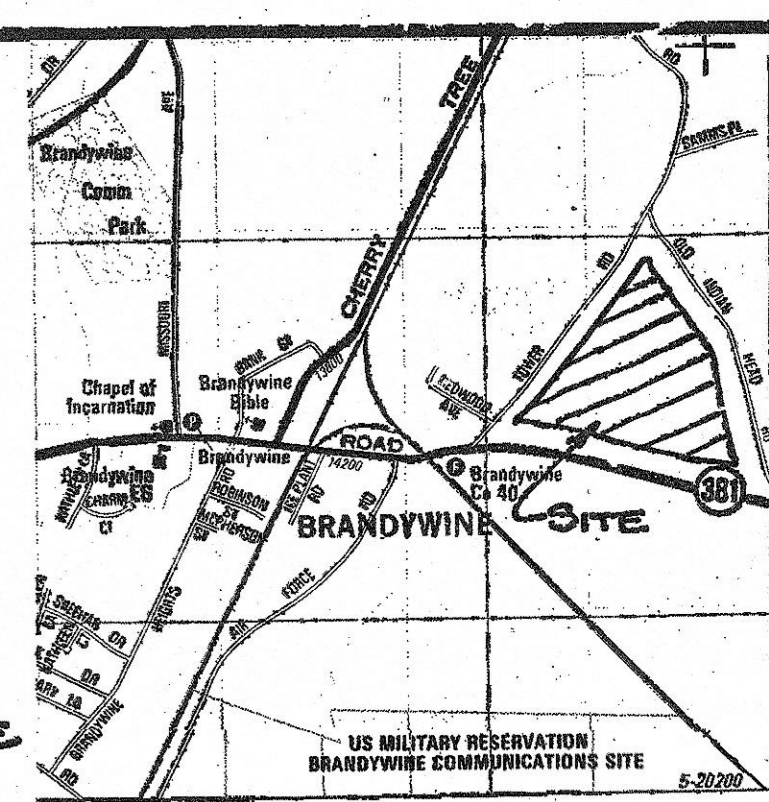
DATE 4/2/05

JOE No.

FILE No.



- LEGEND
- EXISTING TREE LINE
 - EXISTING CONTOUR
 - EXPANDED BUFFER
 - ① FOREST STAND #
 - WETLAND LIMIT
 - PERMANENT SIGNAGE
 - PERMANENT SIGNAGE MOUNTED ON 4" HIGH METAL POSTS 4' HIGH EVERY 300' O.C.



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)			
Zone:	RR		
Gross Tract:	62.43		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	62.43		

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
Column A	Column B	Column C	Column D
WCT/AT %	Net Tract	Floodplain (1:1)	Off-Site Impacts (1:1)
Existing Woodland	60.06	0.00	
Woodland Conservation Threshold (WCT) =	0.00%		
Smaller of 13 or 14	0.00		
Woodland above WCT	60.06		
Woodland cleared	0.00	0.00	0.00
Woodland cleared above WCT (smaller of 10 or 17)	0.00		
Clearing above WCT (0.25:1) replacement requirement	0.00		
Woodland cleared below WCT	0.00		
Clearing below WCT (2:1 replacement requirement)	15.00%		
Afforestation Threshold (AT) =	2.80		
Off-site WCA being provided on this property	2.80		
Woodland Conservation Required	61.86		

SECTION III-Meeting the Requirements			
Woodland Preservation			
Afforestation / Reforestation	0.00	0.00	
Natural Regeneration	0.00	0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	
Forest Enhancement Credit (Area * .25)	0.00	0.00	
Area approved for fee-in-lieu-PFA	0.00		\$0.00
Area approved for fee-in-lieu-non-PFA	0.00		\$0.00
Credits for Off-site Conservation on another property	0.00		
Off-site WCA (preservation) being provided on this property	49.76		
Off-site WCA (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	61.86		

Area of woodland not cleared	50.06 acres
Net tract woodland retained not part of requirements:	49.76 acres
100-floodplain woodland retained	0.00 acres
On-site woodland conservation provided	0.23 acres
On-site woodland retained not credited	49.76 acres

Prepared by: Gary J Rubino Date: 6-13-16

Last Revised: January 20, 2012

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: Gary J Rubino Date: 5/10/15

MD, NATL, CAR, PK & PL, COMAR
PRINCE GEORGE'S COUNTY
RECEIVED
JUN 30 2016
COUNTY WIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

Plan Certified by: Gary J. Rubino

Address: 2309 Twin Valley Lane

License: MD 4658

M-NCPPC Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP# 1218 192-02	
Approved by:	Date:
01 <u>KAFMCH</u> <u>5/11/15</u>	
02 <u>KAFMCH</u> <u>9/11/14</u>	
03 <u>KAFMCH</u> <u>8/15/16</u>	
04	
05	