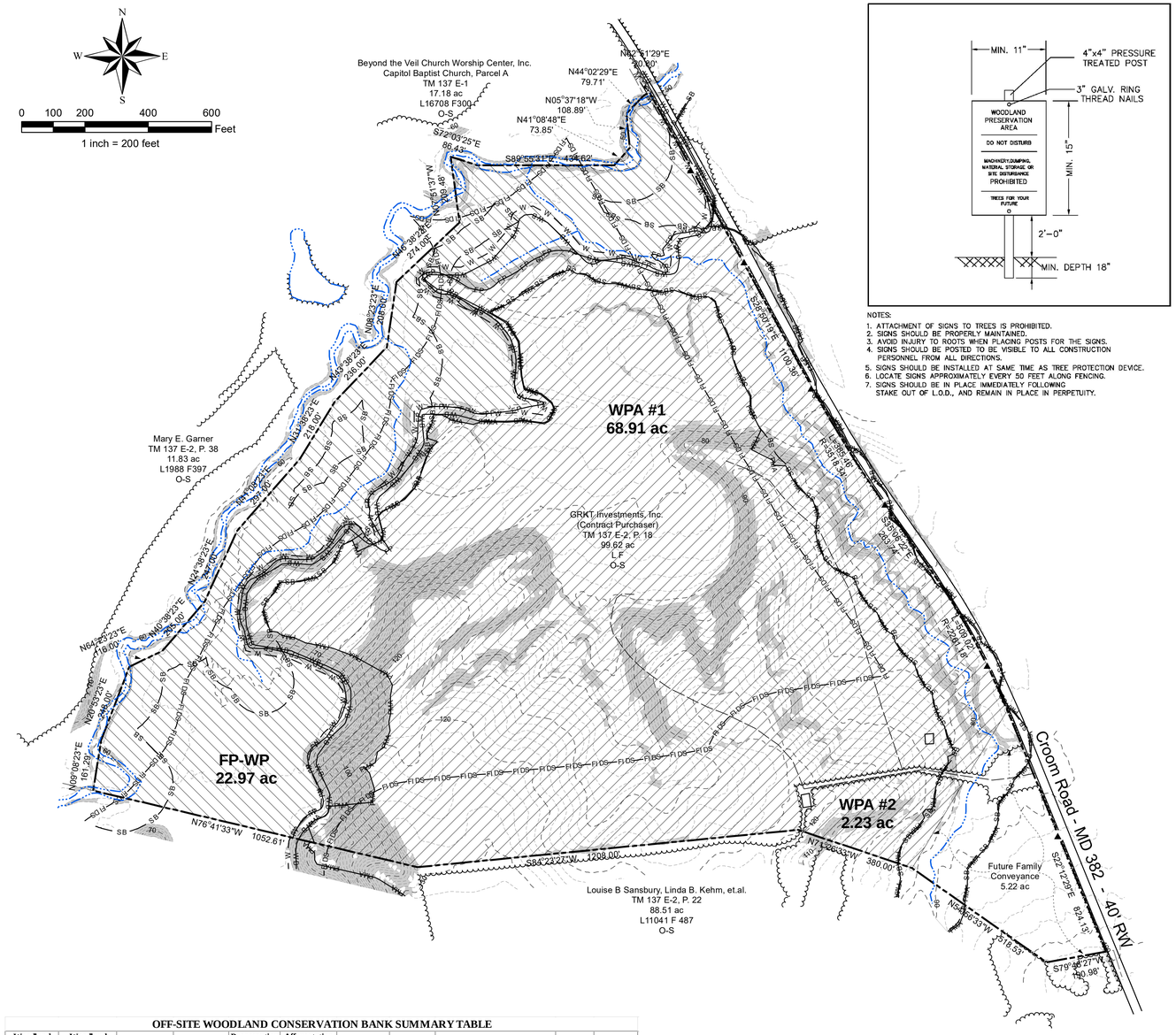
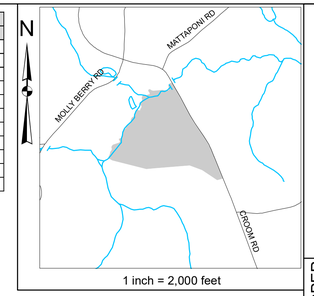


NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

12005 Croom Road Preserve WC Bank Site Information

1.	Contract Purchaser	GRKT Investments, LLC c/o Gary Rubino 2309 Twin Valley Lane Silver Spring, MD 20906
2.	Property Address	12005 Croom Road Upper Marlboro, MD 20772
3.	Deed Information	L F
4.	Area	99.62 acres
5.	Tax Map	137, Grid E-2, P 18
6.	Tax Account Number	04-0259804
7.	Planning Area	86A
8.	Policy Analysis Zone	280F
9.	Zoning	O-S
10.	Tier	ESA-3 (Formerly Rural Tier)
11.	Green Infrastructure	Regulated, Evaluation & Network Gap Areas
12.	WSSC Grid	215SE13
13.	Election District	04
14.	Council District	09
15.	Watershed	Mataponi Creek
16.	River Basin	Patuxent
17.	Floodplain	FEMA Cross-sections DPIE
18.	Proposed Use	Woodland Conservation Bank
19.	ADC Map Page / Grid	34 B- & B-7
20.	Cemetery	None
21.	Historic Sites	None
22.	Scenic/Historic Roads	Croom Road (Scenic & Historic)
23.	Topography	M-NCPPC
24.	Development Plans	None
25.	TCPs	Exemption (E-011-13)

General Information Table		
Layer Category	**Layer Name**	**Value**
Zone	Zoning (Zone)	O-S
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	137-E2
Administrative	WSSC Grid (Sheet 20)	215SE13
Administrative	Policy Analysis Zone (PAZ)	280F
Administrative	Planning Area (Plan Area)	86A
Administrative	Election District (ED)	4
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1309
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2733



Type II Tree Conservation Plan Notes
For an Off-site Woodland Conservation Bank

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 woodland conservation 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 the off-site 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 $9.00 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. Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation mitigation areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
5. All off-site woodland conservation on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants may encumber only the portion of the property included in the off-site mitigation bank, and must include a metes and bounds description of the area to be encumbered signed and sealed by a licensed surveyor.
6. Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval.
7. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments, except when a Historic Agricultural Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission has been recorded and permission has been granted by the Planning Board. The subject property is **not** subject to a Historic Agricultural Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission.
8. Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCPIIs and project names (banking property and benefiting property).
9. All off-site woodland conservation areas established on existing (preserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NR Article 5-1607(b)(2). Off-site woodland mitigation areas established as afforestation areas or as natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
10. The TCPII Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCPII number, and the recordation numbers.
11. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
12. The purchase or sale of off-site woodland conservation mitigation credits involves the transfer of real property rights and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
13. Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.

I:\\environ\woodland conservation\TCPII tools\ Notes – TCPII Standard – Mitigation Banks.new.doc
Revised 6/01/2007

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	O-S			
2	Gross Tract:	99.68			
3	Floodplain:	22.97			
4	Previously Dedicated Land:	0.00			
5	Net Tract (NTA):	76.71	0.00	0.00	
6	TCP Number			Revision #	0
7	Property Description or Subdivision Name:	12005 Croom Road Preserve			
8	Is this site subject to the 1989 Ordinance?(Y/N)	N			
9	Is this one (1) single family lot? (Y.N)	N			
10	Are there prior TCP approvals which include a	N			
11	combination of this lot/s? (Y.N)				
12	Is any portion of the property in a WC Bank?	Y			
13	Break-even Point (preservation) =	15.18	acres		
14	Clearing permitted w/o reforestion=	60.73	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)
15	Existing Woodland		75.91	22.97	
16	Woodland Conservation Threshold (WCT) =	0.00%	0.00		
17	Smaller of 13 or 14		0.00		
18	Woodland above WCT		75.91		
19	Woodland cleared		0.00	0.00	0.00
20	Woodland cleared above WCT (smaller of 16 or 17)		0.00		
21	Clearing above WCT (0.25 : 1) replacement requirement		0.00		
22	Woodland cleared below WCT		0.00		
23	Clearing below WCT (2:1 replacement requirement)		0.00		
24	Afforestation Required Threshold (AFT) =	20.00%	0.00		
25	Off-site WCA being provided on this property		71.14		
26	Woodland Conservation Required		**71.14** acres		

	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
27	Woodland Preservation		0.00		
28	Afforestation / Reforestation		0.00	Bond amount:	$ -
29	Natural Regeneration		0.00		
30	Landscape Credits		0.00		
30	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
31	Forest Enhancement Credit (Area * .25)	0.00	0.00		
32	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
33	Area approved for fee-in-lieu/PFA		0.00	Fee amount:	**$0.00**
34	Area approved for fee-in-lieu/non-PFA		0.00	Fee amount:	**$0.00**
35	Off-site Woodland Conservation Credits Required		0.00		
36	Off-site WCA (preservation) being provided on this property		71.14		
37	Off-site WCA (afforestation) being provided on this property		0.00		
38	Woodland Conservation Provided		**71.14** acres		

39	Area of woodland not cleared	75.91	acres
40	Net tract woodland retained not part of requirements:	75.91	acres
41	100-floodplain woodland retained	22.97	acres
42	On-site woodland conservation provided	0.00	acres
43	On-site woodland retained not credited	98.88	acres

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
0				71.14	0.00					
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE FOR FLOODPLAIN AREAS WHEN ALLOWABLE

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
0				22.97	0.00					
1										
2										
3										
4										
5										

This TCP2 will utilize the forested 100-year floodplain for Off-site Banking purposes other than Prince George's County projects subject to the Prince George's County Woodland Conservation Ordinance

Legend

- FP-WPA (Floodplain Woodland Preservation Area)
- WPA (Woodland Preservation Area)
- PMA (Primary Management Area)
- Wetlands
- Wetland Buffer 25-foot
- Floodplain 100-year (FP)
- Stream Buffer 100-foot
- Streams
- WPA Signs
- FIDsLine
- Gravel Road
- Treeline
- Property Boundary
- Contour 10-foot
- Contour 2-foot

I/We GRKT Investments, LLC 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.

Gary Rubino — Date: 12/22/16

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: John P. Markovich Date: 12/22/2016

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND — LICENSED FOREST CONSERVANCY — BOARD OF FORESTERS

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL

TCP2- 004 - 2017

	Approved by	Date	DRD #	Reason for Revision
	Kim A. Finch	2/09/2017	NA	
01 Revision				
02 Revision				
03 Revision				
04 Revision				
05 Revision				

JM Forestry Services, LLC
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Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER
GRKT Investments, LLC
c/o Gary Rubino
2309 Twin Valley Lane
Silver Spring, MD 20906
Phone: 301-924-1987

Type 2 Tree Conservation Plan for Woodland Conservation Bank

12005 Croom Road Preserve

4th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale **1" = 200'**

Project No. **14-039**

Sheet No. **1 of 1**