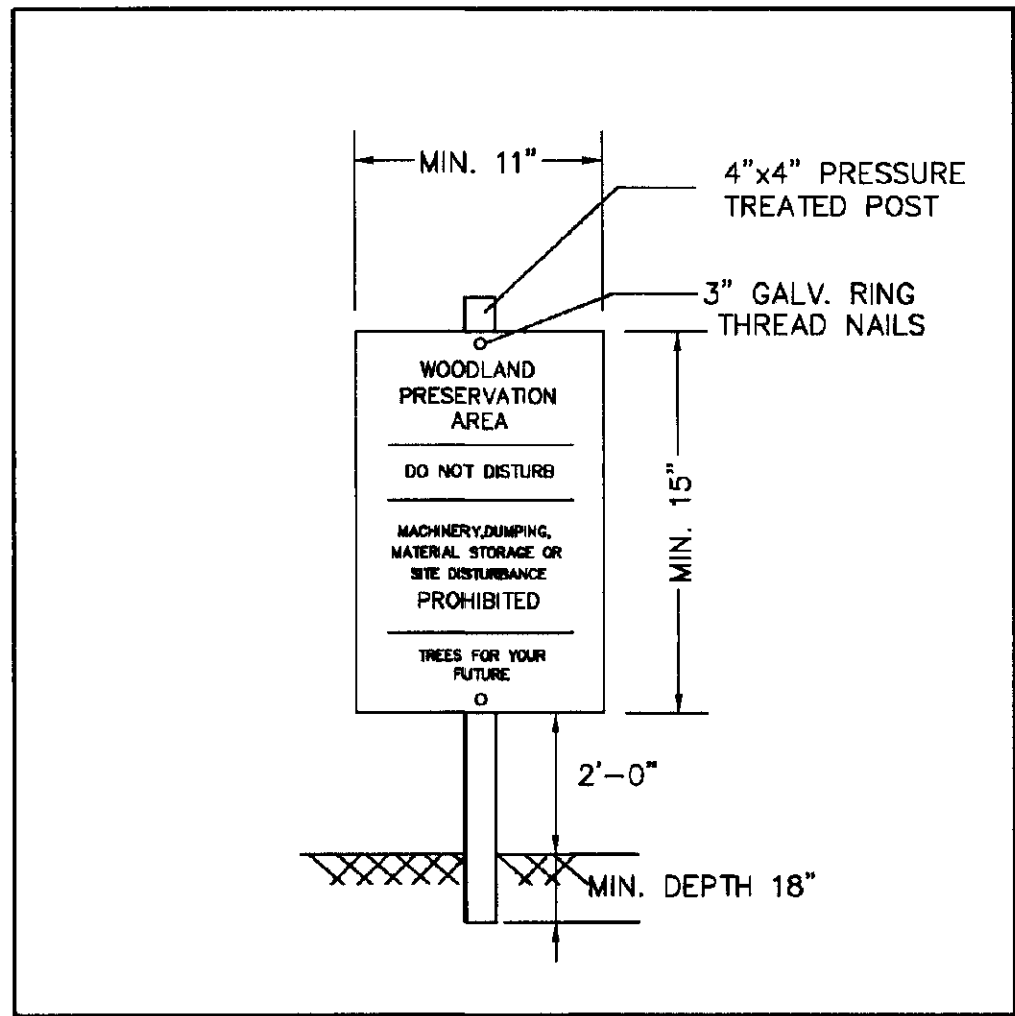


Legend

- Perc Test (PT)
- Well
- Water Test (WT)
- Limit of Disturbance (LOD)
- Structures Proposed
- Proposed Topography
- Drain Field Easement
- Level Spreader
- Specimen Trees
- CRZ (Critical Root Zone)
- PMA (Primary Management Area)
- Stream Buffer (100-foot)
- WPA Signs
- WRA Signs
- WPA (Woodland Preservation Area)
- NRA (Natural Regeneration Area)
- WP-NC (Woodland Preserved Not Credited)
- Treeline (existing)
- Brushline (existing)
- Stream
- Property Boundary
- Property Boundary Adjacent
- Contour 10-foot
- Contour 2-foot
- Slopes > 15%



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

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

- 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 TCP will 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. 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 ¾: 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- 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.
- 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.
- 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.
- 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.
- Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
- Each subsequent commitment for a portion of the mitigation bank will require the submission 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 TCPs and project names (banking property and benefiting property).
- 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.
- The TCP 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 TCP number, and the recordation numbers.
- 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.
- 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.
- 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 TCP by the EPS.

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
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

Tree #	Common Name	Latin Name	DBH	Condition Rating	Comments
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	31	Excellent (91)	Top damage, dieback
2*	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Fair (78)	Trunk & top damage, dieback
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Fair (78)	Trunk & top damage, cavity, dieback
4	Southern Red Oak	<i>Quercus falcata</i>	35	Fair (72)	V-fork, triple stem, root & trunk damage, cavity
5*	Yellow Poplar	<i>Liriodendron tulipifera</i>	47	Good (84)	V-fork, triple stem, trunk damage, decay
6*	Yellow Poplar	<i>Liriodendron tulipifera</i>	48	Fair (78)	V-fork, two stem, trunk & top damage, decay, cavity
7	White Oak	<i>Quercus alba</i>	41	Good (84)	V-fork, two stem, trunk & top damage, cavity

*Trees denoted with an asterisk are located off-site within 100-foot of the property boundary.

STAND	STAND CHARACTERISTICS AREA (acres)	FOREST HABITAT VALUE	RETENTION POTENTIAL
A	8.24	Average	Excellent
B	4.24	Good	Average
Open / Natural Regeneration	4.90		
Total	17.38		

Natural Resources Inventory Statistics Table

Site Statistics	Total
Gross tract area	17.38
Existing 100-year floodplain	0.00
Net tract area	17.38
Existing woodland in the floodplain	0.00
Existing woodland net tract	12.48
Existing woodland total	12.48
Regulated streams (linear feet of centerline)	58'

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: *6/19/14*

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4877
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN

TCP2-010-14
Approved by: *KIFendi* Date: *6/19/14*

01 Revision		
02 Revision		
03 Revision		
04 Revision		
05 Revision		

JM Forestry Services, LLC
11552 Timberbrook Drive
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Phone/FAX: (301) 645-4877

APPLICANT/DEVELOPER
Cross Road Trail Partners, LLC
Attn: Gary J. Rubino
2309 Twin Valley Lane
Silver Spring, MD 20906
Phone: 301-873-8109

Type 2 Tree Conservation Plan for Woodland Conservation Bank

Croom Airport Road Woodland Conservation Bank
4th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale: **1" = 100'**

Project No. **14-012**

Sheet No. **1 of 1**