

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

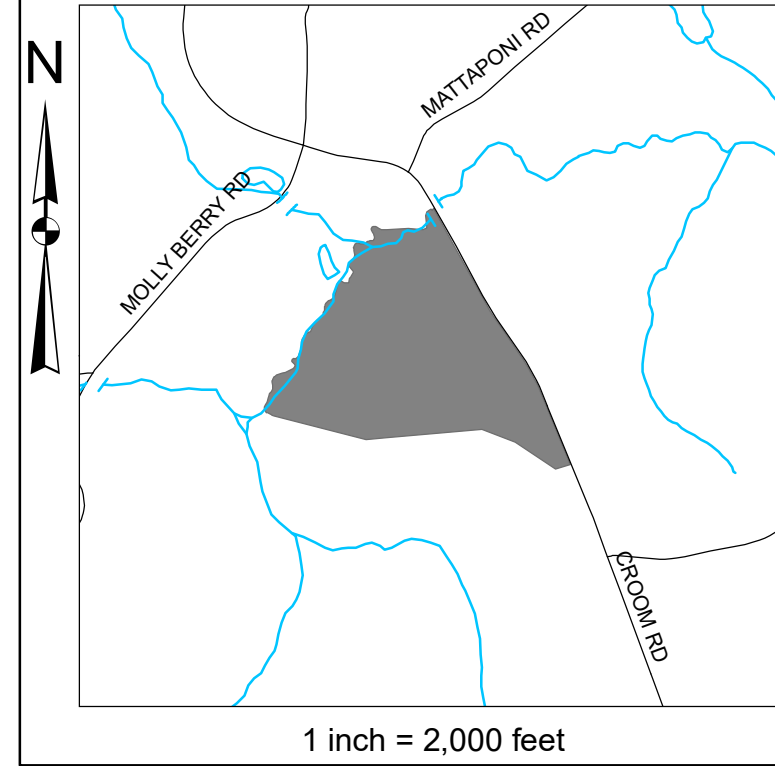
3. This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation Plan to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the woodland 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/II 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.
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 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 TCP/II and project names (banking property and benefiting property).
9. All off-site woodland conservation areas established on existing (preserved) woodlands shall be identified as 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 TCP/II 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/II 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 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 TCP/II by the EPS.

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

Site Statistics Table	
Site Statistics	Total ¹ (acres)
Gross tract area	79.32
Existing 100-year floodplain	25.89
Net tract area	53.43
Existing woodland in the floodplain	25.89
Existing woodland net tract	53.43
Existing woodland total	79.32
Existing PMA	39.06
Regulated streams (linear feet of centerline)	6,360 ²
Riparian (wooded) buffer up to 300 feet wide ²	48.81

¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

² Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.



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:	79.32		
3	Floodplain:	25.89		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	53.43	0.00	0.00

6	TCP Number		Revision #	0
7	Property Description or Subdivision Name:	11901 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 subdivision of this lot? (Y/N)	N		
12	Is any portion of the property in a WC Bank?	Y		
13	Break-even Point (preservation) =	10.69	acres	
14	Clearing permitted w/o reforestation =	42.74	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)
5 Existing Woodland		53.43	25.89	
6 Woodland Conservation Threshold (WCT) =	0.00%	0.00		
7 Smaller of 13 or 14		0.00		
8 Woodland above WCT		53.43		
9 Woodland cleared		0.00	0.00	0.00
10 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
11 Clearing above WCT (0.25 : 1) replacement requirement		0.00		
12 Woodland cleared below WCT		0.00		
13 Clearing below WCT (2:1 replacement requirement)		0.00		
14 Reforestation Required	20.00%	0.00		
15 Off-site WCA being provided on this property		53.43		
16 Woodland Conservation Required		53.43	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding 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		53.43	
37	Off-site WCA (afforestation) being provided on this property		0.00	
38	Woodland Conservation Provided		53.43	acres

9 Area of woodland not cleared	53.43 acres
0 Net tract woodland retained not part of requirements:	53.43 acres
1 100-floodplain woodland retained	25.89 acres
2 On-site woodland conservation provided	0.00 acres
3 On-site woodland retained not credited	79.32 acres

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 (Contract Purchaser)

that we are aware
we understand

1/26/2017
Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 11/1/2022

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-751-4888
Email: JPMarkovich@comcast.net



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 I. Finch	3/4/2017	NA	
01 Revision	Kim I. Finch	9/7/2017		Correction to Future Family Conveyance
02 Revision	<i>Kim I. Finch</i>	<i>12/8/2022</i>		Reduce area of off-site bank
03 Revision				
04 Revision				
05 Revision				

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

[illegible]

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


[illegible]

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 |
| | FIDSLines |
| | Gravel Road |
| | Treeline |
| | Property Boundary |
| | Contour 10-foot |
| | Contour 2-foot |

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	AR (O-S)
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	137 E-2
Administrative	WSSC Grid (Sheet 20)	2155E13
Administrative	Planning Area (Plan Area)	86A
Administrative	Election District (ED)	4
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy 2035	Rural & Agricultural
Administrative	Police District	V

¹ If the site is within an APA, enter the name of the airport



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Phone: 301-924-1987

TCP2-004-2017-02
for
Woodland Conservation Bank

11901 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**