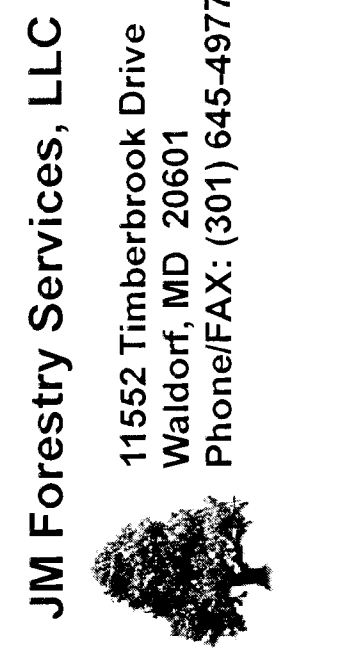
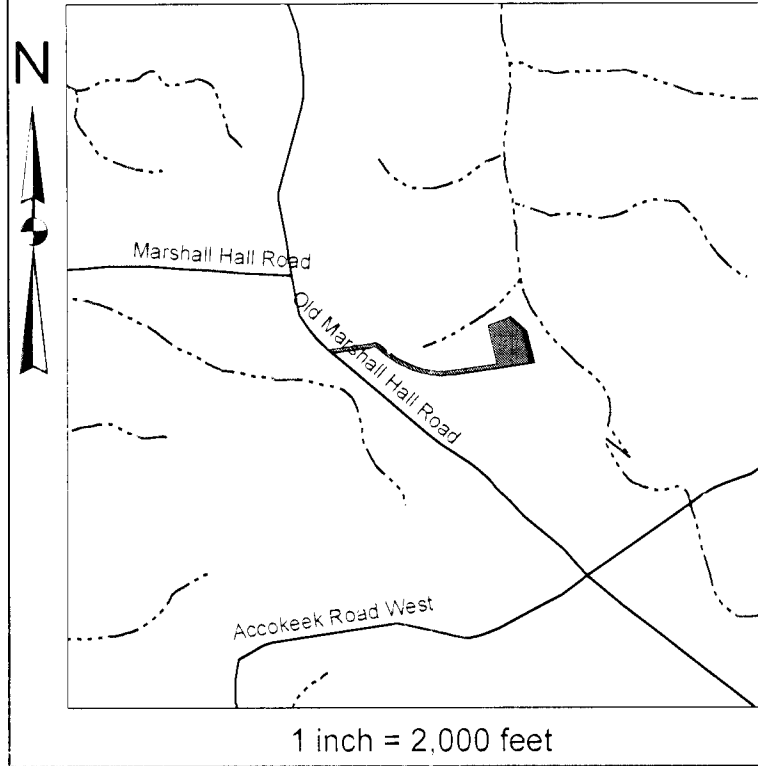


Parcel 83 WC Bank Property Information

- Owner: LBJ Properties, Inc.
- Property Address: 16314 Old Marshall Hall Rd, Accokeek, MD 20607
- Mailing Address: 14416 Old Mill Road, Upper Marlboro, MD 20772, Liber 28627 Folio 272
- Deed Information: 4.08 acres
- Area: 160, Grid E-1, Parcel 83
- Tax Map: 3815107
- Tax Account Numbers: 05
- Assessment District: 83
- Planning Area: 274C
- Policy Analysis Zone: R-A
- Zoning: Rural
- Tier: Regulated & Evaluation
- Green Infrastructure: 221SW02
- WSSC Grid: 5
- Election District: 9
- Council District: Lower Potomac
- Watershed: Potomac
- River Basin: None present per TCP2-080-07
- Floodplain: WC Bank
- Proposed Use: 36 G-4
- ADC Map Page Grid: None
- Cemeteries: None
- Historic Sites (nearby): Old Marshall Hall Rd
- Scenic Historic Roads: (scenic)
- Topography: M-NCPPC
- Preliminary Plan: NA



11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4977

APPLICANT / DEVELOPER

LBJ Properties, Inc.
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772
Phone: 301-952-9700

Type 2 Tree Conservation Plan for Woodland Conservation Bank

LBJ Properties, Inc. Woodland Conservation Bank 5th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN Checked
JPM JPM

Scale
1" = 100'

Project No.
06-020

Sheet No.
1 of 1

Parcel 83 TCP Worksheet Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)

Zone	Acres
Gross Tract	4.08
Floodplain	0.00
Previously Dedicated Land	0.00
Net Tract (NTA)	4.08

TCP Number	Property Description or Subdivision Name	Revision #
1	LBJ Properties, Inc. WC Bank	0
2	Is this site subject to the 1989 Ordinance? (y/n)	N
3	Is this one (1) single family lot? (y/n)	Y
4	Are there prior TCP approvals which include a combination of this lot's? (y/n)	N
5	Is any portion of the property in a WC Bank?	Y
6	Break-even Point (preservation) =	0.82 acres
7	Cleaning permitted w/o reforestation =	3.26 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)
Existing Woodland		4.08		
Woodland Conservation Threshold (WCT) =	0.00%	0.00		
Smaller of 13 or 14		0.00		
Woodland above WCT		4.08		
Woodland cleared		0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Cleaning above WCT (0.25 : 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Cleaning below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property		4.08		
Woodland Conservation Required		4.08 acres		

SECTION III-Meeting the Requirements

Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Natural Regeneration	0.00	
Sequester Historic Tree Credit (CRZ Area * 2.0)	0.00	
Forest Enhancement Credit (Area * .25)	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	4.08	
Off-site WCA (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	4.08 acres	

Area of woodland not cleared	4.08 acres
Net tract woodland retained not part of requirements	4.08 acres
100-floodplain woodland retained	0.00 acres
On-site woodland conservation provided	0.00 acres
On-site woodland retained not credited	4.08 acres

Legend

- ▲ WPA Signs
- Proposed Structures
- Proposed Topo
- LOD for Parcel 84
- ▨ PMA - Primary Management Area
- ▧ Property Boundary
- ▧ Adjacent Property Boundary
- ▧ WPA - Woodland Preservation Area
- ▧ WP-AC - Woodland Preserved Assumed Cleared
- ▧ WP-NC - Woodland Preserved Not Counted
- Contour 10-foot
- Contour 2-foot

I/We, LBJ Properties, Inc., 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.

Owner: John P. Markovich Date: 6/15/15

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 23 and the Environmental Technical Manual.

Signed: John P. Markovich Date: 6/15/15

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



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 TCP2 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.
- 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 1/4, 1/2, 1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CG-80-2005, 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, M-NCPPC 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.
- 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 TCP2s 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 TCP2 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 TCP2 number, and the recordation number.
- 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 TCP2 by the EPS.

11/19/19/2019 woodland conservation TCP2 tools: Notes - TCP2 Standard - Mitigation Banks new doc
Revised 6/10/2007

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				4.08	0.00					
2										
3										
4										
5										
6										
7										
8										
9										

Parcel 2 - TCP2-080-07 is an existing WC Bank
Parcel 83 & 84 - TCP2-22-08 approved for houses
Parcel 83 - Now proposed as WC Bank
Parcel 84 - is shown to provide information that it meets it's WC requirements

FSD/NRI previously approved with TCP2-080-07 & TCP2-022-08.
No significant changes to existing woodland conditions.

Forest Stewardship Plan on file with TCP2-080-07

Stream buffers, slopes >15% and PMA were added to the TCP2 in accordance with current standards.

The entire parcel is greater than 300-foot from the nearest woodland edge and is therefore classified as FIDs habitat.