



OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE										
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Preservation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recreation Information (Liber Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
1				22.66	0.00					
2										
3										
4										
5										
6										
7										
8										
9										

Denison WC Bank #2 Site Information

- Owners: John P. Denison, 8911 Oxon Hill Road, Fort Washington, MD 20744
- Property Address: 2807 Accokeek Road, Waldorf, MD 20601
- Deed Information: Liber 33578 Folio 547
- Area: 98.79 acres
- Tax Map: 152, Grid F-4, Parcel 90
- Tax Account Number: 05-0413203
- Planning Area: 84
- Policy Analysis Zone: 273D
- Zoning: R-A
- Tier: Rural
- Green Infrastructure: Regulated, Evaluation & Network
- Gap Areas: 221SE03
- WSSC Grid: 09
- Election District: Mattawoman Creek
- Council District: Potomac
- River Basin: FPS-201504
- Floodplain: Woodland Conservation Bank
- Proposed Use: 38 B-3, B-4 & B-5
- ADC Map Page: Grid
- Cemetery: None
- Historic Sites: None
- Scenic Historic Roads: Accokeek Road (historic)
- Topography: M-NCPPC
- Preliminary Plan: None
- Easements: HARPP (L33460 F037)
- TCPs: TCP2-235-90

Type 2 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 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 2 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 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 recreation of any 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 banks may not encumber lands previously protected or encumbered by permanent protection instruments, except when a Historic Agriculture 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 subject to a Historic Agriculture Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission dated March 9, 2012 and recorded at L. 33460 F. 037.
- At a public hearing held on 6/25/2015 the Prince George's County Planning Board approved a Type 2 Tree Conservation Plan, TCP2-028-2015 for the Denison Woodland Conservation Bank #2 subject to PGCPB Resolution No. 15-02 on the subject property.
- 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 TCP2s and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
- All off-site woodland conservation areas established on existing (preserved) woodlands shall be created 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 conservation areas established as afforestation areas or 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 on the approved TCP2 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 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 TCP2 by the EPS.

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone	R-A	Zone	R-A
Gross Tract	98.79		
Floodplain	22.43		
Previously Dedicated Land	7.00		
Net Tract (NTA)	76.36		

TCP Number: Denison WC Bank #2
Property Description or Subdivision Name: Denison WC Bank #2
Is this site subject to the 1989 Ordinance? (y/n): N
Is this one (1) single family lot? (y/n): N
Are there prior TCP approvals which include a combination of this lot? (y/n): Y
Is any portion of the property in a WC Bank? Break-even Point (preservation) = 4.93 acres
Clearing permitted w/o reforestation = 18.54 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		23.17	5.42	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	0.00%	0.00		
Woodland above WCT		23.17		
Woodland cleared		0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 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)		0.00		
Afforestation Threshold (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property		22.66		
Woodland Conservation Required		22.66		

SECTION III - Meeting the Requirements

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Woodland Preservation		0.00		
Afforestation / Reforestation		0.00		
Natural Regeneration		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		22.66		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		22.66		

Area of woodland not cleared: 23.17 acres
Net tract woodland retained not part of requirements: 23.17 acres
100-floodplain woodland retained: 5.42 acres
On-site woodland conservation provided: 0.00 acres
On-site woodland retained not credited: 28.59 acres

All Woodland Preservation Areas (WPA) are located north of the existing PEPCO right-of-way.

Wetlands were field located but not flagged and no formal delineation was prepared because all wetlands are located within the limits of the 100-year floodplain, stream buffer and/or WPA. If future impacts are proposed to the WPA a formal Wetland Delineation may be required.

This site had a Type II Tree Conservation Plan (TCP II/235/90) approved. That TCP II was determined to have expired per M-NCPPC Environmental Planning Section on 1/12/2015 because the TCP II for the construction of a single family dwelling was never implemented.

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 1/13/15

John P. Markovich
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Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-028-15

Approved by: CFM Date: 7/21/15

Revision	Date
01 Revision	
02 Revision	
03 Revision	
04 Revision	
05 Revision	

Denison WC Bank #2
2807 Accokeek Road
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Prince George's County, Maryland
5th Election District

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

John P. Denison
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Oxon Hill, MD 20744
Phone:

Type 2 Tree Conservation Plan (TCP 2) For Woodland Conservation Bank

DWN JPM Checked JPM
Scale

Project No. **14-063**
Sheet No. **1 of 1**