

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

APPLICANT / DEVELOPER

Joseph A. Behun, Jr. Trustee
1209 Heritage Hills Drive
Upper Marlboro, MD 20774
Phone: 301-249-8022
email: jabehun@msn.com

**Type 2 Tree Conservation Plan
for
Woodland Conservation Bank**

**Grimes Property
Woodland Conservation
Bank**
8th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS
9/2016 Added FP Summary
Table - JPM

DWN	Checked	
JPM	JPM	
Scale	1" = 200'	
Project No.	14-010	
Sheet No.	1 of 1	

Crimes Wk Bank Property Site Information	
1. Owner	Joseph A. Behan, Jr., Trustee 1200 Heritage Hills Drive Upper Marlboro, MD 20774
2. Property Address	22915 Christ Church Road Aqasoo, MD 20608
3. Deed Information	Liber Folio 174-50 acres
4. Acre	182, Grid B-2, Parcel 24
5. Tax Map	08
6. Assessment District	182
7. Planning Area	O-75
8. Policy Analysis Zone	OR80Q
9. Zoning	Rural
10. Tier	Regulated, Evaluation & Network
11. Green Infrastructure	Gap
12. WSSC Grid	2305E14
13. Election District	08
14. Council District	9
15. Watershed	Sussex Creek
16. River Basin	Patuxent
17. Floodplain	FPS 2014-03
18. Proposed Use	Woodland Conservation Bank
19. AIC Map Page / Grid	CS 12-9
20. Cemetery	None
21. Historic Sites	None
22. Scenic/Historic Roads	None
23. Wetlands	NCPIC
24. Preliminary Plan	None

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

[illegible]

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

[illegible]

The 100-year floodplain may only be used for State of Maryland projects or other projects that are specifically permitted to utilize areas of the 100-year floodplain.

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 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 ¾: 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CB-02-1108, 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/III 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 and conditions for review and approval by the 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, M-NCPPC for approval, review and approval.
7. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
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 TCP/II 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 1 acre 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 all properties affected, the benefiting property name and TCP/II number, and the retention 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 TCP/II by the EPS.

I/We Joseph A. Behun, Jr., Trustee 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.

Joseph A. Behun, Jr., Trustee
Signature Date 9/29/2016

QUALIFIED PROFESSIONAL CERTIFICATION

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

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



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

TCP2-011-14

Approved by	Date
-------------	------

	K.I. Finch	7/7/2014
01 Revision	K.I. Finch	10/7/2016
02 Revision		
03 Revision		
04 Revision		
05 Revision		





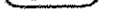



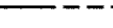
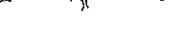
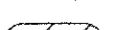






DWN	Checked
JPM	JPM

Scale **1" = 200'**

Project No. 14-010

Sheet No. **1 of 1**

Legend

	Brushline Ex.		Natural Regeneration Area in Floodplain (FP NRA)		Property Boundary
	Treeline Ex.		Natural Regeneration Area (NRA)		Property Boundary Adjacent
	Primary Management Area (PMA)		Woodland Preservation Area (WPA)		100-year Floodplain
	Stream Buffer 100-foot (SB)		Easement		Contour 10-foot
	Wetland Buffer 25-foot (WB)				Contour 2-foot
	Wetlands Non-tidal				Slopes > 15%
	Streams				