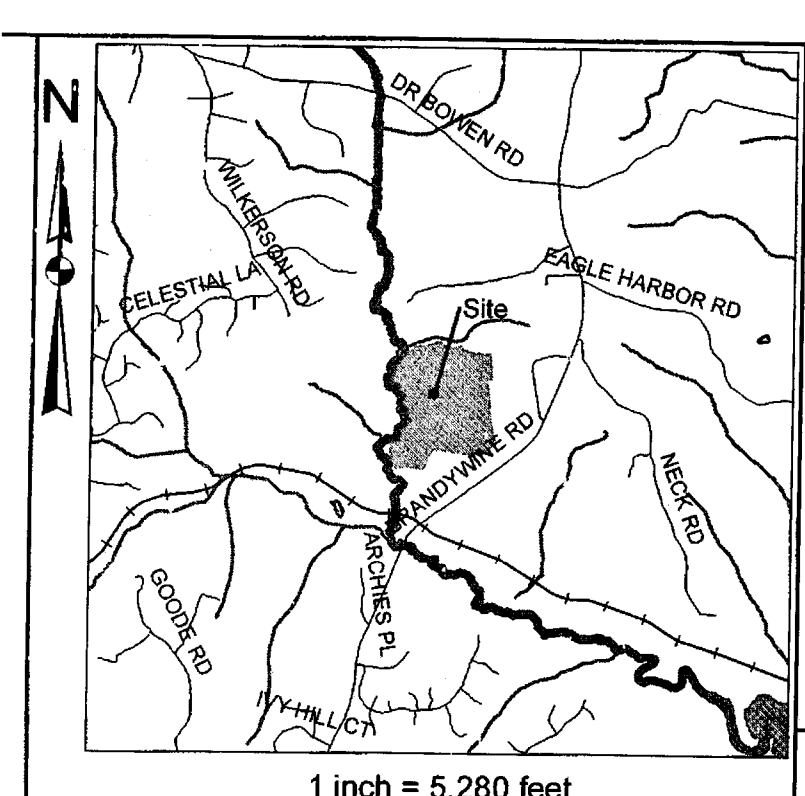


Grimes WC Bank Property Site Information

1. Owner	Joseph A. Behun, Jr., Trustee
2. Property Address	1209 Heritage Hills Drive, Upper Marlboro, MD 20774
3. Deed Information	22915 Christ Church Road, Aquasco, MD 20608
4. Area	174.50 acres
5. Tax Map	182, Grid B-2, Parcel 24
6. Assessment District	08
7. Planning Area	87B
8. Policy Analysis Zone	280Q
9. Zoning	O-5
10. Tier	Rural
11. Green Infrastructure	Regulated, Evaluation & Network
12. WSSC Grid	Cap Area 230SE14
13. Election District	08
14. Council District	9
15. Watershed	Swanson Creek
16. River Basin	Patuxent
17. Floodplain	FPS 2014.03
18. Proposed Use	Woodland Conservation Bank
19. ADC Map Page	Grid
20. Cemetery	None
21. Historic Sites	None
22. Semic Historic Roads	None
23. Topography	M-NCPPC
24. Preliminary Plan	None



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 Property	Reviewers	Approval Date
1				129.36	0.08				
2									
3									
4									
5									
6									
7									
8									
9									

- 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/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. 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 1/2, 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 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 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).
 - 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 conservation 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/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.
 - 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/II by the EPS.

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone:	0.08
Grass Tract:	174.38
Floodplain:	24.24
Previously Dedicated Land:	0.00
Net Tract (NTA):	149.60

TCP Number: 0
Property Description or Subdivision Name: Grimes WC Bank
Is this site subject to the 1989 Ordinance? N
Is this one (1) single family lot? N
Are there any TCPs approved which include a combination of this lot? Y
Is any portion of the property in a WC Bank? Y
Break-even Point (preservation): 25.87 acres
Clearing permitted with reforestation: 103.49 acres

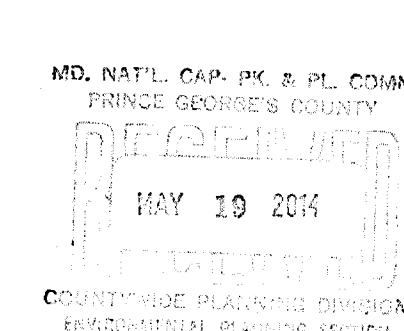
SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WC Tract %	Column B Net Tract (+/-)	Column C Preservation (+/-)	Column D Off-Site Impacts (+/-)
Existing Woodland	0.00%	174.38	20.28	
Woodland Conservation Threshold (WCT) =		0.00%	0.00	
Smaller of 13 or 14		129.36	0.00	
Woodland above WCT		129.36	0.00	
Woodland cleared		129.36	0.00	4.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00	0.00	
Woodland cleared below WCT		0.00	0.00	
Clearing below WCT (2:1 replacement requirement)		0.00	0.00	
Afforestation Threshold (ATF) =	20.00%	0.00	0.00	
Off-site WCA being provided on this property		139.44		
Woodland Conservation Required		139.44		

SECTION III - Meeting the Requirements

Woodland Preservation	1.00
Afforestation / Reforestation	0.00
Natural Regeneration	0.00
Specimen/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
Area approved for fee-in-lieu-PFA	0.00
Credits for Off-site Conservation on another property	0.00
Off-site WCA (preservation) being provided on this property	139.44
Off-site WCA (afforestation) being provided on this property	0.00
Total Woodland Conservation Provided	139.44

Area of woodland not cleared: 129.36 acres
Net tract woodland retained not part of requirements: 129.36 acres
100-foot floodplain woodland retained: 20.28 acres
Off-site woodland conservation provided: 0.00 acres
On-site woodland retained not credited: 149.64 acres



I/We, Joseph A. Behun, Jr., Trustee hereby acknowledge that we are aware of this Type II Tree Conservation Plan (TCP/II) and that we understand the requirements as set forth in this TCP/II.

Joseph A. Behun, Jr. Date: 5/19/2014

Contract Purchaser

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 5/19/14

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: KF McH Date: 7/07/14

01 Revision	
02 Revision	
03 Revision	
04 Revision	
05 Revision	

REVISIONS

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

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: jbehun@msn.com

Type II Tree Conservation Plan for Woodland Conservation Bank

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