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
				10.41	0.00	L25192 F074				
1	10.41	3.96	0.00	6.45	0.00	L26243 F460	TCP2-004-06-01	Forest Cove	KI Finch	8/15/06
2	6.45	6.45	0.00	0.00	0.00	L41499 F093	TCP2-180-03	Potomac Ridge II	KI Finch	10/23/06
3										
4										

General Information Table		
Layer Category	**Layer Name**	**Value**
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)[1]	NA
Administrative	Tax Grid (TMG)	153 B-2
Administrative	WSSC Grid (Sheet 20)	219SE03
Administrative	Planning Area (Plan Area)	84
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy 2035	Rural & Agricultural
Administrative	Police District	VII

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

Standard Woodland Conservation Worksheet for Prince George's County

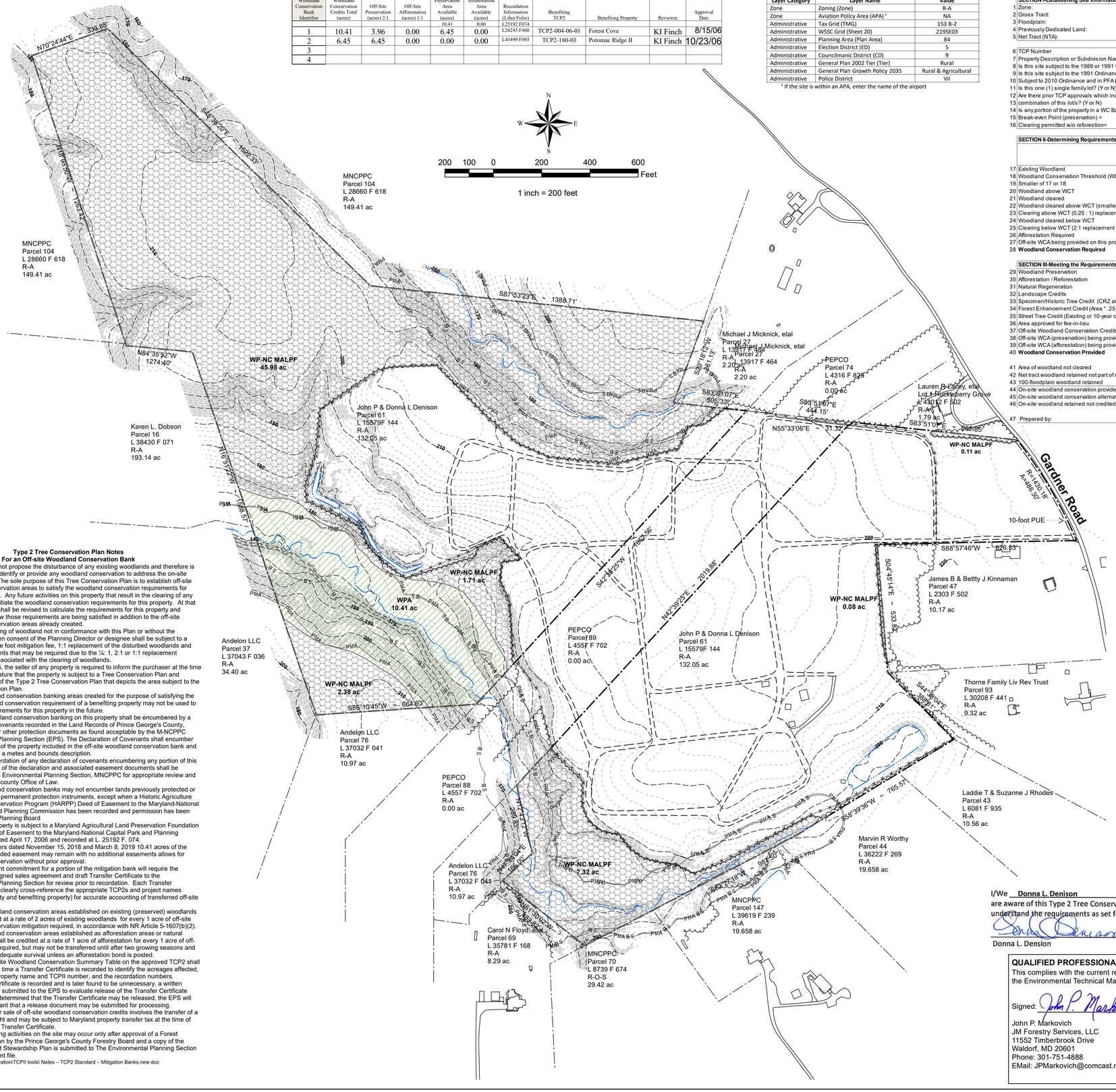
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	R-A		
2	Gross Tract:	132.05		
3	Floodplain:	0.00		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	132.05	0.00	0.00
6	TCP Number	TCP2-055-06	Revision #	1
7	Property Description or Subdivision Name:	Denison - Gardner Road		
8	Is this site subject to the 1989 or 1991 Ordinance	N		
9	Is this site subject to the 1991 Ordinance	Y		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N		
11	Is this one (1) single family lot? (Y or N)	N		
12	Are there prior TCP approvals which include a	Y		
13	combination of this lots? (Y or N)			
14	Is any portion of the property in a WC Bank? (Y or N)	Y		
15	Break-even Point (preservation) =	13.60	acres	
16	Clearing permitted w/o reforestion=	54.40	acres	

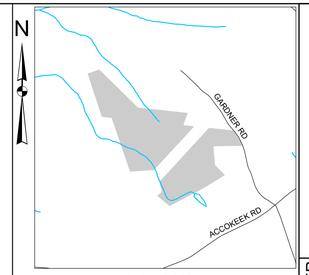
	SECTION II-Determining Requirements (Enter acres for each corresponding column)	**Column A** WCT/AFT %	**Column B** Net Tract	**Column C** Floodplain (1:1)	**Column D** Off-Site Impacts (1:1)
17	Existing Woodland		68.00	0.00	
18	Woodland Conservation Threshold (WCT) =	0.00%	0.00		
19	Smaller of 17 or 18		0.00		
20	Woodland above WCT		68.00		
21	Woodland cleared		0.00	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24	Woodland cleared below WCT		0.00		
25	Clearing below WCT (2:1 replacement requirement)		0.00		
26	Afforestation Required Threshold (AFT) =	20.00%	0.00		
27	Off-site WCA being provided on this property		10.41		
28	**Woodland Conservation Required**		**10.41** acres		

	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
29	Woodland Preservation		0.00		
30	Afforestation / Reforestation		0.00	Bond amount:	$ -
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		0.00		
38	Off-site WCA (preservation) being provided on this property		10.41		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**10.41** acres		

41	Area of woodland not cleared	68.00	acres
42	Net tract woodland retained not part of requirements:	68.00	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	10.41	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	68.00	acres

47 Prepared by: Signed: Date:





Legend

- Treeline - Existing
- WPA (WC Bank Woodland Preservation Area)
- WP-NC (Woodland Preserved-Not Credit - MALPF Easement)
- Property Boundary
- Property Boundary Adjacent
- Easements - Assorted
- Gravel Road - Existing
- Fence (Existing 8-foot Wire for Deer Exclusion)
- PMA (Primary Management Area)
- SB (100-foot Stream Buffer)
- Stream
- Contour 10-foot
- Contour 2-foot
- Slopes Greater than 15%

Type 2 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 woodland conservation 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 TCPII shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site woodland conservation 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 2 Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation banking 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 banking 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 shall encumber only the portion of the property included in the off-site woodland conservation bank and be described by a metes and bounds description.
6. Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the declaration and associated easement documents shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval by the county Office of Law.
7. 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
8. The subject property is subject to a Maryland Agricultural Land Preservation Foundation (MALPF) Deed of Easement to the Maryland-National Capital Park and Planning Commission dated April 17, 2006 and recorded at L. 25192 F. 074.
9. Per MALPF letters dated November 15, 2018 and March 8, 2019 10.41 acres of the previously recorded easement may remain with no additional easements allows for Woodland Conservation without prior approval.
10. 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) for accurate accounting of transferred off-site credits.
11. 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 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.
12. 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 TCPII number, and the recordation numbers.
13. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate release of the Transfer Certificate release. 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.
14. The purchase or sale of off-site woodland conservation credits involves the transfer of a real property right and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
15. Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and a copy of the approved Forest Stewardship Plan is submitted to The Environmental Planning Section for the permanent file.

I:\environ\woodland conservation\TCPII tools\ Notes – TCP2 Standard – Mitigation Banks.new.doc
Revised 11/20/2012

I/We **Donna L. Denison** 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.

Donna L. Denison — Date: 9/23/2020

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

Signed: John P. Markovich Date: 9/25/2020

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

STATE OF MARYLAND — LICENSED FOREST CONSERVANCY — JOHN P. MARKOVICH — NO. 150 — BOARD OF FORESTERS

This purpose of this TCP2 revision is to address issues associated with the MALPF easement that is also present on this property. That easement requires recordation of easement such as this Woodland Conservation Easement to have been initiated prior to the recordation of the MALPF easement. In order to address the 10.41 acres of WC Easement that had been established it was determined that a revised TCP2 was required to show the specific 10.41 acres as reflected by a March 19, 2019 letter from the Maryland Agricultural Land Preservation Foundation attachment. This TCP2 has been revised accordingly.

No additional Woodland Conservation Banking / Off-site migation may be done on this property.

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

TCP2-055-06

	Approved by	Date	DRD #	Reason for Revision
00 Revision	Kim Finch	4/12/2006	NA	
01 Revision	Kim A. Finch	12/9/2020		Revised to address MALPF easement issue
02 Revision				
03 Revision				
04 Revision				
05 Revision				

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

APPLICANT / DEVELOPER
Donna Denison
8911Oxon Hill Road
Oxon Hill, MD 20744
Phone:

Woodland Conservation Bank Type II Tree Conservation Plan TCPII-055-06

Denison Property Garner Road

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale **1" = 200'**
Project No. **06-032**
Sheet No. **1 of 1**