OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE										
Woodland	Woodland			Preservation	Afforestation					
Conservation	Conservation	Off-Site	Off-Site	Area	Area	Recordation				
Bank	Credits Total	Preservation	Afforestation	Available	Available	Information	Benefiting			Approval Date
Identifier	(acres)	(acres) 2:1	(acres) 1:1	(acres)	(acres)	(Liber/Folio)	TCP2	Benefiting Property	Reviewer	Date
				18.77	0.00					
1										
2										
3										
4										
5										
6										
7										
8										
9										

OFF-SITI	E WOODLA	ND CONS	SERVATIO	N BANK S	SUMMARY	TABLE FO	OR FLOO	DPLAIN AREAS WHEN	ALLOW	ABLE
	Woodland			Preservatio	Afforestation					
Woodland	Conservation	Off-Site	Off-Site	n Area	Area	Recordation				
Conservation	Credits Total	Preservatio	Afforestatio	Available	Available	Information	Benefiting			Approva
Bank Identifier	(acres)	n (acres) 2:1	n (acres) 1:1	(acres)	(acres)	(Liber/Folio)	TCP2	Benefiting Property	Reviewer	Date
0				7.94						
1										
2										
3										
4										
5										

The 100-year Floodplain areas may only be used for State of Maryland projects and/or other projects that specifically allow use of the 100-year floodplain of off-site banking.

	SPECIMEN TREES										
TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION ¹	COMMENTS	DISPOSITION	PRESERVATION COMMENTS				
1	White Oak	Quercus alba	54	Fair	V-fork, decay	Save	No impacts proposed				
2	Southern Red Oak	Quercus falcata	32	Good		Save	No impacts proposed				
3	Yellow Poplar	Liriodendron tulipifera	47	Poor	Decay, leaning	Save	No impacts proposed				
¹ Cone	dition										
	Good – The tree is in	n generally good health with n	o noticeabl	le defects or problems	S.						
	Fair – The tree is in	generally good health but ther	re are notic	eable defects that may	y be signs of future proble	ems with the trees heal	th or stability.				

Poor – The tree has defects that could result in declining health and/or stability issues in the immediate future, potentially hazardous conditions present.

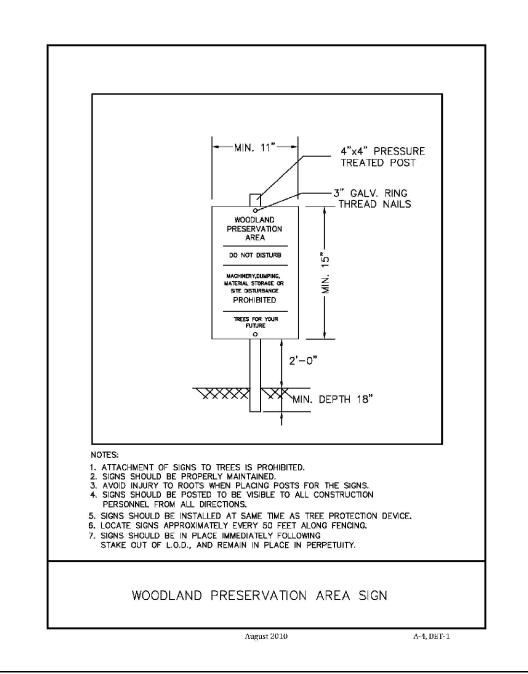
Type 2 Tree Conservation Plan Notes For an Off-site Woodland Conservation Bank

- 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 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.

 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 ½: 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
- 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 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.
- 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, MNCPPC for appropriate review and approval.
- 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. 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 July 18, 2012 and recorded at L. 33850 F.
- 8. At a public hearing held on April 30, 2015, the Prince George's County Planning Board approved a Type 2 Tree Conservation Plan, TCP2-<u>019-10</u> for the Brooks Church Woodland Conservation Bank subject to PGCPB Resolution No. 15-37 on the subject property
- 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.

SITE INFORMATION

SHEINFORMATION	
Type	Area (acres)
Gross Tract Area	40.45
100-year Floodplain	11.65
Net Tract	28.80
Forest on Gross Tract	26.71
Forest in 100-year Floodplain	7.94
Forest on Net Tract	18.77
Stream Centerline (linear feet)	3,250



On behalf of the Pyles Corporation, I <u>Rick Pyles</u> 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.

Rich Busha 9/29/16 Dwner Date

Brooks Church Road Site Information

1. Owner Pyles Corporation c/o Rick Pyles

2. Property Address

3. Deed Information

6. Tax Account Number

7. Assessment District

9. Policy Analysis Zone

12. Green Infrastructure

8. Planning Area

4. Area

5. Tax Map

10. Zoning

11. Tier / ESA

13. WSSC Grid

16. Watershed

17. River Basin

20. Cemeteries

21. Historic Sites

23. Topography

Legend

14. Election District

15. Council District

18. Floodplain Study

22. Scenic/Historic Roads

24. Development Cases

Critical Root Zone (CRZ)

Adjacent Property Boundaries

Floodplain per FPS-200809

Contour 2-foot

Primary Management Area (PMA)

Wetland Buffer (WB) 25-foot

✓ Stream Bufer (SB) 100-foot

Slopes > 15%

Property Boundary

Contour 10-foot

Non-tidal Wetlands

Streams

Woodland Preservation Area (WPA)

19. Proposed Use

17612 Horsehead Road

Liber 30604 Folio 528

148, Grid A-4, Parcel 26

40.45 acres

Rural / 3

218SE13

Spice Creek

#FPS-200809

entrance road

M-NCPPC 2002

Woodland Conservation Bank

Nottingham Myers United Methodist

Church and Cemetery (86B-005) along

Patuxent

Brandywine, MD 20613

15621 Brooks Church Road

Upper Marlboro, MD 20772

Regulated, Evaluation and Network Gap

N CANDY HILL RD CROOM RD CROOM

1 inch = 4,794 feet

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone) Gross Tract: Floodplain: Previously Dedicated Land: Net Tract (NTA): TCP Number CP2-019-10 Revision# Brooks Church Road WC Bank Property Description or Subdivision Name: Is this site subject to the 1989 Ordinance?(y/n) Is this one (1) single family lot? (y,n) Are there prior TCP approvals which include a ombination of this lot/s? (y,n) Is any portion of the property in a WC Bank? Break-even Point (preservation) = Clearing permitted w/o reforestion=

	Column A	Column B	Column C	Column D
	WCT/AFT %	Net Tract	Floodplain	Off-Site
			(1:1)	Impacts (1:
Existing Woodland		18.77	7.94	
Woodland Conservation Threshold (WCT) =	0.00%	0.00		-
Smaller of 13 or 14		0.00		
Woodland above WCT		18.77		
Woodland cleared		0.00	0.00	0.0
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		18.77		
Woodland Conservation Required		18.77	acres	

Woodland Conservation Required	18.77	acres	
OFOTION III Marchae tha Barrahamanta			
SECTION III-Meeting the Requirements			
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	\$0.0
Area approved for fee-in-lieu/non-PFA		0.00	\$0.0
Credits for Off-site Conservation on another property		0.00	
Off-site WCA (preservation) being provided on this property		18.77	
Off-site WCA (afforestation) being provided on this property		0.00	
Total Woodland Conservation Provided		18.77	acres
		_	•
Area of woodland not cleared	18.77	acres	
Net tract woodland retained not part of requirements:	18.77	acres	

Area of woodland not cleared

Net tract woodland retained not part of requirements:

18.77 acres
100-floodplain woodland retained

7.94 acres
On-site woodland conservation provided
On-site woodland retained not credited

26.71 acres

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: Date: 9/29/2016

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive

Waldorf, MD 20601

Phone: 301-645-4977

pmarkovich@comcast.net

lulluul.	
1	
men	Date: 9/29/2016
/05	MAS
1/2/201	WARL I
A NEE	MARLEDFORESTER
0 8	10/2 1
7	
m/ &	3/5
	VO. 153 NO
	MARK
~ OI	NO. 153 NO. 15

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

TCP2-019-10
Approved by Date
K.I. Finch 6/9/2015

01 Revision
02 Revision
03 Revision
04 Revision
05 Revision

DWN Checked JPM Scale

1" = 200'
Project No.
08-032
Sheet No.
1 of 1

REVISIONS

9/2016 - Add FP Summary Table --- JPM

n Plan Bank

vation ration

o o