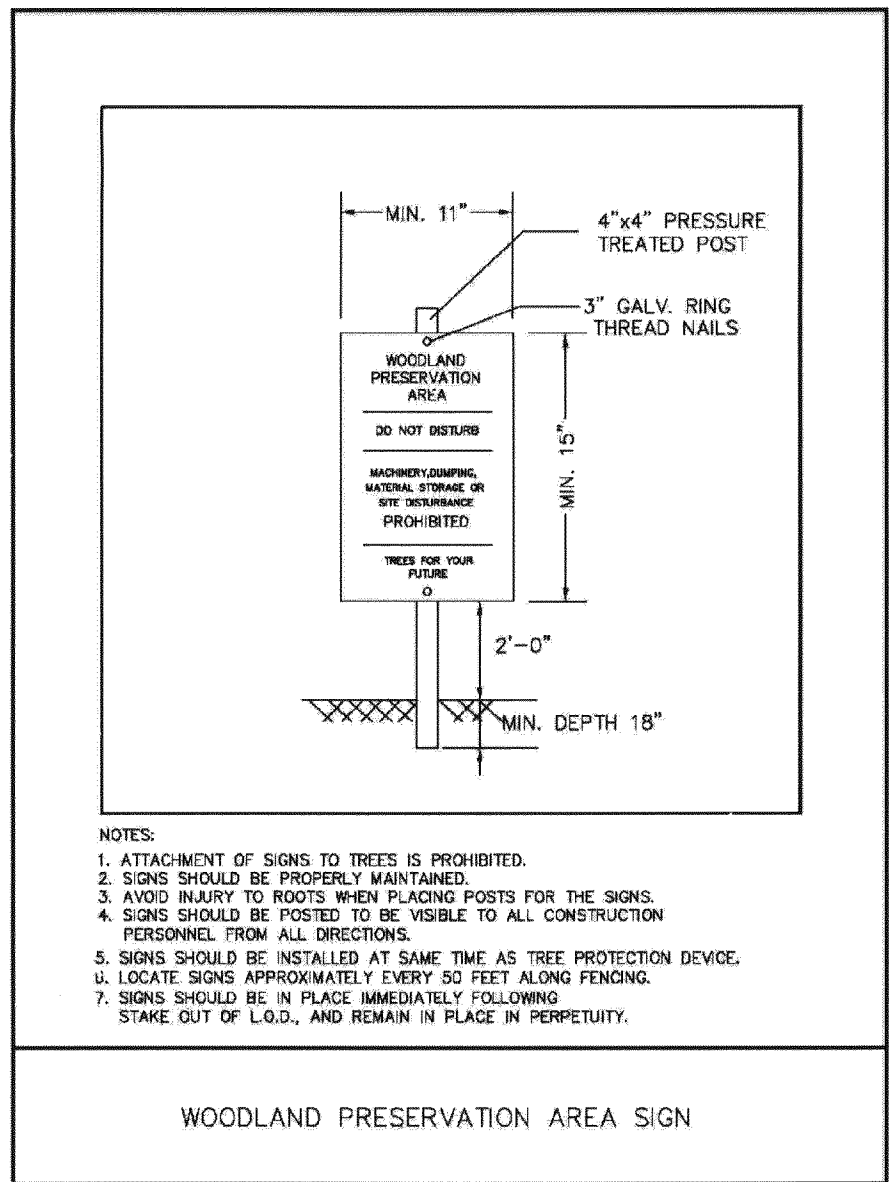


OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE									
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres) 1:1	Afforestation Area Available (acres) 1:1	Recordation Information (Other Folios)	Benefiting TCP2	Benefiting Property	Reviewer
1				51.40	0.00				
2									
3									
4									
5									
6									
7									
8									
9									

Specimen Trees					
Tree #	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	30		Fair
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	46		Excellent
3	Southern Red Oak	<i>Quercus falcata</i>	32		Good
4	Southern Red Oak	<i>Quercus falcata</i>	36		Excellent
5	Southern Red Oak	<i>Quercus falcata</i>	31		Excellent
6	Southern Red Oak	<i>Quercus falcata</i>	48		Good

Natural Resources Inventory Statistics Table		
Site Statistics		Total
Gross tract area		75.22
Existing 100-year floodplain		0.00
Net tract area		75.22
Existing woodland in the floodplain		0.00
Existing woodland net tract		52.18
Existing woodland total		52.18
Regulated streams (linear feet of centerline)		4,215'



- 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 CG-60-2006, 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 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 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 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 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. 217.
 - At a public hearing held on 4/30/2015, the Prince George's County Planning Board approved a Type 2 Tree Conservation Plan, TCP2-004-2015, for the Wyvil Woodland Conservation Bank subject to PGCPB Resolution No. 15-39 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.
 - 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.
 - 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.

Legend

- ▲ Signs (WPA)
- Existing Brushline
- Existing Treeline
- FIDs
- Specimen Tree
- Critical Root Zone (CRZ)
- Woodland Preservation Area (WPA)
- Wetland Buffer
- Wetlands (Nontidal)
- Stream Buffer
- Primary Managment Area (PMA)
- Streams
- Property Boundary
- Structures
- Utility Lines (Overhead)
- Utility Poles
- Gravel Road
- Easements
- Contour 10-foot
- Contour 2-foot
- Slopes Greater than 15%

Wyvil Property WC Bank Property Site Information	
1. Owners	Michael T. Wyvil, Jr. James R. Wyvil, Connie T. Wyvil, Mildred J. Schuh, Cynthia W. DuCellier and Amelia W. Harrison
Property Address	7202 Croom Station Road Upper Marlboro, MD 20772
2. Deed Information	7202 Croom Station Road Upper Marlboro, MD 20772
3. Area	Liber 34116 Folio 268
4. Tax Map	75.22 acres
5. Assessment District	110, Grid E-3, Parcel 52
6. Planning Area	03
7. Policy Analysis Zone	82A
8. Zoning	270C
9. Tier	R-A
10. Green Infrastructure	Rural
11. WSSC Grid	Regulated, Evaluation & Network
12. Election District	Gap Areas
13. Council District	210SE13
14. Watershed	03
15. River Basin	09
16. Floodplain	Charles Branch
17. Proposed Use	Patuxent
18. ADC Map Page / Grid	NRI-069-05 (approved 8/30/05)
19. Cemetery	Woodland Conservation Bank
20. Historic Sites	27 A-8 & B-8
21. Scenic/Historic Roads	None
22. Topography	Croom Station Road
23. Preliminary Plan	M-NCPPC
	None

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)	
Zone:	R-A
Gross Tract	75.22
Floodplain:	0.00
Previously Dedicated Land:	0.00
Net Tract (NTA):	75.22

TCP Number		Revision #	0
Property Description or Subdivision Name:	Wyvil WC Bank		
Is this site subject to the 1989 Ordinance 7(y/n)	N		
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lots? (y/n)	N		
Is any portion of the property in a WC Bank?	Y		
Break-even Point (preservation) =	10.44	acres	
Clearing permitted w/o reforestation =	41.74	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		52.18	0.00	
Woodland Conservation Threshold (WCT) =	0.00%	0.00		
Smaller of 13 or 14		0.00		
Woodland above WCT		52.18		
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		51.40		
Woodland Conservation Required		51.40		

SECTION III-Meeting the Requirements				
Woodland Preservation		0.00		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	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		
Credits for Off-site Conservation on another property		0.00		
Off-site WCA (preservation) being provided on this property		51.40		
Off-site WCA (afforestation) being provided on this property				
Total Woodland Conservation Provided		51.40		

Area of woodland not cleared	52.18	acres
Net tract woodland retained not part of requirements:	52.18	acres
100-floodplain woodland retained	0.00	acres
On-site woodland conservation provided	0.00	acres
On-site woodland retained not credited	52.18	acres

On behalf of the Wyvil Family, I, Cynthia DuCellier, 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.

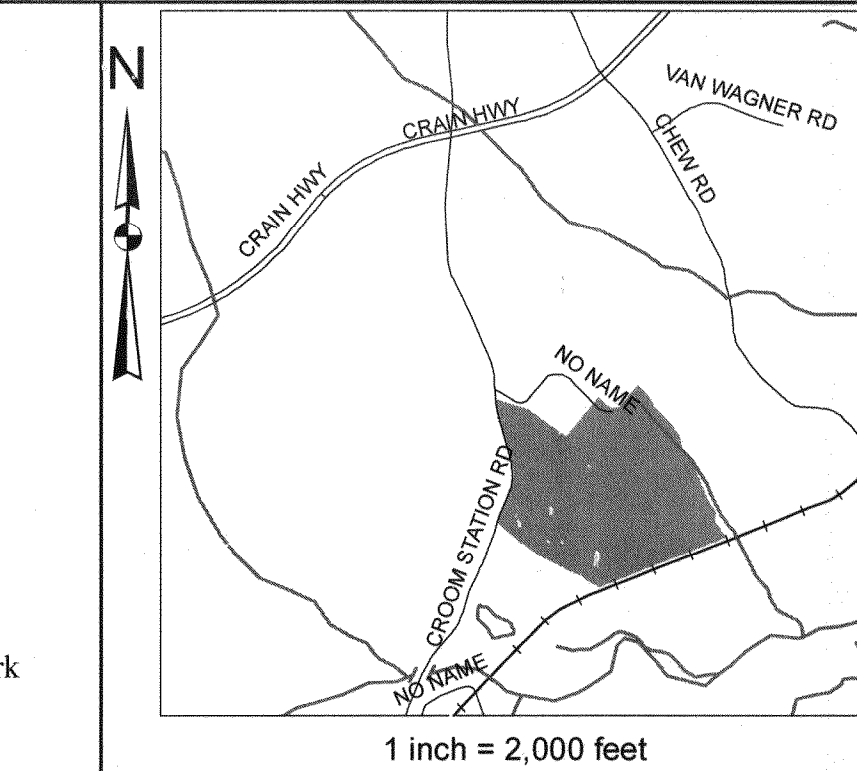
Owner: Cynthia DuCellier Date: 1/27/15

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 1/27/15

John P. Markovich
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Waldorf, MD 20601
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E-mail: jpmarkovich@comcast.net



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APPLICANT / DEVELOPER
Michael T. Wyvil, Jr.
James R. Wyvil, Connie T. Wyvil,
Mildred J. Schuh, Cynthia W. DuCellier
and Amelia W. Harrison
7202 Croom Station Road
Upper Marlboro, MD 20772
Phone:

Type II Tree Conservation Plan Woodland Conservation Bank

Wyvil Property WC Bank

3rd ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

Revision	Checked
01 Revision	JPM
02 Revision	JPM
03 Revision	
04 Revision	
05 Revision	
DWN	Checked
Scale	1" = 200'
Project No.	13-040
Sheet No.	1 of 1