

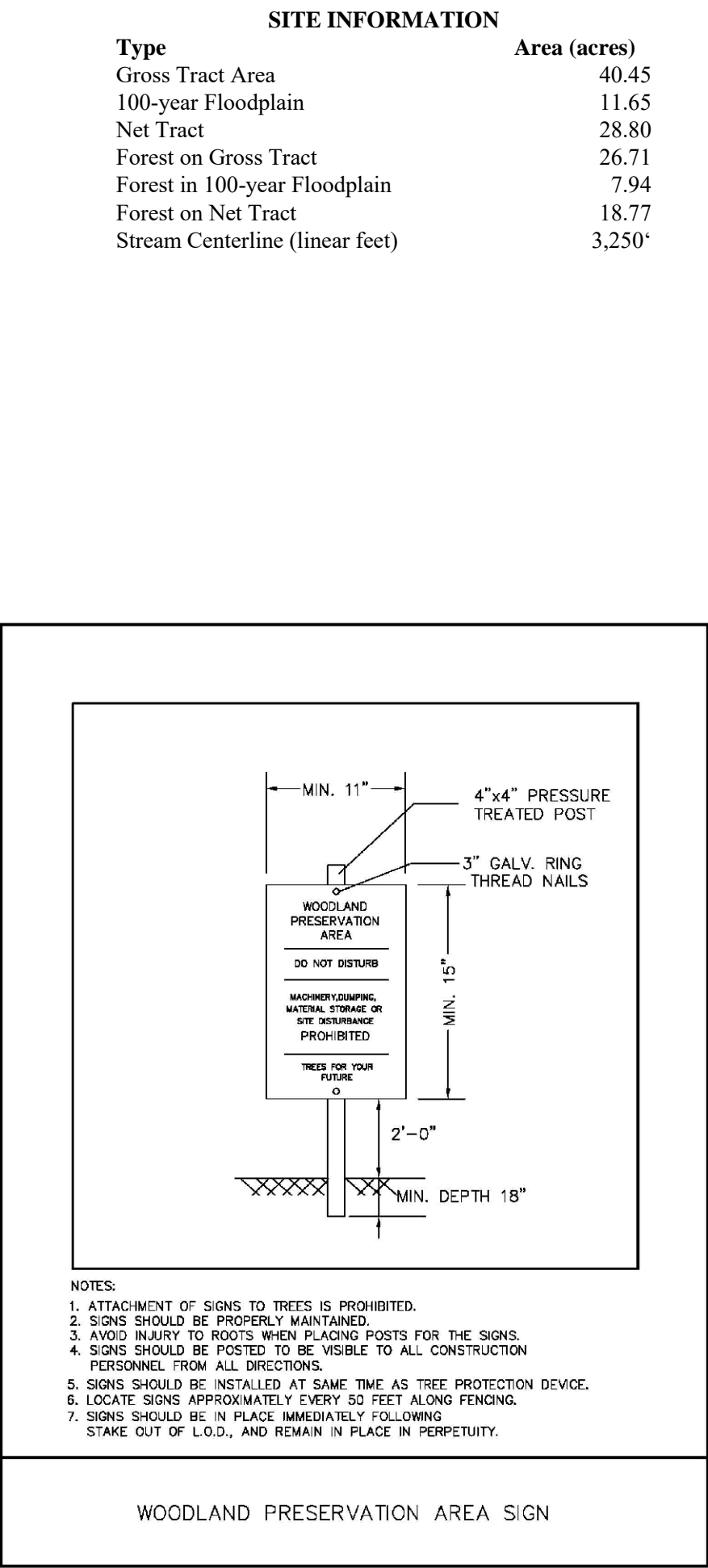
OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE									
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information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

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

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION <sup>1</sup>	SPECIMEN TREES COMMENTS	DISPOSITION	PRESERVATION COMMENTS
1	White Oak	<i>Quercus alba</i>	54	Fair	V-fork, decay	Save	No impacts proposed
2	Southern Red Oak	<i>Quercus falcata</i>	32	Good		Save	No impacts proposed
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	47	Poor	Decay, leaning	Save	No impacts proposed
<b>Condition</b>							
<b>Good</b> – The tree is in generally good health with no noticeable defects or problems.							
<b>Fair</b> – The tree is in generally good health but there are noticeable defects that may be signs of future problems with the trees health or stability.							
<b>Poor</b> – 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**
- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation Plan 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 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.
  - 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 April 30, 2015, the Prince George's County Planning Board approved a Type 2 Tree Conservation Plan, TCP2-019-10 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.
  - 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.



**Brooks Church Road Site Information**

1. Owner	Pyles Corporation c/o Rick Pyles 17612 Horsehead Road Brandywine, MD 20613 15621 Brooks Church Road Upper Marlboro, MD 20772 Liber 30604 Folio 528 40.45 acres 148, Grid A-4, Parcel 26
2. Property Address	
3. Deed Information	
4. Area	
5. Tax Map	
6. Tax Account Number	04
7. Assessment District	86B
8. Planning Area	280L
9. Policy Analysis Zone	O-S
10. Zoning	Rural / 3
11. Tier / ESA	Regulated, Evaluation and Network Gap
12. Green Infrastructure	218SE13
13. WSSC Grid	4
14. Election District	9
15. Council District	
16. Watershed	Spice Creek
17. River Basin	Patuxent
18. Floodplain Study	#FPS-200809
19. Proposed Use	Woodland Conservation Bank
20. Cemeteries	None
21. Historic Sites	Nottingham Myers United Methodist Church and Cemetery (86B-005) along entrance road
22. Scenic/Historic Roads	None
23. Topography	M-NCPPC 2002
24. Development Cases	None

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	O-S			
Gross Tract:	40.45			
Floodplain:	13.74			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	26.71			
TCP Number				
Property Description or Subdivision Name:		TCP2-019-10	Revision #	0
Is this site subject to the 1989 Ordinance?(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) =		3.75	acres	
Clearing permitted w/o reforestation=		15.02	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		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	0.00
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		18.77		
Woodland Conservation Required		18.77		
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		\$0.00
Area approved for fee-in-lieu/non-PFA		0.00		\$0.00
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		
Area of woodland not cleared		18.77		
Net tract woodland retained not part of requirements:		18.77		
100-floodplain woodland retained		7.94		
On-site woodland conservation provided		0.00		
On-site woodland retained not credited		26.71		

Legend

- WPA
- WP-NC
- Signs
- Specimen Trees
- Critical Root Zone (CRZ)
- Woodland Preservation Area (WPA)
- Existing Treeline
- Adjacent Property Boundaries
- Property Boundary
- Streams
- Floodplain per FPS-200809
- Contour 10-foot
- Contour 2-foot
- Non-tidal Wetlands
- Primary Management Area (PMA)
- Wetland Buffer (WB) 25-foot
- Stream Buffer (SB) 100-foot
- Slopes > 15%

**QUALIFIED PROFESSIONAL CERTIFICATION**

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

Signed: John P. Markovich Date: 9/29/2016

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STATE OF MARYLAND  
LICENSED FORESTER  
JOHN P. MARKOVICH  
NO. 155  
BOARD OF FORESTERS

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

**TCP2- 019 - 10**

Approved by: K.I. Finch Date: 6/9/2015

01 Revision		
02 Revision	<u>Kim I. Finch</u>	<u>10/07/2016</u>
03 Revision		
04 Revision		
05 Revision		

**JM Forestry Services, LLC**

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APPLICANT / DEVELOPER

Pyles Corporation  
c/o Rick Pyles  
17612 Horsehead Road  
Brandywine, MD 20613  
Phone: 301-717-4116

**Type 2 Tree Conservation Plan**

**Woodland Conservation Bank**

**Brooks Church WC Bank**

3rd ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

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

Scale **1" = 200'**

Project No. **08-032**

Sheet No. **1 of 1**