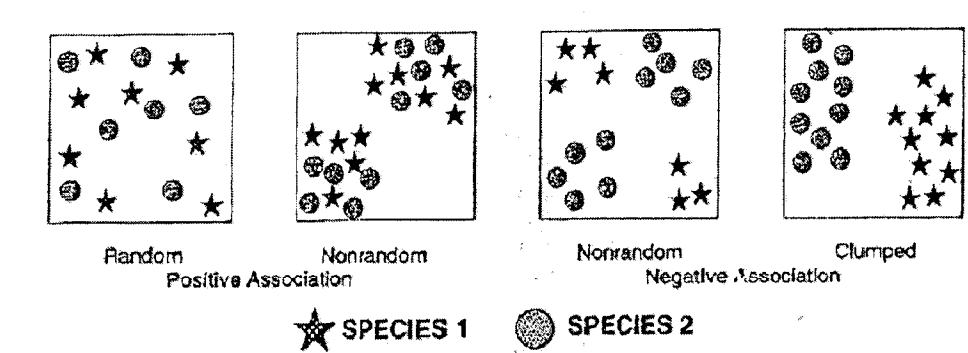


OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE									
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres) 8332	Afforestation Area Available (acres) 0.42	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer
1									
2									
3									
4									
5									
6									
7									
8									
9									

A Natural Regeneration Area (NRA) is proposed. No Woodland Conservation Credits may be used for this NRA until the area has been certified as having acceptable levels of natural regeneration or until the area is bonded for afforestation at the applicable rates for afforestation at the time the area is to be utilized. The area is a small opening in the existing woodland and has good native seed sources. If within two years of bonding this area, acceptable levels of natural regeneration are not present then the area will be planted the next spring planting season with Loblolly Pine at the rate of 700 seedlings per acre.

#### Typical Forest Tree Distribution Patterns



Note: Naturally occurring populations of trees tend to be found in informal groupings. A cluster of trees is really a mosaic of different species groups. The objective of an afforestation/reforestation plan is to select the appropriate species and distribution pattern for a chosen site that mimic natural patterns.

#### Legend

- WPA (Woodland Preservation Area)
- NRA (Natural Regeneration Area)
- WP-NC (Woodland Preserved Not Credited)
- Wetland Buffer (WB)
- Non-tidal Wetland
- Primary Management Area (PMA)
- Stream Buffer 100-foot
- FIDSLine
- Streams
- FP (100-year Floodplain)
- Treeline (existing)
- Brushline (existing)
- Easements
- Property Boundary
- Property Boundary Adjacent
- Contour 10-foot
- Contour 2-foot
- Structures Ex
- County Line
- Utility Poles
- Slopes > 15%

#### Standard Type 2 Tree Conservation Plan Notes

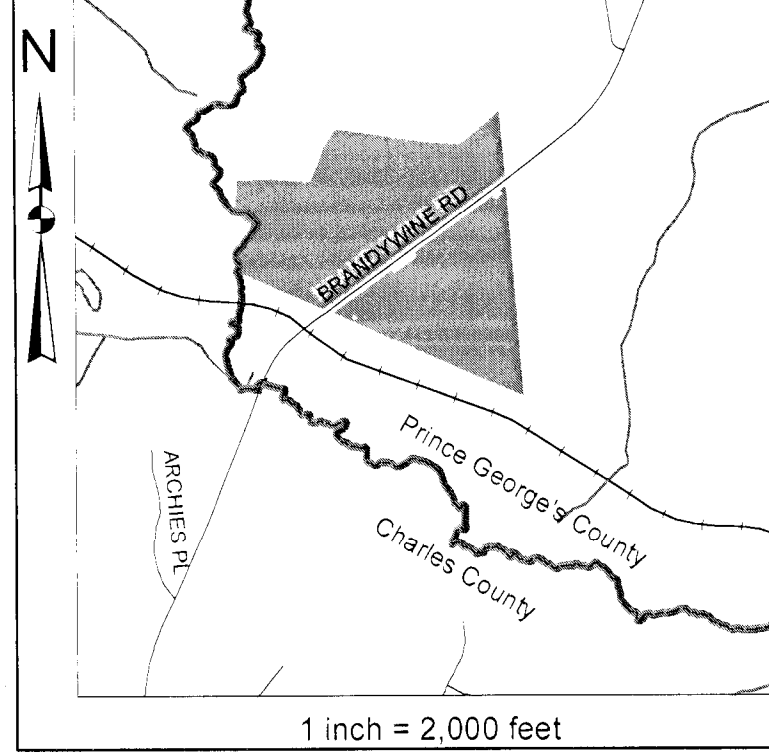
- Natural Regeneration Notes**
- All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:
- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary application shall be applied as necessary.
  - Care shall be taken to avoid spraying any hardwood seedlings or saplings.
  - Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
  - Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along the road frontages adjacent to any reforestation areas.
  - Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
  - Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
  - After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
  - If in two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.
- Four-Year Management Plan for Re-Afforestation Areas**
- Field check the re-afforestation area according to the following schedule:
- Year 1: Site preparation and tree planting  
Survival check once annually (September-November) see Note 1  
Watering is needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June and 1 x in September minimum)  
Reinforcement planting is needed (See Note 2)  
Survival check once annually (September-November)
- Year 2-3: Control of undesirable vegetation if needed (1 x in May and 1 x in August minimum)  
Reinforcement planting if needed (See Note 2)  
Survival check (September - November)
- Year 4: Survival check (September - November)
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
  - Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
  - Miscellaneous: Fertilizer or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

#### 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 1:1, 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/is not subject to a Historic Agriculture Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission dated December 12, 2013 and recorded at L. 35549 F. 322.
- At a public hearing held on October 23, 2014, the Prince George's County Planning Board approved a Type 2 Tree Conservation Plan, TCP2-035-01-01 for the Dove's Perch Woodland Conservation Bank subject to PGCPB Resolution No. 14-117 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.

#### Dove's Perch WC Bank Property Site Information

- Owner: Arbusus, LLC  
1516 Circle Drive  
Annapolis, MD 21409
- Property Address: 23617 Aquasco Road  
Aquia, MD 20608  
Liber: 34031 Folio: 444
- Deed Information: 117.86 acres
- Area: 182, Grid C-2, Dove's Perch Estates  
Lots 21 & 22
- Tax Map: 08
- Assessment District: 87B
- Planning Area: 280S & 280Q
- Policy Analysis Zone: O-S
- Zoning: Rural
- Tier: Regulated, Evaluation & Network
- Green Infrastructure: Gap Areas  
2306E-14
- WSSC Grid: 08
- Election District: 9
- Council District: 08
- Waterbody: Swanson Creek
- River Basin: Potomac
- Floodplain: FPS 2004-079
- Proposed Use: Woodland Conservation Bank
- ADC Map Page: 43 E-10 & F-10
- Cemetery: None
- Historic Sites: None
- Scenic Historic Roads: Aquasco Road
- Topography: M-NCPPC
- Preliminary Plan: 4-04195 (VI3002)



#### Standard Woodland Conservation Worksheet for Prince George's County

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

Zone	O-S
Gross Tract	117.86
Floodplain	30.07
Previously Dedicated Land	0.00
Net Tract (NTA)	87.79

TCP Number: \_\_\_\_\_ Revision #: 0

Property Description or Subdivision Name: \_\_\_\_\_

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 lot? (y/n): N

Is any portion of the property in a WC Bank? Y

Break-even Point (preservation) = 17.09 acres

Clearing permitted w/o reforestation = 68.37 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	85.46		19.24	
Woodland Conservation Threshold (WCT) =	0.00%	0.00		
Smaller of 13 or 14	0.00			
Woodland above WCT	85.46			
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	83.94			
Woodland Conservation Required	83.94			

**SECTION III - Meeting the Requirements**

Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Natural Regeneration	0.00	
Species/Habitat Tree Credit (CRZ area * 2.0)	0.00	
Forest Enhancement Credit (Area * .25)	0.00	
Area approved for fee-in-lieu-PFA	0.00	\$0.00
Area approved for fee-in-lieu-PFA	0.00	\$0.00
Credits for Off-site Conservation on another property	0.00	
Off-site WCA (preservation) being provided on this property	83.94	
Off-site WCA (afforestation) being provided on this property	0.42	
Total Woodland Conservation Provided	83.94	

Area of woodland not cleared: 85.46 acres

Net tract woodland retained not part of requirements: 85.46 acres

100 floodplain woodland retained: 19.24 acres

On-site woodland conservation provided: 0.00 acres

On-site woodland retained not credited: 104.70 acres

The Estate of Carl R. Baldus, Jr. by: Thomas F. Mudd, Personal Representative here by 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.

Signature: \_\_\_\_\_ Date: 12/5/14

Owners Representative

The Estate of Barbara F. Baldus by: Thomas F. Mudd, Personal Representative here by 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.

Signature: \_\_\_\_\_ Date: 12/5/14

Owners Representative

I Linda Cox 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.

Signature: \_\_\_\_\_ Date: 12-5-14

Owner or Owners Representative

#### QUALIFIED PROFESSIONAL CERTIFICATION

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

Signature: \_\_\_\_\_ Date: 12/5/14

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- 035 - 01

Approved by: J. P. Markovich Date: 2/22/2001

01 Revision: \_\_\_\_\_ Date: 12/19/14

02 Revision: \_\_\_\_\_

03 Revision: \_\_\_\_\_

04 Revision: \_\_\_\_\_

05 Revision: \_\_\_\_\_

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

Arbusus, LLC  
1516 Circle Drive  
Annapolis, MD 21409  
Phone: 240-338-0131

Type 2 Tree Conservation Plan for Woodland Conservation Bank

Dove's Perch WC Bank

8th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS  
Revised to WC Bank - JPM 10/23/14

DWN  
JPM  
Scale  
1" = 200'  
Project No.  
14-016  
Sheet No.  
1 of 1

Checked  
JPM  
12/19/14