





SITE LOCATION AND CONDITIONS

The property that is the subject of this Forest Stand Delineation is located on the east side of Croom Road approximately 0.25 miles north of Whites Landing Road. The property is bounded by agricultural and low density residential uses to the north, south and west and the Patuxent River to the east. Figure 1 has been attached to provide a visual orientation of the property location with respect to the other locations referenced.

Approximately 79 percent of the property is existing woodland. The property is in the Patuxent River watershed and in the Rural Tier as reflected in the adopted *General Plan*. Streams, wetlands, 100-year floodplain and areas with steep slopes of 15 percent or greater are found on this property. The subject property is not located within or adjacent to a rare, threatened or endangered species evaluation area according to available online information from the Maryland Department of Natural Resource Wildlife and Heritage Service. Additional information has been requested with respect to these potential habitats. Forest Interior Dwelling Species habitat areas are identified on this property. The Green Infrastructure Plan identifies the majority of the property as being within a Regulated Area or Evaluation Area, a small portion as a Network Gap and a small portion at the western end of the property as other. The eastern one-third of the property is located within the Chesapeake Bay Critical Area. There are no designated scenic or historic roads and there are no other historic sites or settings found in the immediate vicinity of this property. There are no roads classified as arterial roadways or greater in the immediate vicinity of this property. A total of 16 specimen trees and one additional significant tree were identified on this site.

METHODOLOGY

The Environmental Technical Manual provides for a variety of sampling methodologies including fixed plot sampling, variable plot sampling, and other alternatives that are statistically sound. There is also an option for the preparation of a Simplified Forest Stand Delineation that requires no sampling. A Simplified FSD provides for the use of visual observations with respect to the general characteristics of forest areas.

RARE, THREATENED OR ENDANGERED SPECIES AND SENSITIVE HABITATS

Based on information obtained from M-NCPPC the MERLIN website supported by the State of Maryland there are potential rare, threatened or endangered species in the immediate vicinity of this property. In a letter dated December 30, 2012 a request for additional information on sensitive species habitat was submitted the Maryland Department of Natural Resources (DNR) Wildlife and Heritage Service. Once a response is received the information will be forwarded.

STAND DESCRIPTIONS

Stand A

This stand is an immature stand of mixed hardwoods with the dominant species being Southern Red Oak and Red Maple. Other species observed included Sweetgum and Virginia Pine. The dominant understorey species found in this stand include Sweetgum, Red Maple and Holly while the dominant herbaceous species include Holly and assorted grasses. Invasive species of significance were not observed in this stand. The average DBH is 6.9 inches there are approximately 550 trees per acre and the basal area is 55 square feet per acre. There is evidence of past logging activities in this stand estimated to have occurred 25 years ago based on the stumps and other debris present. There is no evidence of insect or disease problem but some portions of the stand had residual stocking of Virginia Pine, especially on the eastern portion of the property, which has recently blown down as is common with this species. This stand has a moderate rating for the majority of the stand and high rating for the portion of the stand near the stream that bisects the property. One specimen tree was observed in this stand.

Stand B

This stand of upland hardwoods is dominant by Southern Red Oak, White Oak and Sweetgum. Other species observed included Red Maple, Beech and Holly. The dominant understorey species found in this stand include Red Oak, White Oak, Beech, Sweetgum, Red Maple and Holly while the dominant herbaceous species included Holly. Invasive species of significance were not found in this stand. The average DBH is 8.4 inches there are approximately 600 trees per acre and the basal area is 85 square feet per acre. One specimen tree was observed in this stand. There is no evidence of recent logging activities in this stand. The stand has a medium priority rating based on its location with respect to the stream that bisects the property.

Open Land

There are no areas of open land on this property with the exception of some incursions of a few feet along Brandywine Road (MD 381) for utility trimming.

NATURAL RESOURCES INVENTORY GENERAL NOTES

- This site is zoned O-S and is located in the Rural Tier as defined in the Approved General Plan.
- The source of the property boundaries on this plan is from deed L33567 F153.
- The topography shown on the plan is from M-NCPPC 2000 topographic data.
- The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on January 3, 2013.
- The 100-year floodplain delineation was prepared by Joseph A. Behun, Jr, Marlboro Engineering.
- The wetland and stream information on this plan is from a study prepared by JM Forestry Services, LLC in a study dated December 28, 2012. A stream was identified on the property and is reflected on the NRI Plan. All wetlands were within the 100-foot stream buffer and are not reflected on the plan.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
- This site is not located within a Stronghold Watershed as established by the MD DNR.
- This site is within a Sensitive Species Protection Review Area based on a review of the SSFRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources. In a letter dated December 30, 2012 to the Maryland Department of Natural Resources Natural Heritage Program additional information was requested. A response has not been received but once available the information will be forwarded to M-NCPPC.
- The site does include Forest Interior Dwelling Species habitat.
- The site is not subject to a previously approved TCP.
- There are two (2) specimen, champion and/or historic trees located on the property. These trees were located using GPS and high resolution 2011 aerial photography.
- Brandywine Road (MD 381) located along the eastern property boundary is a designated Historic Road.
- The subject property is not located within a Registered Historic District.
- There are no known archeological sites located on the subject property, however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
- Marlboro clay and Christiansa complex are not found to occur on or within the vicinity of this property.
- The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
- The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
- The site is not located within an Aviation Policy Area (APA).
- The site is not located within the Chesapeake Bay Critical Area (CBCA).
- An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and re-approved if the base information changes significantly. Approval of this NRI in no way impacts and other development application approvals.

| SPECIMEN TREE TABLE |               |                                |     |                  |                                 |             |
|---------------------|---------------|--------------------------------|-----|------------------|---------------------------------|-------------|
| Tree #              | Common Name   | Latin Name                     | DBH | Condition Rating | Comments                        | Disposition |
| 1                   | Yellow Poplar | <i>Liriodendron tulipifera</i> | 38  | Poor (59)        | Major cavity, root & top damage | Save        |
| 2                   | White Oak     | <i>Quercus alba</i>            | 38  | Poor (65)        | Major cavity, top damage        | Save        |

| SOILS CHART (2010 Soil Survey)                                                                                                                        |                                           |                        |               |            |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------|---------------|------------|-------------------------|
| MAP UNIT                                                                                                                                              | MAP UNIT NAME                             | K-FACTOR (Whole soils) | HYDRIC RATING | SOIL GROUP | DRAINAGE CLASS          |
| ApA                                                                                                                                                   | Aquasoo silt loam, 0-2% slopes            | 0.37                   | No            | C          | Somewhat poorly drained |
| BaA                                                                                                                                                   | Beltsville silt loam, 0-2% slopes         | 0.37                   | No            | C          | Moderately well drained |
| BaB                                                                                                                                                   | Beltsville silt loam, 2-5% slopes         | 0.37                   | Partial       | C          | Moderately well drained |
| BaC                                                                                                                                                   | Beltsville silt loam, 5-10% slopes        | 0.37                   | No            | C          | Moderately well drained |
| Px                                                                                                                                                    | Potobac-Isaac complex, frequently flooded | 0.28                   | Partial       | D          | Poorly drained          |
| Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a> |                                           |                        |               |            |                         |

STAND CHARACTERISTICS TABLE

| STAND     | Total (acres) | PRIORITY RATING |
|-----------|---------------|-----------------|
| A         | 43.60         | Medium to High  |
| B         | 7.23          | Medium          |
| Open Land | 0.09          |                 |
| Total     | 50.92         |                 |

Type II 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 TCP/I 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 ¼: 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CB-80-2005, 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 II 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 mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
- 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 TCP/Is and project names (banking property and benefiting property).
- 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 5-1807(b)(2). Off-site woodland mitigation areas established as afforestation areas or as 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 TCP/I Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCP/I 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 TCP/I by the EPS.

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: *2/21/13*

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STATE OF MARYLAND

LICENSED FORESTER

JOHN P. MARKOVICH

NO. 183

BOARD OF FORESTERS

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
NATURAL RESOURCES INVENTORY

NRI- 012- 13

Approved by *JPM* Date *3/7/2013*

|             |  |  |
|-------------|--|--|
| 01 Revision |  |  |
| 02 Revision |  |  |
| 03 Revision |  |  |

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

TCP2- 004-13

Approved by *JPM* Date *3/7/2013*

|             |  |  |
|-------------|--|--|
| 01 Revision |  |  |
| 02 Revision |  |  |
| 03 Revision |  |  |
| 04 Revision |  |  |
| 05 Revision |  |  |

JM Forestry Services, LLC

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APPLICANT / DEVELOPER

Contract Purchaser:  
Florida on the Potomac, LLC  
14416 Old Mill Road, Suite 201  
Upper Marlboro, MD 20772  
Phone: 301-952-8700

Natural Resource Inventory  
and  
Type 2 Tree Conservation Plan  
Woodland Conservation Bank

Alyce Dixon Property

11th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

|     |         |
|-----|---------|
| DWN | Checked |
| JPM | JPM     |

Scale **1" = 200'**

Project No. **12-048**

Sheet No. **2 of 2**