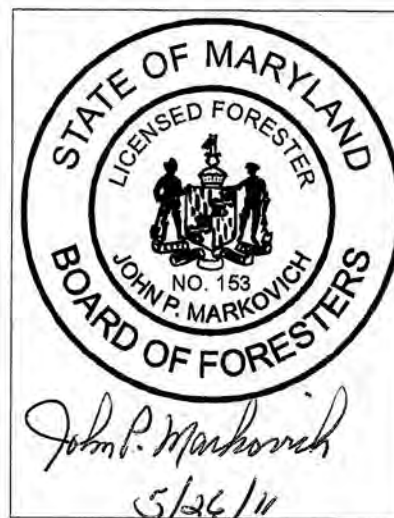
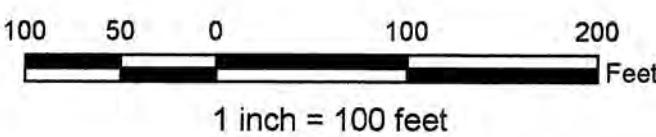




QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 5/24/14

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4877
E-mail: jpmarkovich@comcast.net

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-006-11	
	Approved by _____ Date _____
Revision 01	<i>[Signature]</i> 5/26/11
Revision 02	
Revision 03	
Revision 04	
Revision 05	

REVISIONS	
DWN JPM	Checked JPM
Scale 1" = 100'	
Project No. B-138	
Sheet No. 1 of 2	

Forest Stand Delineation and Type 2 Tree Conservation Plan Woodland Conservation Bank

Greg Meinhardt Property
Woodland Conservation Bank
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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



Gregory and Rachael Meinhardt
15514 Letcher Road E
Brandywine, MD 20613
Phone:

There is not a specific description for the AT&T easement alignment (L6487 F928) other than it is 16.5 feet wide.

[illegible]

1.	Owner	Greg and Rachael Meinhardt
2.	Property Address	15514 Letcher Road E Brandywine, MD 20613
3.	Mailing Address	15514 Letcher Road E Brandywine, MD 20613
4.	Deed Information	Liber 11949 Folio 215
5.	Area	61.68 acres
6.	Tax Map	157, Grid D-2, Par 9 & 33
7.	Assessment District	04
8.	Planning Area	86BA
9.	Policy Analysis Zone	280F
10.	Zoning	O-S
11.	Tier	Rural
12.	Green Infrastructure	Regulated, Evaluation & Network Gap Areas
13.	WSSC Grid	219SE12
14.	Election District	11
15.	Council District	9
16.	Watershed	Spice Creek
17.	River Basin	Patientux
18.	Floodplain	100-year study FPS-201103
19.	Proposed Use	Agricultural
20.	ADC Map Page/Grid	40 J-1, J-2, K-1, K-2
21.	Cemeteries	None
22.	Historic Sites	None
23.	Scenic/Historic Roads	None
24.	Topography	M-NCPPC
25.	Preliminary Plan	NA

O-S		
61.68		
8.55		
0.00		
53.13	0.00	0.00

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n)
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)
Is this a Mitigation Bank
Break-even Point (preservation) =
Clearing permitted w/o reforestation=

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	29.47	7.74	
Woodland Conservation Threshold (NTA) = Smaller of a or b	0.00%	0.00	
Woodland above WCT	29.47		
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	0.00		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property		29.47	
Woodland Conservation Required	29.47		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation Afforestation provided on this property	0.00	
Off-site Mitigation Preservation provided on this property	29.47	
Total Woodland Conservation Provided	29.47	

Area of woodland not cleared	29.47 acres
Woodland retained not part of requirements:	29.47 acres

Prepared by:

Signed _____ Date _____

Revised 9/1/04

SPECIMEN TREES				
TREE	SPECIES	SIZE	CONDITION	COMMENTS
1	Sycamore (<i>Platanus occidentalis</i>)	49	Fair	V-fork (3)
2	Yellow Poplar (<i>Liriodendron tulipifera</i>)	39	Fair	Decay
3	Yellow Poplar (<i>Liriodendron tulipifera</i>)	39	Good	
4	Yellow Poplar (<i>Liriodendron tulipifera</i>)	40	Good	
5	Yellow Poplar (<i>Liriodendron tulipifera</i>)	37	Good	
6	Southern Red Oak (<i>Quercus falcata</i>)	39	Fair	V-fork
7	Yellow Poplar (<i>Liriodendron tulipifera</i>)	37	Good	
8	Yellow Poplar (<i>Liriodendron tulipifera</i>)	38	Good	
9	Yellow Poplar (<i>Liriodendron tulipifera</i>)	46	Good	
10	Yellow Poplar (<i>Liriodendron tulipifera</i>)	39	Good	
11	Beech (<i>Fagus grandifolia</i>)	40	Poor	Decay, hollow
12	Beech (<i>Fagus grandifolia</i>)	43	Fair	V-fork, decay

STAND CHARACTERISTICS			
STAND	AREA (acres)	RETENTION POTENTIAL	FOREST STRUCTURE VALUE
A	37.21	Good to High	High
Open land	24.48		
Total	61.69		

The "Retention Potential" is based on the location of the stand with respect to streams while the "Forest Structure Value" is based on the existing conditions of the vegetation and potential for use of the site by wildlife as habitat.

Natural Resources Inventory Site Data

Type	Area (acres)
Gross Tract Area	61.69
Existing 100-year Floodplain	8.55
Net Tract Area	53.13
Existing Woodlands on Gross Tract	37.21
Existing Woodlands in 100-year Floodplain	7.74
Existing Woodlands on Net Tract	29.47
Existing PMA	17.27
Linear feet of stream centerline	3652

Soil Survey Table (Source: *Web Soil Survey 4/20/2011*)

Map Unit	Map Unit Name	Whole Soil K-Factor	Hydrologic Group	Drainage Class	Hydric Rating
AdB	Adelphia-Holmdel complex, 2-5% slopes	0.37	C	Moderately well	Partial
DB	Dodon fine sandy loam, 2-5% slopes	0.32	B	Moderately well	Not Hydric
DFC	Dodon fine sandy loam, 5-10% slopes	0.32	B	Moderately well	Partial
MnC	Mar-Dodon complex, 5-10% slopes	0.32	B	Well	Not Hydric
MnD	Mar-Dodon complex, 10-15% slopes	0.32	B	Well	Not Hydric
MnE	Mar-Dodon complex, 15-25% slopes	0.32	B	Well	Not Hydric
Px	Potobac-issue complex, frequently flooded	0.28	D	Poorly	Partial
WDF	Westphalia and Dodon soils, 25-40% slopes	0.17	B	Well	Not Hydric

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

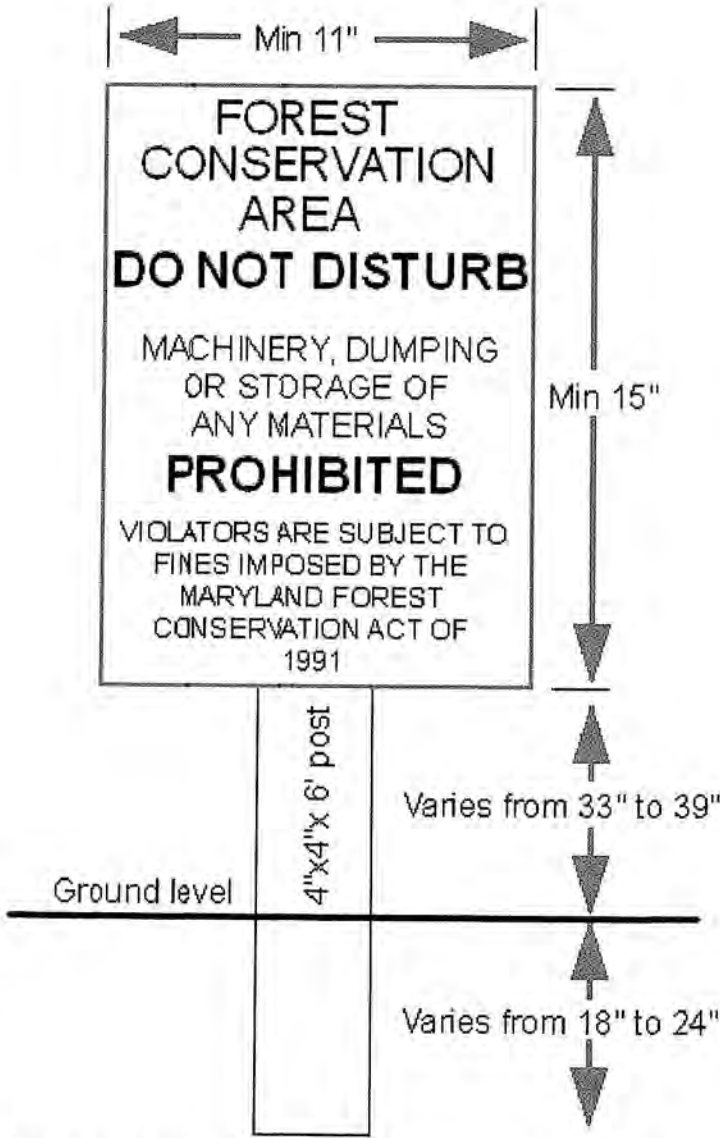
- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the woodland 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/II 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-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 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 5-1607(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/II Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acres affected, the benefiting property name and TCP/II 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/II by the EPS.

STAND A	
Immature Mixed Hardwood	
1 Dominant species	Yellow Poplar, Sweetgum
2 Codominant species	Sweetgum, Hickory, River Birch, Sycamore, Dogwood, Virginia Pine, Elm, Hornbeam
3 Basal area in s.f. per acre	126
Number of trees per acre	309
Average Diameter at Breast Height (DBH)	14.1 "
4 Size class of dominant species	12-20 Inches
5 Percent canopy coverage	91%
6 Average number of tree species per sample	12
7 Understory species	Spicebush, Sweetgum, Red Maple, Beech, Hickory, Red Oak, Hornbeam, Willow Oak
8 Percent of understory coverage - 3' to 20' tall	29%
9 Number of woody plant species - 3' to 20' tall	3
10 Herbaceous species - 0' to 3' tall	Spicebush, Sweetgum, Greenbrier, Hornbeam, Trumpet Vine, Woods Nettle, Dewberry, Asst. ferns
11 Percent herbaceous plant coverage - 0' to 3'	21%
12 List of major invasive plant species and percent of coverage	Overstory 0% None Understory 0% None Herbaceous 6% Honey suide
13 Number of standing dead trees 6" dbh or greater	3
Number of Tree Species >6" dbh	10
14 Comments	Mixed hardwoods some areas with slightly younger trees but generally consistent throughout
Forest Structure Rating Score	Excellent

STANDARD FSD 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 a survey provided by W.L. Meekins, Inc. dated August 2, 2006.
- The topography shown on the plan is from M-NCPPC 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 April 20, 2011.
- The county regulated 100-year floodplain information on this plan is from DPW&T Floodplain Study Number FPS201103, approved April 19, 2011.
- The wetland and stream information on this plan is from field observations prepared by JM Forestry Services, LLC on October 10, 2006 and subsequent observations on February 24, 2011. The wetlands are located entirely within the 100-year floodplain and the 100 stream buffer.
- This site is not within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
- The site does include Forest Interior Dwelling Species habitat.
- The site is not subject to a previously approved TCP.
- There are twelve (12) specimen, champion and/or historic trees located on the property. These trees were located using GPS and existing site features such as topography, roads, streams and structures.
- Marlboro clay and Christiansia complex are not found to occur on or within the vicinity of this property.
- If any of the base information used to prepare this FSD changes significantly, the FSD will be revised and re-submitted for review to the Environmental Planning Section.
- 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.
- There are no scenic or historic roads located on or adjacent to this property.
- The subject property is not located within a Registered Historic District.
- There are no known archeological site located on the subject property not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
- 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).

Greg Meinhardt Property Boundary Line Table					
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N83° 17' 12" E	172.00	L34	S74° 15' 31" E	264.00
L2	N83° 17' 19" W	18.71	L35	S58° 29' 50" E	101.53
L3	N81° 52' 20" W	805.85	L36	S16° 27' 41" W	132.00
L4	N61° 07' 20" W	431.53	L37	S19° 27' 41" W	145.20
L5	N28° 22' 25" W	107.52	L38	S12° 42' 41" W	280.50
L6	N38° 27' 17" E	68.39	L39	S25° 42' 41" W	570.90
L7	N57° 03' 46" W	108.28	L40	S40° 57' 41" W	349.30
L8	N08° 13' 15" E	95.95	L41	S39° 57' 41" W	33.00
L9	N03° 51' 05" W	120.68	L42	S09° 42' 41" W	132.00
L10	N25° 36' 37" W	92.79	L43	S04° 02' 19" E	79.20
L11	N66° 02' 31" E	50.55	L44	S09° 37' 26" W	237.25
L12	N01° 42' 27" E	93.82	L45	S10° 27' 41" W	35.08
L13	N69° 03' 53" W	53.51	L46	S10° 27' 41" W	25.05
L14	N25° 52' 31" E	235.76	L47	N83° 17' 12" E	153.76
L15	N24° 29' 49" W	165.31	L48	N06° 17' 12" W	54.00
L16	N24° 18' 51" E	92.21	L49	N12° 12' 00" W	38.75
L17	S68° 52' 08" E	98.09	L50	N08° 57' 48" W	110.00
L18	N17° 02' 42" E	82.75	L51	N32° 32' 12" W	55.86
L19	N38° 45' 08" E	139.04	L52	N61° 32' 12" W	150.43
L20	N81° 09' 36" E	57.40	L53	N70° 32' 12" W	208.08
L21	N00° 39' 19" E	228.39	L54	N09° 12' 48" E	351.12
L22	N65° 02' 28" E	139.99	L55	S80° 47' 12" E	400.00
L23	S29° 22' 30" E	50.39	L56	N09° 12' 48" E	525.00
L24	S80° 04' 19" E	355.05	L57	N80° 47' 12" W	482.35
L25	N10° 17' 48" W	93.90	L58	N06° 47' 12" W	538.04
L26	S60° 28' 58" E	159.32	L59	S06° 47' 12" W	208.06
L27	N31° 41' 03" E	64.91	L60	S09° 12' 48" W	325.00
L28	N29° 41' 18" E	54.12	L61	S09° 12' 48" W	372.00
L29	N83° 53' 07" E	82.00	L62	S70° 32' 12" E	227.00
L30	N21° 14' 29" E	165.00	L63	S61° 32' 12" E	142.00
L31	N32° 44' 30" E	125.40	L64	S32° 32' 11" E	52.00
L32	S84° 45' 30" E	280.50	L65	S08° 57' 48" E	109.00
L33	S64° 00' 33" E	184.80	L66	S06° 17' 11" E	100.00



Post shall be installed no less than 18" deep
Posting signs to trees is prohibited
Signs shall be placed at 100' intervals or as appropriate depending on visibility
Signs shall be attached with 2 or more galvanized nails or screws.



QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: *5/26/11*

John P. Markovich
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Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL NATURAL RESOURCES INVENTORY NRI-40-11	
Approved by	Date
<i>JPM</i>	<i>5/26/11</i>
Revision 01	
Revision 02	
Revision 03	
Revision 04	
Revision 05	

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-006-11	
Approved by	Date
<i>JPM</i>	<i>5/26/11</i>
Revision 01	
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Forest Stand Delineation
and
Type 2 Tree Conservation Plan
Woodland Conservation Bank

Greg Meinhardt Property
Woodland Conservation Bank
11th ELECTION DISTRICT
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APPLICANT / DEVELOPER
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15514 Letcher Road E
Brandywine, MD 20613
Phone:

REVISIONS

DWN JPM Checked JPM

Scale 1" = 100'

Project No. B-138

Sheet No. 2 of 2