

Stephen M. Meinhartd Property Site Information Stephen Meinhardt 2. Property Address 15007 Brandywine Road Brandywine, MD 20613 3. Mailing Address 15001 Brandywine Road than it is 16.5 feet wide. The segment outside the 100-year Brandywine, MD 20613 4. Deed Information Liber 5756 Folio 485

73.88 acres

Tax Map

Assessment District 04

157, Grid E-2, Parcel 19

Network Gap Areas

100-year Study FPS-201106

219SE12

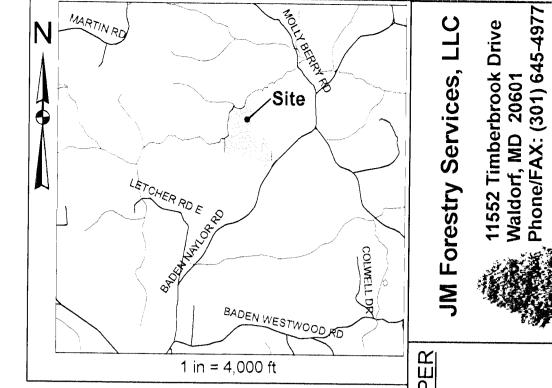
Rock Creek

Agricultural

Patuxent

M-NCPPC

The AT&T easement that crosses this property is generally located within the 100-year floodplain. The segment of the easement that is located outside the 100-year floodplain cannot be part of the WC Bank easement and as such must be excluded. There is not a specific description for the AT&T easement other floodplain and within the proposed WC Bank Area is 1118 feet in length and 16.5 feet wide for a total area of 0.42 acres which has been excluded from the WC Bank.



OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE Preservation Afforestation Woodland Conservation | Off-Site Area Conservation Credits Total Preservation Afforestation Available Available Information Benefiting (acres) 2:1 (acres) 1:1 (acres) (acres) (Liber/Folio) TCP2 Benefiting Property 35.52

This Tree Conservation Plain does not include Parcel 94 Tax Acct #0252221 jointly owned by Stephen aind Rebecca Meinhardt. Tha parcel is 7.32 acres and is the subject of a previous TCPII.

Woodland Conservation Worksheet Prince George's County Gross Tract: Previously Dedicated Land: Net Tract (NTA): *Include acreage in the corresponding columns for each zone. Property Description or Subdivision Name: Stephen Meinhart Property is this site subject to the 1989 Ordinance? Reforesation Requirement Reduction Questions Is this one (1) single family lot? (y,n) Are there prior TCP approvals which include a N

combination of this lot and/or other lots. (y,n) ls this a Mitigation Bank Break-even Point (preservation) = Clearing permitted w/o reforestion= Woodland Conservation Calculations: Net Tract Floodplain Impacts Woodland Conservation Threshold (NTA) = Smaller of a or b Woodland above WCT Woodland cleared 0.0C 0.0C 0.0C Smaller of d or e Clearing above WCT (0.25: 1) replacement requirement Clearing below WCT (2:1 replacement requirement) Afforestation Threshold (AFT) =

Off-site Mitigation being provided on this property
Woodland Conservation Required Woodland Conservation Provided: Woodland Preservation Afforestation / Reforestation Area approved for fee-in-lieu Credits for Off-site Mitigation on another property Off-site Mitigation Afforestation provided on this property Off-site Mitigation Preservation provided on this property
Total Woodland Conservation Provided

Area of woodland not cleared 35.94 acres Woodland retained not part of requirements: 35.94 acres

Prepared by:

Revised 9/1/04

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

TCP2- 010 - 1/ 01 Revision 02 Revision 03 Revision 04 Revision

05 Revision

Meinhardt

Stephen

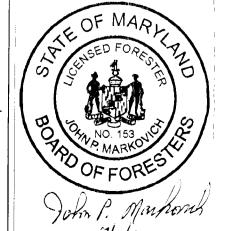
REVISIONS

Checked

QUALIFIED PROFESSIONAL CERTIFICATION

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

E-mail: jpmarkovich@comcast.net



OWNERS CERTIFICATION I <u>Stephen M. Meinhardt</u> hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2.

Yellow <mark>Poplar (Liriodendron tulipifera</mark>) Decay, cavity, top damage, Yellow Poplar (Liriodendron tulipifera) Root & top damage, wire in weetgum (Liquidambar styraciflua) V-fork, decay ycamore (Platanus occidentalis) '-fork, decay Yellow Poplar (*Liriodendron tulipifera*) V-fork (3), decay, top Decay, cavity, top damage Beech (Fagus grandifolia) Decay, cavity

STAND	AREA (acres)	IARACTERISTICS RETENTION POTENTIAL	FOREST STRUCTURE VALUE
A	35.42	Go∞d to High	High
В	8.23	Good to High	High
C	1.02	Fair	Good
Open land	29.21		
Total	72 99		

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

Туре	Area (acres)
Gross Tract Area	73.88
Existing 100-year Floodplain	9.00
Net Tract Area	64.88
Existing Woodlands on Gross Tract	44.67
Existing Woodlands in 100-year Floodplain	8.73
Existing Woodlands on Net Tract	35.94
Existing PMA	33.53
Linear feet of stream centerline	7,295

Map Unit	Map Unit Name	Whole Soil K- Factor	Hydrologic Group	Drainage Class	Hydric Rating
DfB	Dodon fine sandy loam, 2-5% slopes	0.32	В	Moderately well	Not Hydric
GgB	Grosstown gravelly silt loam, 2-5% slopes	0.24	В	Well	Not Hydric
MnA	Marr-Dodon complex, 0-2% slopes	0.32	В	Well	Not Hydric
MnB	Marr-Dodon complex, 2-5% slopes	0.32	В	Well	Not Hydric
MnC	Marr-Dodon complex, 5-10% slopes	0.32	В	Well	Not Hydric
MnD	Marr-Dodon complex, 10-15% slopes	0.32	В	Well	Not Hydric
MnE	Marr-Dodon complex, 15-25% slopes	0.32	В	Well	Not Hydric
Px	Potobac-Issue complex, frequently flooded	0.28	D	Poorly	Partial
WDF	Westphalia and Dodon soils, 25-40% slopes	0.17	В	Well	Not Hydric
WDG	Westphalia and Dodon soils, 40-80% slopes	0.17	В	Well	Not Hydric

STANDARD FSD NOTES

- 1. This site is zoned O-S and is located in the Rural Tier as defined in the Approved General
- 2. The source of the property boundaries on this plan is from a survey provided by W.L. Meekins, Inc. dated May 11, 2011
- 3. The topography shown on the plan is from M-NCPPC topographic data. 4. 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 June 8, 2011.
- 5. The county regulated 100-year floodplain information on this plan is from DPW&T Floodplain Study Number FPS201106, approved May 25, 2011
- 6. The wetland and stream information on this plan is from field observations prepared by JM Forestry Services, LLC on April 29, 2011. The wetlands located entirely within the 100-year floodplain and/or the 100 stream buffer.
- 7. This site is not within a Sensitive Species Protection Review Area based on a letter dated May 25, 2011 prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
- 8. The site does include Forest Interior Dwelling Species habitat
- 9. The site is not subject to a previously approved TCP. 10. There are seven (7) specimen, champion and/or historic trees located on the property. These trees were located using GPS and existing site features such as topography, roads,
- 11. Marlboro clay and Christiana complex are not found to occur on or within the vicinity of
- 12. 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 13. This site does not contain Wetlands of Special State Concern as defined in COMAR 26,23,06,01.
- 14. This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
- 15. This site is not located within a Stronghold Watershed as established by the MD DNR 16. Baden Naylor Road located along the southeastern property boundary is a designated
- scenic and historic road. 17. The subject property is not located within a Registered Historic District.
- 18. 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.
- 19. The site is not located in the vicinity of any master planned road way designated as arterial or higher.
- 20. The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
- 21. The site is not located within an Aviation Policy Area (APA).
- 22. The site is not located within the Chesap eake Bay Critical Area (CBCA).

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 TCPII 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 II Tree Conservation Plan that depicts the area subject to the Tree Conservation
- Off-site woodland conservation mitigation areas created for the purpose of satisfying the offsite 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 TCPIIs 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 TCPII 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 TCPII number, and the recordation numbers.
- 11. 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.
- 12. 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.
- 13. 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 TCPII by the EPS.

Stephen Meinhardt Property Boundary Line Table

Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N87° 54' 03" W	480.09	L29	N04° 09′ 29′′ E	62.0
L2	N00° 34' 26" E	270.87	L30	N29° 39′ 42′′ W	102.6
L3	\$87° 38' 29" W	388.47	L31	N79° 21' 51" E	153,3
L4	N02° 50' 33" W	69.15	L32	N14° 37' 22" W	132.9
L5	N88° 55' 02" W	275.50	L33	N06° 24′ 17′′ E	88.3
L6	\$79° 38' 58" W	777.17	L34	N37° 13′ 56 ′′W	113.8
L7	N53° 05' 32" W	87.32	L35	N53° 45' 08" E	204.2
L8	N00° 42' 33" W	35.53	L36	N02° 43' 07" W	94.5
L9	N55° 36' 43" W	74.34	L37	N52° 37' 07" E	79.4
L10	N54° 46′ 46″ E	57.63	L38	S75° 54' 41" E	35.4
L11	N43° 01' 18" W	49.04	L39	S84° 41' 46" E	26.9
L12	N63° 49' 40" E	60.81	L40	S19° 59′ 05″ E	97.7
L13	N32° 10' 02" W	77.49	L41	S53° 45' 53" E	82.6
L14	N60° 54' 25" E	54.44	L42	S58° 11' 08" E	64.0
L15	N14° 05' 42" W	107.53	L43	N87° 20' 57" E	34.1
L16	N43° 00' 45" W	126.68	L44	N49° 32' 46" E	65.6
L17	N28° 18' 59" E	34.13	L45	N81° 42' 57" E	85.2
L18	N32° 17' 26" W	49.93	L46	N22° 45' 54" E	37.2
L19	N12° 48' 04" W	136.30	L47	N63° 37' 21" E	25.5
L20	N21° 39' 01" E	101.95	L48	S86° 25′ 35" E	46.8
L21	N47° 33' 50" E	94.85	L49	N32° 01′ 14" E	30.9
L22	N17° 23' 28" E	258.62	L50	N13° 44′ 48″ E	77.8
L23	N68° 07' 15" E	68.43	L51	N25° 34' 57" E	115.4
L24	N19° 54' 34" E	99.55	L52	S28° 11' 20" E	2434.8
L25	N32° 03' 44" W	67.26	L53	S20° 23' 29" E	3 01.9
L26	N18° 38' 25" E	88.23	L54*	S36° 53' 29" W	239.4
L27	N01° 55' 46" E	178.20	L55	S32° 10' 45" W	71.2
L28 Total A.re	$N30^{\circ} 09' 06'' W$ a = 81.2061 acres	47.18	*Curve 1 Arc= 239	R= 1457. Tangent=	

S. Meinh	ardt Lot Boundary l	Line Table
Line #	Bearing	Distance
p/o L54*	Curve 1	
L56	N20° 23' 29" W	318.6
L57	N28° 11' 20" W	762.0
L58	N80° 22' 24" W	165.5
L59	S76° 08' 17" W	413.5
L60	N12° 21' 42" W	503.3
L61	N66° 28′ 15″ E	430,8
p/o L52	S28° 11' 20" E	1417.3
L53	S20° 23' 29" E	301.9
*Curve 1:	R= 1457.40' Arc= 39	9.84'
Total Area	a = 7.3203 acres	
This Tre	e Conservation P	lan does
	e 7.32 acre home	



does not

<u>교</u> 국 Inventory vatior ation

5

REVISIONS

Checked

Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

02 Revision

03 Revision

05 Revision

JPM |

SIMPLIFIED FOREST STAND DELINEATION

With the exception of the southwestern corner of this property the balance of the site is covered by existing forest. According to the Prince George's County Soil Survey the soil series found to occur on this property include soils in the Dodon, Grosstown, Marr, Potobac and Westphalia soil series. The property is located along Rock Branch a tributary stream in the Spice Creek watershed of the Patuxent River Basin and in the Rural Tier as reflected in the adopted General Plan. Streams, wetlands, 100-year floodplain, areas with severe slopes in excess of 15 percent and wetlands are found to occur on this property. The subject property is not located within or adjacent to a rare, threatened or endangered species evaluation area according to the Maryland Department of Natural Resource Wildlife and Heritage Service. Forest Interior Dwelling Species habitat was identified on this property because a portion of the woodland is located than 300 feet from the nearest woodland edge. The northern and western portions of this property are within a Green Infrastructure Regulated, Evaluation or Network Gap Area. Baden Naylor Road located along the eastern property boundary is a designated historic or scenic road. There are no master plan roadways with a classification of arterial roadway or greater located in the vicinity of this property. Several specimen trees were found within the limits of this study.

RARE, THREATENED OR ENDANGERED SPECIES AND SENSITIVE HABITATS In a letter dated May 18, 2011 the Maryland Wildlife and Heritage Service indicated that there are no known rare, threatened or endangered species in the vicinity of this property. However, because much of the woodland on this property is located more than 300 feet from the nearest forest edge there are areas classified as Forest Interior Species (FIDs) habitat.

STAND DESCRIPTIONS

The dominant species found in this stand of immature mixed hardwoods are Yellow Poplar and Sweetgum that accounts for approximately 78 percent of the trees. Other species found include Beech, White Oak, Virginia Pine, River Birch, Red Maple and Black Walnut. The dominant understory species found in this stand include Spicebush, Sweetgum, Red Maple, Dogwood and Hornbeam while the dominant herbaceous species include Spicebush, Hornbeam, Ash, Hickory, Lycopodium, Woods Nettle and assorted ferns. Invasive species of significance were not found in this stand. The average DBH is estimated to be approximately 12.0 inches, there are approximately 400 trees per acre, and the basal area is estimated to be 130 square feet per acre. Approximately seven tree species were identified within the limits of this stand. Some portions of this stand near the northern and western fields have similar stocking as found throughout the stand but the average tree DBH is smaller. There is evidence of past logging activities in this stand estimated to have occurred approximately 20 years ago.

This stand has a high rating with respect to forest habitat values and the overall retention potential is considered to be good to high because of the stands position nears some of the streams and slope areas. Several specimen trees were identified within the limits of this stand.

The dominant species found in this stand of upland hardwoods are Red Oak, Beech and Hickory that account for 50 percent of the trees. Other species found include Yellow Poplar, White Oak, Sweetgum, Virginia Pine and Blackgum. The dominaint understory species found in this stand include Beech, Sweetgum, Red Oak, Red Maple, Hombeam and Holly while the dominant herbaceous species include Beech, Red Maple, Highbush Blueberry, Pawpaw, Mapleleaf Viburnum and assorted Ferns. Invasive species of significance were not found in this stand. The average DBH is estimated to be 13.0 inches, there are approximately 250 trees per acre, and tthe basal area is 120 square feet per acre. There is evidence of past logging activities in this stand that are estimated to have occurred approximately 20 years ago.

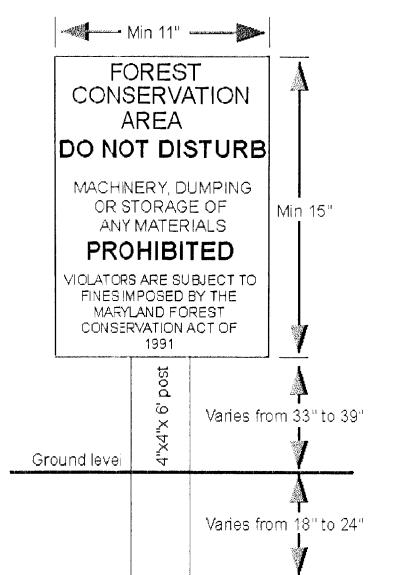
This stand has an high rating with respect to forest habitat values and the overall retention potential is considered to be good to high because of the stands position nears some of the streams and slope areas. Several specimen trees were identified within the limits of this stand.

The dominant species found in this stand of immature to mature conifers are Virginia Pine and Loblolly Pine that account for 80 percent of the trees. Other species found include Red Oak, White Oak, Beech, Red Maple, Sweetgum and Yellow Poplar. The dominant understory species found in this stand include Sweetgum, Beech, Red Oak, Red Maple, White Oak, Black Cherry, Ash and Dogwood while the dominant herbaceous species include Red Maple, Pawpaw, Holly, Mapleleaf Viburnum, Virginia Pine and Partridgeberry. Invasive species of significance were not found in this stand. The average DBH is estimated to be 10.0 inches, there are approximately 400 trees per acre, and the basal area is 180 square feet per acre. There is no evidence of past logging activities or insect and disease problems in this stand.

This stand has a good rating with respect too forest habitat values and the overall retention potential is considered to be low because of the age amd condition of the dominant species in this stand that is approaching biological maturity. Also, thee stand is not located in the vicinity of any environmental features such as streams, wetlands, floodplains or large contiguous woodland areas. Specimen trees were not identified within the limits of this stand or in close proximity to this stand.

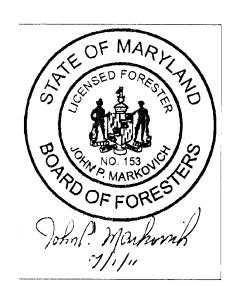
OPEN LAND

The open areas on this property are open fields some of which are in agricultural production and others that are periodically maintained by mowing. There are also several agricultural structures found in these areas. Several trails are found within the open fields and woodland areas of this site that are used for accessing the woodlands for recreation and hunting.



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 depening 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. John P. Markovich JM Forestry Sevices, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-645-4977 E-mail: jpmarkovich@comcast.net