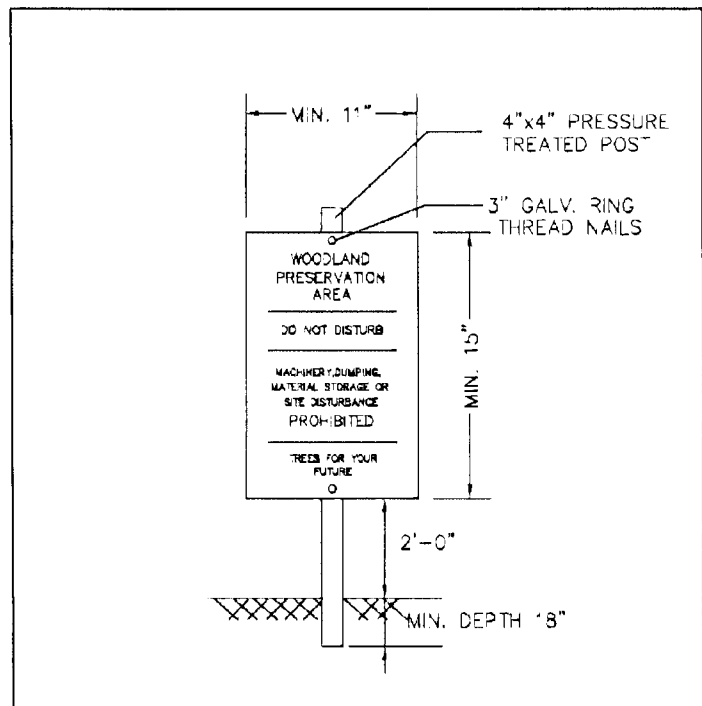


### Legend

- |                                  |                              |                       |
|----------------------------------|------------------------------|-----------------------|
| WPA (Woodland Preservation Area) | Specimen Tree                | Easements Existing    |
| Specimen Tree                    | CRZ (Critical Root Zone)     | Gravel Roads & Trails |
| CRZ (Critical Root Zone)         | Sample Points                | Utility Lines         |
| Signs WPA                        | Stand Boundaries             | Contour 10-foot       |
| Ex. Treeline                     | Soil Boundaries              | Contour 2-foot        |
| SB (Stream Buffer 100-foot)      | Property Boundary            | Utility Poles         |
| PMA (Primary Management Area)    | Adjacent Property Boundaries | Slopes 15%+           |
| Streams                          |                              |                       |

### 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 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 74:1, 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 TCP2s 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 TCP2 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 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.



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SIGNS SHOULD BE PROPERLY MAINTAINED.
  - NO CLIMBING TO SIGNS OR PLACING SIGNS FOR THE SIGNS.
  - SIGNS SHOULD BE PLACED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  - SIGNS SHOULD BE APPROXIMATELY EVERY 25 FEET ALONG FENCING.
  - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING TIME OUT OF U.S.D. AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

Updated 10/04

A-4-B-1-1

### Burns WC Bank Property Information

- |                           |  |
|---------------------------|--|
| 1. Owner                  | Walter M. Meinhardt, Sr.<br>Revocable Living Trust |
| 2. Property Address       | 15509 Baden Naylor Road<br>Brandywine, MD 20613    |
| 3. Mailing Address        | 24 Dockside Lane<br>Key Largo, FL 33037            |
| 4. Deed Information       | Liber 14145 Folio 349                              |
| 5. Area                   | 19.16 acres  |
| 6. Tax Map                | 157, Grid D-3,<br>Parcel 15                        |
| 7. Tax Account Numbers    | 0251124  |
| 8. Assessment District    | 04   |
| 9. Planning Area          | 86B  |
| 10. Policy Analysis Zone  | 280F   |
| 11. Zoning                | O-S  |
| 12. Tier                  | Rural  |
| 13. Green Infrastructure  | Regulated, Evaluation &<br>Network Gap Areas       |
| 14. WSSC Grid             | 220SE12  |
| 15. Election District     | 11   |
| 16. Council District      |  |
| 17. Watershed             | Spice Creek  |
| 18. River Basin           | Patuxent   |
| 19. Floodplain            | None present per FPS-201219                        |
| 20. Proposed Use          | WC Bank  |
| 21. ALC Map Page Grid     | 41 A-2   |
| 22. Cemeteries            | None   |
| 23. Historic Sites        | None   |
| 24. Scenic/Historic Roads | None   |
| 25. Topography            | M-NCPPC  |
| 26. Preliminary Plan      | NA   |

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

SECTION I-Establishing Site Information-(Enter acres for each zone)			
Zone:	O-S		
Gross Tract:	19.16		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	19.16		

TCP Number		Revision #	0
Property Description or Subdivision Name:		Walter M. Meinhardt Sr. Revoc Liv Trust Burns WC Bank	
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) =		3.31 acres	
Clearing permitted w/o reforestation =		13.25 acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
Existing Woodland		16.57	0.00
Woodland Conservation Threshold (WCT) =	0.00%	0.00	
Smaller of 13 or 14		0.00	
Woodland above WCT		16.57	
Woodland cleared		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		16.57	
Woodland Conservation Required		16.57	acres

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/RFA		0.00	\$0.00
Area approved for fee-in-lieu/non-RFA		0.00	\$0.00
Credits for Off-site Conservation on another property		0.00	
Off-site WCA (preservation) being provided on this property		16.57	
Off-site WCA (afforestation) being provided on this property		0.00	
Total Woodland Conservation Provided		16.57	acres

Area of woodland not cleared	16.57 acres
Net tract woodland retained not part of requirements	16.57 acres
100-floodplain woodland retained	0.00 acres
On-site woodland conservation provided	0.00 acres
On-site woodland retained not credited	16.57 acres

### 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)	Recreation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
1				16.57	0.00					
2										
3										
4										
5										
6										
7										
8										
9										

### QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 9/22/14

John P. Markovich

JM Forestry Services, LLC

11552 Timberbrook Drive

Waldorf, MD 20601

Phone: 301-645-4977

E-mail: jmarkovich@comcast.net



I/We Walter M. Meinhardt, Sr. Living Revocable Trust 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.

Signed: Walter M. Meinhardt, Sr. Date: 9/22/14

Owner

Date

JM Forestry Services, LLC

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

APPLICANT / DEVELOPER

Walter M. Meinhardt, Sr.  
Revocable Living Trust  
24 Dockside Lane  
Key Largo, FL 33037  
C/O Dotie Greclius  
Phone: 301-888-1408

Type II Tree Conservation Plan  
for  
Woodland Conservation Bank

Burns WC Bank

11th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

### REVISIONS

01 Revision					
02 Revision					
03 Revision					
04 Revision					
05 Revision					

DWN	Checked
JPM	JPM
Scale	1" = 100'
Project No.	14-026
Sheet No.	1 of 1