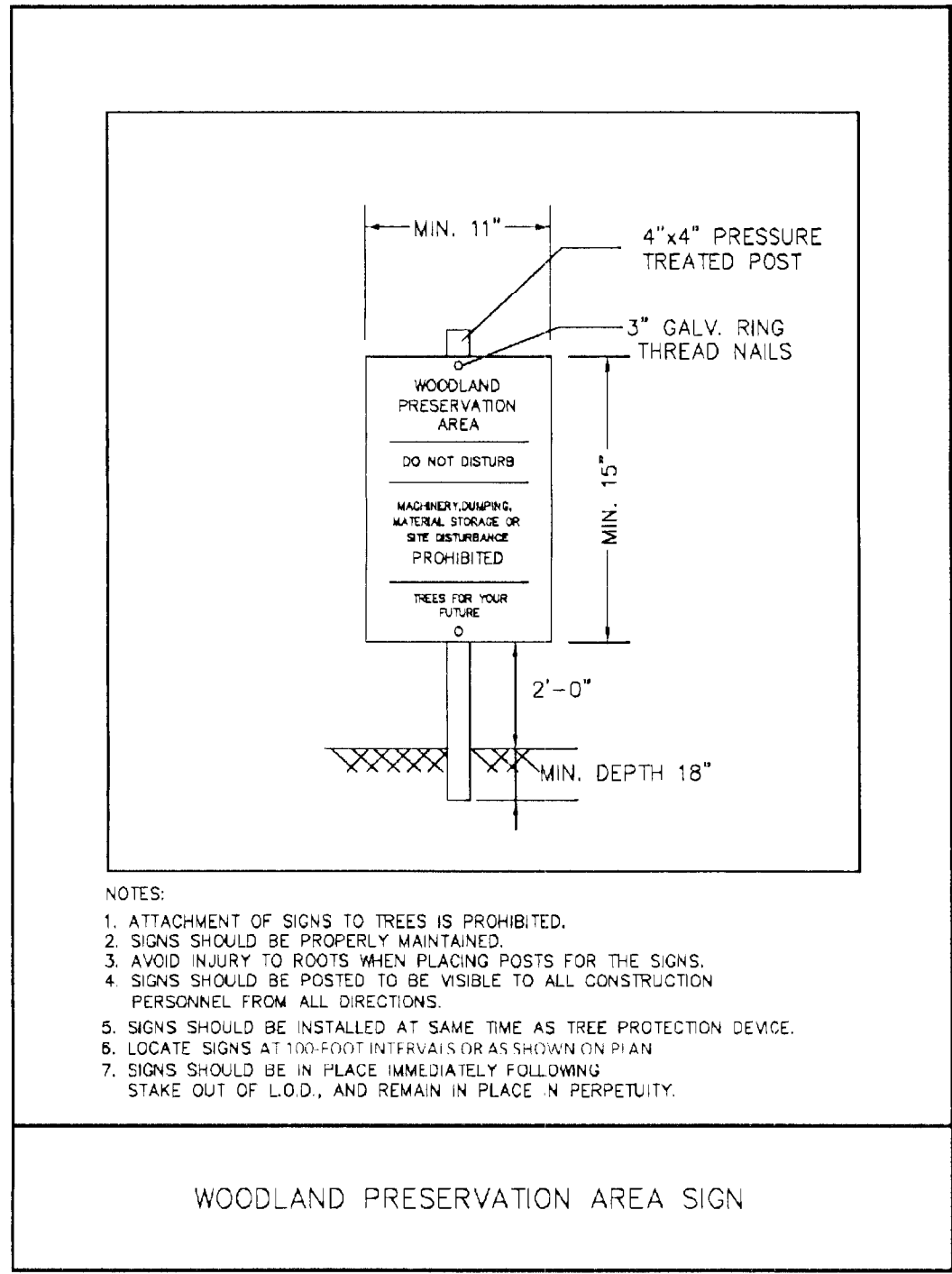


**Type 2 Tree Conservation Plan Notes
For an Off-site Woodland Conservation Bank**

- 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 1/4, 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 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 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.

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) 4.95	Afforestation Area Available (acres) 0.00	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
1										
2										
3										
4										
5										
6										
7										
8										
9										

The field may be used as a future home site, provide for the continued production of agricultural row crops and/or be used for wildlife food plots or a combination of these uses as desired by the owner.



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 - LOCATE SIGNS AT 100-FOOT INTERVALS ALONG SOUTHERN PLANT.
 - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010

0-1 DET 1

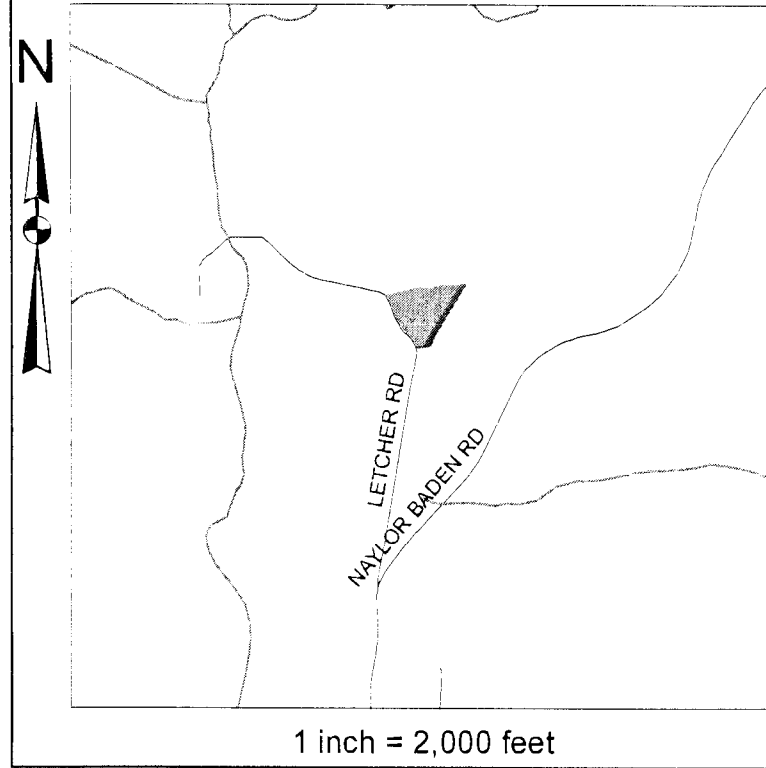
Legend

- Specimen Tree
- Steam Buffer 100-foot
- Primary Management Area (PMA)
- Critical Root Zone (CRZ)
- Brushline
- Treeline
- Woodland Conservation Area (WPA)
- WPA Signs
- Property Boundary
- Easements (PUE)
- Streams
- Utility Poles
- Overhead Utility Lines
- Property Boundary Adjacent
- Contour 10-foot
- Contour 2-foot
- Slopes Greater Than 15%

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.

John P. Markovich 11/14/14
Owner Date

Baden Property WC Bank Property Information	
1. Owner	Walter M. Meinhardt, Sr. Revocable Living Trust
2. Property Address	15600 E Letcher Road Brandywine, MD 20613
3. Mailing Address	24 Dockside Lane Key Largo, FL 33037
4. Deed Information	Liber 36404 Folio 292
5. Area	6.97 acres
6. Tax Map	157, Grid C-3, Parcel 111
7. Tax Account Numbers	3808631
8. Assessment District	04
9. Planning Area	86B
10. Policy Analysis Zone	280L
11. Zoning	O-S
12. Tier	Rural
13. Green Infrastructure	None
14. WSSC Grid	220SE12
15. Election District	11
16. Council District	9
17. Watershed	Spice Creek
18. River Basin	Patuxent
19. Floodplain	None present per FPS-201219
20. Proposed Use	WC Bank
21. ADC Map Page/Grid	40 K-2
22. Cemeteries	None
23. Historic Sites (nearby)	86B-010 Black Walnut Thicket
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:	6.97		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	6.97		

TCP Number		Revision #	0
Property Description or Subdivision Name:	Baden Property WC Bank		
Is this site subject to the 1989 Ordinance? (y/n)	N		
Is this one (1) single family lot? (y/n)	Y		
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) =	0.99 acres		
Clearing permitted w/o reforestation =	3.96 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	4.95	0.00	0.00
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	0.00%	0.00	0.00
Woodland above WCT	4.95	0.00	0.00
Woodland cleared	0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)	0.00	0.00	0.00
Clearing above WCT (0.25 : 1) replacement requirement	0.00	0.00	0.00
Woodland cleared below WCT	0.00	0.00	0.00
Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00
Afforestation Threshold (AFT) =	20.00%	0.00	0.00
Off-site WCA being provided on this property	4.95	0.00	0.00
Woodland Conservation Required	4.95	0.00	0.00

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-PFA	0.00	0.00	\$0.00
Area approved for fee-in-lieu-non-PFA	0.00	0.00	\$0.00
Credits for Off-site Conservation on another property	0.00		
Off-site WCA (preservation) being provided on this property	4.95		
Off-site WCA (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	4.95	0.00	0.00

Area of woodland not cleared	4.95 acres
Net tract woodland retained not part of requirements:	4.95 acres
100-floodplain woodland retained	0.00 acres
On-site woodland conservation provided	0.00 acres
On-site woodland retained not credited	4.95 acres

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: John P. Markovich Date: 11/14/14

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

STATE OF MARYLAND
DEPARTMENT OF FORESTRY

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

TCP2-02214
Approved by: K. Fench Date: 11/05/2015

01 Revision		
02 Revision		
03 Revision		
04 Revision		
05 Revision		

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 Dotte Crecellus 301-888-1408

**Type 2 Tree Conservation Plan
Woodland Conservation Bank**

Baden Property WC Bank
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	JPM	Checked	JPM
Scale	1" = 100'		
Project No.	14-038		
Sheet No.	1 of 1		