



**Stephen M. Meinhardt Property Site Information**

- Owner: Steven M. Meinhardt
- Property Address: 16001 Baden Westwood Road, Brandywine, MD 20613
- Mailing Address: 15001 Baden Naylor Road, Brandywine, MD 20613
- Deed Information: Liber 33112 Folio 293
- Area: 106.79 acres
- Tax Map: 168, Grid C-4, Parcel 19
- Tax Account Number: 0842518, 0842500
- Assessment District: 08
- Planning Area: 87A
- Policy Analysis Zone: 280K
- Zoning: O-S
- Tier: Rural
- Green Infrastructure: Regulated, Evaluation & Network Gap Areas 224SE14
- WSSC Grid: 8
- Election District: 9
- Council District: 9
- Watershed: Black Swamp Creek
- River Basin: Patuxent
- Floodplain: 100-year Study FPS-201302
- Proposed Use: Agricultural & WC Bank
- ADC Map Page Grid: 41 F-7
- Cemeteries: None
- Historic Sites: Catherine Gardner House 87A-014
- Scenic Historic Roads: Baden Westwood Road
- Topography: M-NCPPC 2002
- Preliminary Plan: NA

**All Wetlands and Wetland Buffers are located within the limits of the 100-year Floodplain and/or 100-foot Stream Buffer. A formal Wetland Delineation was not done for this site.**

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)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
1				30.30	0.00					
2										
3										
4										
5										
6										
7										
8										
9										
10										

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

SECTION I-Establishing Site Information (Enter acres for each zone)	
Zone:	O-S
Gross Tract:	106.79
Floodplain:	10.45
Previously Dedicated Land:	0.00
Net Tract (NTA):	96.34

TCP Number:	Revision #
Property Description or Subdivision Name:	Steven M. Meinhardt WC Bank #2
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 WVC Bank?	Y
Break-even Point (preservation) =	6.20 acres
Cleaning permitted w/o reforestation =	24.78 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
Column A	Column B	Column C	Column D	
WCT/AFT %	Net Tract	Floodplain (1:1)	Off-Site Impacts (1:1)	
Existing Woodland	30.98	10.17		
Woodland Conservation Threshold (WCT) =	0.00%	0.00		
Smaller of 13 or 14	0.00			
Woodland above WCT	30.98			
Woodland cleared	0.00	0.00	0.00	
Woodland cleared above WCT (smaller of 16 or 17)	0.00			
Cleaning above WCT (0.25 : 1) replacement requirement	0.00			
Woodland cleared below WCT	0.00			
Cleaning below WCT (2:1 replacement requirement)	0.00			
Afforestation Threshold (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property	30.30			
Woodland Conservation Required	30.30			

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
Area approved for fee-in-lieu/non-PFA	0.00		\$0.00
Credits for Off-site Conservation on another property	0.00		
Off-site WCA (preservation) being provided on this property	30.30		
Off-site WCA (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	30.30		

Area of woodland not cleared	30.98 acres
Net tract woodland retained not part of requirements	30.98 acres
100-floodplain woodland retained	10.17 acres
On-site woodland conservation provided	0.00 acres
On-site woodland retained not credited	41.15 acres

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

TCP2-034-13

Approved by: *K. Funch* Date: *1/12/15*

01 Revision		
02 Revision		
03 Revision		
04 Revision		
05 Revision		

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

NRI-163-13

Approved by: *K. Funch* Date: *1/12/15*

01 Revision		
02 Revision		
03 Revision		
04 Revision		
05 Revision		

OWNERS CERTIFICATION

I, **Stephen M. Meinhardt**, hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TCP2) and that I understand the requirements as set forth on this TCP2.

Signed: *Stephen M. Meinhardt* Date: *1-12-15*

Owner / Owners Representative

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: *1/12/15*

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  
BOARD OF FORESTERS

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

**APPLICANT / OWNER**  
Steven M. Meinhardt  
15501 Baden Naylor Road  
Brandywine, MD 20613  
Phone:

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

**Steven M. Meinhardt  
WC Bank #2**  
11th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**REVISIONS**

DWN JPM Checked JPM  
Scale **1" = 200'**  
Project No. **13-012**  
Sheet No. **1 of 2**



