

Woodland Conservation Worksheet  
for  
Prince George's County

Zone: 0-5 Owner: Southstar Limited Partnership/Chaney Enterprises Limited Partnership  
Gross Tract: 11.41 Acres Address: 12480 Mattawoman Drive  
Floodplain: 20.81 Acres P.O. Box 548  
Prev. Dedicated Land: 0.00 Acres Phone:  Waldorf, MD 20604  
Net Tract (NTA): 50.60 Acres Tax Map: 146/156  
Subdivision/Block/Lot: P.61

Is this site subject to the 1984 Ordinance? N

**Reforestation Requirement Reduction Questions**  
Is this one (1) single family lot? N  
Are there prior TCP approvals which include a combo of these lots and/or other lots? Y  
Is this a mitigation bank? N  
Break-even Point (preservation) = 30.07 Acres  
Clearing permitted w/o reforestation = 13.03 Acres

**Woodland Conservation Calculations:**

	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	a. 44.16	k. 20.81	
Woodland Conservation Threshold (NTA) <sup>1</sup> = 50.00%	b. 25.30		
Smaller of a or b	c. 25.30		
Woodland above MCT	d. 23.86		
Woodland cleared	e. 9.45	l. 1.33	0.00
Smaller of d or e	f. 9.45		
Clearing above MCT (0.25 : 1) replacement requirement	g. 2.36		
Clearing below MCT (2:1 replacement requirement)	h. 0.00		
Afforestation Threshold (AFT) = 20.00%	i. 0.00		
Off-site Mitigation being provided on this property	j. 0.00		
Woodland Conservation Required	28.99		

**Woodland Conservation Provided:**

	(acres)
Woodland Preservation	28.99
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Woodland Conservation Required	28.99

Area of woodland not cleared 39.71 acres  
Woodland retained but not part of requirements: 10.12 acres

Plan Certified by: Name: Megan Reiser  
Address: 1171 Woodmore Road, Suite 200  
License: Qualified Professional  
Mitchellville, MD 20712

<sup>1</sup> MCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

CLEARING AREAS (CA)*	
No.	AREA (AC)
2	6.53
3	1.13
4	0.72
5	1.07
TOTAL	1.45

\* Southstar Properties

FLOODPLAIN CLEARING (CA-FP)*	
No.	AREA (AC)
1	0.62
2	0.71
TOTAL	1.33

\* Southstar Properties

Woodland Conservation Worksheet  
for  
Prince George's County

Zone: 0-5 Owner: Brandywine Associates Limited Partnership  
Gross Tract: 13.63 Acres Address: 14145 Brandywine Road  
Floodplain: 8.71 Acres Phone: 301-312-2443  
Prev. Dedicated Land: 0.00 Acres Tax Map: 146/156  
Net Tract (NTA): 64.92 Acres Subdivision/Block/Lot: P.105

Is this site subject to the 1984 Ordinance? N

**Reforestation Requirement Reduction Questions**  
Is this one (1) single family lot? N  
Are there prior TCP approvals which include a combo of these lots and/or other lots? Y  
Is this a mitigation bank? Y  
Break-even Point (preservation) = 36.56 Acres  
Clearing permitted w/o reforestation = 24.48 Acres

**Woodland Conservation Calculations:**

	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland	a. 63.06	k. 8.71	
Woodland Conservation Threshold (NTA) <sup>1</sup> = 50.00%	b. 32.46		
Smaller of a or b	c. 32.46		
Woodland above MCT	d. 30.60		
Woodland cleared	e. 12.58	l. 1.33	0.00
Smaller of d or e	f. 12.58		
Clearing above MCT (0.25 : 1) replacement requirement	g. 3.15		
Clearing below MCT (2:1 replacement requirement)	h. 0.00		
Afforestation Threshold (AFT) = 20.00%	i. 0.00		
Off-site Mitigation being provided on this property	j. 13.54		
Woodland Conservation Required	50.48		

**Woodland Conservation Provided:**

	(acres)
Woodland Preservation	36.94
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	13.54
Woodland Conservation Required	50.48

Area of woodland not cleared 50.48 acres  
Woodland retained but not part of requirements: 0.00 acres

Plan Certified by: Name: Megan Reiser  
Address: 1171 Woodmore Road, Suite 200  
License: Qualified Professional  
Mitchellville, MD 20712

<sup>1</sup> MCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

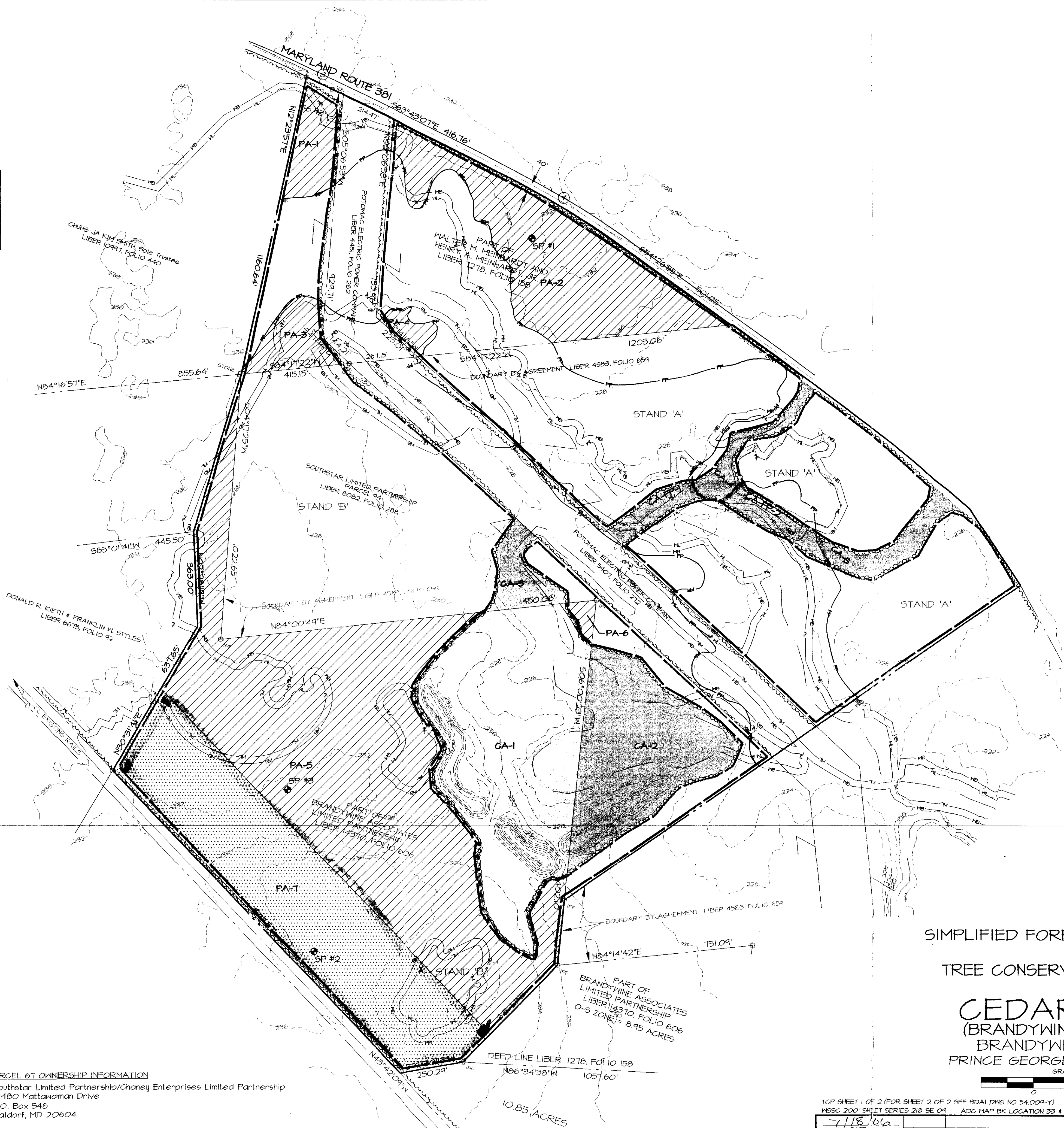
CLEARING AREA (CA)	
No.	AREA (AC)
1	12.58
TOTAL	12.58

PRESERVATION AREA (PA)	
No.	AREA (AC)
1	1.61
2	8.20
3	1.46
4	0.48
5	24.93
6	0.26
TOTAL	36.94

TREEBANK PRESERVATION AREA (PA)	
No.	AREA (AC)
7	13.54
TOTAL	13.54

**PARCEL 61 OWNERSHIP INFORMATION**  
Southstar Limited Partnership/Chaney Enterprises Limited Partnership  
12480 Mattawoman Drive  
P.O. Box 548  
Waldorf, MD 20604

**PARCEL 105 OWNERSHIP INFORMATION**  
Brandywine Associates Limited Partnership  
14145 Brandywine Road  
Brandywine, MD 20613



SIMPLIFIED FOREST STAND DELINEATION  
and  
TREE CONSERVATION PLAN - TYPE II

**CEDARWOODS V**  
(BRANDYWINE MINE-MEINHARDT)  
BRANDYWINE DISTRICT No. II  
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 200'  
0 200 400 600

TCP SHEET 1 OF 2 (FOR SHEET 2 OF 2 SEE BDAI DWG NO 54.004-Y)  
NESC 200' SHEET SERIES 218 SE. 04 ADG MAP BK LOCATION 33 & 40 A12-13 & B13

DATE: <u>7/18/06</u>					
7/11/06	Revised per MNCPPC-EPS comments dated 7/11/06.	MR			
6/12/06	Revised to include Simplified PSD per MNCPPC-EPS comment.	MR			
5/24/06	Revised to establish treebank area.	MR			
DATE	REVISIONS DESCRIPTION	BY	DATE	May, 2006	54.008-Y

1721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20712  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (800) 430-2000  
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.  
DRAWN BY: MR CHECKED BY: MR DATE: 7/18/06  
SCALE: 1" = 200' DRWG. NO. J-98117

**LEGEND**

PROPERTY BOUNDARY: ---

EX. CONTOUR: ---

EX. TREELINE: ---

WATERS OF THE U.S.: ---

NONTIDAL WETLAND: ---

EX. WETLAND BUFFER (25'): ---

EX. FLOODPLAIN: ---

TREE PROTECTION FENCE: ---

TREE PROTECTION SIGNAGE: ---

CLEARING AREA (BRANDYWINE ASSOCIATES LIMITED PARTNERSHIP): [Pattern]

CLEARING AREA (SOUTHSTAR PROPERTIES): [Pattern]

PRESERVATION AREA (BRANDYWINE ASSOCIATES LIMITED PARTNERSHIP): [Pattern]

PRESERVATION AREA - TREEBANK (BRANDYWINE ASSOCIATES LIMITED PARTNERSHIP): [Pattern]

FOREST STAND IDENTIFICATION: STAND "A"

FOREST STAND BOUNDARY: ---

FOREST SAMPLE POINT: [Symbol]

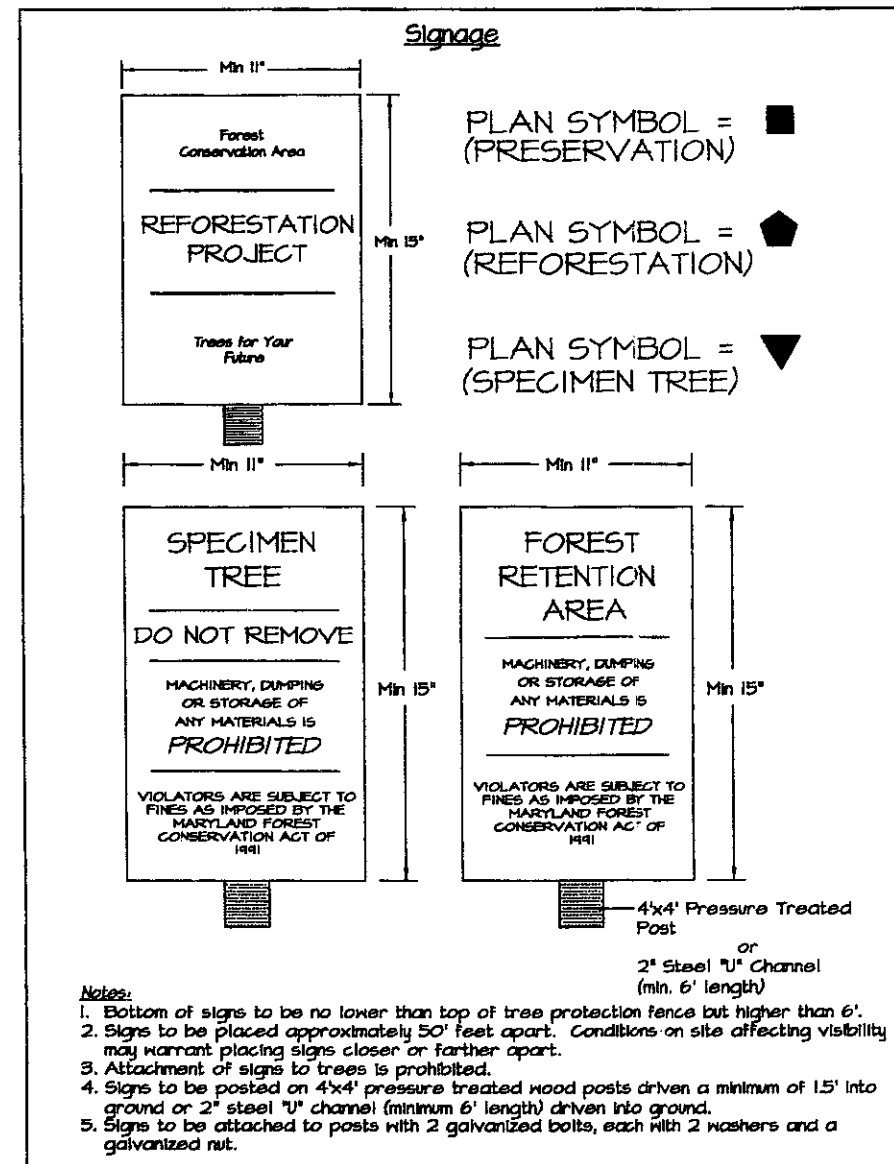
RECEIVED  
JUL 20 2006  
COUNTY PLANNING DIVISION  
ENVIRONMENTAL PLANNING SECTION

M-NCPCC  
Prince George's County Planning Department  
Natural Resources Division  
**APPROVAL**  
TREE CONSERVATION PLAN  
TCP II / 68 / 94  
Approved By: [Signature] DATE: 9/19/06  
01  
02  
03  
04  
05  
06



# TYPE II TREE CONSERVATION NOTES FOR MITIGATION BANKS

- This plan is a revision to an existing TCP II for the property. Due to the disturbance of existing woodlands on the property as part of previously approved activities, Woodland Conservation is required on-site. The Woodland Conservation has been divided into 2 worksheets based on ownership. The Southstar Limited Partnership will be responsible for revising this TCP as part of any future activities. The Brandywine Associates Limited Partnership is establishing a Treebank on Parcel 105 only. The purpose of this Tree Conservation Plan revision is to establish off-site mitigation areas to satisfy the requirements of 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 these requirements are being satisfied in addition to 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 \$1.50 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.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- Mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
- All off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
- All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with NR Article 5-1607(b)(2).
- Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
- Prior to the recordation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the M-NCPPC Legal Department for review and approval.
- Each easement document shall clearly cross-reference the appropriate TCP II's and project names.
- Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCP II by the EPS.
- When an easement encumbers the entire property, each commitment for a portion of the recorded easement will require the supporting documentation. Submit to the EPS all supporting documentation that addresses the sale of each portion of the recorded easement including, the TCP II number and project name for the benefiting property, the area of the easement being sold and the sale price.
- The TCP II shall be revised each time an easement is sold. The revision shall correct the Summary Table below and to graphically locate the area encumbered. The revision shall be submitted with the draft easement document and/or sales contract if there is an overall easement.



## SIMPLIFIED FOREST STAND NARRATIVE - CEDARWOODS V TREE BANK

### 1.0 INTRODUCTION

The Cedarwoods V property is located on Brandywine Road, southeast of its intersection with North Keys Road, in Brandywine, Maryland. The property is identified as part of Parcels 671 and 105 on Prince George's County Tax Maps 146 and 156 and has an area of 145.10 acres. The site currently contains forested areas and wetlands. The property is approximately 82 percent forested with a predominance of upland hardwoods and lowland hardwoods. The site drains in a southeasterly direction and exhibits no steep areas. Elevations range from 236' on the south central portion to 226' on the central portion of the property.

### 2.0 METHODOLOGY

The Simplified Forest Stand delineation was performed in accordance with the Technical Manual for Woodland Conservation and Development in Prince George's County. Sampling intensity meets that required by the Prince George's County Woodland Conservation and Tree Preservation Ordinance. Forest data was collected on a 1/10 acre basis using the fixed plot method. Forest structure data was collected on a 1/100 acre basis and evaluated using the spring and summer parameters described in the 1991 Forest Conservation Manual. Basal area was calculated using a Basal Area Wedge Prism (variable plot sampling). The center of each plot is marked with white and black striped surveyors ribbon and numbered accordingly. Each forest stand was evaluated by criteria and scored according to the Forest Conservation Manual. These scores are used to calculate a Forest Structure Value (FSV) and determine retention priority.

### 3.0 STAND DESCRIPTIONS

Onsite forest cover was classified into Forest Stands based on dominant species, size class and their location within the landscape. The Forest Stand Delineation performed June 7th, 2006 identified two stands on the 145.10 acre property. The forest stands are referred to as Stand A and B, and are further described below.

#### 3.1 FOREST STAND A - INTERMEDIATE-AGED MIXED HARDWOOD STAND

Forest Stand A covers an area of 49.66 acres and is dominated by white oak and red maple. Dominant-sized trees (7-19.9 d.b.h.) include white oak, red oak, and sweetgum. Understory species include white oak, greenbriar, and highbush blueberry. The average number of trees per acre is 290 and the average number of tree species per plot is six. The number of dead trees per plot is three and the basal area for the stand is 120.

The FSV calculated for Stand A is 14 and is classified as "good" according to spring and summer parameters. The stand has medium species diversity, but deer browse has been a limiting factor in hardwood regeneration. The moderate species diversity gives this stand a moderate retention priority.

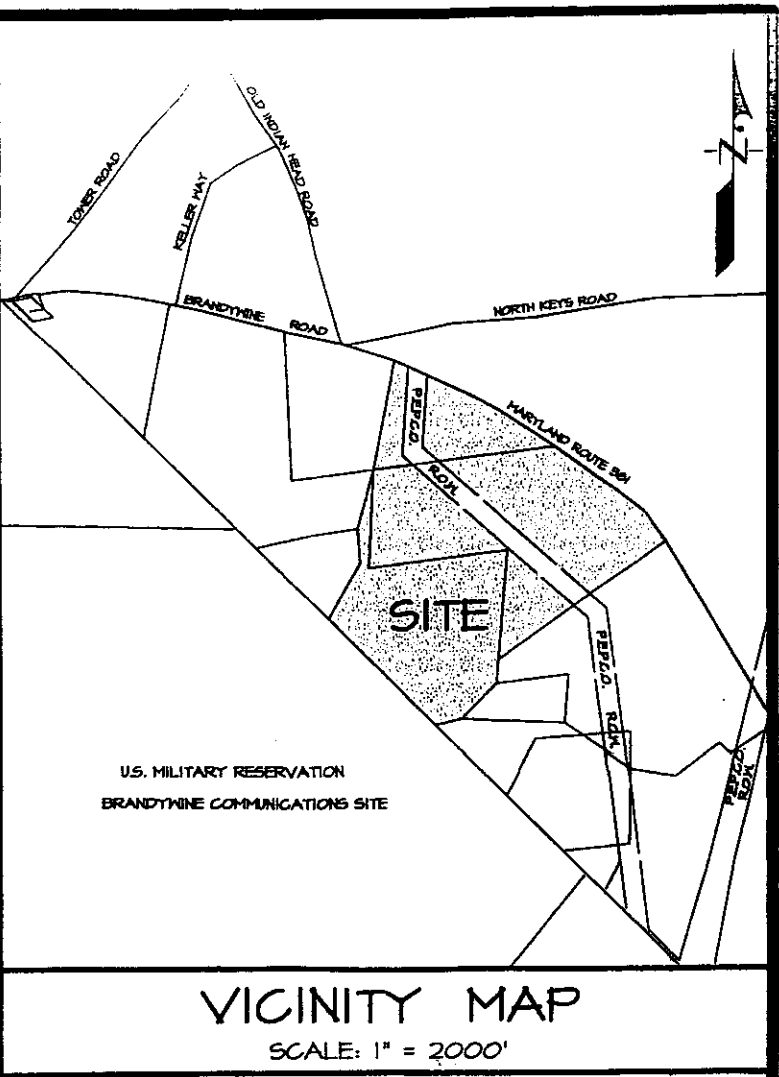
#### 3.2 FOREST STAND B - INTERMEDIATE-AGED MIXED HARDWOOD STAND

Forest Stand B covers an area of 68.58 acres and is dominated by pin oak, white oak, and red maple. Dominant-sized trees (7-19.9 d.b.h.) include white oak, pin oak, and sweetgum. Understory species include greenbriar, highbush blueberry, and lowbush blueberry. The average number of trees per acre is 275 and the average number of tree species per plot is six. The number of dead trees per plot is two and the basal area for the stand is 105.

The FSV calculated for Stand A is 15 and is classified as "priority" according to spring and summer parameters. The stand has medium species diversity, but deer browse has been a limiting factor in hardwood regeneration. Previously there has been timber harvesting activities as evidenced by field observations. The moderate species diversity in combination with nontidal wetlands gives this stand a high retention priority.

### 4.0 NOTES

Existing tree line, stand boundaries and acreage reflect field observations performed by Brian Keightley on 6/8/06.



OFF-SITE MITIGATION WOODLAND CONSERVATION SUMMARY							
EASEMENT AREA IDENTIFIER	OFF-SITE MITIGATION CREDIT (ACRES)	MITIGATION CREDITS AVAILABLE (ACRES)	MITIGATION AREA AVAILABLE (ACRES)	EASEMENT RECORDATION INFORMATION (L & F)	BENEFITTING TCP-II PLAN REFERENCE	BENEFITTING PROJECT/ PROPERTY	REVIEWER
		6.77	13.54	29708/714-720			
EA-1	4.17	2.10	4.20	29739/113-114	TCP - II / 53 / 03	DOWER EMPLOYMENT CENTER Lots 10-12, Blk B & Lots 4-T Blk C	YF
EA-2	1.22	0.88	1.76	29739/115-116	TCP - II / 006 / 08	WASHINGTON BUSINESS PARK Lot 5-B	YF

- If an easement is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant that an easement release document may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.

M-NCPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL TREE CONSERVATION PLAN TCP II / 66 / 94	
Approved by J. Markovich	DATE 9/28/95
K. Finch	7/21/06
01	
02	
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SIMPLIFIED FOREST STAND DELINEATION  
and  
TREE CONSERVATION PLAN - TYPE II  
DETAIL SHEET  
**CEDARWOODS V**  
(BRANDYWINE MINE-MEINHARDT)  
BRANDYWINE DISTRICT No. II  
PRINCE GEORGE'S COUNTY, MARYLAND  
GRAPHIC SCALE 1" = 200'

TCP SHEET 2 OF 2 (FOR SHEET 1 OF 2 SEE BDAI DWG NO 54.008-Y) MSSC 200' SHEET SERIES 210 SE 04 ADC MAP BK LOCATION 5003 H-10, 5491 G-1, H-1		1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (800) 430-2000	
6/12/08 DATE	6/09/08 Revised to indicate Libers and Folio	DM	
4/22/08 Revised to finalize treebank	DM		
1/17/06 Revised per MNCPPC-EPS comments dated 1/1/06	MR		
6/12/06 Revised to include simplified PSD per MNCPPC EPS comment	MR		
5/24/06 Revised to establish treebank area	MR		
DATE	REVISIONS DESCRIPTION	BY	DATE
May, 2006			