

**Hoodland 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: 410-206-1142 Parcel: 142-20604  
Net Tract (NTA): 50.60 Acres Tax Map: 146/156  
Subdivision/Block/Lot: E.61

Is this site subject to the 1984 Ordinance? N  
Is this one (1) single family lot? N  
Are there prior TGP approvals which includes a combo of these lots and/or other lots? Y  
Is this a mitigation bank? N  
Break-even Point (preservation) = 30.01 Acres  
Clearing permitted w/o reforestation = 18.04 Acres

**Hoodland Conservation Calculations:**

| Existing Hoodland                                     | Net Tract (acres) | Floodplain (acres) | Off-site Impacts (acres) |
|---|-------------------|--------------------|--------------------------|
| a. 45.16  | b. 25.30          | c. 20.81           | d. 0.00                  |
| Hoodland Conservation Threshold (NTA) = 50.00%        | e. 25.30          | f. 20.81           | g. 0.00                  |
| Smaller of a or b                                     | h. 25.30          | i. 20.81           | j. 0.00                  |
| Hoodland above HCT                                    | k. 25.30          | l. 20.81           | m. 0.00                  |
| Hoodland cleared                                      | n. 4.45           | o. 1.33            | p. 0.00                  |
| Smaller of d or e                                     | q. 4.45           | r. 1.33            | s. 0.00                  |
| Clearing above HCT (0.25 : 1) replacement requirement | t. 2.36           | u. 0.00            | v. 0.00                  |
| Clearing below HCT (2:1 replacement requirement)      | w. 0.00           | x. 0.00            | y. 0.00                  |
| Afforestation Threshold (APT) = 20.00%                | z. 0.00           | aa. 0.00           | ab. 0.00                 |
| Off-site Mitigation being provided on this property   | ac. 0.00          | ad. 0.00           | ae. 0.00                 |
| Hoodland Conservation Required                        | af. 28.44         | ag. 0.00           | ah. 0.00                 |

**Hoodland Conservation Provided:**

| Hoodland Preservation                               | (acres)  |
|---|----------|
| a. 28.44  | b. 0.00  |
| Afforestation / Reforestation                       | c. 0.00  |
| Area approved for fee-in-lieu                       | d. 0.00  |
| Credits for Off-site Mitigation on another property | e. 0.00  |
| Off-site Mitigation being provided on this property | f. 0.00  |
| Hoodland Conservation Required                      | g. 28.44 |

Area of hoodland not cleared: 31.11 acres  
Hoodland retained but not part of requirements: 10.12 acres  
Plan Certified by: Name: Megan Reiter  
Address: 1721 Roadhouse Road, Suite 202  
Chesapeake, MD 20724  
License: Qualified Professional

1) HCT is the Hoodland Conservation Threshold as shown in Part 5 of the Prince George's County Hoodland Conservation and Tree Preservation Policy Document.

| No.   | AREA (AC) |
|-------|-----------|
| 2     | 6.53      |
| 3     | 1.13      |
| 4     | 0.72      |
| 5     | 1.07      |
| TOTAL | 1.45      |

\* Southstar Properties

| No.   | AREA (AC) |
|-------|-----------|
| 1     | 0.62      |
| 2     | 0.71      |
| TOTAL | 1.33      |

\* Southstar Properties

**Hoodland 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 Brandywine, MD 20613  
Prev. Dedicated Land: 0.00 Acres Phone: 301-972-2143  
Net Tract (NTA): 64.52 Acres Tax Map: 146/156  
Subdivision/Block/Lot: E.605

Is this site subject to the 1984 Ordinance? N  
Is this one (1) single family lot? N  
Are there prior TGP approvals which includes a combo of these lots and/or other lots? Y  
Is this a mitigation bank? Y  
Break-even Point (preservation) = 36.58 Acres  
Clearing permitted w/o reforestation = 24.48 Acres

**Hoodland Conservation Calculations:**

| Existing Hoodland                                     | Net Tract (acres) | Floodplain (acres) | Off-site Impacts (acres) |
|---|-------------------|--------------------|--------------------------|
| a. 63.06  | b. 32.46          | c. 8.71            | d. 0.00                  |
| Hoodland Conservation Threshold (NTA) = 50.00%        | e. 32.46          | f. 8.71            | g. 0.00                  |
| Smaller of a or b                                     | h. 32.46          | i. 8.71            | j. 0.00                  |
| Hoodland above HCT                                    | k. 30.60          | l. 1.33            | m. 0.00                  |
| Hoodland cleared                                      | n. 12.58          | o. 1.33            | p. 0.00                  |
| Smaller of d or e                                     | q. 12.58          | r. 1.33            | s. 0.00                  |
| Clearing above HCT (0.25 : 1) replacement requirement | t. 3.15           | u. 0.00            | v. 0.00                  |
| Clearing below HCT (2:1 replacement requirement)      | w. 0.00           | x. 0.00            | y. 0.00                  |
| Afforestation Threshold (APT) = 20.00%                | z. 0.00           | aa. 0.00           | ab. 0.00                 |
| Off-site Mitigation being provided on this property   | ac. 13.54         | ad. 0.00           | ae. 0.00                 |
| Hoodland Conservation Required                        | af. 50.48         | ag. 0.00           | ah. 0.00                 |

**Hoodland Conservation Provided:**

| Hoodland Preservation                               | (acres)  |
|---|----------|
| a. 36.44  | b. 0.00  |
| Afforestation / Reforestation                       | c. 0.00  |
| Area approved for fee-in-lieu                       | d. 0.00  |
| Credits for Off-site Mitigation on another property | e. 0.00  |
| Off-site Mitigation being provided on this property | f. 13.54 |
| Hoodland Conservation Required                      | g. 50.48 |

Area of hoodland not cleared: 50.48 acres  
Hoodland retained but not part of requirements: 0.00 acres  
Plan Certified by: Name: Megan Reiter  
Address: 1721 Roadhouse Road, Suite 202  
Chesapeake, MD 20724  
License: Qualified Professional

1) HCT is the Hoodland Conservation Threshold as shown in Part 5 of the Prince George's County Hoodland Conservation and Tree Preservation Policy Document.

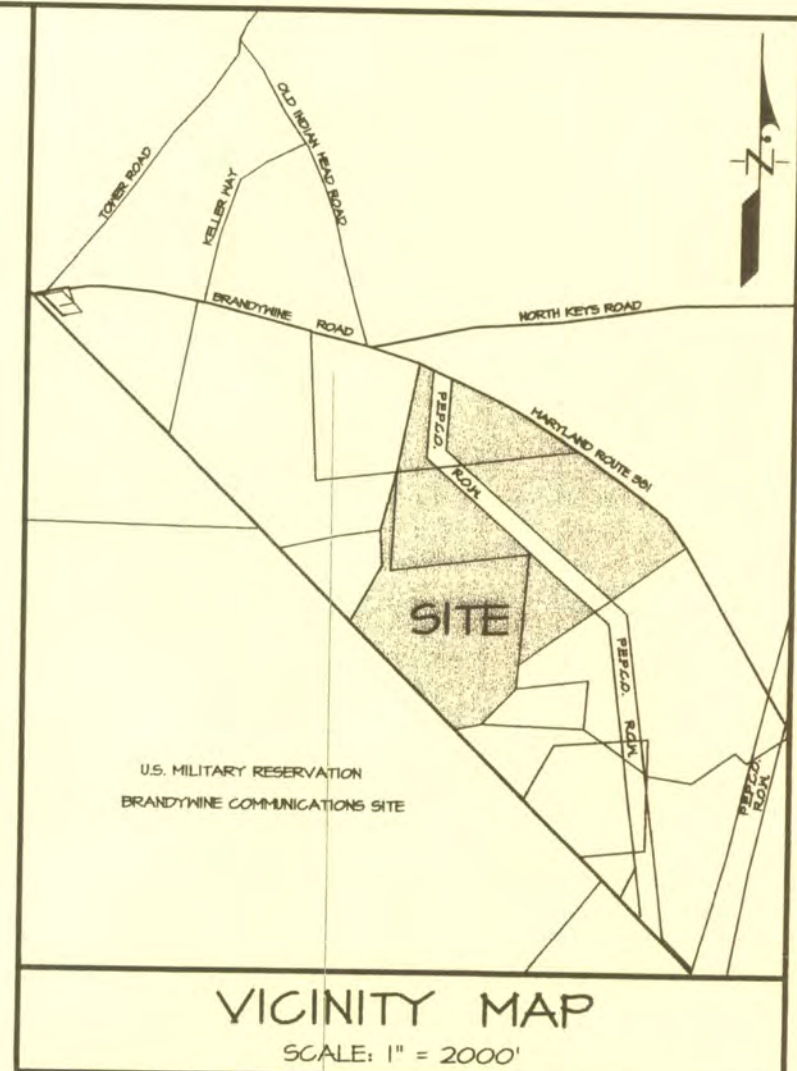
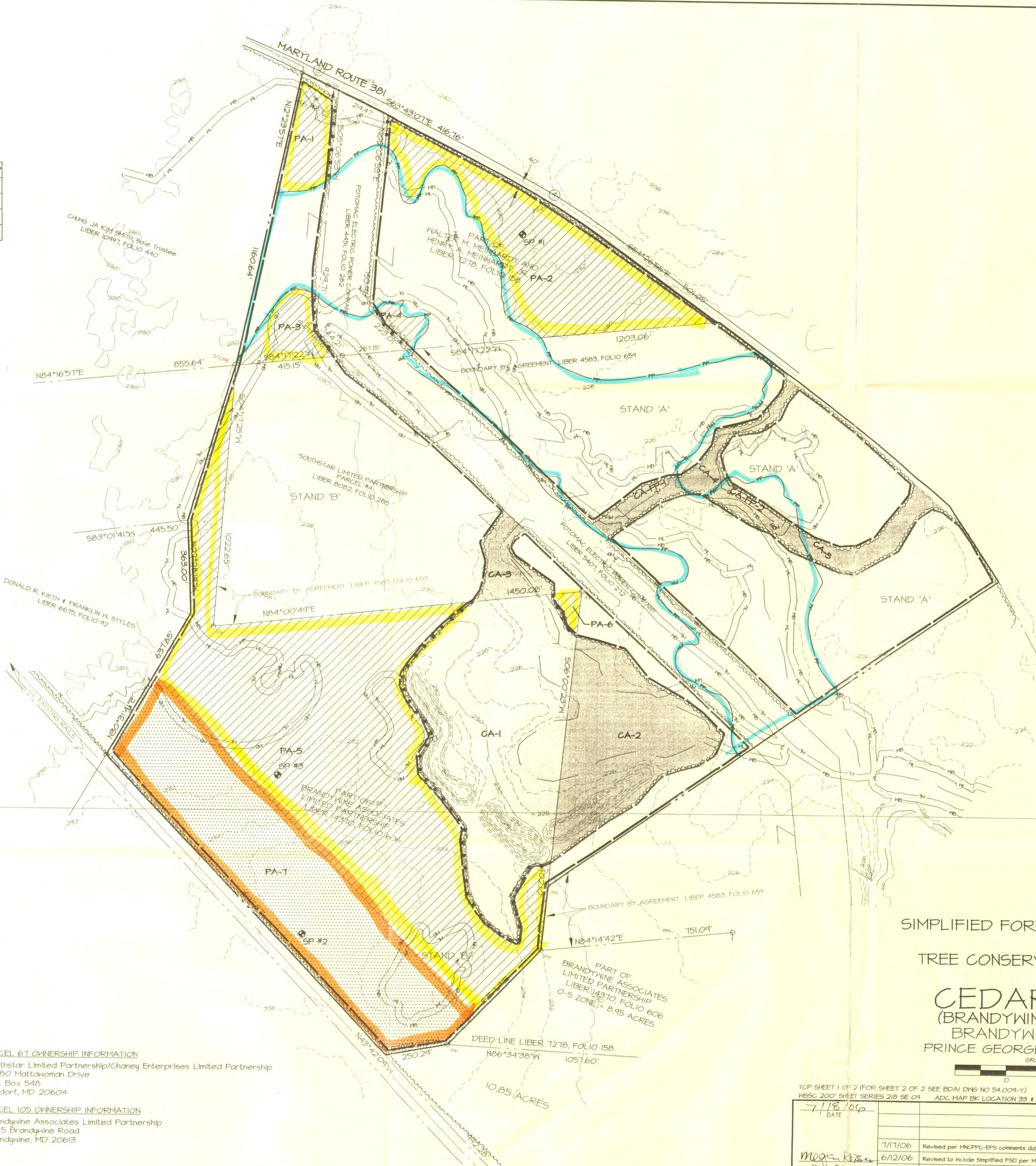
| No.   | AREA (AC) |
|-------|-----------|
| 1     | 12.58     |
| TOTAL | 12.58     |

| No.   | AREA (AC) |
|-------|-----------|
| 1     | 1.61      |
| 2     | 5.20      |
| 3     | 1.46      |
| 4     | 0.48      |
| 5     | 24.93     |
| 6     | 0.26      |
| TOTAL | 36.94     |

| 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



- 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)
  - CLEARING AREA (SOUTHSTAR PROPERTIES)
  - PRESERVATION AREA (BRANDYWINE ASSOCIATES LIMITED PARTNERSHIP)
  - PRESERVATION AREA - TREEBANK (BRANDYWINE ASSOCIATES LIMITED PARTNERSHIP)
  - FOREST STAND IDENTIFICATION
  - FOREST STAND BOUNDARY
  - FOREST STAND SAMPLE POINT

**APPROVAL**  
Tree Conservation Plan  
TCP II / 68 / 94  
Approved by: J. Markovich DATE: 5/25/95  
Reviewed by: R. Smith DATE: 7/2/96

## SIMPLIFIED FOREST STAND DELINEATION and TREE CONSERVATION PLAN - TYPE II

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

TCP SHEET 1 OF 2 (FOR SHEET 2 OF 2 SEE BOAI DNG NO 34-004-1)  
MISC 2001 SHEET SERIES 210 SE 01 ADC MAP BK LOCATION 33 & 40 A12-13 & B13

| DATE    | REVISIONS DESCRIPTION                         | BY | DATE    | REVISIONS DESCRIPTION                                     | BY |
|---------|---|----|---------|---|----|
| 7/18/06 | Revised per HNC/PG-EPF comments dated 7/1/06. | MR | 7/17/06 | Revised to include Simplified FSD per HNC/PG-EPF comment. | MR |
| 5/24/06 | Revised to establish treebank area.           | MR | 5/24/06 | Revised to establish treebank area.                       | MR |

11751 WOODBINE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
FAX (301) 430-2000  
E-MAIL: BEN@BEN-DYER.COM  
WWW.BEN-DYER.COM  
J-4811/T  
SCALE 1" = 200'  
DATE May 2006  
SHEET NO. 54-008-Y



This plan is a revision to an existing TCP/CI 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 revised to 2 woodlots based on the findings of the Tree Conservation Limited Partnership. The Tree Conservation Limited Partnership will be responsible for revising this TCP as part of any future activities. The Brandwine 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 require a new Woodland Conservation Order for this property. At that time the TCP/CI 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.

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- The diagram illustrates four types of signs used in forest management, each with specific dimensions and placement instructions:
- PLAN SYMBOL = (PRESERVATION):** A square sign with a black square symbol. Dimensions: 15" H x 15" W. Placement: 10' from Corner of Plot.
  - PLAN SYMBOL = (REFORESTATION):** A square sign with a black diamond symbol. Dimensions: 15" H x 15" W.
  - PLAN SYMBOL = (SPECIMEN TREE):** A square sign with a black triangle symbol. Dimensions: 15" H x 15" W.
  - FOREST RETENTION AREA:** A rectangular sign with a black rectangle symbol. Dimensions: 15" H x 15" W. It includes text: "INCORPORATED INTO FOREST MANAGEMENT PLAN. NO CHANGES TO BE PROHIBITED." and "VULNERABLE ARE SUBJECT TO PROTECTION. NO CHANGES TO BE PROHIBITED." It also mentions "A-16 Pressure Treated Posts" and "2" Square 10' Diameter".
- Notes:**
1. All signs to be no lower than top of tree production (tree higher than 6').
  2. Signs to be placed approximately 50' feet apart. Conditions or site affecting viability may warrant closer or wider spacing.
  3. Signs to be placed on A-16 pressure treated wood posts with an minimum of 15' into ground. Signs to be placed on 2" square 10' diameter posts.
  4. Signs to be attached to posts with 2 galvanized bolts, each 2" diameter and 4" long.

## 1.0 INTRODUCTION

The "Gedonwoods 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 67 and 105 on Prince George's County Tax Maps 146 and 156 and has an area of 145.0 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.

The Simplified Forest Stand delineation was performed in accordance with the Technical Manual for Woodland Conservation and Development in Prince George's County. Sampling was done using a 1/100 acre grid. The grid was divided into 100 equal sized 1/100 acre grid cells. The Forest 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 cone method. The spring cone method is a method of sampling forest structure data by calculating 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. Forest stands are used to calculate a Forest Structure Value (FSV) and determine retention priority.

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.

Forest Stand A covers an area of 49.86 acres and is dominated by white oak and red maple. Dominant-sized trees (7-19.9 dbh.) 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.

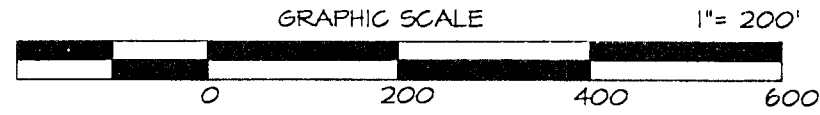
Forest Stand B covers an area of 60.50 acres and is dominated by pin oak, white oak, and red maple. Dominant-sized trees (7-19.9 dbh.) include white oak, pin oak, and sweetgum. Understory species include greenbrier, highbush blueberry and lowbush blueberry. The average number of trees per acre is 275 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.

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

|  |          |         |
|--|----------|---------|
| M-NCPPC                                    |          |         |
| Prince George's County Planning Department |          |         |
| Natural Resources Division                 |          |         |
| APPROVAL                                   |          |         |
| TREE CONSERVATION PLAN                     |          |         |
| <u>TCP II / 68 / 94</u>                    |          |         |
| Approved by                                |          | DATE    |
| J. Markovich                               |          | 9/28/95 |
| 01   | K. Finch | 7/21/06 |
| 02   |          |         |
| 03   |          |         |
| 04   |          |         |
| 05   |          |         |
| 06   |          |         |

CEDARWOODS V  
(BRANDYWINE MINE-MEINHARDT)  
BRANDYWINE DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 2 OF 2 (FOR SHEET 1 OF 2 SEE BDAI DWG NO 54.008-Y)  
HSSC 200' SHEET SERIES 218 SE OF ADC MAP BK LOCATION 5883 H-10, 5499 G-1, H-1

|         |   |  |
|---------|---|--|
| 6/2/08  |   | 1751 WOODMOOR ROAD, SUITE 200<br>METTSVILLE, MARYLAND 20721                                    |
| 6/04/08 | Revised to indicate Libens and Falco                      | DM DEN DYER ASSOCIATES, INC.<br>Engineers & Surveyors<br>Baltimore<br>TELEPHONE (301) 430-3000 |
| 4/22/08 | Revised to finalize treabank.                             | DM COPYRIGHT © 2008 DEN DYER ASSOCIATES, INC.<br>ALL RIGHTS RESERVED BY NOTICE OF RECORDING    |
| 7/17/08 | Revised per MCGRUPP INC comments dated 7/1/08.            | MR SCALE "1" = 200' DINA NO. 4-8817  |
| 6/12/08 | Revised to include simplified PD per MCGRUPP INC comment. | MR   |
| 5/24/08 | Revised to establish treabank area.                       | MR   |
| DATE    | REVISIONS DESCRIPTION                                     | BY   |
| 6/18/08 | 01  | 54,004-Y   |

13. 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.