

NATURAL RESOURCE INVENTORY - GENERAL NOTES

- This site is zoned AR (Agricultural-Residential) and is located in Environmental Strategy Area 3 in accordance with Plan 2035.
- The source of the property boundaries on this plan is from a Deed (Liber 49392, Folio 108 and Liber 70392, Folio 118).
- The topography shown on this plan is from a combination of field run survey, performed by Ben Dyer Associates, Inc. from 2007, and GIS.
- The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on March 28, 2025.
- The regulated 1-percent annual chance (100-year) floodplain information on this plan, approved by the Prince George's Department of Permitting, Inspections and Enforcement, is from Flood Plain Plan 210713, dated 4/8/2025.
- The wetland and stream information on this plan is from the Department of Natural Resources Wetland Guidance Map GIS information.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site is located within a Tier II catchment area and does contain a Tier I waterbody as defined in COMAR 26.08.02.04. This site is located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are allocated special protection under Maryland's Anti-degradation policy. PGSCD reserves the right to restrict disturbance to any onsite or off-site Tier II buffer or buffers for impaired waters.
- This site is not located within a Stronghold Watershed as established by the MD DNR.
- In a letter dated April 18, 2025, the Maryland Department of Natural Resource Natural Heritage Program has determined that the The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area. However, their remote analysis suggests that the forested area on this property contains Forest Interior Dwelling Species (FIDS) habitat, especially for birds. A USFWS letter, dated April 1, 2025, in response to a late request, indicated that the Tigriswood Bat, a proposed endangered species, and the Monarch Butterfly, a proposed threatened species, may be present on the property.
- The site does include Forest Interior Dwelling Species habitat.
- The site is not subject to a previously approved TCP.
- No specimen, champion or historic trees were located on the property for the purpose of this plan.
- The subject site is not within a Sensitive Resources Policy Area.
- There are no scenic or historic roads located on or adjacent to this property.
- There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
- Marathon clay and Christiana clay are not found to occur on or within the vicinity of this property.
- The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
- The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
- The site is not located within an Aviation Policy Area (APA).
- The site is not located within the Chesapeake Bay Critical Area (CBCA).
- An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NWI will be required to be revised and approved if the base information changes significantly. Approval of this NRI in no way impacts any other development application approvals.

TREE CONSERVATION PLAN - GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements necessary for establishing a off-site woodland conservation bank.
- 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE) shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- This site is zoned AR (Agricultural-Residential) and is located in Environmental Strategy Area 3 in accordance with Plan 2035.
- There are no scenic or historic roads located on or adjacent to this property.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-20-2024, Section 25-117 (g).

TREE PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the installation by the county inspector, installation of the TPF may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Standard Woodland Conservation Worksheet for Prince George's County
CB-20-2024 and CB-22-2024 (Effective July 1, 2024)

SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone (s):	AR			
2 Gross Tract:	38.46			
3 Floodplain:	2.04	0.00		
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	36.42	0.00	0.00	Total NTA: 36.42
6 TCP Number:	TCP2-019-2025	Revision #		0
7 Property Description or Subdivision Name:	Accokeek Property WC Bank			
8 Location/Address of Project:	5271 Accokeek Rd, Brandywine, MD 20613			
9 Is this a Stream Restoration Project? (Y/N):	N			
10 Plan 2035 Transit Oriented Center (T-O-C)? (Y/N):	N			
11 Priority Funding Area (PFA)? (Y/N):	N			
12 Is any portion of the property in a WC Bank? (Y/N):	Y			
13 Is the net tract area 4.00 acres or greater, and clearing 50% or more of existing woodlands is proposed? (Y/N):	N			

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WC TAFT %	Column B Net Tract	Column C Floodplain	Column D Off-Site
14 Existing Woodland outside of T-O-C		36.42	2.04	0.00
15 Existing Woodland within the T-O-C (if applicable)			0.00	0.00
16 Total Existing Woodland		36.42	2.04	0.00
17 Woodland Conservation Threshold (WCT) =	0.00%			
18 Smaller of 16 and 17		0.00		
19 Woodland Cleared outside of T-O-C		0.00	0.00	0.00
20 Woodland Cleared within the T-O-C (if applicable)		0.00	0.00	0.00
21 Replacement Required (1:1 Outside T-O-C, 0.25:1 Inside T-O-C)		0.00	0.00	0.00
22 Afforestation Threshold (AFT) =	20.00%	0.00		
23 Off-site WCA (preservation) being provided on this property		36.42		
24 Off-site WCA (afforestation) being provided on this property		0.00		
25 Woodland Conservation Requirement		36.42	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
26 On-site Woodland Preservation		0.00		
27 Adjusted Stream Buffer Afforestation (calculated below)		0.00		Bond amount: \$0.00
28 On-site Afforestation / Reforestation		0.00		
29 On-site Natural Regeneration		0.00		
30 Specimen/Historic Tree Credit (Unimpaired CRZ area * 1.0)		0.00		
31 Off-site WCA (preservation) provided on this property		36.42		
32 Off-site WCA (afforestation) provided on this property		0.00		
33 Forest Enhancement Credit (Credit 50% of area provided)	0.00	0.00		
34 On-site Landscaping		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Off-site Woodland Conservation Credits Required		0.00		Fee amount: \$0.00
37 Area provided in fee-in-lieu (One acre or less, unless in a T-O-C)		0.00		
38 Woodland Conservation Provided		36.42		36.42 acres

39 Area of woodland not cleared	36.42 acres
40 Net tract woodland retained not part of requirements:	36.42 acres
41 100-year floodplain woodland retained:	2.04 acres
42 On-site woodland conservation provided	36.42 acres
43 On-site woodland conservation alternatives provided	0.00 acres
44 On-site woodland retained not credited	38.46 acres
45 Off-site WC credits allowed in preservation (Up to 50% of Replacement Required per Line 23)	21.85 acres

Regulated Stream Buffer (RSB) Afforestation Requirement		
46 On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	0.00	acres
47 On-site unregulated RSB area (See NRI Site Statistics Table)	0.00	acres
48 Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)	N	(Y/N)
49 Adjustment granted to RSB Afforestation Requirement based on SOJ?	0.00	acres
Adjusted Regulated Stream Buffer Afforestation Required		
50 Does on-site WC afforestation/forestation satisfy the adjusted RSB requirement?	0.00	(Y/N)
51 Additional on-site afforestation/forestation required (not credited as on-site WC)	0.00	acres

Prepared by: *WAP* Signed: *WAP* Date: *June 15, 2025*
Qualifications:

TYPE 2 TREE CONSERVATION PLAN NOTE
FOR AN OFF-SITE WOODLAND CONSERVATION BANK

- This plan proposes to establish off-site woodland conservation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of additional woodland will result in additional conservation requirements for this property. At that time the TCP2 shall be reviewed to calculate the additional requirements for this property and determine if those requirements are being satisfied.
- 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 replacement of the disturbed woodlands and other requirements that may be required due to the 1:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CB-20-2025, 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 banking 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 banking on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants shall encumber only the portion of the property included in the off-site woodland conservation bank, and be described by a metes and bounds description.
- Prior to the recording of any declaration of covenants encumbering any portion of this property, a draft of the declaration and associated easement documents shall be submitted to the Environmental Planning Section/M-NCPPC for appropriate review and approval by the county Office of Law.
- Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
- Each subsequent commitment for a portion of the off-site bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recording. Each Transfer Certificate shall clearly cross-reference the appropriate TCP2 and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
- All off-site woodland conservation areas established on existing (reserved) 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 NRI Areas 5-10/10/2/2. Off-site woodland conservation areas established as afforestation areas or 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 four growing seasons and certification of adequate survival rates in an afforestation bond is posted.
- The TCP2 Off-site Woodland Conservation Summary Table on the approved TCP2 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 release of the Transfer Certificate release. 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 credits involves the transfer of a real property right 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 a copy of the approved Forest Management or Stewardship Plan is submitted to The Environmental Planning Section for its permanent file.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the "Standard Guidance for Prince George's County Property Owners: Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portion thereof are in imminent danger of falling or a structure, parking area, or other off-site use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than 2 inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

FOREST STAND DELINEATION NARRATIVE

A field investigation was conducted by Atwell, LLC in December 2024 at the subject site for the purpose of conducting a forest stand delineation. The subject site is located on the south of the intersection of Danville Road and Accokeek Road in Brandywine, Prince George's County, Maryland. The total acreage is 38.46 acres including 193 acres of 100-year floodplain. The study area is located within the Mattawoman Creek drainage of the Potomac River watershed. All existing environmental features are depicted on the accompanying Natural Resource Inventory Plan (ATWELL DWG. No. 54.001). The onsite woodland area was classified into Forest Stands based on dominant species, size class, and their location within the landscape. During the field investigation it was determined that a single intermediate aged mixed coniferous and deciduous stand occurs within the site. A description of the onsite forest, described as Stand A, is as follows:

Stand A - The woodland on the property is an intermediate aged mixed coniferous and deciduous forest stand. The dominant canopy trees include White Oak, Red Oak, Red Maple, and Virginia Pine. Other understory species include American Holly and Red Maple. The dominant trees have diameters at breast height, averaging 15-inches to 20-inches. Common Greenbriar and Lowbush Blueberry is common in the herbaceous/woody cover less than three feet in height. Overall, the health and vigor of the forest is considered good and there was no evidence of disease or insect infestation noted during the investigation.

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