

P. 13
MELVIN SUIT & ANTHONY M. WELLS
L. 12958 @ F. 245

Recorded @ L. 14416 F. 292

FOREST CONSERVATION EASEMENT
LINE TABLE

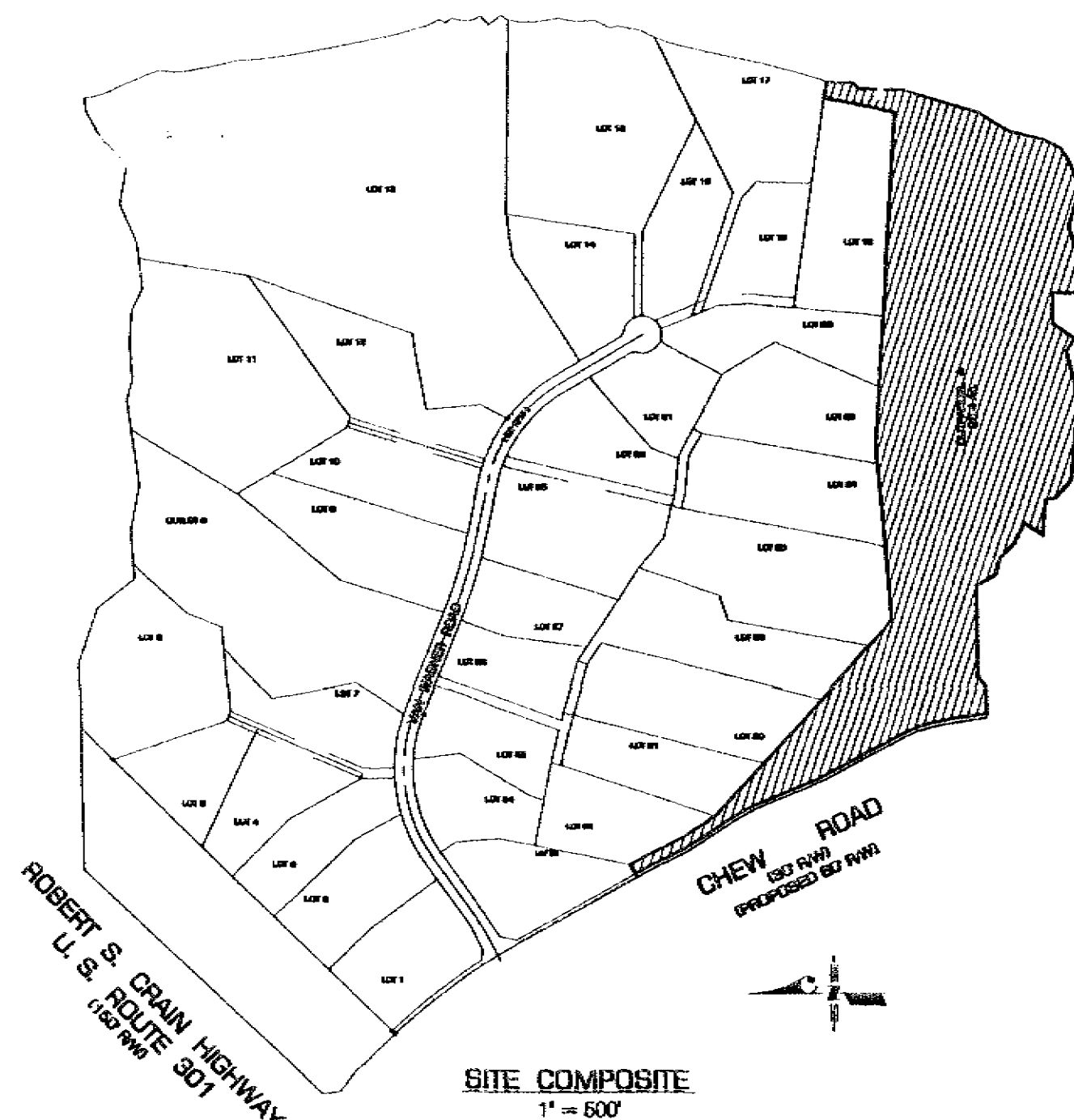
LINE NO.	DIRECTION	DISTANCE
L-1	N 07° 56' 45" W	62.63'
L-2	N 11° 50' 31" W	62.79'
L-3	N 16° 49' 30" W	76.90'
L-4	N 24° 01' 12" W	136.84'
L-5	N 29° 10' 28" W	165.23'
L-6	N 24° 02' 03" W	255.31'
L-7	N 33° 21' 41" E	63.97'
L-8	S 01° 43' 00" W	81.51'
L-9	S 41° 59' 59" W	28.69'
L-10	S 00° 55' 18" W	163.87'
L-11	S 21° 37' 03" W	25.30'
L-12	S 18° 58' 42" W	225.60'
L-13	S 32° 24' 50" W	70.98'
L-14	N 03° 29' 31" W	33.06'
L-15	S 68° 01' 02" W	76.85'
L-16	S 60° 12' 29" W	43.65'
L-17	N 66° 20' 28" W	47.65'
L-18	N 48° 33' 23" W	67.14'
L-19	S 38° 32' 24" W	24.42'
L-20	S 14° 07' 35" E	68.73'
L-21	S 32° 01' 37" W	44.14'
L-22	N 65° 02' 04" W	27.02'
L-23	N 28° 30' 67" W	46.58'
L-24	N 20° 34' 20" W	43.30'
L-25	S 36° 27' 38" W	62.72'
L-26	S 76° 59' 30" W	34.67'
L-27	S 51° 21' 49" W	72.08'
L-28	S 73° 48' 49" W	40.28'
L-29	N 82° 04' 48" W	39.05'
L-30	N 64° 18' 32" W	58.68'
L-31	N 63° 19' 35" W	129.41'
L-32	N 16° 45' 50" W	52.62'
L-33	N 64° 40' 28" W	58.77'
L-34	N 38° 51' 12" W	67.67'
L-35	N 27° 22' 11" W	62.86'
L-36	N 66° 11' 21" W	18.34'
L-37	S 04° 17' 34" W	25.78'
L-38	S 28° 48' 10" E	170.88'
L-39	S 07° 38' 03" W	68.35'
L-40	S 33° 42' 44" W	34.77'
L-41	S 74° 11' 37" W	40.11'
L-42	N 85° 03' 30" W	67.14'
L-43	N 75° 49' 37" W	60.37'
L-44	S 77° 27' 20" W	151.20'
L-45	N 69° 11' 42" W	64.42'
L-46	N 72° 02' 42" W	98.97'
L-47	N 49° 32' 29" W	49.58'
L-48	N 41° 55' 04" W	140.97'
L-49	N 02° 23' 17" W	37.05'
L-50	N 25° 47' 19" E	24.84'
L-51	N 66° 27' 38" W	19.79'
L-52	N 08° 45' 12" E	30.44'
L-53	S 76° 51' 58" W	51.83'
L-54	N 65° 58' 35" W	34.46'
L-55	N 08° 08' 16" W	43.75'
L-56	S 68° 16' 08" W	21.08'
L-57	S 68° 48' 10" W	28.78'
L-58	N 70° 40' 49" W	46.63'
L-59	N 01° 32' 58" E	57.10'
L-60	N 28° 53' 48" W	28.83'
L-61	S 13° 24' 12" W	44.61'
L-62	N 62° 49' 13" W	71.12'
L-63	S 73° 41' 57" W	17.67'
L-64	S 36° 57' 17" E	77.05'
L-65	S 10° 34' 10" E	49.61'
L-66	S 69° 15' 28" W	54.84'
L-67	S 62° 45' 24" W	154.35'
L-68	S 64° 24' 12" W	68.62'
L-69	S 38° 01' 04" W	58.32'
L-70	S 94° 48' 36" W	7.93'

Gross Tract: 17.98 Ac.
Floodplain: 0
Net Tract: 17.98 Ac.
Woodland Conservation Provided: 17.98 Ac.

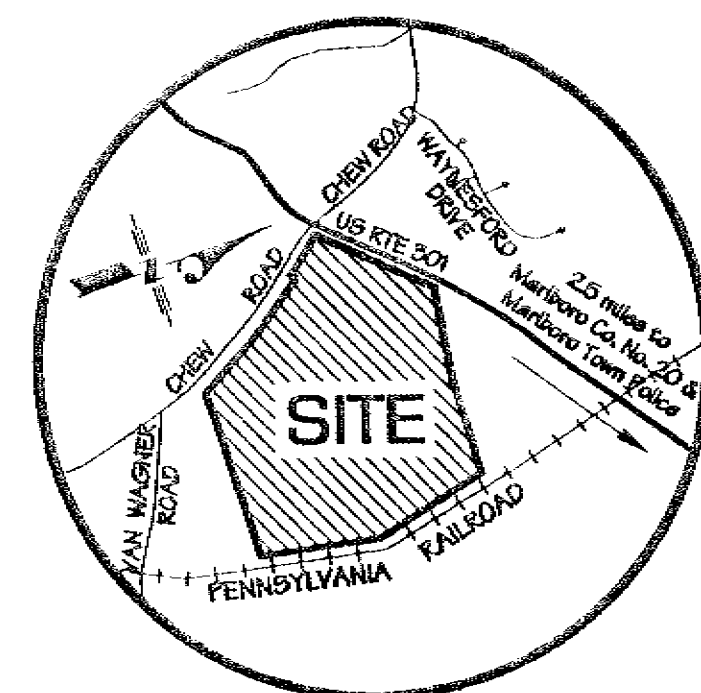
*Off-site preservation for Beacon Hill Estates
per TCP II / 50 / 00.

TREE CONSERVATION PLAN NOTES

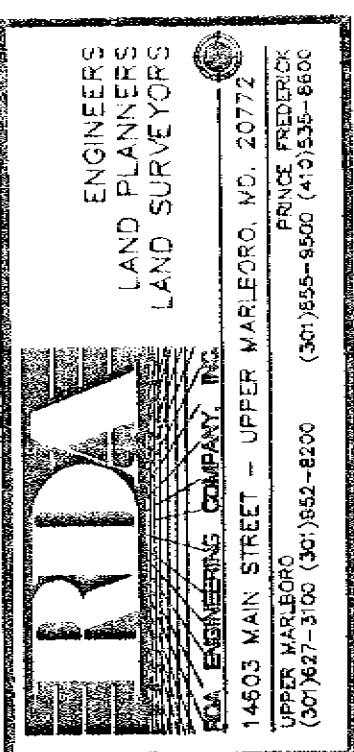
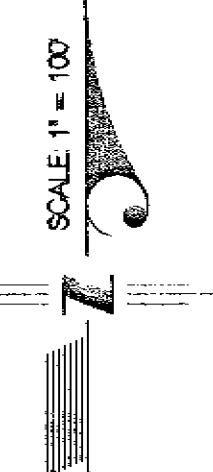
- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Inspection and Code Compliance Section of the Department of Environmental Resources (DER) must be contacted at (301) 731-8790 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- 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 lines 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.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds shall be retained as surety by the Building Official until all required activities have been satisfied.
- Tree Protection Devices are not required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If the LOD changes and impacts these undisturbed buffers the Inspection and Code Compliance of the Department of Environmental Resources shall be contacted to evaluate the change to determine revision to the Tree Conservation Plan are necessary or if installation of TPDs will be required.



Woodland Conservation Worksheet for Non-Governmental Projects		
Zone	R - A	Applicant: ELLERBIE LLC
Gross Tract	19.48 Ac.	Address: 424 South Washington Street Alexandria, VA 22304
Floodplain	10.00 Ac.	Phone: (703) 839-0680
Previously		Tax maps: 110, Grid F-1 & 2 Parcel 60
Dedicated Land-	10.00 Ac.	Permit #: 14603 MAIN STREET - UPPER MARLBORO, MD. 20774
Net Tract	16.48 Ac.	PRINCE GEORGES COUNTY, MD.
Outlot/Block/Link	ELLERBIE LLC	
Woodland Conservation Calculations:		
Existing Woodland		Net Tract (acres)
WCT (50% x Net Tract)		a. 10.00
Smaller of a. or b.		b. 9.22
Woodland above WCT (a - b) if < 0		c. 0.78
Woodland Cleared		d. 97.88
Smaller of d. or a.		e. 97.10
Clearing below WCT (e - f) if < 0		f. 97.10
Replacement (f x 0.25)		g. 0.00
Afforestation (if applicable)		h. 13.26
(not tract x 2 - a), or		i. 0.00
(not tract x 10 - a), or if < 0		m. 03.84
Woodland Conservation Required (m + i) if < 0		
Woodland Conservation Provided:		
Woodland Preservation		(acres) 105.22 - 10.00 Ac. Floodplain = 15.22
Reforestation / Replacement		12.00
Afforestation		
Area approved for fee-in-lieu		60.30 * 40060 =
Off-site Credit		17.98 Ac. TO BE CREDITED TO BEACON HILL ESTATES
Woodland Conservation Provided		(2:1 RATIO REPLACEMENT)
(must equal or exceed from "m" above)		98.84
Additional woodland retained but not part of any requirements: 1.0 acre		
Plan certified by:	Name:	Chris Atkinson, P.H.D.
	Address:	9415 Rockville Pike Bethesda, Maryland 20814



VICINITY MAP
SCALE: 1" = 2000'
SHEET MAP NO. 27 GRID B & C - G
TAX MAP 110 GRIDS F-1 & F-2
WSSC GRID NO. 208 SE 13



REVISIONS	
2/15/01 - ALH - DNR Revisions	Rev.
2/28/01 - ALH - Forest Cons.	Rev.
3/5/01 - Libor Fello	Rev.

DATE	W. 528
SCALE	1" = 100'
DRAWN BY	MARTIN
CHECKED BY	ROBERTSON
DATE	FEBRUARY, 2001

TYPE 2 TREE CONSERVATION PLAN

BEACON HILL OFF-SITE

MARLBORO (301) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND