

Dewberry

Dewberry & 100(3 DEREKWOOD LANE LAN 14M MD 20706 PHC NE: 301 731 5551 FAX 301 731 0188 WW V.DEWBERRY COM

DEVELOPER/APF LICANT

2812 CHESTERFIELD PLACE, MW
WASHINGTON, D.D. 20008
TEL (202) 244-3772
OWNER
THE RYLAND GROUP, INC.

WASHINGTON MANAGEMENT DEVELOPMENT

THE RYLAND GRO JP, INC.
4100 MONUMENT CORN ER DRIVE, #300
FAIRFAX, VA 22030
TEL (703) 502-5200

PARCEL 63
PRINCE GEORGE'S COUNTY
C! INTON, MARY! AND
TH) ELECTION DISTRICT
TAXMAP 134

SEAL

5/18/64

MARCHARD AND ADDRESS ON A DEPOSIT SERVICE DE STATUR A PLANTANA

KEY PLAN

SCALE

AS SHC/WN

NO. DATE BY Departure

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

APR. 2004

TYPE 2 TCP (TREE BANK PLAN) TCP # II/44/04

PROJECT NO. 830 45

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SHEET NO. 1 OF 2

| Тур | e II Tre | e C | Conservation |
|------|----------|-----|------------------|
| Plan | Notes | for | Mitigation Banks |

Notes to include with all Plans: 1. This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the requirements for 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 TCPII shall be revised to calculate the requirements for this property and demonstrate how those 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 SaAreas, 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-51607(b)(2).

Mitigation easements may not encumber lands previously protected or encumbered by

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 MNCPPC Legal Department for review and approval.

Each easement document shall clearly cross-reference the appropriate TCPIIs and project

10. 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 TCPII by the EPS.

11. 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 TCPII number and project name for the benefiting property, the area of the easement being sold and the sale price.

12. The TCPII 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

Off-Site Mitigation Woodland Conservation Summary

D

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 Identifier | Off-Site Mitigation Credit (acres) | Area Available 3.#1 | | Easement L(Liber-Folio) | Benefiting TCPII | Senetiting Property | Rondowar | Аррточа: Даце |
|------------------------|---|-------------------------------|----------|----------------------------|--|----------------------|--|------------------|
| | 1.7 | 3.11 | 000 | L. F. | 173- | BUCKER Production | | = 176./10 |
| | | | . | | | FARCE CO. | —————————————————————————————————————— | |
| | <u> </u> | | | v | a desire a substantia de la seguina de la se | | | |
| | | | | | | | | |
| | A. A.F. Sandari | | | | | | | • |

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 48 weeks.

Woodland Conservation Worksheet Prince George's County

| Zone: | R-80 |
|--|--|
| Gross Tract: | 23.58 |
| Floodplain: | 19.70 |
| Previously Dedicated Land: | 0.47 |
| Net Tract (NTA): | 3.41 0.00 0.00 |
| Property Description or Subdivision Name: | *Include acreage in the corresponding columns for each zo Buckler Parcel 63 |
| Reforesation Requirement Reduction Questions | · · · · · · · · · · · · · · · · · · · |
| Is this one (1) single family lot? (y,n) | N . |
| Are there prior TCP approvals which include a | N. L. |
| combination of this lot and/or other lots. (y,n) | |
| Is this a Mitigation Bank | Y |
| Break-even Point (preservation) = | 4.622 acres |
| Clearing permitted w/o reforestion= | 18.488 acres |
| | Off-site |
| Woodland Conservation Calculations: | Net Tract Floodplain Impacts |
| | (acres) (acres) |
| Existing Woodland | 3.41 19.70 |
| Woodland Conservation Threshold (NTA) = | 0.00% |
| Smaller of a or b | 2.44 |
| Woodland above WCT Woodland cleared | 3.41 0.00 0.00 0.00 |
| Smaller of d or e | 0.00 0.00 0.00 0.00 |
| Clearing above WCT (0.25 : 1) replacement requ | The state of the s |
| Clearing below WCT (2:1 replacement requirem | |
| Afforestation Threshold (AFT) = | 15.00% 0.00 |
| Woodland Conservation Required | 0.00 |
| vvoodiana oonservation required | 0.00 |
| Woodland Conservation Provided: | (acres) |
| Woodland Preservation | 6.66 |
| Reforestation / Replacement | 0.00 |
| Afforestation | 0.00 |
| Area approved for fee-in-lieu | 0.00 \$0.00 |
| Credits for Off-site Mitigation on another propert | y 0.00 |
| Off-site Mitigation provided on this property | 3.41 |
| Total Woodland Conservation Provided | 3.41 |
| Area of woodland not cleared | 3.41 acres |
| Woodland retained not part of requirements: | 0 acres |
| Prepared by: | |
| r roparoa by. | Mun 11-42 5/15/0 |
| Marc Juba | Signed Date |
| Revised 4/20/04 | 2.504 |







VICINITY MAP

= 2000 - 400 STREET MAR #31. GRO Wê MAP #32. SRID 46

GENERAL NOTES

1 EXISTING ZONING, IR-E

2 BOUNDARY FROM SURVEY CONDUCTED BY GURSCHICK LITTLE AND WEBER PAIJUNE 2002

3. TOPOGRAPHY FROM MINCPPO 4. 100-YEAR FLOOD PLAINS FROM M-NOPPO

5. THE LOCATION OF WETLANDS AND ASSOCIATED BUFFERS WERE LOCATED BLY McCARTHY AND ASSOCIATES, APRIL 2004

6 MIGNR IS CURRENTLY CONIDUCTING AN ENVIRONMENTAL REVIEW REGARDING THE POTENTIAL PRESENCE OF FEDERAL OR STATE RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMALS THAT MAY BE RESIDING. WITHIN THIS PROJECT SITE.

NO REGISTERED HISTOR CALL RESOURCES ARE KNOWN TO EXISTION THE SUBJECT PROPERTY ACCORDING TO MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK HTTP: WWW MOMERLIN NET AND THE MINOPPO HISTORIO'S TESIAND DISTRICT PLAN. PRINCE GEORGE'S COUNTY MARYLAND (1992)

8 THERE ARE THREE FOREST STANDS (FOREST STANDS A-C) ON THIS SITE TOTALING 23 11 AC FOREST STAND (A) TOTALS 4/3 AC

FOREST STAND (B) TOTALS 13 56 AC FOREST STAND (C) TOTALS 5.25 AC.

SITE INVESTIGATION WAS PERFORMED IN MARCH 2004, BY DEWFERRY AND DAVISILLO

9 ONE HYDRIC SOLI(80) EXISTS ON THE SUBJECT PROPERTY AND TWO HIGHLY ERODIBLE SOILS , WeO2 AND WeD3, EXISTION THE SUBJECT PROPERTY

Dewberry

Dewberry & Davis LLC

10003 DEREKWOOD LANE LANH, M. MD 20706 PHON E: 301 731 5551 FAX: 301-731-0188 WWW-DEWBERRY.COM DEVELOPER/APPL CANT

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CLINTON, MARYLAND (9TH) ELECTION DISTRI

KEY PLAN

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AS SHOWN

No. DATE BY Desiration REVISIONS

> DRAWN BY APPROVED BY 4PR U <u>200</u>4

TITLE

SHEET NO.

M-NCPPC
Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

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BED A G LINSTRUCT.

TCPII / 44 / 04

Approved by

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2 OF 2