

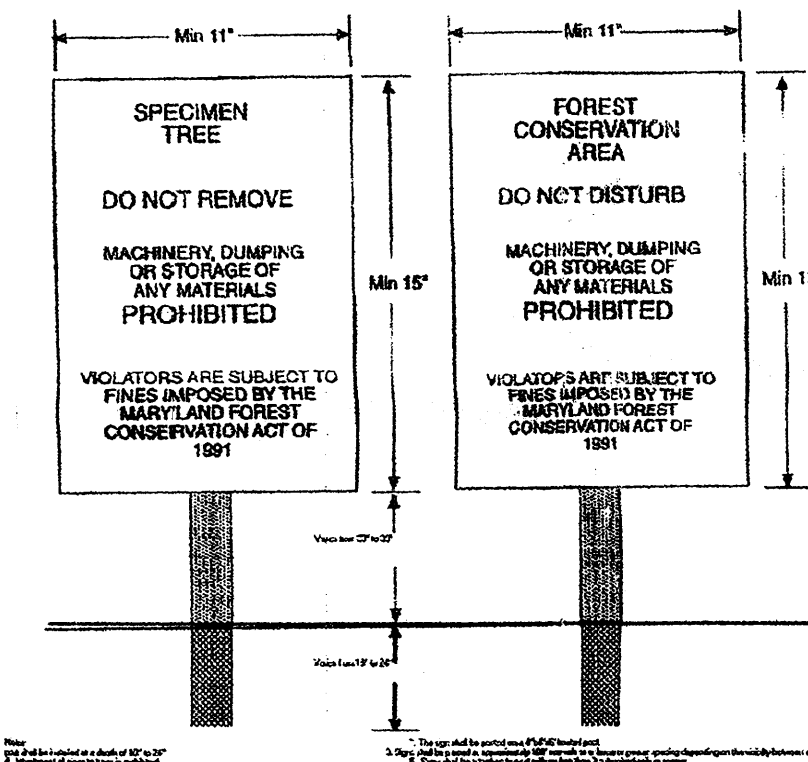
Line	Direction	Distance
1-1	S42°39'25\"W	171.08
1-2	S86°10'45\"W	664.93
1-3	N18°51'22\"W	1588.57
1-4	N84°55'52\"W	274.40
1-5	S18°03'50\"E	1263.42
1-6	S70°24'44\"W	333.88
1-7	S45°36'20\"E	1522.33
1-8	N83°57'27\"W	1388.71
1-9	S20°18'12\"W	361.13
1-10	N83°51'07\"W	144.38
1-11	S51°05'34\"W	309.01
1-12	S72°35'55\"W	162.72
1-13	N84°55'32\"W	275.09
1-14	N77°41'33\"W	270.66
1-15	N47°41'39\"W	485.12
1-16	N87°09'54\"W	294.44
1-17	S45°01'44\"W	111.67
1-18	S01°44'15\"W	497.74
1-19	S45°57'11\"E	264.06
1-20	S57°15'05\"E	261.30
1-21	N72°08'17\"E	392.40
1-22	S06°10'41\"E	506.34
2-1	S62°12'18\"W	638.11
2-2	N51°30'02\"W	433.82
2-3	N47°24'04\"E	166.00
2-4	N12°43'12\"W	289.83
2-5	N42°39'25\"E	229.83
2-6	S52°55'41\"E	141.81
2-7	S05°08'00\"W	233.99
2-8	S23°02'21\"E	49.47
2-9	S83°53'26\"E	84.22
2-10	N76°15'09\"E	150.87
2-11	S72°10'00\"E	185.37
2-12	S47°11'15\"E	221.39

Woodland Conservation Worksheet for Prince George's County			
Zone:	O-S		
Gross Tract:	132.08		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	132.08	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Denison - Gardner Road Mitigation Bank		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions	N		
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	Y		
Break-even Point (preservation) =	14.37	acres	
Clearing permitted w/o reforestation =	57.50	acres	
Woodland Conservation Calculations:			
Existing Woodland	71.87	acres	Off-site Impacts (acres)
Woodland Conservation Threshold (NTA) =	0.00%	0.00	0.00
Smaller of a or b	0.00		
Woodland above WCT	71.87		
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	0.00		
Clearing above WCT (3.25:1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property	67.00		
Woodland Conservation Required	67.00		
Woodland Conservation Provided:			
Woodland Preservation	0.00		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation being provided on this property	67.00		
Total Woodland Conservation Provided	67.00		
Area of woodland not cleared	71.87	acres	
Woodland retained not part of requirements:	71.87	acres	

Basement Number	Off-site Mitigation Provided (acres)	Mitigation/Preservation Area Available (acres) ±	Mitigation/Afforestation Area Available (acres) ±	Woodland Conservation Threshold (AFT) (acres)	Benefiting TCP#	Benefiting Property	EPS Approval	Approval Date
0	6.45	6.45	251.79	NA	180/03	Potomac Ridge II	KIF	9/15/06
2	3.96	3.96	56.59	NA	04/06-01	Forest Cove	KIF	10/23/06
3								
4								
5								
6								
7								
8								
9								
10								

Type II Tree Conservation Plan Notes for Mitigation Banks

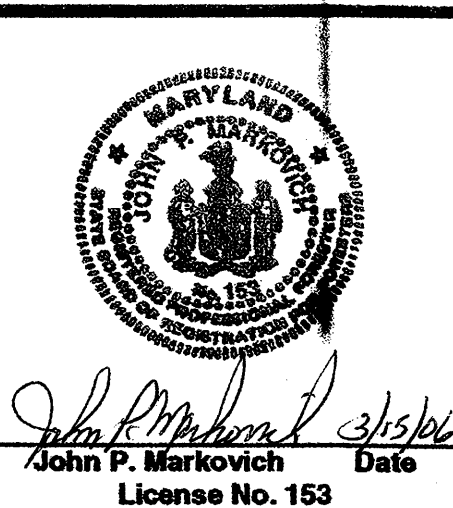
- Notes to include with all Plans:
- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation 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 TCP# will 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 1:1, 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#s and project names. Timber harvesting activities on the site may occur only after approval of a revised Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCP# 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# number and project name for the benefiting property, the area of the easement being sold and the sale price.
 - The TCP# 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. 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.



Property Owner Information:
John P. and Donna L. Denison
8911 Oxon Hill Road
Fort Washington, MD 20744

Property Location Information:
14913 Gardner Road
Waldorf, MD 20601

REVISIONS



John P. and Donna L. Denison
Type II Tree Conservation Plan
Mitigation Bank

Denison Property - Gardner Road
Mitigation Bank
Tax Map 153, Grid B-2, Parcel 61

JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
Phone/Fax: (301) 645-4977

Job No. B-32
Drawn By: JPM
March 11, 2006