

GENERAL NOTES AND LEGEND

1. Site Area is ±55.2 Acres
2. Topography From MNCPPC A: 5' Contour Interval
3. Existing Forest Cover is ±50.0 Acres
4. No Clearing Of Existing Forest Will Occur
5. No Reforestation Or Afforestation Is Required
6. Additional Forest To Be Placed In Forest Conservation Easements When Utilized For Offsite Reforestation/Afforestation Credit
7. Denotes Limits of Existing Forest Cover
8. Denotes Location Of Limits of Forest Conservation Easement
9. Denotes Intermittent And Perennial Streams
10. Denotes 50 Foot Stream Buffer
11. Denotes Steep Slopes (25% And 15% On Soils With A K Value >0.35)

TYPE II TREE CONSERVATION PLAN NOTES FOR MITIGATION BANKS

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 TCF II 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.
2. 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 REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS.
3. 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 DISTURBANCE 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.
4. 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.
5. 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 MNCPPC ENVIRONMENTAL PLANNING SECTION (EPS).
6. ALL EASEMENTS ON EXISTING WOODLANDS SHALL BE AT A RATE OF 2 ACRES FOR EVERY 1 ACRE REQUIRED IN ACCORDANCE WITH NR ARTICLE 5-160(B)(2).
7. MITIGATION EASEMENTS MAY NOT ENCUMBER LANDS PREVIOUSLY PROTECTED OR ENCUMBERED BY PROTECTIVE EASEMENTS.
8. 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.
9. EACH EASEMENT DOCUMENT SHALL CLEARLY CROSS-REFERENCE THE APPROPRIATE TCFIS AND PROJECT NAMES.
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 TCFI BY THE EPS.
11. IF THERE IS AN OVERALL EASEMENT ENCUMBERING A LARGE PORTION OF THE PROPERTY IT WILL BE NECESSARY TO SUBMIT TO THE EPS ALL SUPPORTING DOCUMENTATION THAT ADDRESSES THE SALE OF EACH PORTION OF THE EASEMENT.
12. THE TCFI SHALL BE REVISED WITH EACH EASEMENT SALE TO CORRECT THE SUMMARY TABLE AND TO GRAPHICALLY LOCATE THE NEW EASEMENT. THIS REVISION SHALL CORRESPOND TO THE SUBMITTAL OF THE DRAFT EASEMENT DOCUMENT.
13. IF AN EASEMENT IS RECORDED AND IT 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 AND APPROPRIATE EASEMENT RELEASE DOCUMENTS MAY BE SUBMITTED FOR PROCESSING. THE TYPICAL TIME FRAME FOR SUCH A REQUEST IS APPROXIMATELY 4-8 WEEKS.
14. The purchase or sale of an easement for the off-site woodland conservation mitigation involves the transfer of real property rights and is subject to Maryland property transfer tax at the time of recordation.

Mainhardt, C.S.

6051/5111
(no metes description available, part of land conveyed by 159/369)

Smith, A.H. Jr.
6694/869

Bonnie Breeze Farm, Inc.
4526/277

Brandywine Enterprises, Inc.
8386/400

WOODLAND CONSERVATION BANK

ACRES PROVIDED	RECEIVING PROPERTY	CONTACT PERSON	TCF No.	Conservation Easement Liberated	Available Area (Acres) Remaining
0.36	#1 WOODSTREAM	W. J. JONES	II/10/95	1000/100	22.60
1.77	#2 CRYSTAL	W. J. JONES	II/10/95	1000/100	21.65
2.1	#3 CRYSTAL	W. J. JONES	II/10/95	1000/100	19.88
0.33	#4 CRYSTAL	W. J. JONES	II/10/95	1000/100	16.78
0.33	#5 CRYSTAL	W. J. JONES	II/10/95	1000/100	14.69
0.61	#6 CRYSTAL	W. J. JONES	II/10/95	1000/100	12.36
0.82	#7 CRYSTAL	W. J. JONES	II/10/95	1000/100	13.75
0.82	#8 CRYSTAL	W. J. JONES	II/10/95	1000/100	12.83
0.82	#9 CRYSTAL	W. J. JONES	II/10/95	1000/100	12.01
0.82	#10 CRYSTAL	W. J. JONES	II/10/95	1000/100	11.71
0.82	#11 CRYSTAL	W. J. JONES	II/10/95	1000/100	9.63
1.31	#12 CRYSTAL	W. J. JONES	II/10/95	1000/100	8.24
1.15	#13 CRYSTAL	W. J. JONES	II/10/95	1000/100	7.14
2.09	#14 CRYSTAL	W. J. JONES	II/10/95	1000/100	6.03
2.09	#15 CRYSTAL	W. J. JONES	II/10/95	1000/100	2.94
2.09	#16 CRYSTAL	W. J. JONES	II/10/95	1000/100	30.59
2.09	#17 CRYSTAL	W. J. JONES	II/10/95	1000/100	1.20

OWNER/APPLICANT

TRIANGLE HOMES
7700 OLD BRANCH AVENUE
CLINTON, MD 20735
PH: 301-868-0050
ATTN: NELLO CALTABIANO

Woodland Conservation Worksheet for Prince George's County

Zone	Gross Tract (acres)	Floodplain (acres)	Previously Dedicated Land (acres)	Net Tract (NTA) (acres)
	55.20	0.00	0.00	55.20

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y/n)
Are there prior TCF approvals which include a combination of this lot and/or other lots? (y/n)
Is this a Mitigation Bank?
Break-even Point (preservation) =
Clearing permitted w/o reforestation =

Woodland Conservation Calculations	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	55.20	0.00	0.00
Woodland Conservation Threshold (NTA) =	0.00%	0.00	0.00
Smaller of a or b	50.00	0.00	0.00
Woodland above WCT	0.00	0.00	0.00
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	0.00	0.00	0.00
Clearing above WCT (0.25 : 1) replacement requirement	0.00	0.00	0.00
Clearing below WCT (2 : 1 replacement requirement)	0.00	0.00	0.00
Afforestation Threshold (AT-1) =	20.00%	0.00	0.00
Off-site Mitigation being provided on this property	50.00	0.00	0.00
Woodland Conservation Required	50.00	0.00	0.00

Woodland Conservation Provided	(acres)
Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	50.00
Total Woodland Conservation Provided	50.00

Area of woodland not cleared: 50.00 acres
Woodland retained not part of requirements: 50.00 acres

Prepared by: _____ Signed: _____ Date: _____

Revised 7/18/03

MNCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 68/96
APPROVED BY: _____ DATE: _____
John P. Markovich 7/24/96
01 John P. Markovich 11/1/97
02 JFmch 10/25/98
03
04
05

TREE CONSERVATION PLAN OFF-SITE MITIGATION BANK

PYLES PROPERTY II
BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1" = 100'
SHEET
1 of 1 SHEETS
JOB NO. 602-04

NOTE: THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A DRAFT PLAN OF THE LAND DESCRIBED FROM DOROTHY F. PYLES TO GARY RYON AND NORMAN DAVID BIRKETT IN A DEED DATED APRIL 22, 1995 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 10147 FOLIO 1. TOPOGRAPHY WAS OBTAINED FROM AVAILABLE RECORDS (MNCPPC SHEET NO. 569-P)

17	ADDED EASEMENT #12 & 13	9/10/91
18	ADDED EASEMENT #12 & 13	9/10/91
19	ADDED EASEMENT #9	9/10/91
20	ADDED EASEMENT #5	9/10/91
21	ADDED EASEMENT #7	9/10/91
22	ADDED EASEMENT #6	9/10/91
23	ADDED EASEMENT #8	9/10/91
24	REV DEVELOPABLE AREA CONSERVATION	9/10/91
25	REV TO SHOW DEVELOPABLE AREA	9/10/91
26	REV TO SHOW DEVELOPABLE AREA	9/10/91
27	REV TO REMAIN CONSERVATION	9/10/91
28	REV TO SHOW DEVELOPABLE AREA	9/10/91
29	REV TO SHOW DEVELOPABLE AREA	9/10/91
30	REV TO SHOW DEVELOPABLE AREA	9/10/91
31	REV TO SHOW DEVELOPABLE AREA	9/10/91
32	REV TO SHOW DEVELOPABLE AREA	9/10/91
33	REV TO SHOW DEVELOPABLE AREA	9/10/91
34	REV TO SHOW DEVELOPABLE AREA	9/10/91
35	REV TO SHOW DEVELOPABLE AREA	9/10/91
36	REV TO SHOW DEVELOPABLE AREA	9/10/91
37	REV TO SHOW DEVELOPABLE AREA	9/10/91
38	REV TO SHOW DEVELOPABLE AREA	9/10/91
39	REV TO SHOW DEVELOPABLE AREA	9/10/91
40	REV TO SHOW DEVELOPABLE AREA	9/10/91
41	REV TO SHOW DEVELOPABLE AREA	9/10/91
42	REV TO SHOW DEVELOPABLE AREA	9/10/91
43	REV TO SHOW DEVELOPABLE AREA	9/10/91
44	REV TO SHOW DEVELOPABLE AREA	9/10/91
45	REV TO SHOW DEVELOPABLE AREA	9/10/91
46	REV TO SHOW DEVELOPABLE AREA	9/10/91
47	REV TO SHOW DEVELOPABLE AREA	9/10/91
48	REV TO SHOW DEVELOPABLE AREA	9/10/91
49	REV TO SHOW DEVELOPABLE AREA	9/10/91
50	REV TO SHOW DEVELOPABLE AREA	9/10/91

LOIEDERMAN ASSOC., INC.
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
10200 Shady Grove Road
Rockville, Maryland 20850
4407 Forbes Road
Lanham, Maryland 20706
258 West Patrick Street
Frederick, Maryland 21701
1301 948-2750
1301 794-7555
1301 831-4544

Designed: MJK
Drafted: JTB
Checked: PVM
Proj. Eng: PVM
OFFICE: LANHAM
DATE: JUNE, 1996