

SOILS CHART			
SOIL	SOIL SERIES	K-FACTOR	HYDRIC SOIL GROUP
WaB2	Westphalia fine sandy loam, 2-6% slopes, moderately eroded	0.43	B
WaC2	Westphalia fine sandy loam, 6-12% slopes, moderately eroded	0.43	B
WaD3	Westphalia fine sandy loam, 6-12% slopes, severely eroded	0.43	B
WaD3	Westphalia fine sandy loam, 12-20% slopes, severely eroded	0.43	B

SITE INFORMATION	
Type	Area (acres)
Gross Tract Area	19.30
100-year Floodplain	0.22
Forest on Gross Tract	4.79
Forest on 100-year Floodplain	0.22

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	COMMENTS
1	Yellow Poplar	Liriodendron tulipifera	37	Fair	Top damage, decay
2	Yellow Poplar	Liriodendron tulipifera	32	Fair	Decay, lean
3	Yellow Poplar	Liriodendron tulipifera	38	Fair	Decay, branching
4	Yellow Poplar	Liriodendron tulipifera	41	Fair	Decay
5	Yellow Poplar	Liriodendron tulipifera	57	Poor	Decay
6	Yellow Poplar	Liriodendron tulipifera	34	Good	
7	Yellow Poplar	Liriodendron tulipifera	34	Fair	V-fork, decay part of #8
8	Yellow Poplar	Liriodendron tulipifera	31	Fair	V-fork, decay part of #7
9	Yellow Poplar	Liriodendron tulipifera	38	Fair	Decay
10	Sweetgum	Liquidambar styraciflua	38	Poor	Top damage, decay, hollow

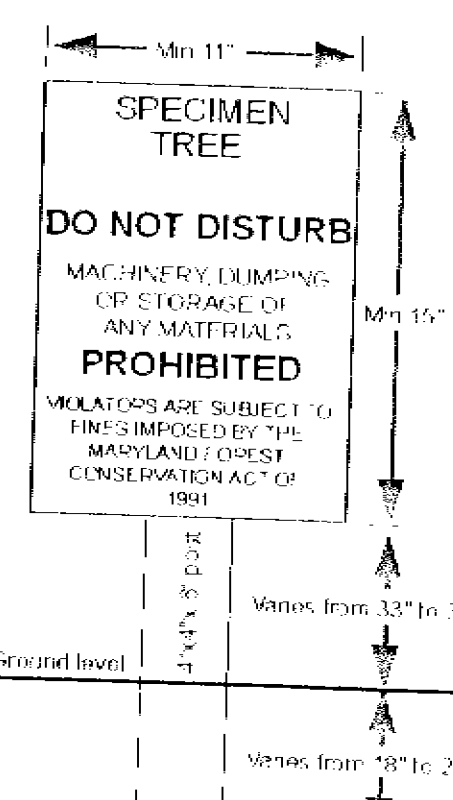
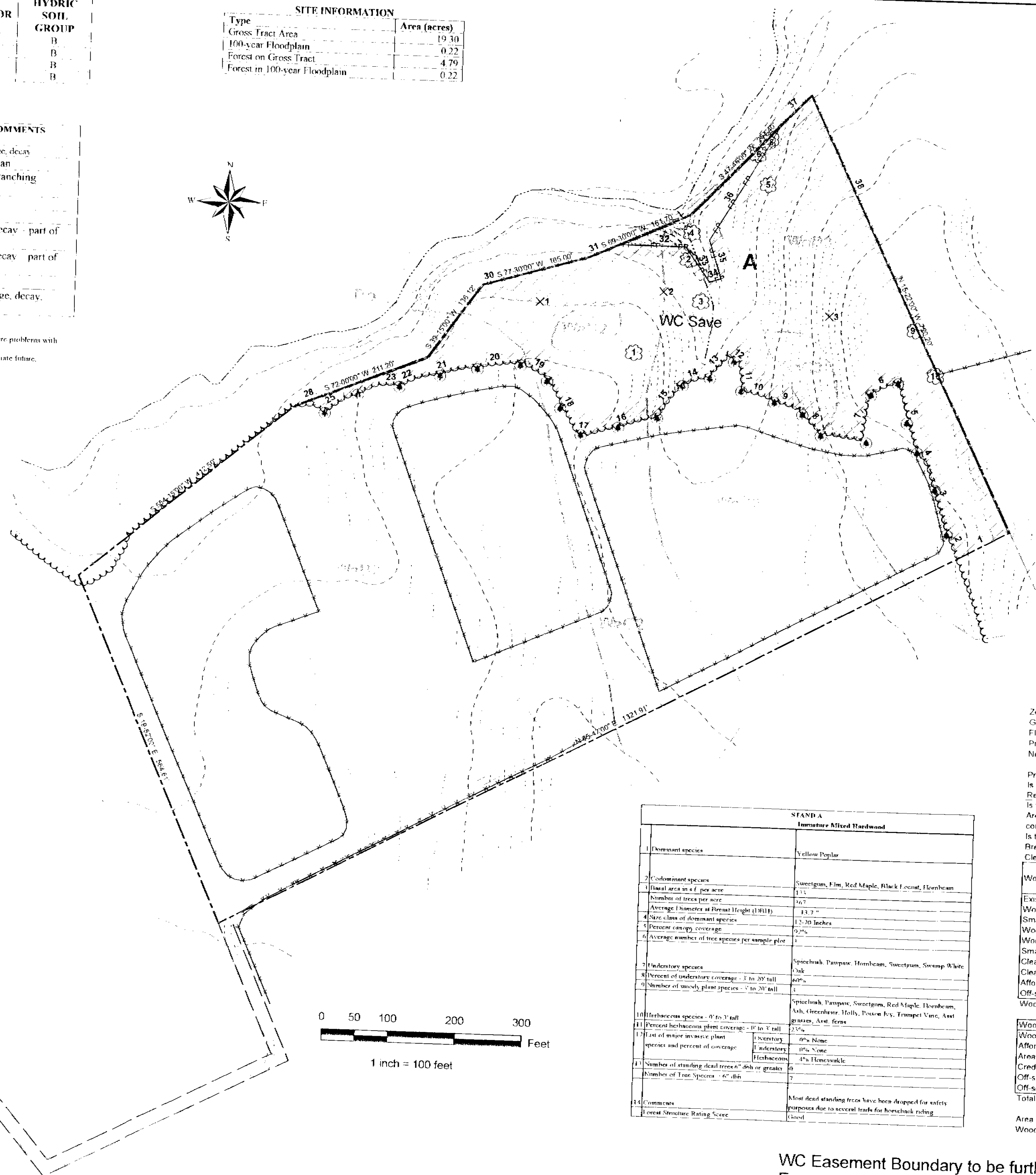
Condition
Good - The tree is in generally good health with no noticeable defects or problems.
Fair - The tree is in generally good health but there are noticeable defects that may be signs of future problems with the tree's health or stability.
Poor - The tree has defects that could result in declining health and/or stability issues in the immediate future, potentially hazardous conditions present.

STAND CHARACTERISTICS			
STAND	AREA (acres)	RETENTION POTENTIAL	FOREST STRUCTURE VALUE
A	1.70	Good to Excellent	Excellent
Open Land	14.51		
Total	16.21		

The Retention Potential is based on the location of the stand with respect to streams while the "Forest Structure Value" is based on the existing conditions of the vegetation and potential for use of the site to address a habitat.

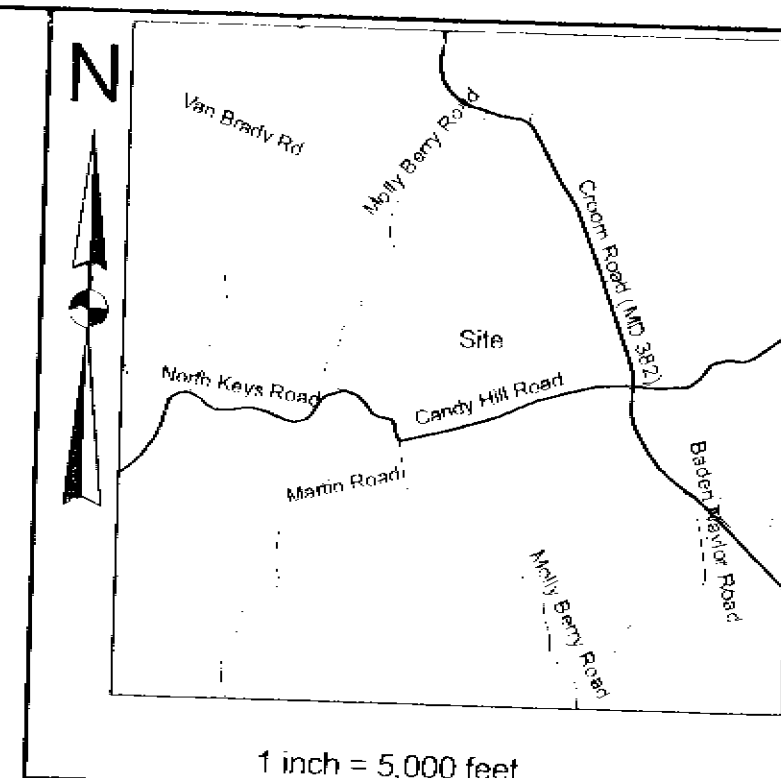
Legend

- Specimen Trees
- Sample Points
- Soil Type
- WC Easement Boundary
- Existing Floodplain Easement
- Contour 10-foot
- Contour 2-foot
- Streams
- Existing Treeline
- Fences
- Property Boundary
- Access Easement
- Adjacent Property Boundaries
- WC Signs
- Forest Stands
- Soils Boundary
- WC Mitigation, Save Area



Post shall be installed no less than 18" deep.
 Sign shall be placed at 10' intervals or as appropriate to show any stability.
 Signs shall be attached with 2 or more galvanized nails or screws.

Leighton Farm Site Information	
1 Owner	William I. Clark
2 Address	13130 Molly Berry Road Upper Marlboro, MD 20772
3 Deed Information	Liber 19678 Folio 704
4 Area	19.30 acres
5 Tax Map	137, Grid D-4, Parcel 45
6 Assessment District	04
7 Planning Area	86A
8 Policy Analysis Zone	280E
9 Zoning	O-S
10 Tier	Rural
11 Green Infrastructure	Regulated, Evaluation and Network Gap
12 WSSC Grid	216SE12 and 217SE12
13 Election District	4
14 Council District	0
15 Watershed	Mataponi
16 River Basin	Patuxent
17 Floodplain Easement	Liber 13002 Folio 245



Type II Tree Conservation Plan Notes

- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation Plan to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy property that result in the clearing of any woodland. Any future activities on the site that require the clearing of any woodland will initiate the Woodland Conservation requirements for this property. All that time the TCPII shall be revised to calculate the requirements for this property and demonstrate how these requirements are being satisfied in addition to the off-site 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 associated with the clearing of woodlands due to the 1:1 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- For CB 50-2005, the seller of any property is required to inform the purchaser at the time of the contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan. Off-site woodland conservation mitigation areas created for the purpose of satisfying the off-site requirements for this property may not be used to satisfy the requirements for this property in the future.
- All off-site woodland conservation mitigation on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or 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 mitigation bank, and be described by a metes and bounds description.
- Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, M-NCPPC for appropriate review and approval.
- For off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
- Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCPIIs and project names (banking property and benefiting property).
- All off-site woodland conservation areas established on existing (preserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation areas established as afforestation areas shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site woodland required, but may not be transferred for two years after establishment unless an afforestation bond is posted.
- The TCPII Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCPII 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 the Transfer Certificate release request. 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 mitigation credits involves the transfer of real property rights 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 Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.

Woodland Conservation Worksheet			
Prince George's County			
Zone:			
Gross Tract	19.30		
Floodplain	0.22		
Previously Dedicated Land	0.00		
Net Tract (NTA)	19.08	0.00	0.00
Include acreage in the corresponding columns for each zone			
Leighton Farm			
Property Description or Subdivision Name			
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
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)	N		
Is this a Mitigation Bank			
Break-even Point (preservation) =	0.91	acres	
Clearing permitted with reforestation:	3.66	acres	
Woodland Conservation Calculations			
	Net Tract (acres)	Off-site (acres)	Floodplain Impacts (acres)
Existing Woodland	4.57	0.22	
Woodland Conservation Threshold (NTA) =	0.00%	0.00	
Smaller of a or b	0.00		
Woodland above WCT	0.00		
Woodland cleared	4.57		
Smaller of a or b	0.00	0.00	0.00
Clearing above WCT (0.25 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	4.57		
Woodland Conservation Required	4.57		
Woodland Conservation Provided			
	(acres)		
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 Afforestation provided on this property	0.00		
Off-site Mitigation Preservation provided on this property	4.57		
Total Woodland Conservation Provided	4.57		
Area of woodland not cleared	4.57	acres	
Woodland retained not part of requirements	0.00	acres	

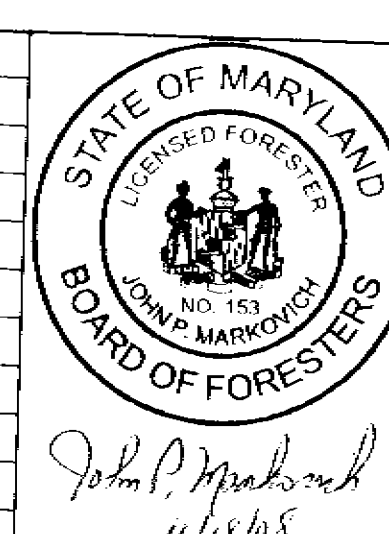
WC Easement Boundary to be further described in an Easement Description to be prepared by Beltway Surveys, Inc.

Mitigation Area Identifier	Off-site Mitigation Credits Total (acres)	Off-site Mitigation Preservation (acres)	Off-site Mitigation Reforestation (acres)	Mitigation / Preservation / Reforestation Area Available (acres)	Mitigation / Reforestation Information (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
1	2.285	2.285	0.00	4.57	0.00				
2									
3									
4									
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11									
12									

Owners Certification
 I hereby acknowledge that I have reviewed this Type II Tree Conservation Plan and that I understand the impacts of this plan with respect to the ultimate placement of Woodland Conservation Easements on my property.

Signed _____ Date _____

Revisions
 11/17/08 JPM Address EPS email comments dated 11/17/08



Leighton Farm
 Forest Stand Delineation &
 Type II Tree Conservation Plan
 13130 Molly Berry Road
 Tax Map 137, Parcel 45

Prepared by: JPM
 Date: October 2008
 Project Number: D-046

Sheet 1 of 1