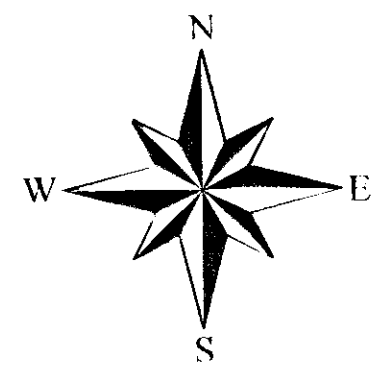




Legend

- Property Boundary
- Paved Roads
- Gravel Roads
- Existing Treeline
- 2-Foot Contour
- 10-Foot Contour
- Streams
- 100-Year Floodplain
- Woodland Mitigation - Preservation Area

0 100 200 400 600
Feet

Woodland Conservation Worksheet

for
Prince George's County

Zone	O/S		
Gross Tract	71.81		
Floodplain	16.55		
Previously Dedicated Land	0.00		
Net Tract (NTA)	55.26	0.00	0.00

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)	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	Y
Break-even Point (preservation) =	11.05 acres
Clearing permitted w/o reforestation =	44.20 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	55.25	12.50	
Woodland Conservation Threshold (NTA) =	0.00%	0.00	
Smaller of a or b	0.00		
Woodland above WCT	55.25		
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	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%		
Off-site Mitigation being provided on this property	55.25		
Woodland Conservation Required	55.25		

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 being provided on this property	55.25
Total Woodland Conservation Provided	55.25

Parcel B

Location	Distance	Clearing	Distance
60+33.51w	157.72	35+16.30.36e	181.50
61+23.49.66w	95.70	36+12.45.36e	572.88
61+18.17.22e	254.82	37+13.25.36e	119.25
61+31.51w	247.45	38+06.24.20e	24.42
61+29.51.46e	828.00	39+13.5.34w	145.20
61+27.21.31e	200.00	40+13.35.34w	166.84
61+1.1.96w	394.75	41+02.35.14w	891.00
61+09.56.80w	572.30	42+02.15.10w	178.75
61+14.43.23w	236.53	43+16.5.10w	318.86
61+11.24w	238.29	44+02.14.33w	449.03
61+06.56.70e	79.42	45+23.49.13w	192.63
61+22.21.9w	24.96	46+09.4.31w	272.49
61+54.57w	31.28	47+54.42.24w	104.61
61+17.21.00w	92.19	48+08.52.51w	73.55
61+12.15.10w	201.55	49+07.2.55w	94.78
61+70.52.11e	124.22	50+01.35.23w	136.36
61+16.30.10w	67.50	51+00.1.59w	617.28
61+24.4.40w	106.97	52+21.30.50w	696.79
61+01.1.34w	65.94	53+06.14.00w	452.31
61+08.30.21w	284.34	54+37.6.31e	353.56
61+3.24.11w	405.78	55+07.8.0e	691.92
61+52.14.21e	133.65	56+00.5.0e	504.51
61+12.25.28e	138.30	57+19.21.0e	678.20
61+07.21.15w	147.42	58+32.42.21e	38.29
61+03.0.99w	499.71	59+03.46.54e	114.81
61+01.0.0e	179.26	60+07.50.55e	140.13
61+12.20e	164.42	61+03.43.25e	102.91
61+17.14.11w	231.13	62+00.04.40e	59.04
61+29.52.22w	176.52	63+25.30.19e	203.54
61+16.38.17w	593.83	64+21.13.25w	85.01
61+73.21.23w	386.76	65+04.56.26e	73.35
61+29.44.24w	521.41	66+09.4.24e	117.75
61+20.44.24w	357.72	67+08.23.4w	108.53
61+06.30.36e	299.64		

Property Owner Information:
Joanne Flynn and Nicholas Newlin
14411 Baden Westwood Road
Brandywine, MD 20613

Property Location Information:
16815 Milltown Landing Road
Brandywine, MD 20613



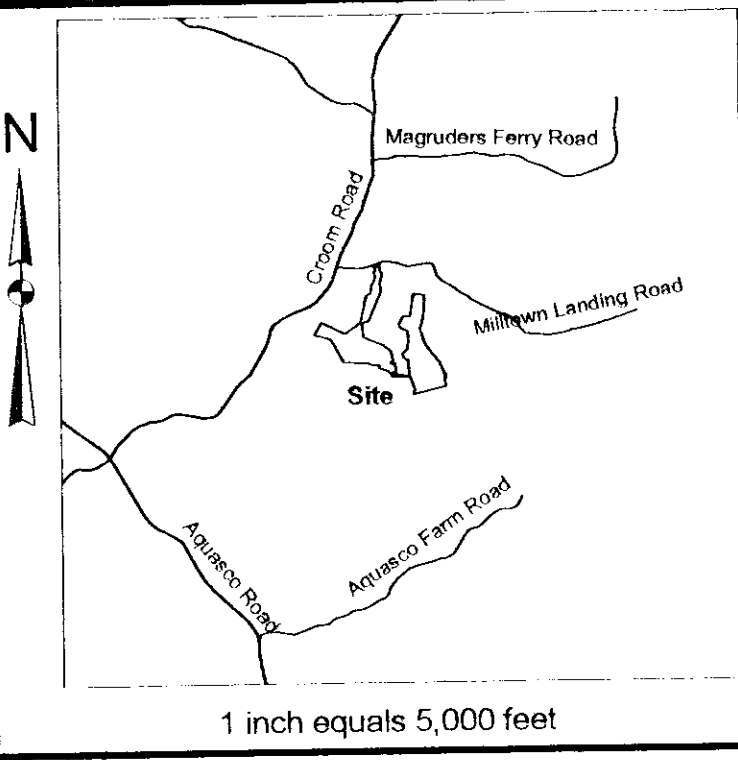
John P. Markovich
License No. 153

Joanne Flynn and Nicholas Newlin
Type II Tree Conservation Plan
Mitigation Bank

Flynn - Newlin Property
WC Mitigation Bank
Tax Map 174, Grid E-3, Parcel 34

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

Job No. A-19
Drawn By: JPM
July 3, 2006



Easement Identification Number	Off-site Mitigation Credits Provided (acres)	Mitigation Preservation Area Available (acres) 2:1	Mitigation Afforestation Area Available (acres) 1:1	Woodland Conservation Easement (1/2/3/4/5)	Benefiting TCPIL	Benefiting Property	EPS Approval	Approval Date
0	55.25			2/1/97		Declaration		
1	1.33	52.69	0.00	2/2/97	3/6/05	TEWING COMMUNITY DEVELOPMENT	KIF	6/14/07
2	5.84	40.91	0.00	2/2/97	9/6/92	DONAHUE PROPERTY	KIF	6/14/07
3	1.07	37.17	0.00	2/2/97	3/1/93-04	SIMMONS ACRES II	KIF	6/14/07
4	0.10	36.97	0.00	2/2/97	12/6/03	SUMMERWOOD	KIF	6/14/07
5	1.00	34.97	0.00	2/2/97	1/8/03	BRANDYWOOD	KIF	10/3/07
6	3.99	26.97	0.00	2/2/97	4/9/04	LA CAROLINA	KIF	1/15/08
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 TCPIL 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 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 5-16d(7)(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 TCPILs and project names.
 - 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 TCPIL 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 TCPIL number and project name for the benefiting property, the area of the easement being sold and the sale price.
 - The TCPIL 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.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPIL 174 / 06	
Approved by	Date
01	
02	
03	
04	
05	