

GENERAL NOTES

- THIS PLAN COVERS PARCELS 89 (FIRST), PARCEL 89 (SECOND), 94 (1 OF 2), 94 (2 OF 2), 95, 105 (PARCEL 1-A), 105 (PARCEL 1-B), AND 106
- PROPOSED USE: OFF-SITE TREE MITIGATION BANK
- THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT.
- DEED COMPOSITE PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES IN THE DATUM OF WSSC.
- AERIAL TOPOGRAPHY FROM M-NCPPC GIS, RECEIVED 2003.
- THE PROPERTY IS REFERENCED IN TAX MAP 166 GRID B1 AND TAX MAP 156 GRID A4, B4
- ZONE: O-S (ALL PARCELS)
- THERE ARE NO CEMETERIES ON-SITE BASED UPON RECORDS PROVIDED TO LSA.
- THE PROPERTY IS LOCATED IN WATER SERVICE CATEGORY W6 AND SEWER SERVICE CATEGORY S6.
- THE PREDOMINANT SOIL TYPES ARE: B1B2-BELTSVILLE SILT LOAM, EK-ELKTON SILT LOAM, AND L6A-LEONARDTOWN SILT LOAM.
- FLOODPLAIN INFORMATION PER PRINCE GEORGE'S COUNTY FLOODPLAIN STUDY FPS 200338
- THERE ARE NO SLOPES EXCEEDING 15% ON THIS SITE.

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres) 2:1	Afforestation Area Available (acres) 1:1	Recreation Information (Benefit/Year)	Benefiting TCPs	Benefiting Property	Reviewer	Approval Date
1	33.13	66.26		125.23		1,194.31	11/13/2003	Balk Hill	JPM	5/04/04
2	9.85	19.70		105.53		1,202.66	11/08/2005	Balk Hill Village	KIF	4/08/08
3	1.925	3.85		101.68		1,400.65	2-02-11	Jaycees Addition to Manchester Estates (Formerly TCP 11/007/06)		
Acreage adjustment per Easement description #4				100.06						
4										
5										
6										
7										
8										
9										

PURPOSE OF THE -03 TCP PLAN REVISION
 Easement #3 was prepared and recorded without taking into account the required 2:1 rate for using a WC Bank with existing woodlands. Per M-NCPPC Environmental Planning Section the off-site requirement for TCP2-022-11 was 3.85 acres which requires an easement for 7.70 acres. Therefore, the recorded easement accounts for 50 percent of the requirement for TCP2-022-11 and an additional easement for 3.85 acres is required.

Per M-NCPPC a single easement shall be described and a single Declaration of Covenants recorded for any subsequent easement desired. After recording of the Declaration of Covenants, as approved by M-NCPPC and the Prince George's County Legal Department, additional easement purchased will be accomplished with the recording of a Certificate of Transfer that has first been reviewed and approved by M-NCPPC.

The 100-year floodplain acreage reflected by in the easement descriptions may be used for State of Maryland projects or other projects that allow for use of woodlands in the 100-year floodplain for Forest/Woodland Conservation Banking purposes. It should be noted that M-NCPPC does not allow the use of 100-year floodplains for projects (TCPs) reviewed under their authority.

PARCEL 89 (FIRST)	12.12 ACRES
PARCEL 89 (SECOND)	28.79 ACRES
PARCEL 94 (1 OF 2)	15.66 ACRES
PARCEL 94 (2 OF 2)	23.29 ACRES
PARCEL 95	133.18 ACRES
PARCEL 105 (PARCEL 1-A)	1.27 ACRES
PARCEL 105 (PARCEL 1-B)	13.95 ACRES
PARCEL 106	14.25 ACRES
TOTAL SITE	242.51 ACRES
100 YEAR FLOODPLAIN	48.66 ACRES
NET TRACT AREA	193.85 ACRES
EXISTING FOREST W/IN NET TRACT	191.49 ACRES
FORESTED FLOODPLAIN	48.66 ACRES

OF THE 48.66 ACRES OF FLOODPLAIN, 48.19 ACRES ARE LOCATED WITHIN EASEMENT #4 AND THE REMAINING 0.47 ACRES ARE LOCATED WITHIN EASEMENT #1

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1										
2										
3										
4										
5										

NOTE

The 100-year floodplain is designated to be used for Forest Conservation Banking purposes for State of Maryland projects or other projects located outside of Prince George's County that may have approval for Banking outside of their local jurisdiction and within the 100-year floodplain, with the approval of the Maryland Forest Service.

WHEREAS, THE PROPERTY IS OWNED BY DR. RICHARD H. DOBSON (DECEASED) AND KAREN L. DOBSON AT THE INITIATION OF THE TREE MITIGATION, CONSERVATION & ESCROW AGREEMENT (HEREINAFTER CALL THE "AGREEMENT") DATED FEBRUARY 13, 2006 AND RECORDED IN LIBER 19433 AT FOLIO 711, THAT AGREEMENT WITH THE DECLARANT ALLOWS FOR THE USE OF WOODLANDS ON THE PROPERTY FOR SATISFACTION OF WOODLAND CONSERVATION REQUIREMENTS FOR OTHER PROPERTIES ON THIS PROPERTY WITHIN THE LIMITS OF THE SUBJECT PARCELS AS NOTED BELOW.

THIS PROPERTY IS OWNED BY KAREN L. DOBSON WHO RETAINS ALL PROPERTY RIGHTS WITH RESPECT TO REAL INTEREST IN THE PROPERTY CONCERNING SALE OF TIMBER OR FOREST MANAGEMENT ACTIVITIES. AS SUCH SHOULD ANY TIMBER SALES AND/OR FOREST MANAGEMENT ACTIVITIES BE PURSUED BY KAREN L. DOBSON OR SUBSEQUENT PROPERTY OWNERS, THOSE OWNERS WILL BE REQUIRED TO HAVE A FOREST STEWARDSHIP PLAN PREPARED AND APPROVED AT THEIR EXPENSE PRIOR TO THE START OF THOSE ACTIVITIES.

D.R. HORTON, INC. WITH THE SIGNING OF THE TREE MITIGATION, CONSERVATION & ESCROW AGREEMENT (HEREINAFTER CALL THE "AGREEMENT") DATED FEBRUARY 13, 2006 AND RECORDED IN LIBER 19433 AT FOLIO 711 HAS RIGHTS TO UTILIZE THE WOODLANDS TO SATISFY WOODLAND CONSERVATION REQUIREMENTS FOR OTHER PROPERTIES AND/OR PROJECTS. D.R. HORTON, INC. HAS NO PROPERTY RIGHTS WITH RESPECT TO THE HARVESTING OF TIMBER OR OTHER FOREST MANAGEMENT ACTIVITIES ON THIS PROPERTY.

OWNER

DR. DOBSON
 13600 BRANDYWINE ROAD
 BRANDYWINE, MD 20613

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
APPROVAL
 TREE CONSERVATION PLAN
 TCP# 197 / 03

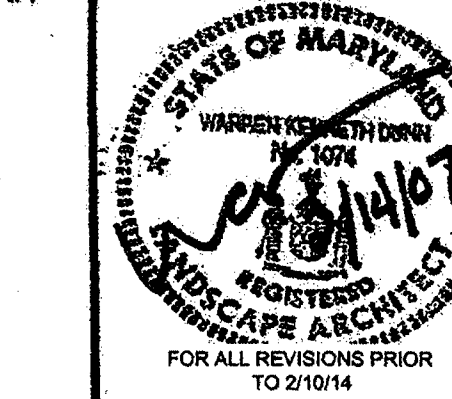
Approved by: John P. Markovich Date: 1/26/04

01	JPM	5/6/04
02	KF	5/10/04
03	KF	5/17/04
04		
05		

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NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
1	REV. PER M-NCPPC COMMENTS, ADDITIONAL CONSERVATION AREA ADDED	ACW	1/05/07	3	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT.	ACW	10/24/06
2	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT.	MM	3/21/04	4	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04
3	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	5	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
4	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	6	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
5	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	7	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
6	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	8	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
7	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	9	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
8	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	10	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
9	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	11	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE
10	REV. TO SHOW ESMIT FOR BALK HILL (TCP11/132/03) OFF-SITE, MODIFIED ESMIT, TRACKING CHART PER COMMENTS	MM	1/12/04	12	REVISED PER COUNTY COMMENTS, ADDED BEARING AND STATION, REVISED CHART	BY	DATE

TREE CONSERVATION PLAN TYPE II



MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DOING TEST PITS BY HAND, PRIOR TO THE START OF EXCAVATION. THE CONTRACTOR MUST EXCAVATE AT 1-FOOT INTERVALS, AND RECORD THE DEPTH OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN, THE CONTRACTOR MUST RECORD THE DEPTH OF EXCAVATION AND THE UTILITY COMPANY BEFORE PROCEEDING WITH EXCAVATION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DOBSON PROPERTY
 BRANDYWINE / 11TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

1" = 200'	SHEET 1 OF 1
PROJECT NO.	07751400

WOODLAND CONSERVATION
 EASEMENT 4 (PARTS 1&2)
 TOTALS
 148.2536 AC INCLUDING 48.19 AC
 OF FLOODPLAIN

SCALE: 1" = 200'
 WSSC DATUM

Vicinity Map
 Scale 1" = 200'
 Copyright ADC The Map People
 Permitted Use Number 21102194

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)

Zone:	O-S	242.51
Gross Tract:		242.51
Floodplain:		48.66
Previously Dedicated Land:		0.00
Net Tract (NTA):		193.85

TCP Number: TCP2-197-03 Revision #: 3

Property Description or Subdivision Name: N/A

Is this site subject to the 1989 Ordinance 70(h)? N/A

Is this one (1) single family lot? (y/n) N/A

Are there prior TCP approvals which include a combination of this lot? (y/n) N/A

Is any portion of the property in a WC Bank? Y

Break-even Point (preservation) = 38.30 acres

Clearing permitted w/o reforestation = 153.19 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

Existing Woodland	Column A WCT/AFT %	Column B Net Tract (1:1)	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Woodland Conservation Threshold (WCT) =	0.00%	191.49	48.66	
Smaller of 13 or 14	0.00	0.00		
Woodland above WCT	0.00	191.49		
Woodland cleared	0.00	0.00	0.00	0.00
Clearing above WCT (smaller of 16 or 17)	0.00	0.00		
Clearing above WCT (0.25 : 1) replacement requirement	0.00	0.00		
Woodland cleared below WCT	0.00	0.00		
Clearing below WCT (2:1 replacement requirement)	20.00%	0.00		
Afforestation Threshold (AFT)	0.00	191.49		
Off-site WCA being provided on this property	0.00	191.49		
Woodland Conservation Required		191.49		

SECTION III-Meeting the Requirements

Woodland Preservation	0.00
Afforestation / Reforestation	0.00
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00
Forest Enhancement Credit (Area * 25)	0.00
Area approved for fee-in-lieu-PFA	0.00
Credits for Off-site Conservation on another property	0.00
Off-site WCA (preservation) being provided on this property	191.49
Off-site WCA (afforestation) being provided on this property	0.00
Total Woodland Conservation Provided	191.49

Area of woodland not cleared: 191.49 acres
 Net tract woodland retained not part of requirements: 191.49 acres
 100-floodplain woodland retained: 48.66 acres
 On-site woodland conservation provided: 0.00 acres
 On-site woodland retained not credited: 242.51 acres

Note: A refinement of the property composite outline has increased the gross tract to 242.51 acres.

Type II Tree Conservation Plan For an Off-site Woodland Conservation Bank

- 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 woodland conservation 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# shall be revised to calculate the requirements for this property and demonstrate how those 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 \$9.00 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1/2, 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of 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 woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
- All off-site woodland conservation 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 may encumber only the portion of the property included in the off-site mitigation bank, and must include a metes and bounds description of the area to be encumbered signed and sealed by a licensed surveyor.
- Prior to the recording of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval.
- 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 submission of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recording. Each Transfer Certificate shall clearly cross-reference the appropriate TCP#s 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 mitigation required, in accordance with NR Article 5-160(b)(2). Off-site woodland mitigation areas established as afforestation areas or as natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
- The TCP# 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 TCP# number, and the recording 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 Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCP# by the EPS.

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- FLOOD PLAIN LIMITS
- EXISTING TREE LINE
- WETLANDS
- 25' WETLAND BUFFER
- STREAM CENTERLINE
- 50' STREAM BUFFER
- PRESERVATION AREAS NOT IN FLOODPLAIN
- RETAINED - NOT CREDITED WOODLAND UNDER PRINCE GEORGE'S COUNTY WOODLAND & WILDLIFE HABITAT CONSERVATION ORDINANCE

