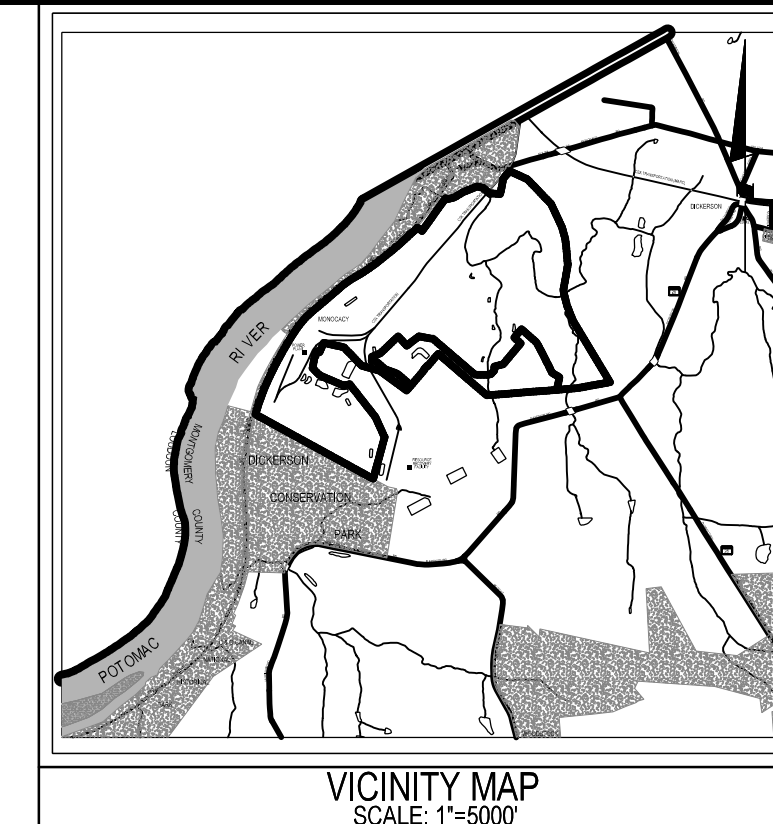


DICKERSON POWER PLANT

PRELIMINARY FOREST CONSERVATION PLAN

#F20240620

POOLSVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
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Engineering
Surveying
Planning
Environmental Sciences

PLANNING DEPARTMENT USE ONLY (E-PLANS)

FOREST CONSERVATION WORKSHEET
DICKERSON POWER PLANT

NET TRACT AREA:

A. Total tract area ...	239.32
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	4.75
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	234.57

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	0	1

G. Afforestation Threshold ...	15%	x G =	35.19
H. Conservation Threshold ...	15%	x G =	35.19

EXISTING FOREST COVER:

I. Existing forest cover	73.25
J. Area of forest above afforestation threshold	38.06
K. Area of forest above conservation threshold	38.06

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	42.80
M. Clearing permitted without mitigation	30.45

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	18.19
O. Total area of forest to be retained	55.06

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	18.19
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	19.87
S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of total reforestation and afforestation required	0.00
V. Total reforestation and afforestation required	0.00

worksheet date: 5/13/2019

FOREST CONSERVATION WORKSHEET
DICKERSON POWER PLANT

NET TRACT AREA:

A. Total tract area ...	439.79
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	21.45
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	418.34

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0	0

G. Afforestation Threshold ...	20%	x G =	83.67
H. Conservation Threshold ...	55%	x G =	230.09

EXISTING FOREST COVER:

I. Existing forest cover	343.87
J. Area of forest above afforestation threshold	260.20
K. Area of forest above conservation threshold	113.78

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	252.84
M. Clearing permitted without mitigation	91.03

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.72
O. Total area of forest to be retained	343.15

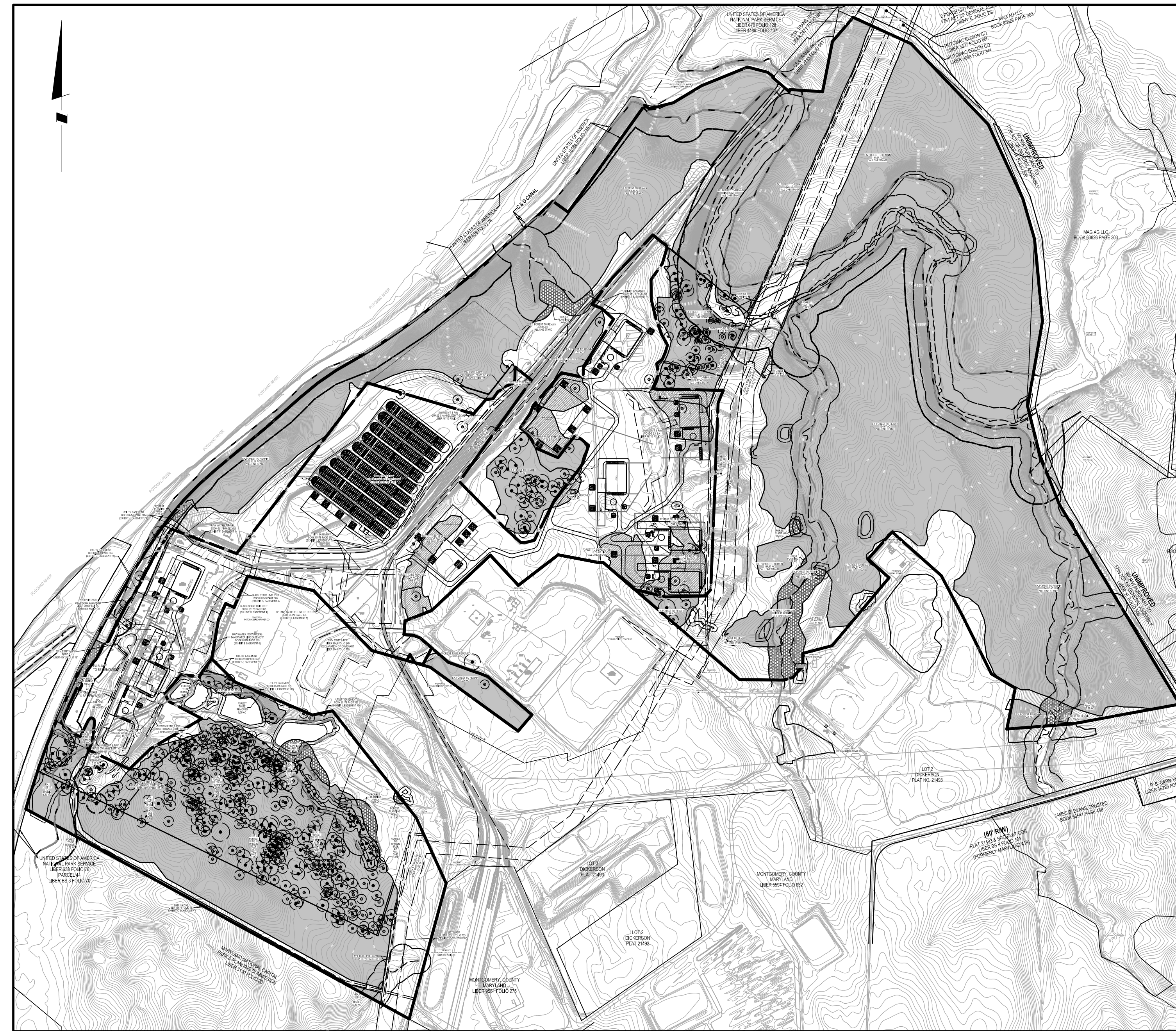
PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.72
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	113.06
S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of total reforestation and afforestation required	0.00
V. Total reforestation and afforestation required	0.00

worksheet date: 5/13/2019

LAND DEDICATION FOR ROADS OR UTILITIES:

INDUSTRIAL ZONED:	AGRICULTURAL ZONED:
EASEMENT & R/W 500 KV	EASEMENT & R/W 500 KV
LIBER 18497 FOLIO 60: 4.67 AC.	LIBER 18497 FOLIO 60: 9.53 AC.
EASEMENT & R/W 230 KV	EASEMENT & R/W 230 KV
LIBER 18497 FOLIO 46: 0.08 AC.	LIBER 18497 FOLIO 46: 11.92 AC.
TOTAL DEDUCTION: 4.75 AC.	TOTAL DEDUCTION: 21.45 AC.



SCALE: 1" = 600'

SHEET INDEX

- F.01 COVER SHEET
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- F.03 OVERALL PLAN
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- F.08 PRELIMINARY FOREST CONSERVATION PLAN
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- F.11 PRELIMINARY FOREST CONSERVATION PLAN
- F.12 PRELIMINARY FOREST CONSERVATION PLAN
- F.13 PRELIMINARY FOREST CONSERVATION PLAN
- F.14 PRELIMINARY FOREST CONSERVATION PLAN
- F.15 NOTES AND DETAILS
- F.16 NOTES AND DETAILS

GENERAL NOTES:

1. THE GROSS TRACT AREA FOR THE PRELIMINARY FOREST CONSERVATION IS 679.11 ACRES. AN NRI/FSD WAS PREVIOUSLY SUBMITTED AND APPROVED FOR THE LIMIT OF DISTURBANCE OF 291.7152 ACRES ON PART OF PARCEL N500 (03853280) AND ON PART OF PARCEL N940 (03853291), IF THE LIMIT OF DISTURBANCE EXPANDS, IT WILL RESULT OF A NEW NRI/FSD.
2. NRI/FSD AND FIELD SHOT DATA FOR ENVIRONMENTAL FEATURES WERE USED AREA WITHIN LOD. ALL OTHER BOUNDARY SURVEY INFORMATION PROVIDED VIA GIS.
3. MOST OF THIS SITE IS CLASSIFIED AS ZONE IH-2.5, WHILE THE REMAINING ZONED IS AR.
4. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
5. THIS PROJECT LIES WITHIN THE AGRICULTURAL AND RURAL OPEN SPACE MASTER.
6. THE MAJORITY OF THE SITE LIES IN THE QUARRY BRANCH WATERSHED, WHILE THE REMAINING PORTION ON THE SITE IS LITTLE MONOCACY RIVER WATERSHED.
7. FLOODPLAIN SHOWN PER FEMA PLAT #24031C0130D.
8. THERE ARE NO DESIGNATED HISTORIC SITE ASSOCIATED WITH THESE PARCELS.
9. THERE ARE NO KNOW RARE THREATENED, OR ENDANGERED SPECIED OCCURRING ON THIS PROPERTY, PER LETTER FROM MD DNR DATED 11/29/2023.
10. FOOTPRINT OF PROPOSED STRUCTURES FOR DATA CENTERS AND BATTERY STORAGE TO HAVE FINAL ARCHITECTURE PROVIDED DURING SITE PLAN
11. ALL STREAM VALLEY BUFFERS (SVB) OUTSIDE OF THE FIELD SHOT DATA AREA ARE ASSUMED TO BE 100 FT THIS IS A PRELIMINARY FOREST CONSERVATION PLAN. A FINAL FOREST CONSERVATION PLAN WILL BE PRESENTED FOR APPROVAL ONCE FINAL SITE IMPROVEMENTS INCLUDING BUILDING LAYOUT, ROADWAYS, STORMWATER MANAGEMENT FACILITIES, DEMOLITION, AND OTHER IMPROVEMENTS ARE FINALIZED.
- 12.

LEGEND:

- ⊙ SPECIMEN TREE (GREATER THAN OR EQUAL TO 30" DBH)
- SIGNIFICANT TREE (BETWEEN 24-29.9" DBH)
- ⊗ TREE TO BE REMOVED
- LOD— LIMIT OF DISTURBANCE (LOD)
- LIMITS OF FOREST STAND
- - - - PERENNIAL STREAM
- SVB— STREAM VALLEY BUFFER
- W— WETLAND
- WB— WETLAND BUFFER
- F— FLOODPLAIN
- - - - ZONING LINE
- EXISTING FOREST TO REMAIN
- ▨ EXISTING FOREST TO BE REMOVED
- ⊙ REFORESTATION AREA
- EASEMENT/RIGHT OF WAY
- PBL— PROPERTY BOUNDARY LINE
- TSF— TREE SAVE FENCE
- ROOT PRUNE
- EX CONTOUR MINOR
- EX CONTOUR MAJOR

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20240620 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Terra Energy, LLC
Printed Company Name: _____
Contact Person or Owner: Jeffrey Ferrel
Contact Person: _____
Address: 13409 Strawbale Lane, Darnestown, MD
Phone: (540) 223-3954
Signature: *[Signature]*

MISS UTILITY NOTE

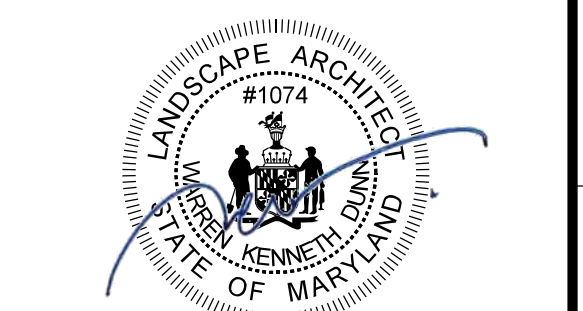
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS; THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DESIGN TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-225-1177 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THESE 120 INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

Terra Energy, LLC
13409 Strawbale Lane
Darnestown, MD 20878
540 223 3954
Jeffrey Ferrel

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 1074 EXPIRATION DATE: 07/01/2024



09/26/2024

COVER SHEET
PRELIMINARY FOREST CONSERVATION PLAN
DICKERSON POWER PLANT
F20240620

TAX MAP BV341 BV342 BV561 BV562	ZONING CATEGORY: AR, IH-2.5, H-70
NSIC 200 SHEET 229N/W22, 229N/W21 229N/W22, 229N/W21	DATE: 6/21/2024
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD83	DESIGNED: NC TECHNICAL: NC CHECKED: WKD CAD STYL: V8 / NCS VERSION:
SHEET F.01 OF F.16	PROJECT NO. 4025-00-00