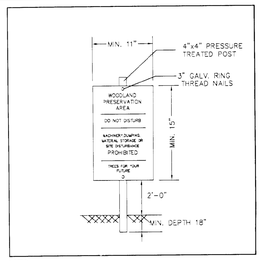
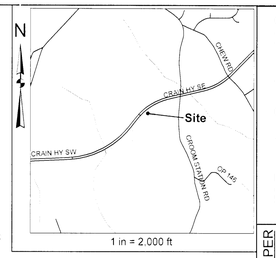
Type II Tree Conservation Plan Notes
For an Off-site Woodland Conservation Bank

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 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 TCPII 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.
2. Cuting 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 ¼: 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
3. 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.
4. 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.
5. 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.
6. 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, MNCPPC for appropriate review and approval.
7. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
8. 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).
9. 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 5-1607(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.
10. 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.
11. 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.
12. 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.
13. 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 TCPII by the EPS.



NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF LOD., AND REMAIN IN PLACE IN PERPETUITY.



6900 Crain Highway Property Site Information

1.	Owner	Florida on the Potomac, LLC
2.	Property Address	6900 Crain Highway Upper Marlboro, MD 20772
3.	Mailing Address	14416 Old Mill Road, Suite 201 Upper Marlboro, MD 20772
4.	Deed Information	Liber 32696 Folio 593
5.	Area	14.98 acres
6.	Tax Map	101, Grid D-4, Parcel 294 Tax Acct #3472123
7.	Assessment District	15
8.	Planning Area	82A
9.	Policy Analysis Zone	270B
10.	Zoning	R-A
11.	Tier	Rural
12.	Green Infrastructure	Regulated and Evaluation Areas
13.	WSSC Grid	209SE12
14.	Election District	15
15.	Council District	9
16.	Watershed	Charles Branch
17.	River Basin	Patuxent
18.	Floodplain	Delineated by Marlboro Engineering
19.	Proposed Use	Woodland Conservation Bank
20.	ADC Map Page/Grid	26 K-7
21.	Cemeteries	None
22.	Historic Sites	Approx 300' east – Pleasant Hills #82A-002
23.	Scenic/Historic Roads	None
24.	Topography	M-NCPPC
25.	Preliminary Plan	NA

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

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)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
0				14.82	0.00					
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

STANDARD FSD NOTES

1. This site is zoned R-A and is located in the Rural Tier as defined in the Approved General Plan.
2. The source of the property boundaries on this plan is from the recorded deed for the property (L.32696 F 593).
3. The topography shown on the plan is from M-NCPPC topographic data.
4. The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site soils and generated on December 27, 2011.
5. The county regulated 100-year floodplain information was delineated by Marlboro Engineering.
6. The wetland and stream information on this plan is from field observations prepared by JM Forestry Services, LLC on October 31, 2011. The wetlands are located entirely within the 100-year floodplain and or the 100 stream buffer.
7. This site is not within a Sensitive Species Protection Review Area based on a letter dated December 5, 2003 prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources for the abutting property.
8. The site does include Forest Interior Dwelling Species habitat.
9. The site is not subject to a previously approved TCP.
10. There are eleven (11) specimen, champion and or historic trees located on the property or in close proximity to the property. These trees were located using GPS and existing site features such as topography, roads, streams and structures and aerial photography. Any proposed impacts to these trees or the critical root zone of these trees may require a variance.
11. Marlboro clay and Christiana complex are not found to occur on or within the vicinity of this property.
12. If any of the base information used to prepare this FSD changes significantly, the FSD will be revised and re-submitted for review to the Environmental Planning Section.
13. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
14. This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
15. This site is not located within a Stronghold Watershed as established by the MD DNR.
16. Baden Nayler Road located along the southeastern property boundary is a designated scenic and historic road.
17. The subject property is not located within a Registered Historic District.
18. There are no known archeological sites located on the subject property. The property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
19. The site is located in the vicinity of Crain Highway (US 301) which abuts the entire western boundary of the property. Crain Highway (US 301) is a master planned Freeway roadway that is regulated for noise. A noise study may be required during subsequent development review processes.
20. The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews AF Force Base.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).

SIMPLIFIED FOREST STAND DELINEATION

EXISTING CONDITIONS

This entire site is covered by existing forest. According to the Web Soil Survey, the soil complexes found to occur on this property include soils in the Mant-Dodon, Udorthents highway, and Westphalia and Dodon soil complexes. The property is located along Charles Branch watershed of the Patuxent River Basin and in the Rural Tier as reflected in the adopted *General Plan*. Streams, wetlands, 100-year floodplain and areas with steep slope greater than 15 percent are found to occur on this property. The subject property is not located within or adjacent to a rare, threatened or endangered species evaluation area according to the Maryland Department of Natural Resources Wildlife and Heritage Service. Forest Interior Dwelling Species (FIDs) habitat as identified on a portion of this property because some woodland areas are located than 300 feet from the nearest woodland edge. The southern two-thirds of this property are within a Green Infrastructure Regulated, Evaluation or Network Gap Area. There are no designated historic or scenic roads in the vicinity of this property. There are no master plan roadways with a classification of arterial roadway or greater located in the immediate vicinity of this property. Several specimen trees were found within the limits of this study.

RARE, THREATENED OR ENDANGERED SPECIES AND SENSITIVE HABITATS

In a letter dated December 5, 2003 the Maryland Wildlife and Heritage Service for the abutting property to the east indicated that there are no known rare, threatened or endangered species in the vicinity of this property. However, because this woodland is part of a much larger woodland it is suspected that Forest Interior Species (FIDs) habitat may be present. Based on Prince George's County guidelines there is no FIDs habitat as there are no woodland areas more than 300 feet from the nearest woodland edge.

STAND DESCRIPTIONS

Stand A

The dominant species found in this stand of mixed hardwoods are Yellow Poplar and Sweetgum that account for approximately 80 percent of the trees. Other species found include Virginia Pine, Red Maple, Beech, Hickory, Red Oak, White Oak, River Birch, Elm, Ash, Willow Oak, Sycamore, Black Walnut, Black Cherry, Dogwood, Sassafras and Hornbeam. The dominant understory species found in this stand includes Spicebush, Beech, Sweetgum, Yellow Poplar, Hickory, Dogwood and Hornbeam while the dominant herbaceous species include Spicebush, Sweetgum, Red Maple, Beech, Holly, Hickory, Ash, Woods Nettle, Blackberry, Greenbrier and Japanese Stilt Grass. Invasive species of significance were found in the herbaceous layer of this stand. The most prevalent invasive species found in the herbaceous layers was Japanese Honeysuckle that accounted for approximately 10 percent of the average in that layer and generally near the forest edges. The average DBH is estimated to be approximately 12 inches, there are approximately 350 trees per acre, and the estimated basal area is 140 square feet per acre.

There is no evidence of past logging activities, insect or disease issues within the limits of this stand. This stand has an medium to rating with respect the overall retention potential because portions of the stand area located in the vicinity of a stream and much of the stand and property are on these adjacent slope areas that are considered to be part of the Primary Management Area or PMA. It should hoses or be noted that portions of this stand would in in locations that would have an excellent overall retention potential. Several specimen trees were identified within the limits of this stand or in close proximity to this stand.

SPECIMEN TREES

Tree #	Common Name	Latin Name	DBH	Condition	Condition Comments	Disposition
1	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Decay, cavity, top damage, brushing	Save
2	Yellow Poplar	*Liriodendron tulipifera*	42	Poor	Decay, cavity, top damage, brushing	Save
13	Southern Red Oak	*Quercus falcata*	38	Good		Save
190	Beech	*Fagus grandifolia*	42	Fair	Vines, decay	Save
191	White Oak	*Quercus alba*	39	Good		Save
192	Beech	*Fagus grandifolia*	41	Poor	Decay, cavity	Save
198	Yellow Poplar	*Liriodendron tulipifera*	38	Good		Save
205	Sycamore	*Platanus occidentalis*	39	Good		Save
206	Yellow Poplar	*Liriodendron tulipifera*	38	Fair	Decay, top damage	Save
207	Yellow Poplar	*Liriodendron tulipifera*	37	Good		Save
208	Southern Red Oak	*Quercus falcata*	51	Poor	Decay, cavity, top damage	Save

STAND CHARACTERISTICS

STAND	AREA (acres)	RETENTION POTENTIAL
A	14.98	Medium to High
Open land	0.00	
Total	14.98	

Natural Resources Inventory Site Data

Type	Area (acres)
Gross Tract Area	14.98
Existing Off-site Floodplain	0.16
Net Tract Area	14.82
Existing Woodlands on Gross Tract	14.98
Existing Woodlands in 100-year Floodplain	0.16
Existing Woodlands on Net Tract	14.82
Existing PMA	2.90
Linear feet of stream, perpetual	273

Soil Survey Table (Source: *Web Soil Survey 12/27/2011*)

Map Unit	Map Unit Name	Whole Soil K-Factor	Hydrologic Group	Drainage Class	Hydric Rating
MnB	Mant-Dodon complex, 2-5% slopes	0.32	B	Well drained	Not Hydric
MnC	Mant-Dodon complex, 5-10% slopes	0.32	B	Well drained	Not Hydric
MnD	Mant-Dodon complex, 10-15% slopes	0.32	B	Well drained	Not Hydric
MnE	Mant-Dodon complex, 15-25% slopes	0.32	B	Well drained	Not Hydric
UdbF	Udorthents, highway, 0-65% slopes		D	Well drained	Not Hydric
WdF	Westphalia and Dodon soils, 25-65% slopes	0.17	B	Well drained	Not Hydric

Legend

- WPA - Woodland Preservation Area
- Specimen Tree
- Existing Treeline
- 100-year Floodplain
- 10-foot Contour
- 2-foot Contour
- Edge of Pavement
- Property Boundary
- Adjacent Property Boundary
- FIDs Buffer (Forest Interior Dwelling Species
- PMA - Primary Management Area
- Streams
- SB - 100-foot Stream Buffer
- Stands
- CRZ - Critical Root Zone
- Soil Boundaries
- Slopes > 15%

OWNERS CERTIFICATION

I / we **Florida on the Potomac, LLC** hereby acknowledge that I / we are aware of this Type 2 Tree Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2.

Owner / Owners Representative — Date: 5/16/13

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: — Date: 5/16/13

John P. Markovich
JM Forestry Sevices, LLC
11552 Timberbrook Drive
Valeorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND — LICENSED FORESTER — NO. 135 — BOARD OF FORESTERS

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-A		
Gross Tract:	14.98		
Floodplain:	0.16		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	14.82	0.00	0.00
	*Include acreage in the corresponding columns for each zone		
Property Description or Subdivision Name:	6900 Crain Highway Property		
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 combinationof this lot and/or other lots. (y,n)	N		
Is this a Mitigation Bank	Y		
Break-even Point (preservation) =	2.96 acres		
Clearing permitted w/o reforestion=	11.86 acres		

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		14.82	0.16	
Woodland Conservation Threshold (NTA) =	0.00%	0.00		
Smaller of a or b		0.00		
Woodland above WCT		14.82		
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%	0.00		
Off-site Mitigation being provided on this property		14.82		
Woodland Conservation Required		**14.82**		

Woodland Conservation Provded:	(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 provded on this property	0.00	
Off-site Mitigation Preservation provded on this property	14.82	
Total Woodland Conservation Provded	**14.82**	

Area of woodland not cleared	14.82	acres
Woodland retained not part of requirements:	14.82	acres

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
NRI- 001 - 12
Approved by — Date: 6/21/13

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 - 002 - 12
Approved by — Date: 6/21/13

01 Revision	01 Revision
02 Revision	02 Revision
03 Revision	03 Revision
04 Revision	04 Revision
05 Revision	05 Revision

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

APPLICANT / DEVELOPER
Florida on the Potomac, LLC
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772
Phone: 301-952-9700

Natural Resource Inventory and Type 2 Tree Conservation Plan for Woodland Conservation Bank

6900 Crain Highway Property

15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM

Scale 1" = 100'

Project No. 11-013

Sheet No. 1 of 1