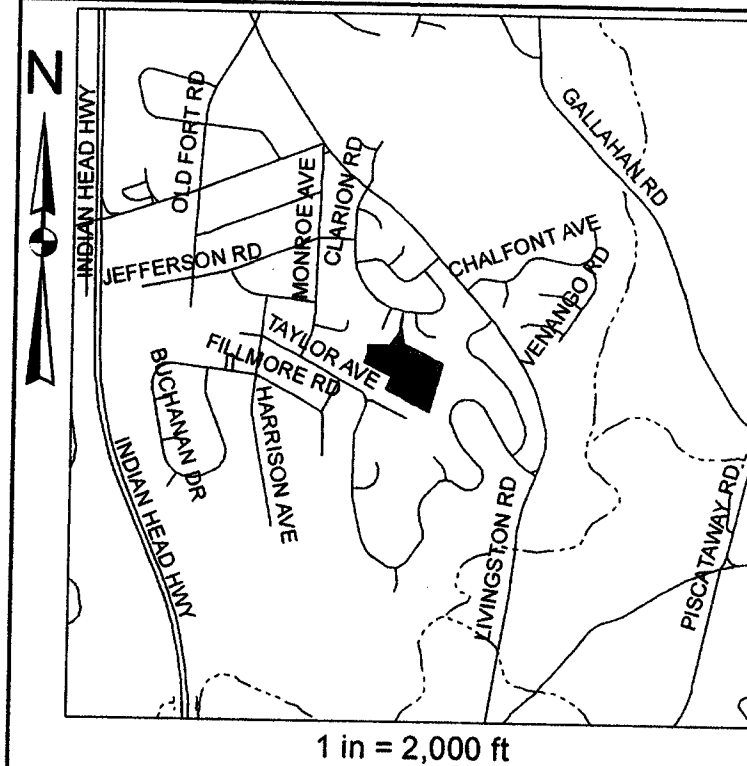


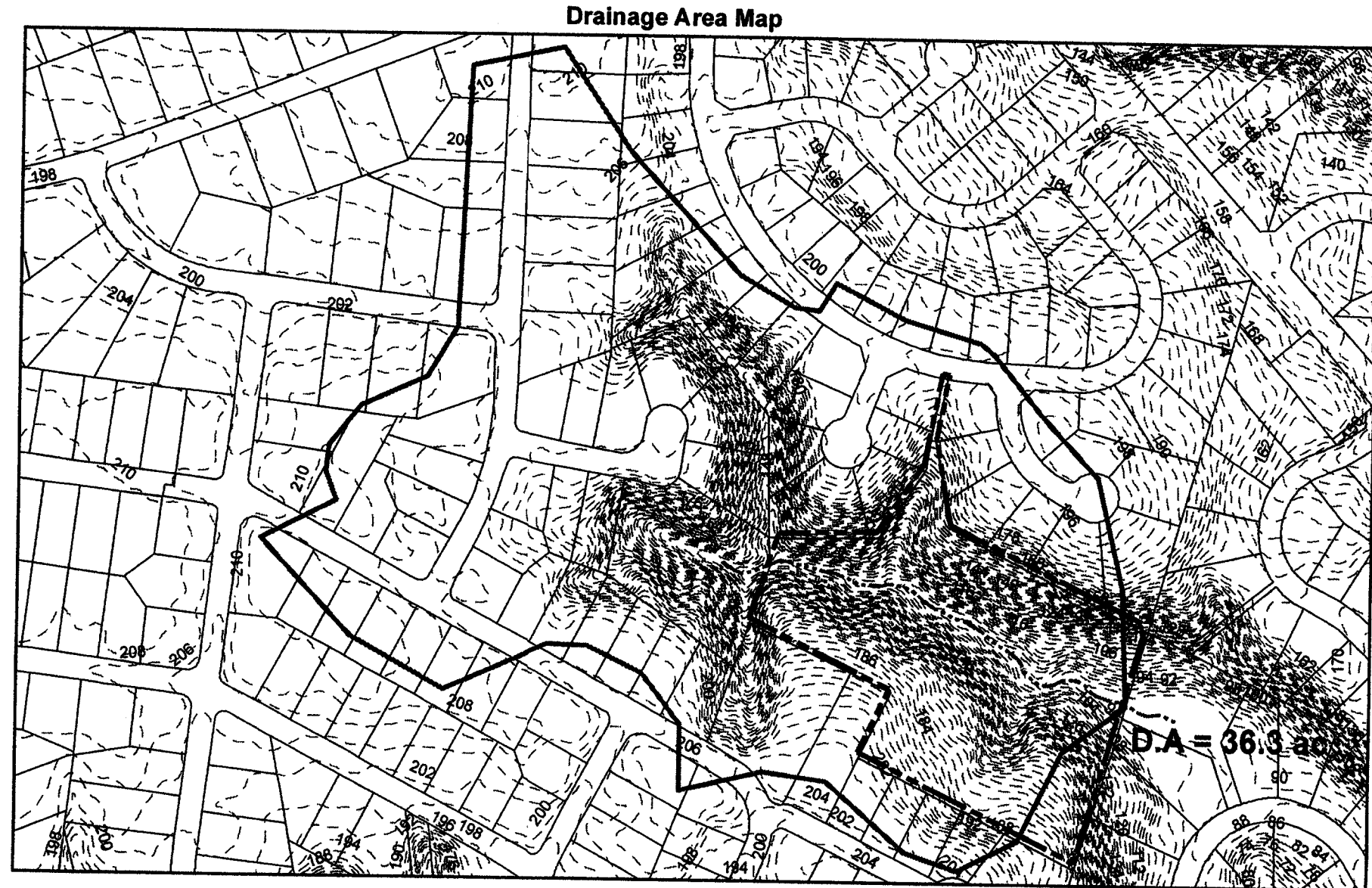
OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE										
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres) 7.07	Afforestation Area Available (acres) 0.00	Recreation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

Tioga Road WC Bank Property Site Information

- Owner: Brightseat Realty Co.
- Contract Purchaser: Land Holder, LLC
- Property Address: Tioga Road, Fort Washington, MD 20744, 14416 Old Mill Road, Suite 201, Upper Marlboro, MD 20772, Liber 3087 Folio 532
- Mailing Address: None
- Deed Information: 142, Grid D-1, Parcel 65
- Area: 7.82 acres
- Tax Map: 05
- Assessment District: 273B
- Planning Area: R-80
- Policy Analysis Zone: Developing
- Zoning: 217SE02
- Green Infrastructure: None
- WSSC Grid: 5
- Election District: 9
- Council District: Piscataway Creek
- Watershed: Potomac
- River Basin: None - Drainage area < 50 ac
- Floodplain: Woodland Conservation Bank
- Proposed Use: 30 H-10
- ADC Map Page / Grid: None
- Tier: None
- Historic Sites: None
- Cemetery: None
- Scenic/Historic Roads: M-NCPPC
- Topography: NA
- Preliminary Plan: NA



JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone/FAX: (301) 645-4877



I hereby certify that the drainage area for the subject property is less than 50 acres and that there is no floodplain present per the Prince George's County Code.

FOR FLOOD PLAIN DELINEATION:

Joseph A. Behun, Jr., P.E.
Maryland P.E. #10218
License Expiration: January 13, 2015



STAND A	
1 Dominant species	Yellow Poplar, Red Oak, White Oak, Beech
2 Codominant species	Black Walnut, Red Maple, Blackgum, Ash, Boxelder
3 Forest Association	52
4 Successional Stage	Immature Mixed Hardwood
5 Basal area in s.f. per acre	90
6 Size class of dominant species	20-30 inches
7 Percent canopy coverage	81%
8 Common understory species	Spicebush, Pawpaw, Beech, Red Maple, Arrowwood Viburnum, Elm, Boxelder, Blackgum
9 Percent of understory cover - 3' to 20' tall	47%
10 Number of woody plant species - 3' to 20' tall	3
11 Common herbaceous species	Spicebush, Pawpaw, Beech, Holly, Blackberry, Highbush Blueberry, Arrowwood Viburnum, assorted ferns
12 Percent herbaceous plant coverage - 0' to 3' tall	53%
13 List of major invasive plant species and percent of coverage	Overstory: 0% None Understory: 0% None Herbaceous: 37% Bittersweet
14 Number of standing dead trees 6" dbh or greater	0
15 Comments	Many invasive species along forest edges, also much blowdown of mature and overmature trees (primarily uprooting)
Number of trees per acre	197
Average Diameter at Breast Height (DBH)	20.3"

NATURAL RESOURCES INVENTORY GENERAL NOTES

- This site is zoned R-80 and is located in the Developing Tier as defined in the Approved General Plan.
- The source of the property boundaries on this plan is from Record Plats for all abutting properties.
- The topography shown on the plan is from M-NCPPC.
- 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 only and generated on May 9, 2013.
- No county regulated 100-year floodplain are located on-site because the drainage area to the site is less than 50 acres. This information has been provided per Mariboro Engineering, Inc. (Joseph A. Behun, P.E.#10218, Expiration January 13, 2015).
- The wetland and stream information on this plan is from a study prepared by JM Forestry Services, LLC based on a site visit on May 11, 2013. There are no existing wetlands present on this site, however, there is an existing stream which has been identified on this plan.
- This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
- 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 recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCPiE 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 5-1607(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.
- The TCPiE 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 TCPiE 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 Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPiE by the EPS.

Legend

- Utility Poles
- Property Boundary
- PropBndAdj
- Existing Fence
- Sample Points
- Specimen Trees
- Critical Root Zone (CRZ)
- Soils Boundary
- Existing Treeline
- Stream
- Stream Buffer (75-foot)
- Primary Management Area (PMA)
- Contour 10-foot
- Contour 2-foot
- Woodland Preservation Area (WPA)
- Slopes > 15%

OWNERS CERTIFICATION

I, Land Holder, LLC hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TCP2) and that I understand the requirements as set forth on this TCP2.

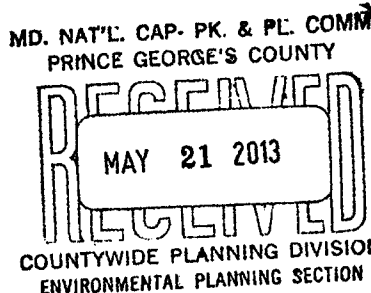
Leo Bruess 5/16/13
Contract Purchaser Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 5/16/13

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



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
NATURAL RESOURCES INVENTORY

NRI-094-13

Approved by: *KIFmch* Date: 6/7/2013

01 Revision

02 Revision

03 Revision

04 Revision

05 Revision

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN

TCP2-017-13

Approved by: *KIFmch* Date: 6/7/2013

01 Revision

02 Revision

03 Revision

04 Revision

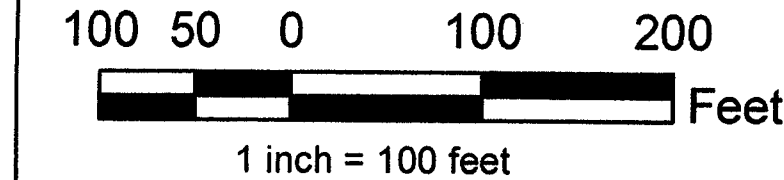
05 Revision

Natural Resources Inventory and Type 2 Tree Conservation Plan Woodland Conservation Bank

Tioga Road WC Bank

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Contract Purchaser
Land Holder, LLC
14421 Old Mill Road, Suite 201
Upper Marlboro, MD 20772
Phone: 301-952-9700



Summary Table - Forest Analysis and Priorities

Stand	Part A	Part B	Part C	Total (Out of 60)		Priority for Preservation (H, M or L)	Priority for Restoration (H, M or L)
	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)				
A	14	15	20	49		H	H

SPECIMEN TREE TABLE					
Tree #	Common Name	Latin Name	DBH	Condition	Comments
1	Yellow Poplar	Liriodendron tulipifera	31	Good	
2	Yellow Poplar	Liriodendron tulipifera	32	Good	
3	Yellow Poplar	Liriodendron tulipifera	33	Good	
4	Yellow Poplar	Liriodendron tulipifera	30	Good	
5	Southern Red Oak	Quercus falcata	40	Good	
6	Southern Red Oak	Quercus falcata	53	Fair	V-fork, decay, cavity
7	Chestnut Oak	Quercus montana	31	Good	
8	Yellow Poplar	Liriodendron tulipifera	38	Good	
9	Yellow Poplar	Liriodendron tulipifera	45	Fair	V-fork, decay, decline, insects damage
10	Yellow Poplar	Liriodendron tulipifera	36	Good	
11	Southern Red Oak	Quercus falcata	30	Good	
12	Yellow Poplar	Liriodendron tulipifera	32	Good	
13	Southern Red Oak	Quercus falcata	36	Good	
14	Yellow Poplar	Liriodendron tulipifera	36	Good	
15	Yellow Poplar	Liriodendron tulipifera	42	Good	
16	Yellow Poplar	Liriodendron tulipifera	30	Good	
17	Southern Red Oak	Quercus falcata	39	Good	
18	Yellow Poplar	Liriodendron tulipifera	38	Good	
19	Yellow Poplar	Liriodendron tulipifera	58	Fair	V-fork, decay, cavity
20	Yellow Poplar	Liriodendron tulipifera	34	Good	
21	Yellow Poplar	Liriodendron tulipifera	34	Good	
22	Yellow Poplar	Liriodendron tulipifera	36	Good	
23	Yellow Poplar	Liriodendron tulipifera	38	Good	
24	Yellow Poplar	Liriodendron tulipifera	34	Good	
25	Yellow Poplar	Liriodendron tulipifera	36	Good	
26	Southern Red Oak	Quercus falcata	40	Good	
27	Yellow Poplar	Liriodendron tulipifera	30	Good	
28	Yellow Poplar	Liriodendron tulipifera	38	Good	
29	Yellow Poplar	Liriodendron tulipifera	44	Fair	V-fork, decay, bird damage, top damage
30	Yellow Poplar	Liriodendron tulipifera	38	Good	
31	Yellow Poplar	Liriodendron tulipifera	36	Good	
32	Southern Red Oak	Quercus falcata	40	Good	
33	Yellow Poplar	Liriodendron tulipifera	39	Good	
34	Yellow Poplar	Liriodendron tulipifera	36	Good	
35	Yellow Poplar	Liriodendron tulipifera	44	Fair	V-fork, decay

Web Soils Survey Soils Table					
MAP UNIT	MAP UNIT NAME	K-FACTOR (Whole soils)	HYDRIC RATING	SOIL GROUP	DRAINAGE CLASS
BuB	Bethesda-Urbain land complex, 0-5% slopes	0.17	Partial	C	poorly drained
CsF	Croon-Howell-Collington complex, 25-40% slopes	0.10	No	B	Well drained
CuD	Croon-Howell-Urbain land complex, 10-15% slopes	0.10	No	B	Well drained
CvD	Croon-Marr complex, 10-15% slopes	0.10	No	B	Well drained
CwD	Croon-Marr complex, 26-60% slopes	0.10	No	B	Well drained
CxD	Croon-Marr-Urbain land complex, 5-15% slopes	0.10	No	B	Well drained
GuB	Groton-Urbain land complex, 0-5% slopes	0.24	No	B	Well drained

Taken From: USDA, NRCS, Web Soil Survey (WSS) available online at <http://websoilsurvey.nrcs.usda.gov>