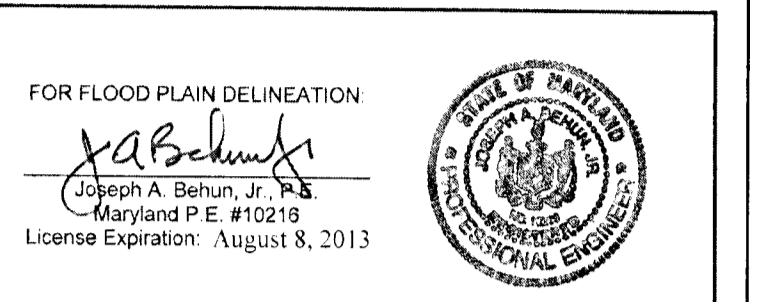
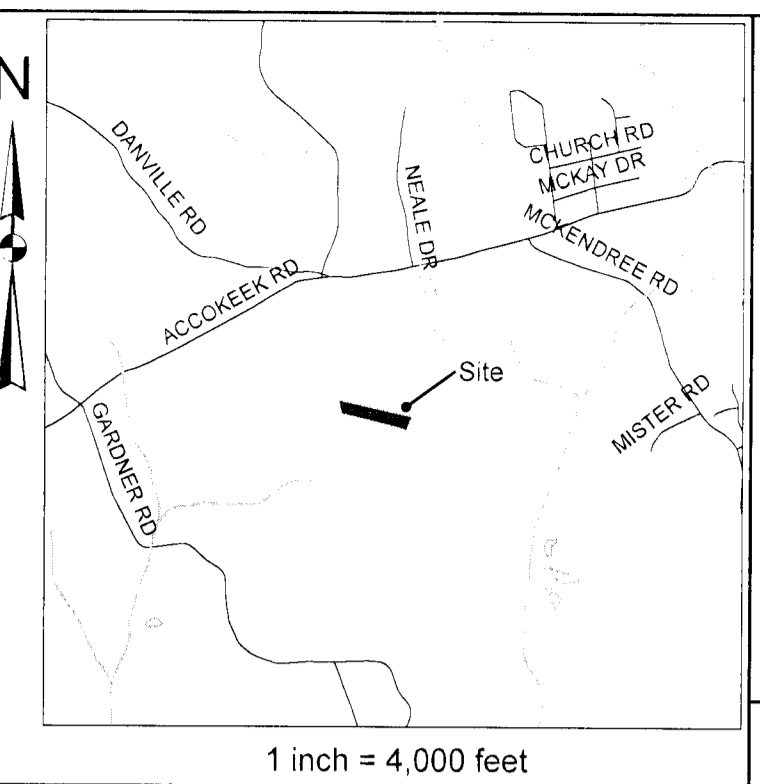
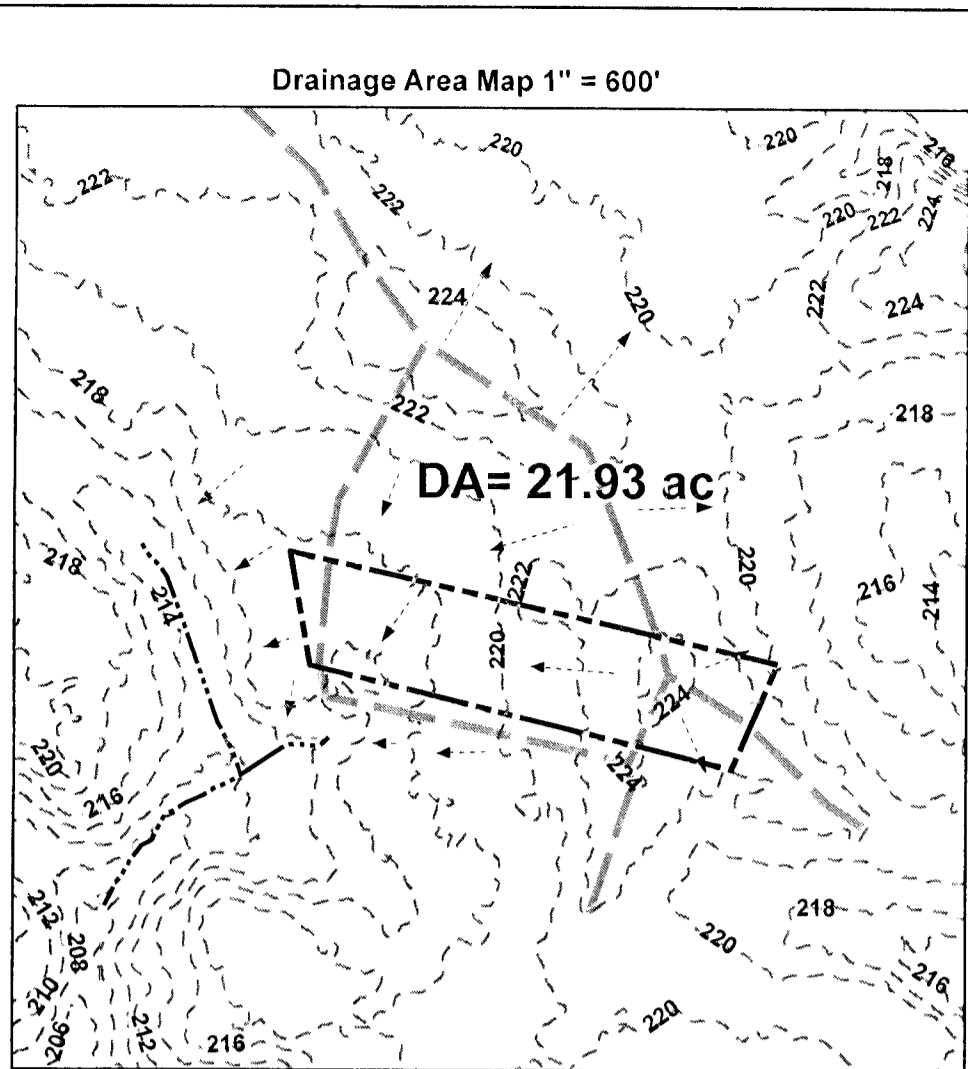


- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO TREES WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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



Bowser WC Bank Property Site Information

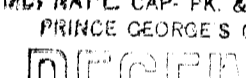
1. Owner: Florida on the Potomac, LLC
2. Property Address: Accokeek Road
3. Mailing Address: 14416 Old Mill Road, Suite 201 Upper Marlboro, MD 20772
4. Deed Information: Liber Folio
5. Area: 11.54 acres
6. Tax Map: 153, Grid F-3, Parcel 114
7. Tax Account Number: 2796571
8. Assessment District: 11
9. Planning Area: 85A
10. Policy Analysis Zone: 272C
11. Zoning: R-A
12. Tier: Rural
13. Green Infrastructure: Evaluation Area
14. WSSC Grid: 220SE05
15. Election District: 11
16. Council District: 9
17. Watershed: Mattawoman Creek
18. River Basin: Potomac
19. Floodplain: None - Drainage area < 50 ac
20. Proposed Use: Woodland Conservation Bank
21. ADC Map Page / Grid: 38 II-2
22. Cemetery: None
23. Historic Sites: None
24. Scenic/Historic Roads: Accokeek Rd 0.45 miles north
25. Topography: M-NCPPC
26. Preliminary Plan: NA

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:		R-A		
Gross Tract:		11.54		
Floodplain:		0.00		
Previously Dedicated Land:		0.00		
Net Tract (N-Tr):		11.54		
TCP Number:			Revision #	
Property Description or Subdivision Name:		Noble Property WC Bank		
Is this site subject to the 1989 Ordinance? (y/n)		N		
Is this one (1) single family lot? (y/n)		Y		
Are there prior TCP approvals which include a combination of this lots? (y/n)		N		
Is any portion of the property in a WC Bank?		Y		
Break-even Point (preservation) =		2.29 acres		
Clearing permitted w/o reforestation =		9.16 acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
Existing Woodland		11.45	0.00	
Woodland Conservation Threshold (WCT) =	0.00%	0.00		
Smaller of 13 or 14		0.00		
Woodland above WCT		11.45		
Woodland cleared		0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Clearing above WCT (0.25 - 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2-1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property		11.28		
Woodland Conservation Required		11.28		
11.28 acres				
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		\$0.00
Area approved for fee-in-lieu/non-PFA		0.00		\$0.00
Credits for Off-site Conservation on another property		11.28		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		11.28		
11.28 acres				
Area of woodland not cleared		11.45		
Net tract woodland retained not part of requirements:		11.45		
100-foot floodplain woodland retained		0.00		
On-site woodland conservation provided		0.00		
On-site woodland retained not credited		11.45		

MD, NAT'L, CAP. PK. & FL. C.

PRINCE GEORGE'S COUNTY



Legend

- ▲ Signs - Woodland Preservation Area (WPA)
- Existing Treeline
- FIDs Buffer Line
- Sample Points
- WP-NC - Woodland Preserved Not Credited
- WPA - Woodland Preservation Area
- Gravel Road
- Property Boundary
- Soils Boundary
- Topographic Contours 2-foot
- Streams
- Utility Poles

OWNERS CERTIFICATION

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

John P. Markovich 11/18/13
Owner / Owners Representative Date

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: *John P. Markovich* Date: 11/18/13

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



M-NCPPC

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

TCP2-090-13

Approved by

KIFmch

Date

12/16/13

01 Revision		
02 Revision		
03 Revision		
04 Revision		
05 Revision		

REVISIONS

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 TCP2 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 1:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
2. Per 08-00-0005, 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.
3. 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.
4. 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 MNCPPC 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.
5. 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.
6. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
7. 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 TCP2s and project names (banking property and benefiting property).
8. 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.
9. The TCP2 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 TCP2 number, and the recording numbers.
10. 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.
11. 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 recording of a Transfer Certificate.
12. 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 TCP2 by the EPS.

STAND A				
1	Dominant species	White Oak, Southern Red Oak		
1	Codominant species	Loblolly Pine, Blackgum, Virginia Pine, Holly		
2	Forest Association	52		
3	Successional Stage	Immature Upland Hardwood		
4	Basal area in s.f. per acre	80		
5	Site class of dominant species	20-30 inches		
6	Percent canopy coverage	70%		
7	Number of Tree Species	8		
8	Common understory species	Highbush Blueberry, Mt. Laurel, White Oak, So. Red Oak, Holly, Blackgum, Sweetgum, Beech		
9	Percent of understory cover - 3' to 20' tall	33%		
10	Number of woody plant species - 3' to 20' tall	4		
11	Common herbaceous species	Highbush Blueberry, Mt. Laurel, White Oak, So. Red Oak, Holly, Blackgum, Loblolly Pine, Virginia Pine, Greenbrier		
12	Percent herbaceous plant coverage - 0' to 2' tall	65%		
13	List of major invasive plant species and percent of coverage	Understory		
14	Number of standing dead trees 6" dbh or greater	7		
15	Comments	Several small openings from canopy mortality or larger tree blowing down. These openings are regenerating generally with Loblolly pine, White Oak and Southern Red Oak.		
	Number of trees per acre	310		
	Average Diameter at Breast Height (DBH)	12.3"		

MAP UNIT	MAP UNIT NAME	K-FACTOR (Whole soils)	HYDRIC RATING	SOIL GROUP	DRAINAGE CLASS
ApA	Aquatic silt loam, 0-2% slopes, occasionally ponded	0.37	0	C	Somewhat poorly drained
BsA	Beckville silt loam, 0-2% slopes	0.37	0	C	Moderately well drained
FsA	Fallington sandy loam, 0-2% slopes	0.24	85	B-D	Poorly drained

STAND CHARACTERISTICS		
STAND	Total (acres)	PRIORITY RATING
A	11.45	Medium
Open Land	0.09	
Total	11.54	

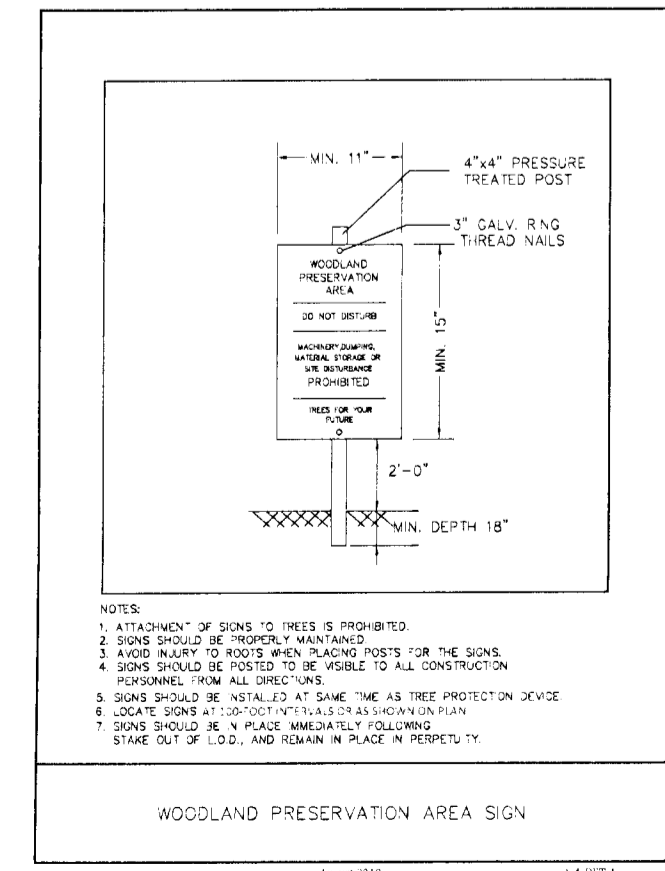
Natural Resources Inventory Statistics Table		
Site Statistics	Total	
Gross tract area	11.54	
Existing 100-year Floodplain	0.00	
Net tract area	11.54	
Existing woodland in the floodplain	0.00	
Existing woodland net tract	11.45	
Existing woodland total	11.45	
Existing PMA	0.00	
Regulated streams (linear feet of centerline)	0"	

NATURAL RESOURCES INVENTORY GENERAL 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 Deed Liber 13242 Folio 210 and a survey of unknown original.
3. The topography shown on the plan is from M-NCPPC 2000 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 only and generated on September 3, 2013.
5. A drainage area of less than 50 acres as verified by Joseph A. Behun, Jr., Maryland P.E. #102116, Marlboro Engineering has determined that the drainage area for this property is less than 50.00 acres. Additional verification from DER may be required during subsequent development review processes.
6. No wetlands or streams are located on-site as field verified by JM Forestry Services, LLC.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
9. This site is not located within a Stronghold Watershed as established by the MD DNR.
10. In a letter dated June 29, 2007 for the abutting property the Maryland Department of Natural Resources Natural Heritage Program has determined there are no known habitats of Special State Concern in the vicinity of this property.
11. The site does include Forest Interior Dwelling Species habitat.
12. The site is not subject to a previously approved TCP.
13. There are no specimen, champion or historic trees located on the property.
14. There are no scenic or historic roads located on or adjacent to this property.
15. The subject property is not located within a Registered Historic District.
16. There are no known archeological sites located on the subject property, however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
17. Marlboro clay and Christians complex are not found to occur on or within the vicinity of this property.
18. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
19. The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
20. The site is not located within an Aviation Policy Area (APA).
21. The site is not located within the Chesapeake Bay Critical Area (CBCA).
22. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and re-approved if the base information changes significantly. Approval of this NRI in no way imparts and other development application approvals.

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
1				11.28	0.00					
2										
3										
4										
5										
6										
7										
8										
9										
10										



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

APPLICANT / DEVELOPER

Type II Tree Conservation Plan
Woodland Conservation Bank

Noble Angle Property
Woodland Conservation Bank
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS