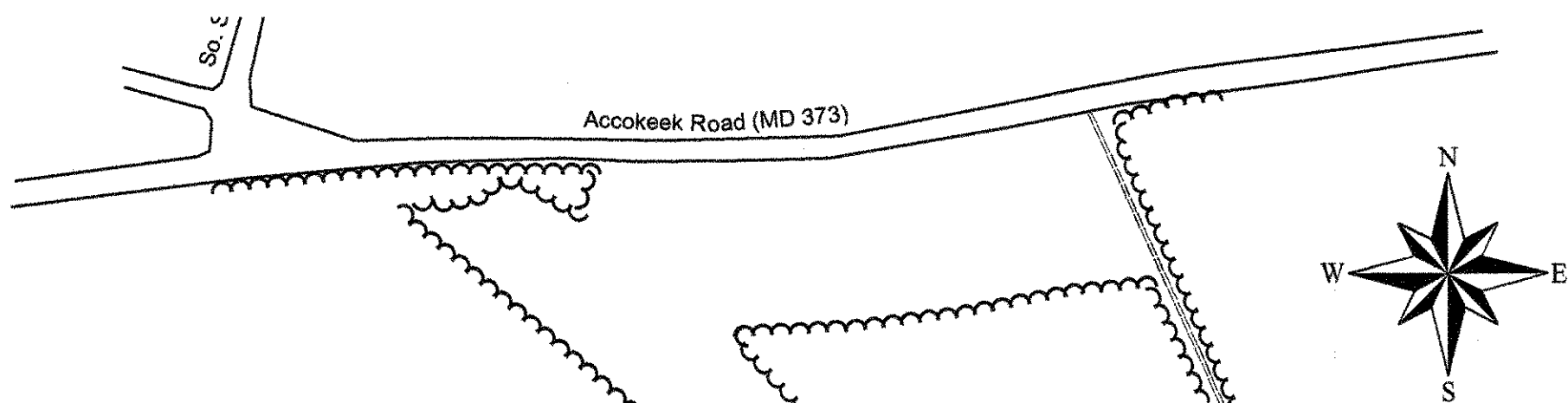




STAND CHARACTERISTICS			
STAND	AREA (acres)	RETENTION POTENTIAL ¹	FOREST STRUCTURE VALUE
A	51.14	Good	Excellent
B	6.92	Good	Good
C	2.97	Good	Good
Open Land	2.64		
Total	63.67		

¹ The "Retention Potential" is based on the location of the stand with respect to streams while the "Forest Structure Value" is based on the existing conditions of the vegetation and potential for use of the site by wildlife as habitat.

SITE INFORMATION	
Type	Area (acres)
Gross Tract Area	63.67
100-year Floodplain	0.00
Forest on Gross Tract	61.03
Forest in 100-year Floodplain	0.00

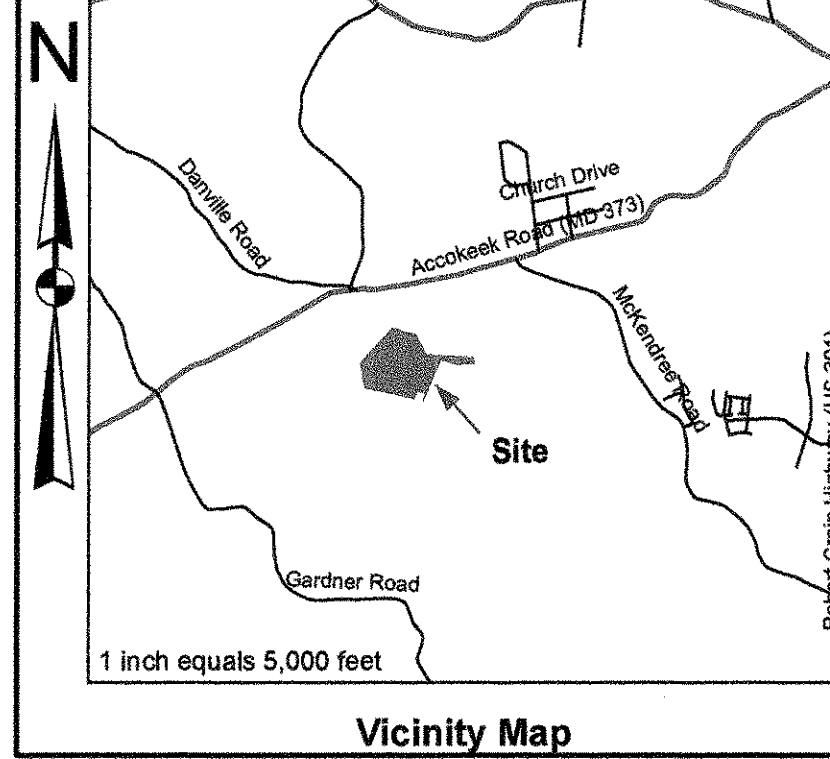


SOILS CHART			
SOIL	SOIL SERIES	K-FACTOR	HYDRIC SOIL GROUP
BeB2	Beltsville fine sandy loam, 2-5% slopes, moderately eroded	0.37	C
BIA	Beltsville silt loam, 0-2% slopes	0.49	C
BIB2	Beltsville silt loam, 2-5% slopes, moderately eroded	0.49	C
Ek	Elkton silt loam	0.49	C/D
Fs	Fallsington sandy loam	0.24	B/D
LeA	Leonardtown silt loam, 0-2% slopes	0.49	D
LeB	Leonardtown silt loam, 2-5% slopes	0.49	D

SPECIMEN TREE TABLE					
Specimen Tree	Common Name	Latin Name	Diameter (inches)	Tree Condition ¹	Comments
1	White Oak	<i>Quercus alba</i>	37	Good	
2	White Oak	<i>Quercus alba</i>	31	Good	
3	White Oak	<i>Quercus alba</i>	41	Fair	Decay

¹ Condition
Good - The tree is in generally good health with no noticeable defects or problems.
Fair - The tree is in generally good health but there are noticeable defects that may be signs of future problems with tree health or stability.
Poor - The tree has defects that could result in declining health and stability in the immediate future, potentially hazardous conditions present.

STAND A Common Upland Hardwood			
1. Dominant species	White Oak, Loblolly Pine, Virginia Pine		
2. Subdominant species	Red Maple, Sweetgum, Red Oak, Blackgum		
3. Stand area in A.T. per acre	111	147	
4. Number of trees per acre	403	277	
5. Average Diameter at Breast Height (DBH)	7.8"	8.2"	
6. Mean shape of dominant species	6.22 inches	6.12 inches	
7. Percent canopy coverage	90%	90%	
8. Average number of tree species per sample plot	2	2	
9. Species	Red Maple, Highbank Blueberry, Mt. Laurel, White Oak, Holly, Blackgum, Red Oak, Loblolly Pine	Holly, Red Maple, Black Cherry, White Oak, Highbank Blueberry, Mt. Laurel, Willow Oak	
10. Understory species	Highbank Blueberry, Mt. Laurel, Holly, Sweetgum, Blackgum, wax-seed	Highbank Blueberry, Red Maple, Holly, Mt. Laurel, Sweetgum, Sweetgum, assorted sedges	
11. Percent of understory coverage - 3' to 20' tall	14%	15%	
12. Number of woody plant species - 3' to 20' tall	4	5	
13. Percent herbaceous plant coverage - 0' to 3' tall	10%	10%	
14. List of major invasive plant species and percent of coverage	0% None	0% None	
15. Number of standing dead trees 6" dbh or greater	0% None	0% None	
16. Number of Time Species > 6" dbh	7	5	
17. Comments	Disturbance of past harvesting or disturbance (15+ years, no control apparent) Cover 100% 5-10 years old	Disturbance of past harvesting or disturbance (15+ years, no control apparent) Cover 100% 5-10 years old	
18. Forest Structure Rating Score	Good	Good	



Mitigation Area Identifier	Off-site Mitigation Credits Total (acres)	Off-site Mitigation Preservation Area 2:1 (acres)	Off-site Mitigation Afforestation Area 1:1 (acres)	Mitigation / Preservation / Afforestation Available (acres)	Mitigation / Preservation / Afforestation Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
				60.79	0.00					
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										

Woodland Conservation Worksheet for Prince George's County

Zone:
Gross Tract:
Floodplain:
Previously Dedicated Land:
Net Tract (NTA):

Property Description or Subdivision Name:
Is this site subject to the 1989 Ordinance?
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y/n)
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)
Is this a Mitigation Bank?
Break-even Point (preservation) =
Clearing permitted with reforestation =

Woodland Conservation Calculations:
Existing Woodland
Woodland Conservation Threshold (NTA) =
Smaller of a or b
Woodland above WCT
Woodland cleared
Smaller of d or e
Clearing above WCT (0.25 : 1) replacement requirement
Clearing below WCT (2:1 replacement requirement)
Afforestation Threshold (APT) =
Off-site Mitigation being provided on this property
Woodland Conservation Required

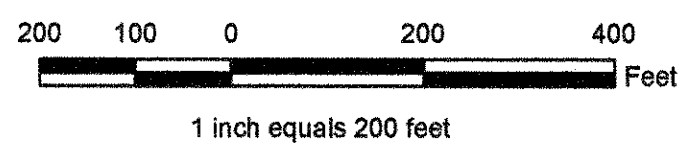
Woodland Conservation Provided:
Woodland Preservation
Afforestation / Reforestation
Area approved for fee-in-lieu
Credits for Off-site Mitigation on another property
Off-site Mitigation Afforestation provided on this property
Off-site Mitigation Preservation provided on this property
Total Woodland Conservation Provided

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

- Site Information Notes:
- There is no 100-year floodplain on this site based on the 100-year floodplain study prepared by Morris Ritchie Associates, Inc. for the adjacent site and TCPID/01. The approximate floodplain elevation based on that study is 215 feet.
 - The source of the property boundaries on this plan is L 9671 F152 and L4545 F779
 - The source of the topographic information on this plan is the 2001 topographic information obtained from the M-NCPPC.
 - This property is located in the Mattawoman Creek watershed and in the Potomac River basin.
 - Wetlands are present on this site based on field observations by JM Forestry Services, LLC and based on DNR Wetland maps. The wetlands were not specifically located.
 - There are three specimen trees located on the property. These trees were located using GPS and existing site features such as structures, streams and topographic conditions.
 - There are no master plan roadways in the vicinity of this property and the nearest scenic road is located approximately 1,500 feet north of the property.
 - The subject property is not within or adjacent to a rare, threatened or endangered species evaluation area according to information obtained on the MERLIN website as updated by the State of Maryland.

- Type II Tree Conservation Plan Notes
For an Off-site Woodland Conservation Mitigation 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 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.
 - 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 \$1.50 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1/4, 1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
 - Per CB-80-2005, 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 mitigation 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 shall encumber only the portion of the property included in the off-site mitigation bank, and be described by a metes and bounds description.
 - 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, M-NCPPC 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 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).
 - 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 5-1907(b)(2). Off-site woodland conservation areas established as afforestation areas 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 for two years after establishment unless an afforestation bond is posted.
 - 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.
 - 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 Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.

- Legend
- Specimen Trees
 - Sample Points
 - SoilsID
 - Soils
 - Property Boundary
 - Property Boundary Adjacent
 - Contour 10-foot
 - Contour 2-foot
 - Paved Road
 - Gravel Road
 - Treeline (existing)
 - Stand Boundary
 - Forest Saved Not Counted
 - WC - Preservation Area
 - Stand Identification



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

Property Location:
5241 Accokeek Road
Brandywine, MD 20613

Revisions	
11/5/07 - JPM : Address EPS comments	



Type II Tree Conservation Plan
Woodland Conservation Mitigation Bank
Bozick Property
5241 Accokeek Road
Brandywine, MD 20613

Tex Map: 153, F-2; Parcel 17
Tax Act. No: 1190164, 1190156
Job No: C-024
Date: May 2007
Prepared by: JPM