

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
CERTIFICATE OF APPROVAL
OF A MINOR SUBDIVISION

4-03075

2nd Addition to Highbridge
Lots 1 and 2

I certify that this Preliminary Plan of Subdivision conforms to the requirements of Subtitle 24, Subdivision Regulations of the Prince George's County Code and is hereby contingent on the following conditions:

1. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/53/03). The following note shall be placed on the Final Plat of Subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/53/03), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

2. Prior to the issuance of any permits, a Type II Tree Conservation Plan shall be approved.
3. Development shall be in conformance with approved Stormwater Management Plan #22809-2003-00.
4. Prior to the signature approval of the Type I TCP the plan shall be revised to:
 - a. Show conceptual grading and the limit of disturbance.
 - b. Show the 0.08 acre currently shown as off-site preservation as a fee-in-lieu requirement.

- c. Be signed and dated by the Qualified Professional that prepared the plan.
- 6. Prior to approval of the Final Plat of subdivision the applicant, his heirs, successors and or assignees shall pay a fee-in-lieu of parkland dedication.

I certify that the Tree Conservation Plan submitted for this subdivision meets the requirements of Subtitle 25, Prince George's County Woodland Conservation and Tree Preservation Ordinance and thereby approve the Type I Tree Conservation Plan (TCPI/53/03).

Fern Piret
County Planning Director
Prince George's County Planning Department

Approval Date: 09/07/03

THIS APPROVAL IS VALID FOR TWO YEARS.
(WSC)