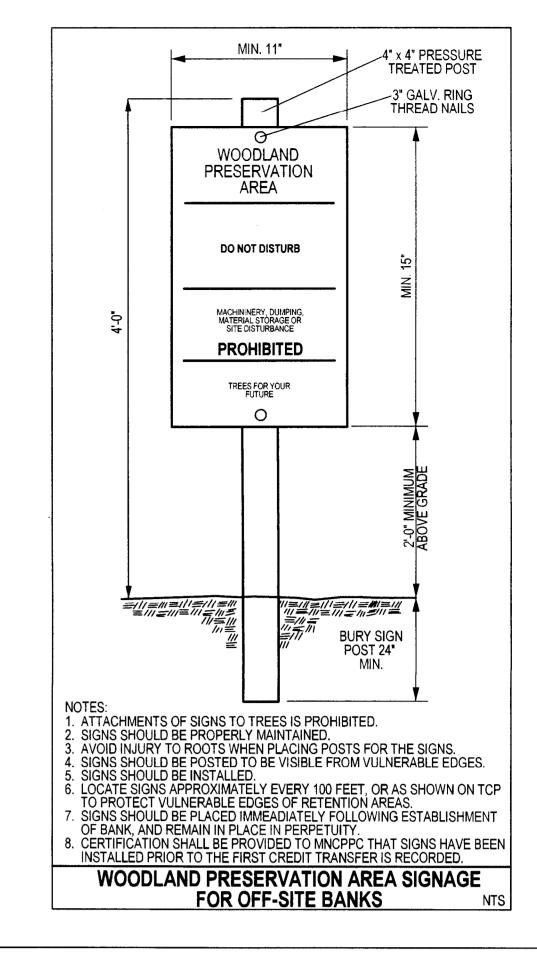
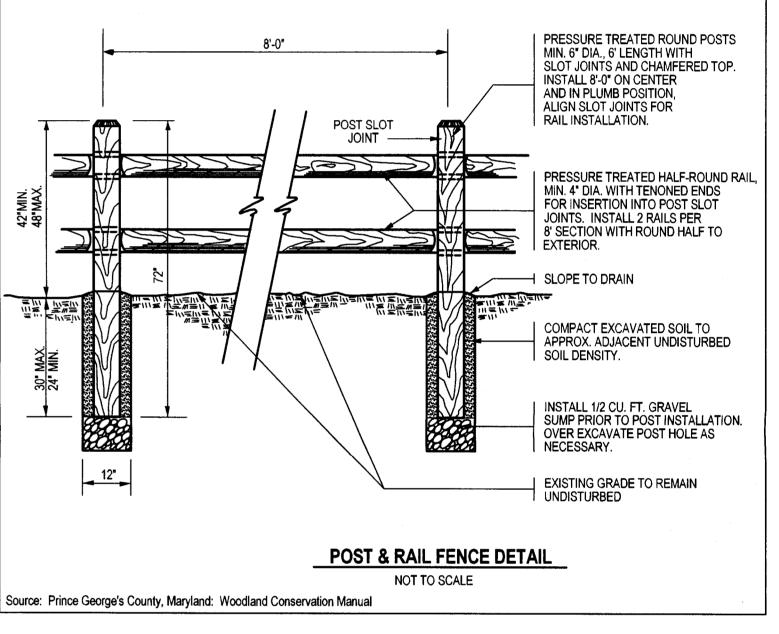


TYPE 2 TREE CONSERVATION PLAN NOTES
FOR AN OFF-SITE WOODLAND CONSERVATION BANK THIS PLAN DOES NOT PROPOSE THE DISTURBANCE OF ANY EXISTING WOODLANDS AND THEREFORE IS NOT REQUIRED TO IDENTIFY OR PROVIDE ANY WOODLAND CONSERVATION TO ADDRESS THE ON-SITE REQUIREMENTS. THE SOLE PURPOSE OF THIS TREE CONSERVATION PLAN IS TO ESTABLISH OFF-SITE WOODLAND CONSERVATION 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 WOODLAND CONSERVATION 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 ½: 1, 2:1 OR 1:1 REPLACEMENT REQUIREMENTS ASSOCIATED WITH THE CLEARING OF WOODLANDS. 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 2 TREE CONSERVATION PLAN THAT DEPICTS THE AREA SUBJECT TO THE TREE CONSERVATION OFF-SITE WOODLAND CONSERVATION BANKING 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 BANKING 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 WOODLAND CONSERVATION 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 DECLARATION AND ASSOCIATED EASEMENT DOCUMENTS SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION, MNCPPC FOR APPROPRIATE REVIEW AND APPROVAL BY THE COUNTY OFFICE OFF-SITE WOODLAND CONSERVATION BANKS MAY NOT ENCUMBER LANDS PREVIOUSLY PROTECTED OR ENCUMBER:ED 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 TCP2S AND PROJECT NAMES (BANKING PROPERTY AND BENEFITING PROPERTY) FOR ACCURATE ACCOUNTING OF TRANSFERRED OFF-SITE CREDITS. 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 CONSERVATION AREAS ESTABLISHED AS AFFORESTATION AREAS OR 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 TCP2 OFF-SITE WOODLAND CONSERVATION SUMMARY TABLE ON THE APPROVED TCP2 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 RELEASE OF THE TRANSFER CERTIFICATE RELEASE. 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 CREDITS INVOLVES THE TRANSFER OF A REAL PROPERTY RIGHT AND MAY BE SUBJECT TO MARYLAND PROPERTY TRANSFER TAX AT THE TIME OF RECORDATION OF A TRANSFER 13. 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 A COPY OF THE APPROVED FOREST STEWARDSHIP PLAN IS SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION FOR THE PERMANENT FILE.





M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN II

2 - 005 - 14

APPROVED BY

INITIAL STAFF
SIGNATURE

O1 REVISION

INITIAL STAFF
SIGNATURE

01 REVISION

02 REVISION

03 REVISION

04 REVISION

SOLTESZ

Engineering Planning Environmental Sciences LANHAM OFFICE 4300 Forbes Boulevard, Suite 230 Lanham, MD 20706 P. 301.794.7555 F. 301.794.7656

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

PETERSON DEVELOPMENT COMPANIES LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
PHONE # 703-227-2000
FAX # 703-631-6481
CONTACT NAME: RON WAGNER

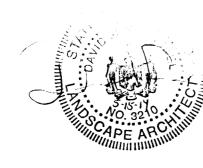
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PERMITTED USE NUMBER 21001200

MAP 57 GRID 65

TAX MAP ZONING CATEGORY:
096E4 R-R

WSSC 200' SHEET XXXX:
209SE02

SITE DATUM XXXX:
HORIZONTAL:______



TCP-2
MILLER PROPERTY
WOODLAND CONSERVATION BANK

PLAN VIEW

BRINKLEY ROAD

OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = <u>NTS</u>

P:\1006-00-64\ENGINEER\ENV\TCPII_02.sht Scale= 200.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 5/15/2014 10:01:54 Af

