

1. ZONE: 1-1
2. AVIATION POLICY AREA: NONE
3. TAX GRID: 88
4. WSSC GRID: 207SE04 AND 206SE04
5. PLANNING AREA: 76A
6. ELECTION DISTRICT: 6
7. COUNCILMANIC DISTRICT: 7
8. GENERAL PLAN 2002: YES, TIER 1
9. TRAFFIC ANALYSIS ZONE (COG): 820
10. TRAFFIC ANALYSIS ZONE (PG): 950
11. NO SPECIMEN, CHAMPION, OR HISTORIC TREES ON SITE.
12. NO REGULATED STREAMS ONSITE.
13. NO WETLANDS ONSITE.
14. NO CRITICAL HABITAT ONSITE.
15. NO FIDS ONSITE.
16. NO ADJACENT HISTORICAL SITES.
17. ENVIRONMENTAL FEATURES VERIFIED IN NATURAL RESOURCES INVENTORY COMPLETED BY JOHN MARKOVICH OF JM FORESTRY IN 2019.

1. TO INCLUDE WITH ALL TYPE 2 TSPS:
2. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-19032. IF DSP-19032 EXPIRES, THEN THIS TSP2 ALSO EXPIRES AND IS NO LONGER VALID.
3. 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.
4. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITS, INSPECTION AND ENFORCEMENT SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
5. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A DISCLOSURE OF PLAN INFORMATION TO THE BUYER DURING THE SELLING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
6. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
7. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA 1) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPED TIER) AND IS ZONED I-1.
8. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
9. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
10. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

1. WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:
 - a. PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR THE DEVELOPMENT SECTION OR SECTIONS SHOWN ON THIS TCP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED OFF-SITE WOODLAND CONSERVATION BANK IN ACCORDANCE WITH NOTE 3 (BELOW) AND WOODLAND CONSERVATION CREDIT TRANSFER CERTIFICATE(S) SHALL BE RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY FOR THE OFF-SITE AREA REQUIRED. A RECORDED COPY OF THE WOODLAND CONSERVATION CREDIT TRANSFER CERTIFICATE SHALL BE PROVIDED TO THE ENVIRONMENTAL PLANNING SECTION (EPS), PLANNING DEPARTMENT M-NPCPC PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN AND INCLUDED IN THE PERMIT PACKAGE.
 - b. IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS AND FORESTED OR NATURAL PRESERVATION AREAS ARE PROPOSED TO BE OFFERED TO MEET THE REQUIREMENTS, THE CREDIT SHALL BE A RATIO OF 1:1 (ONE ACRE OF CONSERVATION MUST BE PROVIDED FOR EACH ACRE OF REQUIREMENT).
 - c. IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS, AND PRESERVATION AREAS ARE PROPOSED TO MEET THE REQUIREMENTS, THE WOODLAND CONSERVATION CREDIT SHALL BE AT A RATIO OF 2:1 (TWO ACRES OF PRESERVATION MUST BE PROVIDED FOR EACH ACRE OF REQUIREMENT).
2. IN ACCORDANCE WITH SUBTITLE 3, DIVISION 2, SEC. 25-122 METHODS FOR MEETING THE WOODLAND AND NATURAL PRESERVATION REQUIREMENTS, IF OFF-SITE WOODLAND CONSERVATION IS APPROVED TO MEET THE REQUIREMENTS, THEN THE FOLLOWING LOCATIONS SHALL BE CONSIDERED IN THE ORDER LISTED: WITHIN THE SAME EIGHT-DIGIT SUB-WATERSHED, WITHIN THE SAME WATERSHED, WITHIN THE SAME RIVER BASIN, WITHIN THE SAME GROWTH POLICY TIER, OR WITHIN PRINCE GEORGE'S COUNTY. APPLICANTS SHALL DEMONSTRATE TO THE PLANNING DIRECTOR OF DESIGNED DUE DILIGENCE IN SEEKING OUT LOCATIONS WITHIN PRINCE GEORGE'S COUNTY AND CONSIDERING ALL AVAILABLE PRESERVATION PRIORITIES. ALL WOODLAND CONSERVATION IS REQUIRED TO BE MET WITHIN PRINCE GEORGE'S COUNTY.

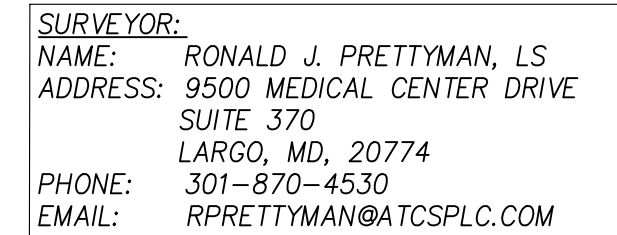
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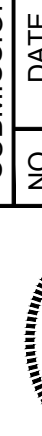

FIGURES ARE TO BE PROVIDED IN ACRES ROUNDED TO THE NEAREST 1/100TH OF AN ACRE UNLESS OTHERWISE INDICATED

SHEET	GROSS TRACT AREA	100 YEAR FLOODPLAIN	NET TRACT AREA	EX WOODLAND (NTA)	EX WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERV. AREA (WPA)	WOODLAND REFOREST. AREA (WRA)	WOODLAND RETAINED/NOT CREDITED (WR-NC)	WOODLAND RETAINED/ASSUMED CLEARED (WR-AC)
1	2.68	0.00	2.68	0.86	0	0.86	0	0	0	0	0	0

DATE: 02/12/2020

PROJECT NAME:	SAFSTOR TEMPLE HILLS
PROJECT NUMBER:	DSP-19032
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	



TYPE 2 TREE CONSERVATION PLAN		9500 MEDICAL CENTER DRIVE, SUITE 370 LARGO, MARYLAND 20774 (301) 670-4530 FAX (301) 943-1282		CLIENT SAFSTOR Land Co., LLC c/o W&A Engineering 2470 Daniels Bridge Rd. Bldg 100, Suite 161 Athens, Georgia 30606		 Professional Certification: I hereby certify that these documents were prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 53768, Expiration Date 9/30/2024.  EXPIRES: 08/20		<table><tr><th colspan="2">SUBMISSION</th><th colspan="2">REVISION</th></tr><tr><th>NO.</th><th>DATE</th><th>NO.</th><th>DESCRIPTION</th></tr><tr><td>-</td><td>-</td><td>1</td><td>Added woodland conservation notes 1 - 4 per EPS comments.</td></tr><tr><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td><td>-</td></tr></table>		SUBMISSION		REVISION		NO.	DATE	NO.	DESCRIPTION	-	-	1	Added woodland conservation notes 1 - 4 per EPS comments.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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AUTHOR: AB		4700 BEECH ROAD		LOCATION:		TEMPLE HILLS, MD. 20748																															
CHECK: VMB																																					
PROJ#: 002701																																					
DATE: 02/12/2020																																					
SCALE: 1" = 40'																																					
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