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| 1. Owners | Rhonda C. & Kenneth M. Brown
17805 Barney Drive
Accokeek, MD 20607 |
| 2. Deed Information | Liber 19959 Folio 121 |
| 3. Area | 0.349 acres |
| 4. Tax Map | 171 Grid A-1 |
| 5. Subdivision | Simmons Acres |
| 6. Plat | 169-037 |
| 7. Tax Account Number | 05-0332825 |
| 8. Planning Area | 83 |
| 9. Zoning | R-R |
| 10. ESA/Tier | ESA-2 / Developing |
| 11. Green Infrastructure | Evaluation Area |
| 12. WSSC Grid | 223SW02 |
| 13. Election District | 05 |
| 14. Council District | 09 |
| 15. Watershed | Mattawoman Creek |
| 16. River Basin | Potomac |
| 17. Floodplain | None |
| 18. Proposed Use | Single Family Residential |
| 19. ADC Map Page / Grid | 36 J-8 |
| 20. Cemetery | None |
| 21. Historic Sites | None |
| 22. Scenic/Historic Roads | None |
| 23. Master Planned Roads | None |
| 24. Topography | ME-NCPPC 2014 |
| 25. Development Activity | SE-2612 |
| 26. Easements | PUE |
| 27. TCPs | TCPII-037-93 |

-  Existing Water Line
 Existing Sewer Line
 Easement
 Property Boundary
 Property Boundary - Adjacent
 Existing Treeline
 BRL - Building Restriction Line

The purpose of this TCP2 revision is to remove the existing Woodland Conservation Areas from the property and mitigate that removal by the use of the fee-in-lieu. The intent of the property owner is to better utilize the existing yard area.

1. This plan is submitted to fulfill the woodland conservation requirements for TCP1-037-93-06. If TCP1-037-93-06 expires, then this TCP2 also expires and is no longer valid.
 2. Cutting or clearing woodlands 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.
 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, 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.
 4. 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 copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
 5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 6. The property is within ESA-2 formerly the Developing Tier and is zoned R-R.
 7. The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 8. The property is not adjacent to a roadway classified as arterial or greater.
 9. This plan is grandfathered by CB27-2010, Section 25-119(g).
- When the use of fee-in-lieu is proposed:**
10. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

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

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

APPLICANT / DEVELOPER

Rhonda and Kenneth Brown
17805 Barney Drive
Accokeek, MD 20607
Phone: 301-283-2472

Type II Tree Conservation Plan

Single Lot Revision

TCPII-037-93

Simmon Acres, Lot 3, Block "J"
17805 Barney Drive, Accokeek, MD

01 - Unknown revision
02 - Adjustments to easements per DER
03 - Unknown revision
04 - LDG revision for Dominion Gas Line Project #TL-532
05 - JPM 9/21/17 Removal all WC from Lot 3-J & mitigate w/ Fee-in-lieu

DWN	Checked
JPM	JPM

Scale **1" = 20'**

Project No.	17-033
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Sheet No. **1 of 1**