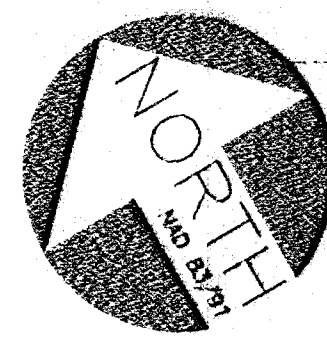


SITE STATISTICS

1. TOTAL SITE ACREAGE: 9.32 ACRES
2. TOTAL SITE WOODLAND: 5.94 ACRES
3. TOTAL ON-SITE 100 YEAR FLOODPLAIN: 0.00 ACRES
4. TOTAL SITE WOODLAND WITHIN ON-SITE 100 YEAR FLOOD PLAIN: 0.00 ACRES

TYPE II TREE CONSERVATION PLAN NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for SDP#207/01. If SDP#207/01 expires, then this TCP II also expires and is no longer valid.
2. 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.
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 the developing tier and is zoned R-E.
7. Largo Road was identified as a designated historic road in the Approved Countywide Master Plan of Transportation (2009).
8. The property is adjacent to Largo Road, Maryland Route #202, which is classified as an expressway roadway.
9. This plan is not grandfathered under CG-27-2010, Section 25-117 (c).
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP II.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fencing (TPF) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the County Inspector, installation of the TPF may begin.
13. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP II.
14. Woodland preservation areas shall be posted with signs as shown on the plan at the same time as the temporary TPF installation. These signs must remain in perpetuity.



N/E
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ZONING: RA
USE: RESIDENCE

N/E
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