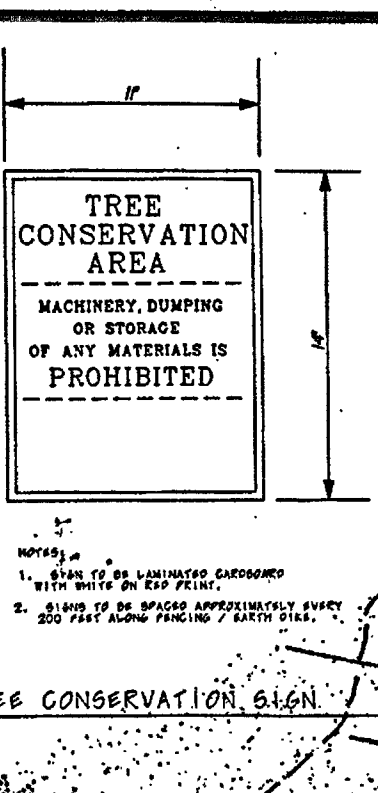




I/We KAZEM R. THOMAS hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Kazem R. Thomas 4-16-18
Owner or Owners Representative Date

Cutting or clearing of trees shall not be in conformance with the Plan or approved by the Department when consent of the Planning Director or designee shall be subject to a \$150 per acre reforestation fee.

The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to advise implementation of Tree Conservation measures shown on this plan.

4. All property bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as security by the Building Official until all required activities have been satisfied.

5. Property owners shall be notified by the Developer or Contractor of any Wooded Conservation Area (WCA) or Tree Conservation Area (TCA) on the project site. The owner shall select Clearing Areas located on the site to protect or treat and the associated tree removal and/or retention distances to be used. Upon the date of the property the owner/developer or owners representative will purchase the purchase of the property of any Wooded Conservation Areas.

6. The location of all Tree Protection Devices (TPDs) shown on this Plan shall be flagged or installed in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or installed TPD locations by the DER Inspector installation of the TPDs to begin. TPD installation shall be completed prior to installation of initial Stormwater Controls. No cutting or clearing of trees may begin before final approval of TPD installation.

7. Tree Protection Devices are not required for areas where an undisturbed 100 foot buffer of 100 feet and a 50 foot rootzone buffer is being maintained between the limit of disturbance (LOD) and the Tree Save Area (TSA) LODs and exceeds these undisturbed buffers the DER Inspector contacted to determine if the location to determine if the Tree Conservation Plan are necessary or if installation of TPDs will be required.

8. Wooded Conservation – Tree Save Areas shall be posted on about the same time as the Protective Device Installation. The signs shall remain in place until work is complete. The Conservation Area signs will be removed after the final tree list (SPL) is posted.

9. Tree Protection Devices, flagging and signs for Wooded Conservation Areas shall be removed at completion of disturbance, but maintained by the contractor until work.

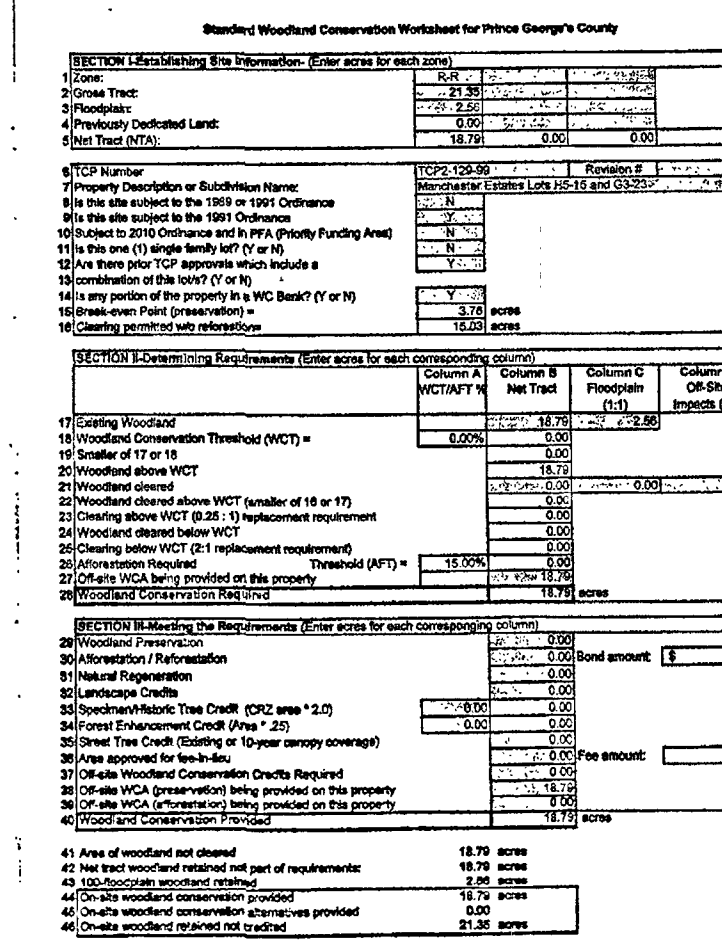
10. Roots of all trees within 20 feet of the limits of disturbance shall be along the limits of disturbance to a depth of at least 18 inches using a vibratory plate (backhoe machine) located back trencher, prior to installation of Tree Protection Devices or start of grading.

11. Settlement and erosion control measures will comply with the Stormwater Control Plan as approved by the Prince George's County Soil Conservation District.

12. Contractors will be liable for any damages he causes during construction by improper methods, slopes, loads, power poles, etc. or other improvements on private or public property.

13. Approved Settlement and Erosion Control measures may be submitted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.

Standard Worksheet Construction Worksheet for Private Georgia County					
Worksheet 1: General Information (For use on Worksheet 1)					
1. County Name	_____				
2. State	_____				
3. Worksheet Number	_____				
4. Worksheet Title	_____				
5. Net TFC	_____				
6. Worksheet Description or Subtitle (Name)					
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132. Worksheet Description or Subtitle (Name)	_____				
133. Worksheet Number	_____				
134. Worksheet Title	_____				
135. Worksheet Description or Subtitle					



TREE CONSERVATION AREA SUMMARY						
EASEMENT AREA NO.	ACREAGE INCLUDED	ACREAGE REMAINING	CONSERVATION EASEMENT AGREEMENT RECORDING REFERENCE	TREE CONSERVATION AGREEMENT WHERE AREA WAS USED	APPROVED DATE	BENEFITING PROPERTY
		18.71 ACRES				
1	0.67 AC.	18.12 ACRES	13662/524	TCPII/16/96	KIF 4/5/2000	KISER PROPERTY
2	0.9988 AC	17.12 ACRES	14200/309	TCPII/13/96	KIF 12/19/2000	FORT FORTÉ FOREST
3	0.6400 AC.	16.48 ACRES	14262/514	TCPII/95/00	KIF 11/03/2000	WHITEHALL II
4	5.2400 AC.	11.24 ACRES	14376/559	TCPII/15/01	KIF 2/16/2001	PRINCE GEORGES METRO COUNCIL - SUBAREA 3
5	5.4800 AC.	5.76 ACRES	14396/199	TCPII/109/00	KIF 2/22/2001	WASHINGTON BUSINESS PARK LOT 21 - PERRIER BLDG.
6	1.7800 AC	3.98 ACRES	15674/226	TCPII/27/02	KIF 4/16/2002	SHAFPER ESTATES LOTS 2-8

[illegible]

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RR
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	98-B1
Administrative	WSSC Grid (Sheet 20)	207SE0
Administrative	Planning Area (Plan Area)	76B
Administrative	Election District (ED)	8
Administrative	Countryside Districts (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	IV

(Place printed name, address, phone number, and e-mail address of qualified professional below the signature)

Priker George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPP-129-99			
	Approved by	Date	Reason for Revision
00	KIM FINCH	12/21/1999	NA
01	KIM FINCH	2/3/2001	NA
02	KIM FINCH	4/12/2002	NA
03			
04			
05			
06			

0.10 ACRES WOODLAND CONSERVATION

1. 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 \$150 per square foot mitigation fee.

2. No TCP's are required for this Plan since an undisturbed buffer at least N/A feet wide is being maintained between all disturbed areas and the Tree Save Area.

3. Should it become necessary to change the limits of disturbance to within N/A feet of the Tree Save Area a MNCP&PC Natural Resource staff member shall be contacted to evaluate the change and specify additional TPD's that will be required.

4. Easements for tree conservation will be recorded for each off-site tree conservation area.

5. Future uses of woodland conservation areas on this property will be allowed which do not require clearing or grading, such as (but not limited to) timber harvesting (under permit with an approved forestry management plan) or passive recreational uses.

6. DER and MNCP&PC -Natural Resources Div. personnel may periodically inspect the site in order to verify plan compliance.

7. This plan will be amended with each off-site conservation easement recorded and will become part of the approved tree conservation plan for the applicant's site.

No.	REVISION	DATE	BY
1	SHOW 4 HOUSE SITES, REVISE TO SHOW FINAL 100-YEAR FLOODPLAIN, ADJUST CALCULATIONS	6/2/00	GJR
2	ADJUSTED LOT & ROW PER MUNICIPAL COMMENTS	7/11/00	GJR
3	ADDED EASEMENT AREA #2	10/20/00	GJR
4	ADDED EASEMENT AREA #3	12/19/00	GJR
5	ADDED EASEMENT AREA #4	2/13/01	GJR
6	ADDED EASEMENT AREA #5	2/22/01	GJR
7	ADDED EASEMENT AREA #6	1/16/02	GJR

GRKT Investments, LLC
c/o Gary Rubino
2309 Twin Valley Lane
Silver Spring, MD 20906
Phone: 301-924-1987

TYPE II TREE CONSERVATION PLAN FOR MANCHESTER ESTATES PRINCE GEORGES COUNTY MARYLAND

CJR DESIGN	SCALE	1" = 100'
CJR DRAWN	1 OF 1	
CJR CHECKED	SHEET	
12/99 DATE	JOB No.	FILE No.