

Notes to include with all Plans:

- 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 mitigation areas to satisfy the 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 TCPH shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to mitigation 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 1:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- Mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
- All off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
- All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with NR Article 5-1607(b)(2).
- Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
- Prior to the recordation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the M-NCPPC Legal Department for review and approval.
- Each easement document shall clearly cross-reference the appropriate TCPHs and project names.
- 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 after approval of a revised TCPH by the EPS.
- If there is an overall easement encumbering the a large portion of the property it will be necessary to submit to the EPS all supporting documentation that addresses the sale of each portion of the easement.
- The TCPH shall be revised with each easement sale to correct the Summary Table and to graphically locate the new easement. This revision shall correspond to the submittal of the draft easement document.
- If an easement is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant and a appropriate easement release documents may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.
- SIGNAGE SHALL BE INSTALLED PRIOR TO FIRST EASEMENT. FENCING SHALL BE INSTALLED PRIOR TO USE FOR ANY EASEMENT.

WOODLAND CONSERVATION MITIGATION CREDIT SUMMARY TABLE FOR ADDITIONAL AREA

Mitigation Area Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation/Natural Regeneration Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting Property TCP2	Reviewer	Approval Date
1	2.89	5.78	0.0	40.72	1.91	L 22419 F 312	Belmont Farms	KIF	7-06-05
2	1.09	2.18	0.0	38.54	1.91	L 22709 F 114	Metropolitan of Largo	KIF	8-11-05
3	2.71	4.20	1.23	34.34	0.68	L 22814 F 572	Izzo Property	KIF	8-26-05
4	4.68	9.36	0.0	24.98	0.68	L 23156 F 724	Tantalon Preserve	KIF	10-06-05
5	4.84	9.68	0.0	15.30	0.68	L 22814 F 566	Cheltenham Park	KIF	8-26-05
6	1.96	3.92	0.22	11.38	0.46	L 22394 L 111-L 466	Manning Overlook	KIF	9-30-05
7	1.2	2.4	0.0	8.58	0.46	L 23075 F 450	Nottingham Myers UMC	KIF	9-30-05
8	0.62	1.24	0.0	7.74	0.46	L 30447 F 144	SMD Sandy Spring	MKT	2/4/15
9	0.14	0.14	0.0	7.60	0.46	L 30302 F 137	CP Farmington	KIF	3/3/15
10	0.93	1.86	0.0	5.74	0.46	L 30447 F 144	CP Farmington	KIF	4/29/15

Property Owners Awareness Certificate

I, GARY J. RUBINO, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Gary J. Rubino Date: 6-2-14

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Gary J. Rubino Date: 6-2-14

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

For information regarding this site:

Gary J. Rubino

No.	REVISION	DATE	BY
1	ADDED TCA #1	7/5/05	GJR
2	ADDED TCA #2	8/11/05	GJR
3	ADDED TCA #3	8/24/05	GJR
4	ADDED TCA #4	8/24/05	GJR
5	ADDED TCA #5	8/24/05	GJR
6	ADDED TCA #6	9/6/05	GJR
7	ADDED TCA #7	9/29/05	GJR
8	REVISED PLAN TO REFLECT 0.75% AC.	6-2-14	GJR

Applicant:

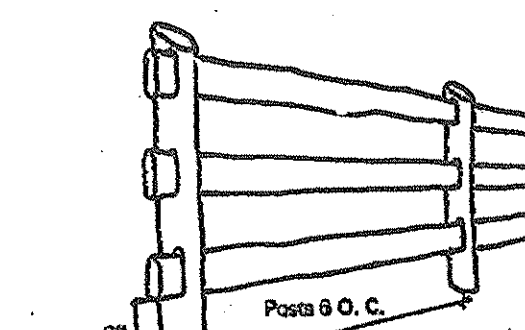
GRKT Investments, LLC

Gary J. Rubino
2309 Twin Valley Lane
Silver Spring, MD 20906
Phone # 301-873-8169

Type II Tree Conservation Plan

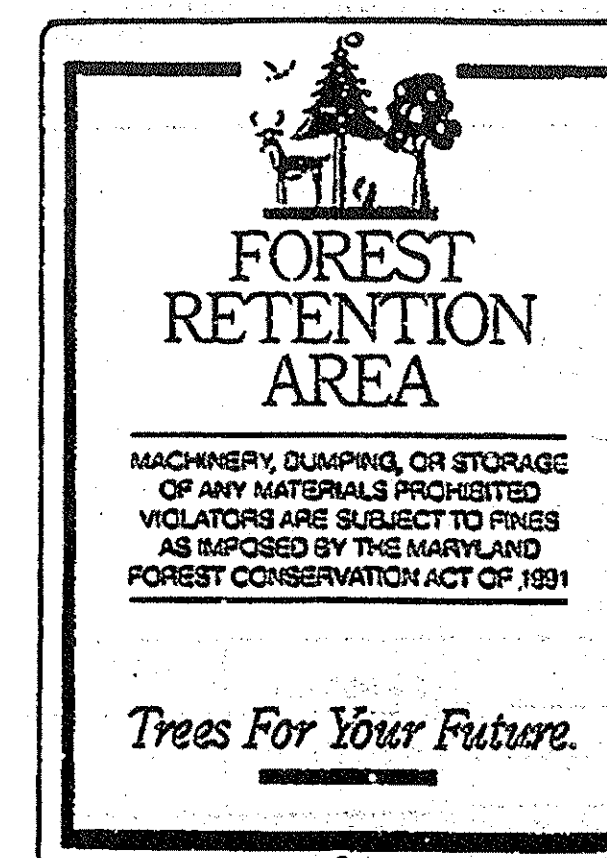
For
Tower Preserve
Brandywine Road
11th Election District
Prince George's County, Maryland

DESIGN	SCALE	1"=100'
DESIGN		
DRAWN		
CHECKED		
DATE	4/20/05	
JOB No.		
FILE No.		



Additional Considerations: Natural finish or dark stain should be used.
1. Natural Tree Limbs shall be used.
2. Permanent Tree Preservation Area shall be made of durable plastic or metal and be secured to top of posts every 50' o.c.

SPLIT RAIL FENCING
PERMANENT TPD



STYLE NO. 21

PERMANENT SIGNAGE

TO BE MOUNTED 4' HIGH ON U-SHAPED METAL POSTS APPROXIMATELY 30' o.c. TO BE SUPPLIED BY THE TREE COMPANY

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)			
Zone:	R-R		
Gross Tract:	48.77		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	48.77		

TCP Number			
Property Description or Subdivision Name:	TCP2-218-02	Revision #	2
Is this site subject to the 1989 Ordinance? (y/n)	N		
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot? (y/n)	N		
Is any portion of the property in a WC Bank?	N		
Break-even Point (preservation) =	9.36	acres	
Clearing permitted w/o reforestation =	37.43	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Imports (1:1)
Existing Woodland		48.77	0.00	
Woodland Conservation Threshold (WCT) =	0.00%	0.00		
Smaller of 13 or 14		48.77		
Woodland above WCT		0.00	0.00	0.00
Woodland cleared		0.00		
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Clearing above WCT (0.25:1 replacement requirement)		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		0.00		

SECTION III-Meeting the Requirements			
Woodland Preservation	0.29		
Afforestation / Reforestation	0.00		
Natural Regeneration	0.00		
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00		
Forest Enhancement Credit (Area * 25)	0.00		
Area approved for fee-in-lieu/PFA	0.00		
Area approved for fee-in-lieu/PFA	0.00		
Credits for Off-site Conservation on another property	0.00		
Off-site WCA (preservation) being provided on this property	48.50		
Off-site WCA (afforestation) being provided on this property	137		
Total Woodland Conservation Provided	48.79	acres	

Area of woodland not cleared	48.79	acres
Net tract woodland retained not part of requirements:	48.60	acres
100-floodplain woodland retained	0.00	acres
On-site woodland conservation provided	0.29	acres
On-site woodland retained not credited	48.50	acres

Prepared by: Gary J. Rubino Signed: Gary J. Rubino Date: 6-2-14

Last Revised: January 20, 2012

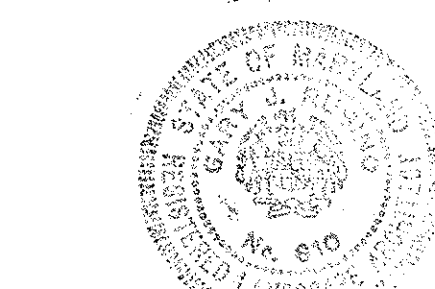
I hereby acknowledge that I have been advised of the restrictions established by this Tree Conservation Plan. I further acknowledge that cutting, clearing, or damaging trees or understorey vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or the Department of Environmental Resources will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expert and providing a copy to the M-NCPPC Environmental Planning Section.

Signed: Gary J. Rubino Date: 6-2-14

Plan Certified by: Gary J. Rubino

Address: MD #610

Licensee: Gary J. Rubino



M-NCPPC	
Prince George's County Planning Department	Environmental Planning Section
APPROVAL	
TREE CONSERVATION PLAN	TCPH 1215 192-02
Approved by:	Date:
<u>Markovich</u>	<u>12/11/02</u>
<u>DEmich</u>	<u>5/12/05</u>
<u>DEmich</u>	<u>9/17/14</u>