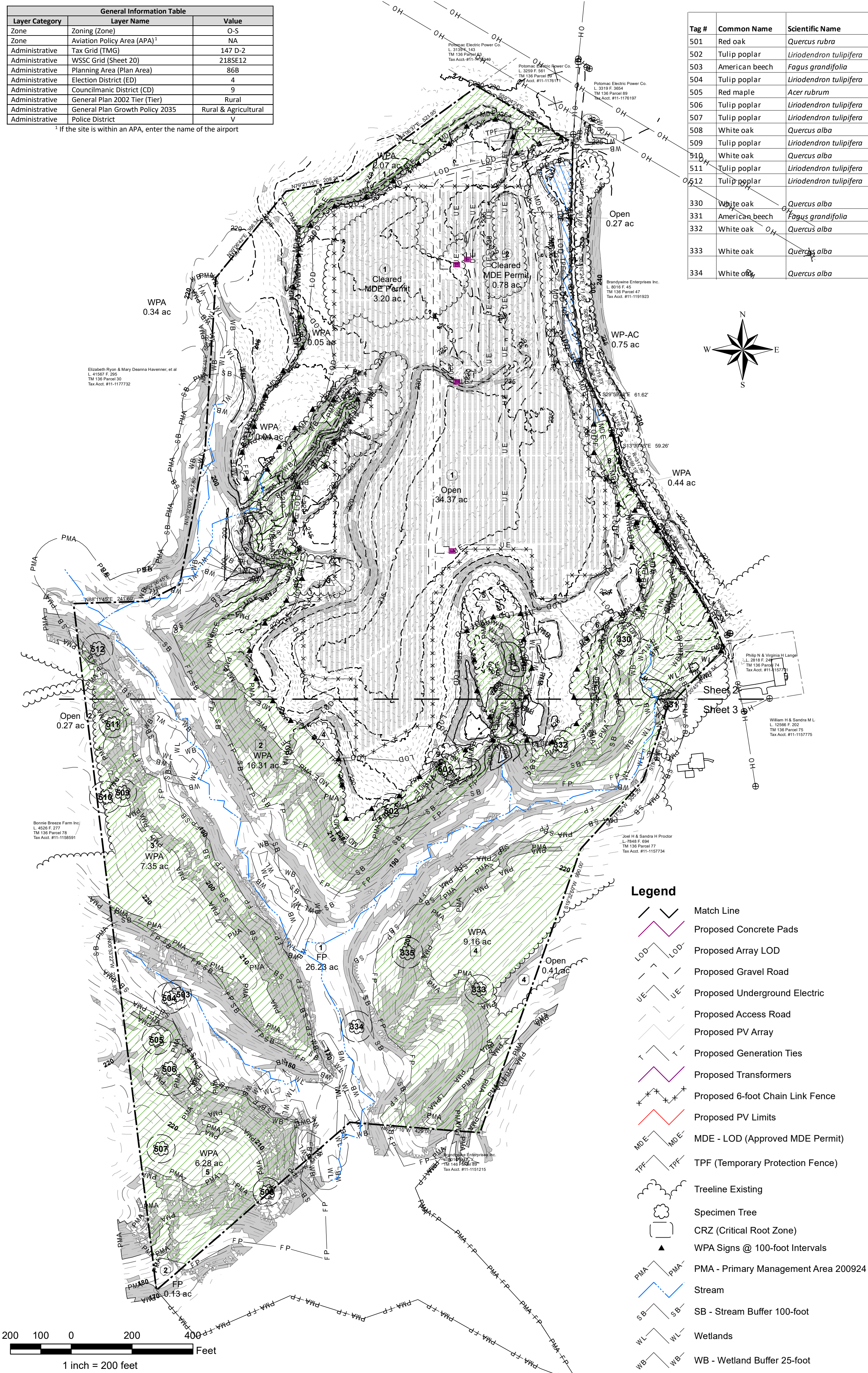


General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	S
Zone	Aviation Policy Area (APA) ¹	NA
Administrative	Tax Grid (TMG)	147 D-2
Administrative	WSSC Grid (Sheet 20)	2185E12
Administrative	Planning Area (Plan Area)	86B
Administrative	Election District (ED)	4
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	General Plan Growth Policy 2035	Rural & Agricultural
Administrative	Police District	

¹ If the site is within an APA, enter the name of the airport



Tag #	Common Name	Scientific Name	DBH	Condition Rating	Condition Comments	Disposition	Preservation Comments
501	Red oak	<i>Quercus rubra</i>	34.0	Excellent	No large dead limbs	Save	na
502	Tulip poplar	<i>Liriodendron tulipifera</i>	30.4	Good	Healthy	Save	na
503	American beech	<i>Fagus grandifolia</i>	35.3	Excellent	No dead limbs, vines, or insect damage	Save	na
504	Tulip poplar	<i>Liriodendron tulipifera</i>	30.0	Excellent	No dead limbs, vines, or insect damage	Save	na
505	Red maple	<i>Acer rubrum</i>	32.1	Excellent	No dead limbs, vines, or insect damage	Save	na
506	Tulip poplar	<i>Liriodendron tulipifera</i>	34.0	Good	Healthy	Save	na
507	Tulip poplar	<i>Liriodendron tulipifera</i>	32.0	Good	Healthy	Save	na
508	White oak	<i>Quercus alba</i>	59.0	Good	Healthy; 2 large dead limbs	Save	na
509	Tulip poplar	<i>Liriodendron tulipifera</i>	31.0	Good	Healthy	Save	na
510	White oak	<i>Quercus alba</i>	31.5	Good	Healthy	Save	na
511	Tulip poplar	<i>Liriodendron tulipifera</i>	34.0	Excellent	No dead limbs, vines, or insect damage	Save	na
512	Tulip poplar	<i>Liriodendron tulipifera</i>	32.1	Good	Healthy	Save	na
330	White oak	<i>Quercus alba</i>	33.7	Good	Double trunk; several small dead branches	Save	na
331	American beech	<i>Fagus grandifolia</i>	37.6	Good	Several missing limbs	Save	na
332	White oak	<i>Quercus alba</i>	32.5	Good	Several dead branches; missing limbs	Save	na
333	White oak	<i>Quercus alba</i>	31.9	Fair	Double trunk; dead limbs, some dead branches, trunk damage	Save	na
334	White oak	<i>Quercus alba</i>	31.4	Fair	Dead limbs, significant CRZ disturbance	Save	na

Murray Pit Solar Site Information

- Owners: Brandywine Enterprises, Inc.
c/o Brent Dilts
5800 Sheriff Road
Fairmount Heights, MD 20743
- Lessee: ICFTS MD Solar, LLC
1515 Wilson Blvd.
Arlington, VA 22209
Liber 8386 Folio 400
- Area: 112.18 acres
- Tax Map: 136 Grid B-4 Parcel 58
- Subdivision: NA
- Plat: NA
- Tax Account Number: 11-1171826
- Planning Area: 85B
- Zoning: O-S
- ESA: ESA-3
- Regulated & Evaluation Areas: 216SE09
- Election District: 11
- Council District: 9
- Watershed: Mataponi Creek
- River Basin: Patuxent
- Floodplain: FPS-20115
- Proposed Use: Solar Facility
- ADC Map Page / Grid: 33 D-8
- Cemetery: NA
- Historic Sites: NA
- Scenic/Historic Roads: NA
- Master Planned Roads: NA
- Topography: Bowman Consulting 2020 & MNCPPC 2018
- Development Activity: SE-3701, MR-1941F
- Easements: Access
- TCPs: TCP1-020-93, TCP2-024-98
- Tier II Stream Segment: NA
- Stronghold Watershed: NA
- Priority Funding Area: No

Site Statistics Table		Total ¹ (acres)
Gross tract area		112.18
Existing 100-year floodplain		26.44
Net tract area		85.74
Existing woodland in the floodplain		26.36
Existing woodland net tract		
At time of field investigation		50.76
Current conditions (after mining clearing under mining permit)		46.78
Existing woodland total		77.12
At time of field investigation		73.14
Current conditions (after mining clearing under mining permit)		43.69
Existing PMA		745.7 ²
Regulated streams (linear feet of centerline)		25.85
Riparian (wooded) buffer up to 300 feet wide ²		46.12
Approximate area of former on-site mining and land fill		

- ¹ Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
² Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.
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 - Floodplain Easement
 - Gravel Road
 - Structures
 - Utility Poles
 - Utility Lines
 - Contour 5-foot
 - Contour 1-foot
 - Contour 10-foot
 - Contour 2-foot
 - Slopes Greater than 15%

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for MR-1941F. If MR-1941F expires, then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE), 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Rural Tier (ESA-3) and is zoned O-S.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered by CB27-2010, Section 25-119(g).

Tree Preservation and Retention Notes

- 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 TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) 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 TPFs may begin.
- 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 in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the trees has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photographs shall be submitted to the inspector for documentation of the damage.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

When off-site woodland conservation is proposed:

- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan. In accordance with Subtitle 25, Division 2, Sec. 25-122, Methods for Meeting the Woodland and Wildlife Conservation 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 or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 12/4/2020
John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-751-4888
Email: JPMarkovich@comcast.net



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-024-98			
00 Revision	Approved by	Date	DRD #
01 Revision	Kim Finch	4/28/98	NA
02 Revision	Kim A. Finch	12/07/2020	
03 Revision			
04 Revision			
05 Revision			

Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book _____ Page _____. Revisions to the TCP2 may require a revision to the recorded easement.

Woodland Preservation Areas (ac)	Proposed Woodland Cleared (ac)	MDE Permit Clearing (ac)	Open Area (ac)	Woodland Preserved Assumed (ac)	Wooded Floodplain (ac)
1 2.07	1 1.36	1 3.20	1 34.29	1 26.23	1 26.23
2 16.31	2 1.56	2 0.78	2 0.27	2 0.13	2 0.13
3 7.35	3 0.43		3 0.02		
4 9.16	4 0.14		4 0.40		
5 6.28	5 0.47		5 0.04		
6 0.05	6 0.10		6 0.02		
7 0.04	7 0.15		7 0.02		
8 0.44	8 0.01		8 0.02		
	9 0.11				
41.70	4.33	3.98	35.06	0.75	26.36

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

APPLICANT / DEVELOPER

Owner:
Brandywine Enterprises, Inc.
Brent Dilts
5800 Sheriff Road
Fairmount Heights, MD 20743
Phone: 301-925-8100

Lessee:
ICFTS MD Solar, LLC
1515 Wilson Blvd. Suite 300
Arlington, VA 22209

Type II Tree Conservation Plan

TCPII-028-98-01

Murray Pit Solar Tax Map 136 Parcel 58

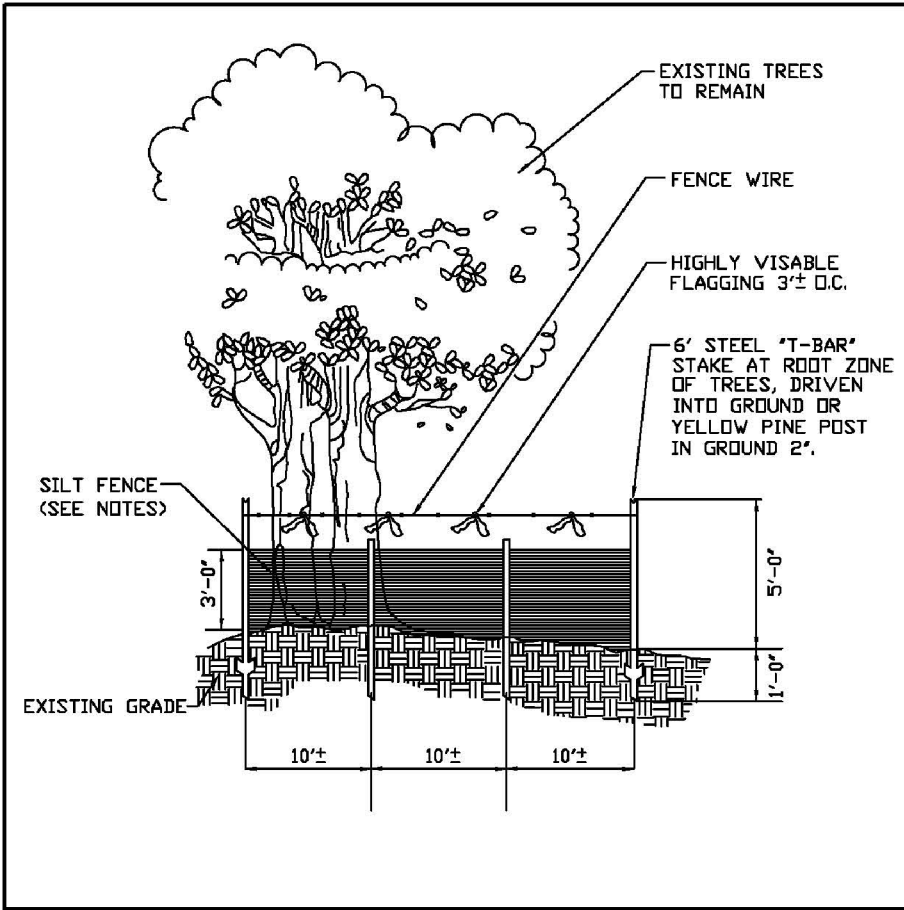
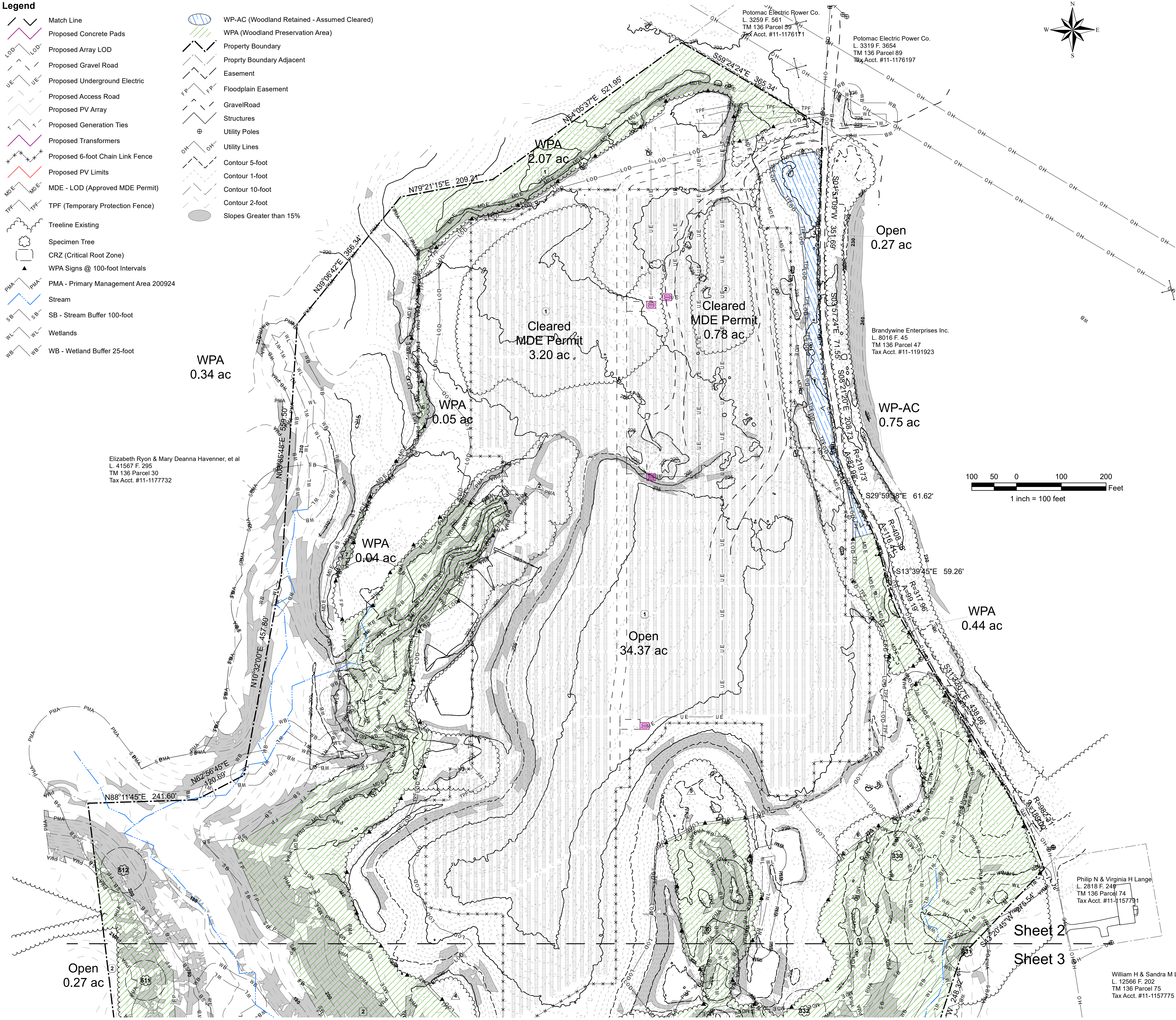
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS

DWN	Checked
JPM	JPM
Scale	1" = 400'
Project No.	20-027
Sheet No.	1 of 3

- Legend**
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- NOTES:
1. SILT FENCE TO BE HELED INTO SOIL.
 2. WIRE SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
 3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
 7. PROTECTION SIGNS ARE ALSO REQUIRED.
 8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

August 2010

A-4, DET-B

I/We Brandywine Enterprises, Inc. 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.

Owner or Owners Representative [Signature] Date 9/22/20

I/We ICFTS MD Solar, LLC 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.

Contract Purchaser [Signature] Date 9/22/20

QUALIFIED PROFESSIONAL CERTIFICATION
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 12/4/2020

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Reason for Revision
Use change to Solar Array, new LOD

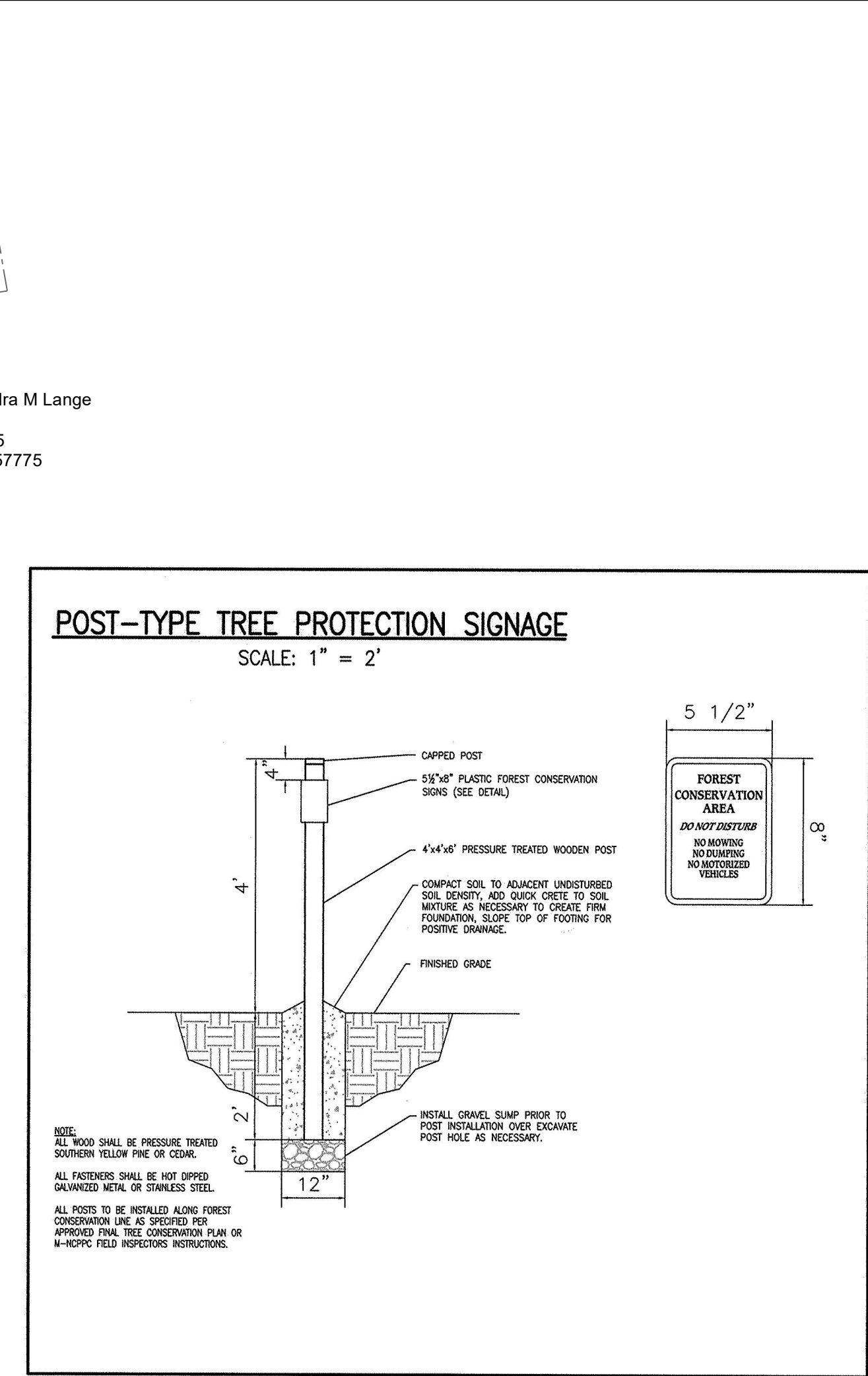
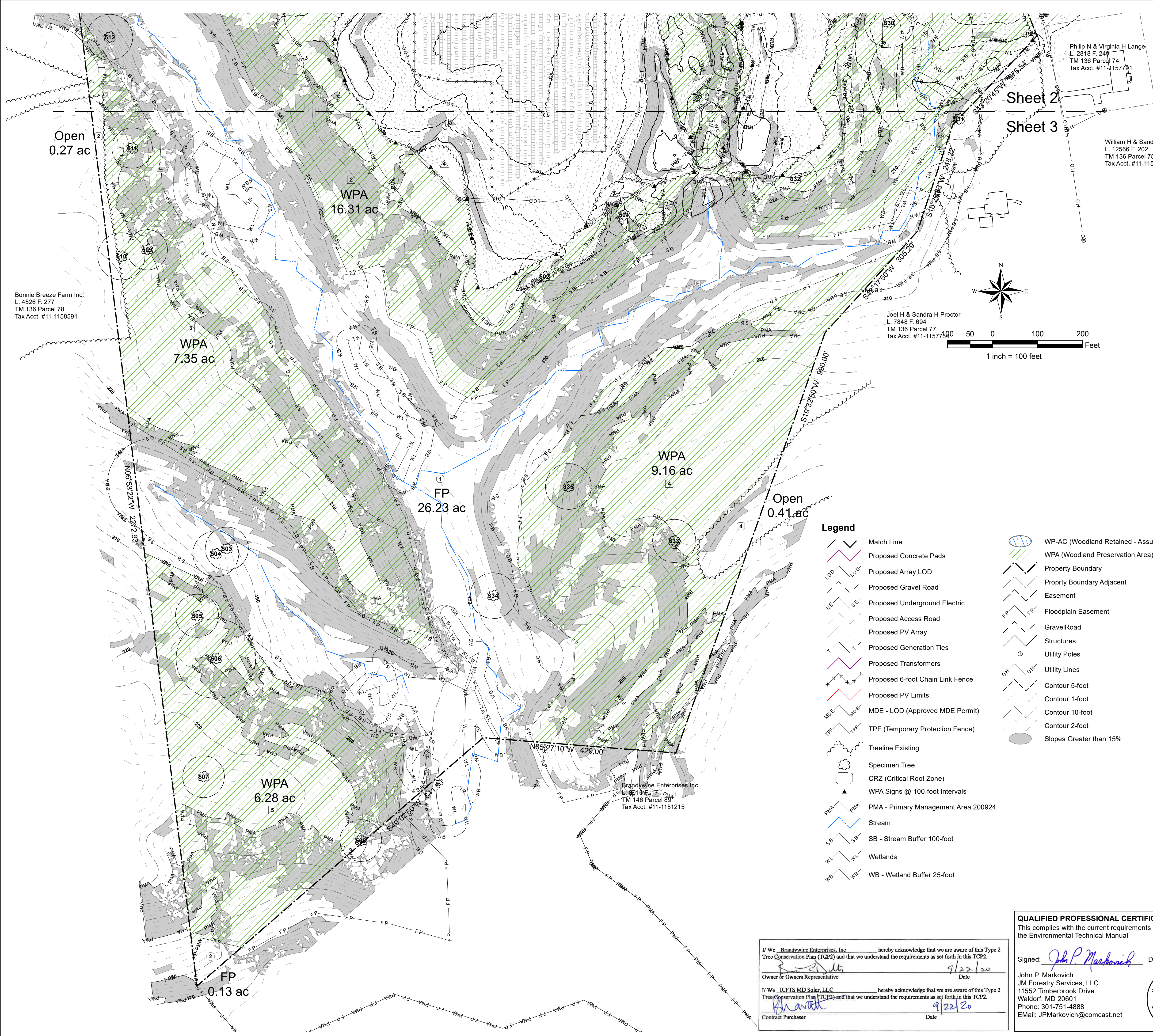
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Sheet No.	3 of 3