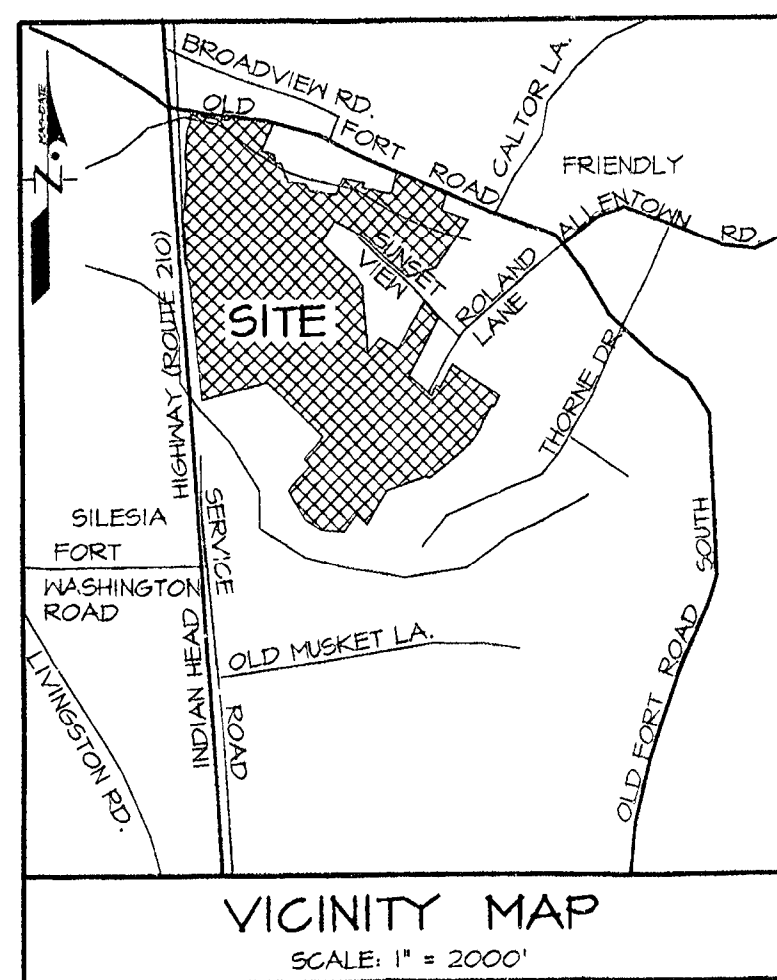


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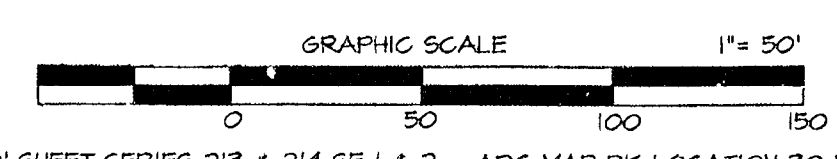
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EX. CONTOUR
PROP. CONTOUR (10')
EX. TREELINE
WATERS OF THE U.S. (Perennial & Intermittent)
WATERS OF THE U.S. (Ephemeral)
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. FLOODPLAIN
LIMITS OF DISTURBANCE
REFORESTATION AREA (RA)
PRESERVATION AREA (PA)
NATURAL REGENERATION AREA (NRA)
TREE PROTECTION FENCE
SILT FENCE
SUPER SILT FENCE
COMB. SILT FENCE
TREE PROTECTION DEVICE
COMB. EARTH DIKE
TREE PROTECTION DEVICE
TREE PROTECTION SIGNAGE (REFORESTATION)
TREE PROTECTION SIGNAGE (PRESERVATION)
-



TREE CONSERVATION PLAN TYPE II
FOR
SUNNYBROOK
PROPERTIES

(Lands of Robert & Ernest Gialquinto;
Robert & Katherine Welch; Erylne Twining &
Max Offenber; Indianhead Properties, Inc.;
Elizabeth Krahling; Samuel Wood;
and Roland View-Section One)

PISCATAWAY ELECTION DISTRICT NO. 5
PRINCE GEORGE'S COUNTY, MARYLAND



WESC 200' SHEET SERIES 213 & 214 SE 1 & 2 ADC MAP BK LOCATION 30 FGH 1, 2 & 3

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL

TREE CONSERVATION PLAN

TCP II / 194 / 92

Approved by _____ DATE _____

01 John P. Markovich 11/24

02 John P. Markovich 11/24

03 J. L. Stasz 11/11

04 J. L. Stasz 11/11

05 _____

06 _____

07 _____

08 _____

09 _____

10 _____

TCP SHEET 3 OF 4

Feb. 13, 2015
DATE

DATE _____
MAZE


Mike Petrakis
Qualified Professional
COMAR 08.19.06.01


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|---------|---|
| 2/10/15 | REVISED TO ADD NATURAL REGENERATION AREAS |
| 7/20/07 | REVISED TO INCREASE LIMIT OF OPERATION |
| 5-14-02 | REVISED TO ADD REFOREST & PRES. AREAS |

| | |
|------|-------------|
| DATE | DESCRIPTION |
| | REVISIONS |

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

 **BEN DYER ASSOCIATES, INC.**
Engineers / Surveyors / Planners

PCN  TELEPHONE (301) 430-2000
KM COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC.
KH DRAWN BY DESIGNED BY CHECKED BY RECORD NO.

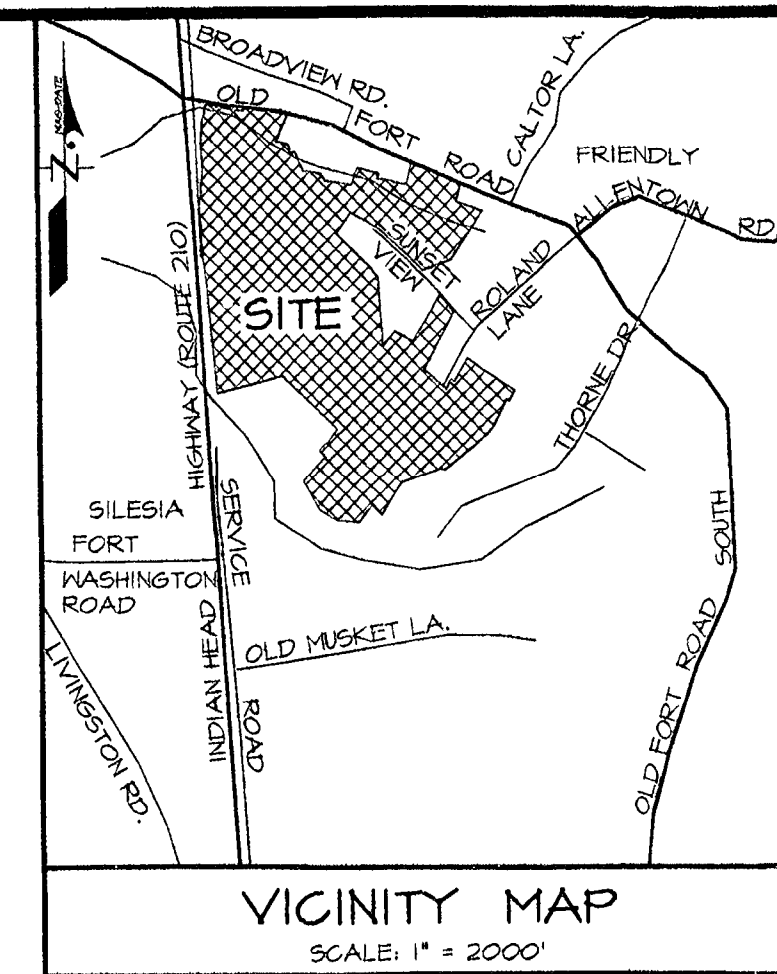
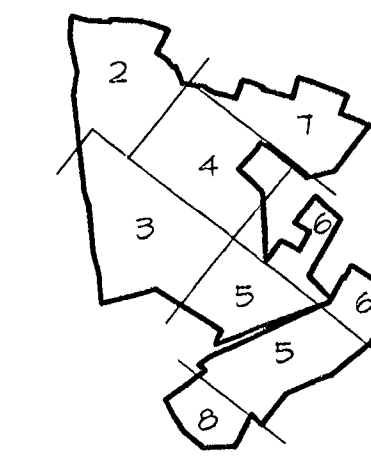
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| BY | SCALE | 1" = 50' | DATE | JUNE 2007 | J-B000021 |
| | | | | | DRAWG. NO. 54.012-Z |

MATCH LINE TCP SHEET 2 (BDAI SHEET 54.011-Z)



MATCH LINE TCP SHEET 3 (BDAI SHEET 54.012-Z)

MATCH LINE TCP SHEET 6 (BDAI SHEET 54.015-Z)



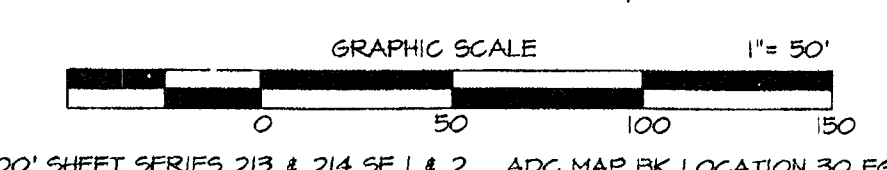
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| PROPERTY BOUNDARY | --- |
| EX. CONTOUR | --- |
| PROP. CONTOUR (10') | --- |
| EX. TREELINE | --- |
| WATERS OF THE U.S. (Perennial & Intermittent) | --- |
| WATERS OF THE U.S. (Ephemeral) | --- |
| NONTIDAL WETLAND | --- |
| EX. WETLAND BUFFER (25') | --- |
| EX. FLOODPLAIN | FP |
| LIMITS OF DISTURBANCE | --- |
| REFORESTATION AREA (RA) | --- |
| PRESERVATION AREA (PA) | --- |
| NATURAL REGENERATION AREA (NRA) | --- |
| TREE PROTECTION FENCE | TP |
| SILT FENCE | X |
| SUPER SILT FENCE | XX |
| COMB. SILT FENCE | T |
| TREE PROTECTION DEVICE | --- |
| COMB. EARTH DIKE | --- |
| TREE PROTECTION SIGNAGE (REFORESTATION) | ⊙ |
| TREE PROTECTION SIGNAGE (PRESERVATION) | ■ |

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| Prince George's County Planning Department Natural Resources Division | |
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP II / 194 / 92 | |
| Approved by | DATE |
| JOHN P. MARKOVICH | 5/11/02 |
| W. L. STASZ | 1/11/08 |
| 03 | 2/23/15 |
| 04 | |
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| 06 | |

TREE CONSERVATION PLAN TYPE II FOR SUNNYBROOK PROPERTIES

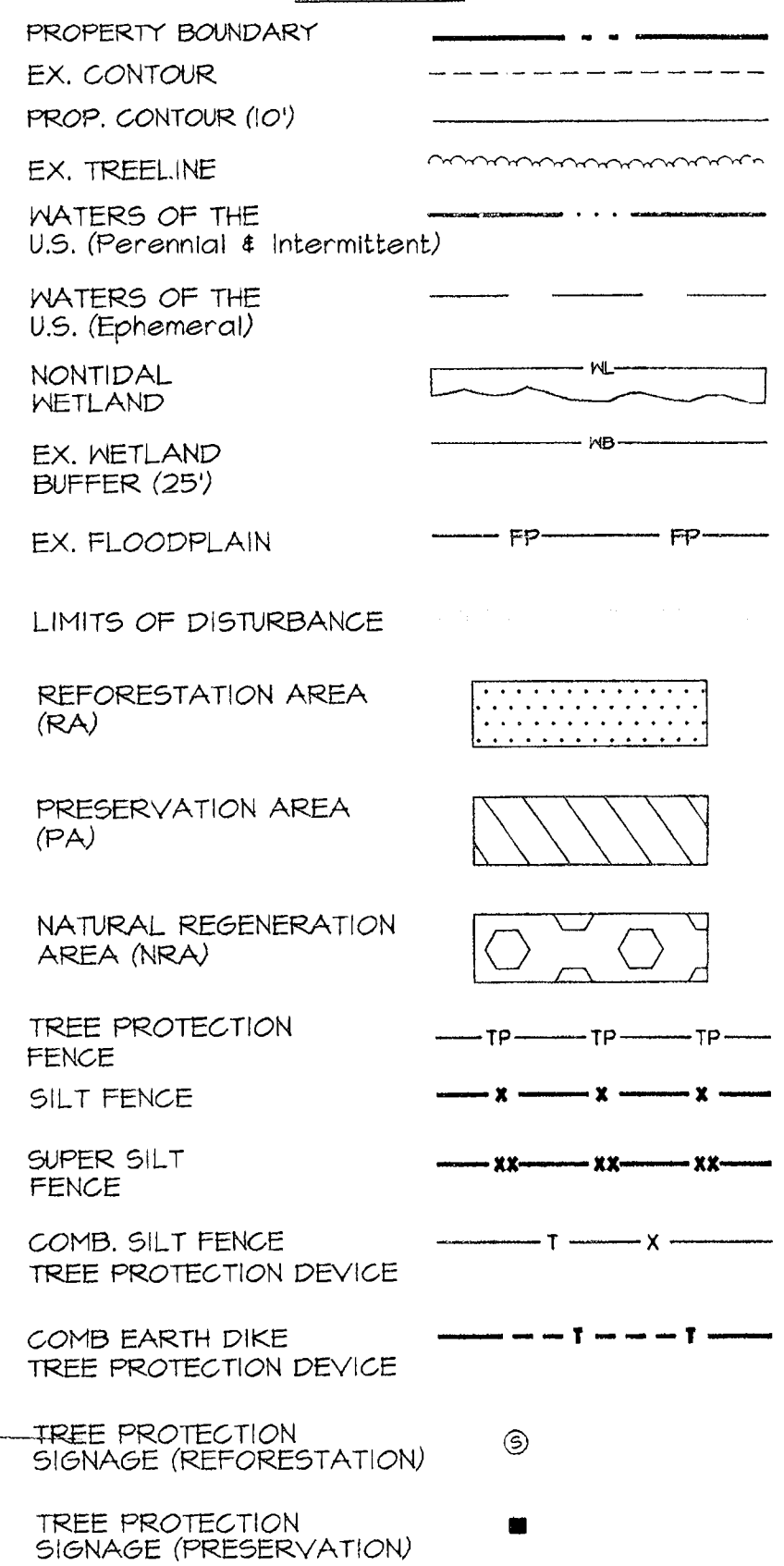
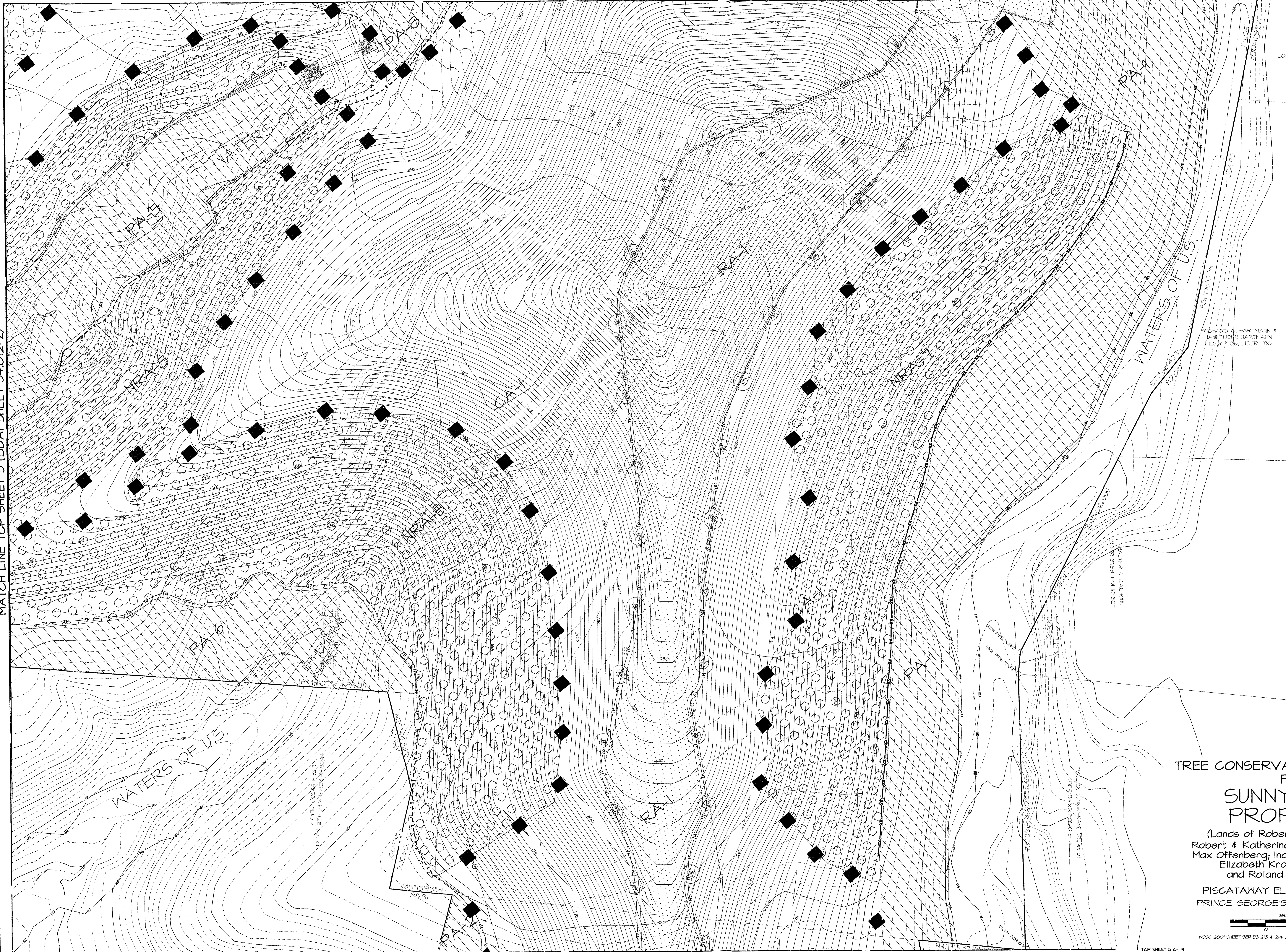
(Lands of Robert & Ernest Glaquinto;
Robert & Katherine Welch; Eriyne Twining &
Max Offenberg; Indianhead Properties, Inc.;
Elizabeth Krahling; Samuel Wood;
and Roland View-Section One)

PISCATAWAY ELECTION DISTRICT NO. 5
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 4 OF 4

| | | | |
|---|-------------|--|---------------|
| Feb 13, 2015 | | 1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 | |
| DATE | 2/10/15 | REVISOR | PCN |
| <i>MADE</i> | 2/20/01 | REVISOR | PCN |
| | 5-14-02 | REVISOR | PCN |
| Mika Petrakos | DATE | DESCRIPTION | BY |
| Qualified Professional CONWR 08.19.08.01 | | REVISIONS | |
| 01-01-2010-00951 | 2012 SHEETS | 2/10/15-2-24-24 | 2/10/15-08-08 |
| | | DATE | DATE |
| | | JUNE 2007 | 54.013 |



M-NCPPC
Prince George's County Planning Department
Natural Resources Division

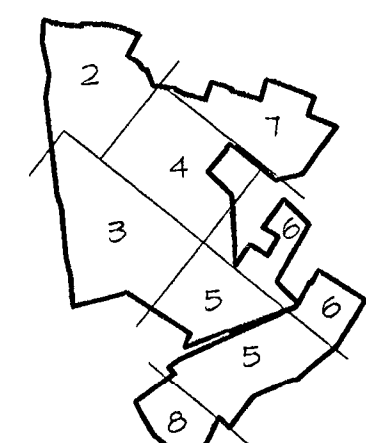
APPROVAL

TREE CONSERVATION PLAN

TCP II / 194 / 92

Approved by _____ DATE 8/12/92

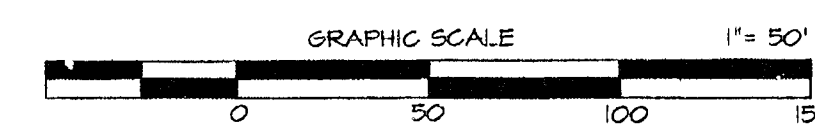
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| 01 | JOHN P. MARKOVICH | 8/11/02 |
| 02 | J L STASZ | 1/11/08 |
| 03 | <i>R. P. ...</i> | 2/23/01 |
| 05 | | |
| 06 | | |



TREE CONSERVATION PLAN TYPE II FOR SUNNYBROOK PROPERTIES

(Lands of Robert & Ernest Glaquinto;
Robert & Katherine Welch; Erylne Twining &
Max Offenbergl; Indianhead Properties, Inc.;
Elizabeth Krahring; Samuel Wood;
and Roland View-Section One)

PISCATAWAY ELECTION DISTRICT NO. 5
PRINCE GEORGE'S COUNTY, MARYLAND



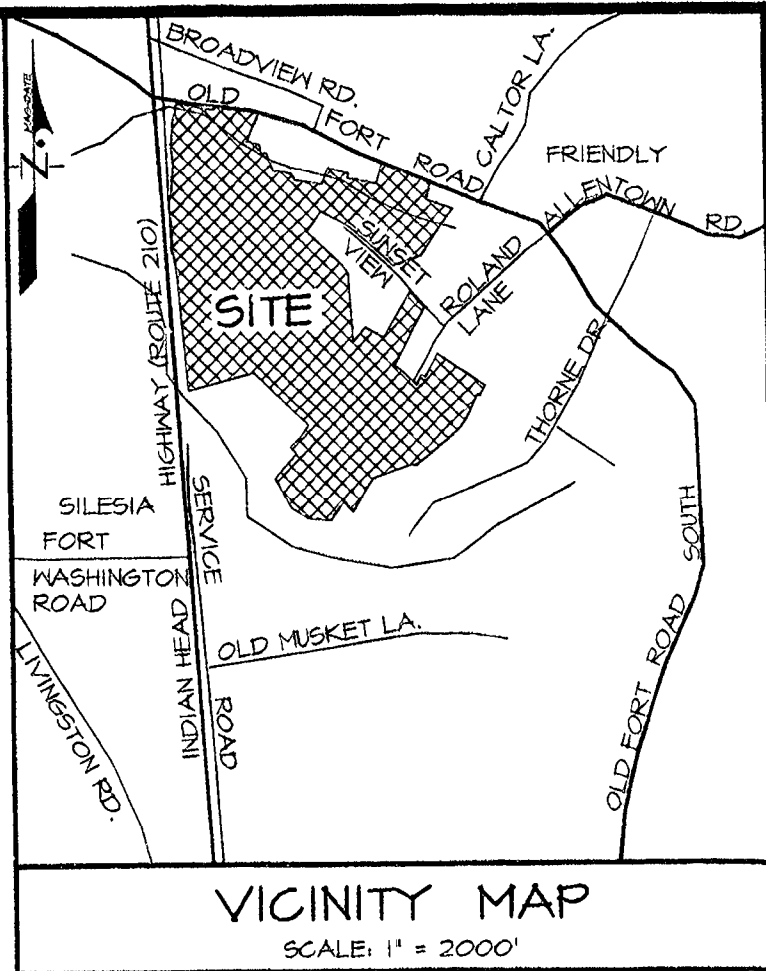
WSSC 200' SHEET SERIES 213 & 214 SE 1 & 2 ADC MAP BK LOCATION 30 FGH 1, 2 & 3

MATCH LINE TCP SHEET 8 (BDAI SHEET 54.017-Z)

| | | | | |
|--|---------------------|---|-----|---|
| Peb. 13, 2015 | | 1721 WOODMOORE ROAD, SUITE 200 MYRTLEVILLE, MARYLAND 20781 | | BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 490-2000 |
| DATE | 2/10/15 | REVISED TO ADD NATURAL REGENERATION AREAS | PCN | |
| MAR 2 | 1/20/07 | REVISED TO INCREASE LIMIT OF OPERATION | KH | COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. DRAWN BY: JKH BK CHECKED BY: JKH BK DATE: 1 = 50 JUNE 2007 |
| | 5-14-02 | REVISED TO ADD REFOREST + PRES. AREAS | KH | J-B00021 |
| DATE | | DESCRIPTION | BY | DWG NO. |
| | | REVISIONS | | 54.01-A-Z |
| Mike Petrakis Qualified Professional COMAR 08.08.01.01 | 2/10/15-FR01/B00001 | 2/13/2015 7:58:31 AM, nicpag | | |

MATCH LINE TCP SHEET 4 (BDAI SHEET 54.013-Z)

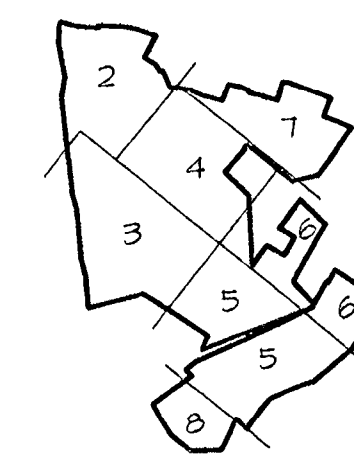
MATCH LINE TCP SHEET 7 (BDAI SHEET 54.016-Z)



MATCH LINE TCP SHEET 5 (BDAI SHEET 54.014-Z)

LEGEND

| | | | |
|---|-------|---|----------|
| PROPERTY BOUNDARY | --- | TREE PROTECTION FENCE | TP TP TP |
| EX. CONTOUR | --- | SILT FENCE | X X X |
| PROP. CONTOUR (10') | --- | SUPER SILT FENCE | XX XX XX |
| EX. TREELINE | --- | COMB. SILT FENCE | T X |
| WATERS OF THE U.S. (Perennial & intermittent) | --- | TREE PROTECTION DEVICE | --- |
| WATERS OF THE U.S. (Ephemeral) | --- | COMB. EARTH DIKE | --- |
| NONTIDAL WETLAND | --- | TREE PROTECTION DEVICE | --- |
| EX. WETLAND BUFFER (25') | --- | TREE PROTECTION SIGNAGE (REFORESTATION) | ⊙ |
| EX. FLOODPLAIN | FP FP | TREE PROTECTION SIGNAGE (PRESERVATION) | ■ |
| LIMITS OF DISTURBANCE | --- | | |
| REFORESTATION AREA (RA) | --- | | |
| PRESERVATION AREA (PA) | --- | | |
| NATURAL REGENERATION AREA (NRA) | --- | | |

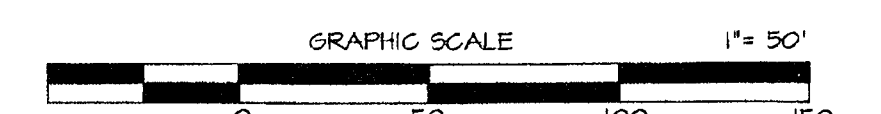


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| M-NCPDC Prince George's County Planning Department Natural Resources Division | |
| APPROVAL TREE CONSERVATION PLAN TCP II / 194 / 92 | |
| Approved by | DATE |
| JOHN P. MARKOVICH | 6/11/02 |
| J. L. STASZ | 6/11/02 |
| REVISIONS | |
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TREE CONSERVATION PLAN TYPE II FOR SUNNYBROOK PROPERTIES

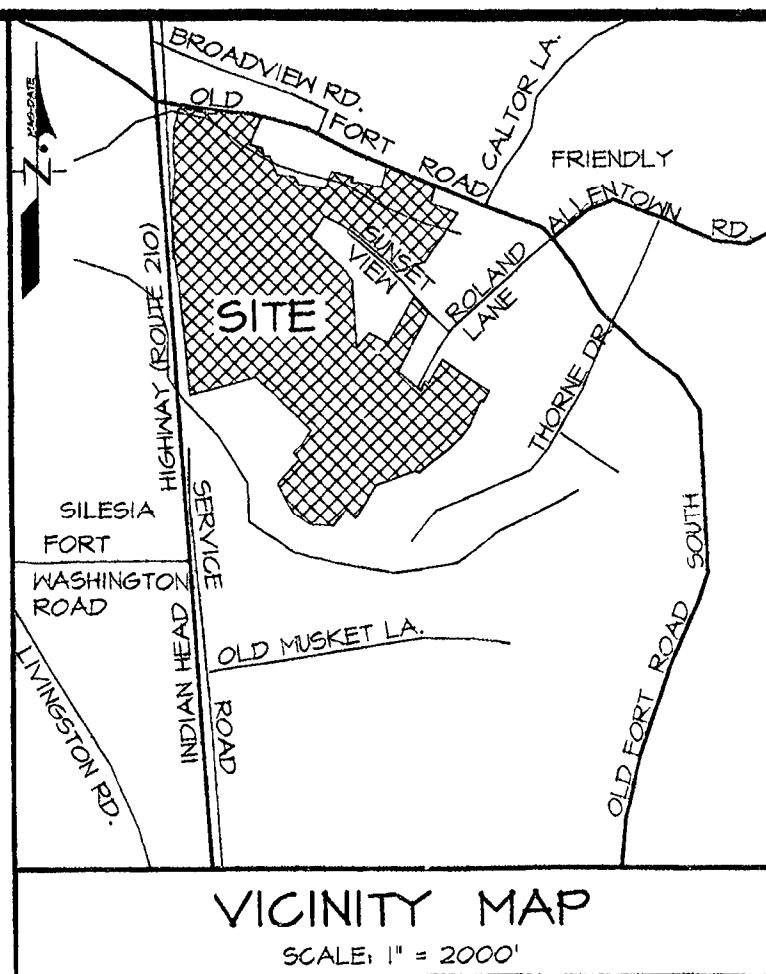
(Lands of Robert & Ernest Glauqinto;
Robert & Katherine Welch; Eryne Twining &
Max Offenberg; Indianhead Properties, Inc.;
Elizabeth Krahling; Samuel Wood;
and Roland View-Section One)

PISCATAWAY ELECTION DISTRICT NO. 5
PRINCE GEORGE'S COUNTY, MARYLAND



N85C 200' SHEET SERIES 213 & 214 SE 1 & 2 ADC MAP BK LOCATION 30 FISH 1, 2 & 3

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| TCP SHEET 6 OF 4 | |
| DATE | 2/13/2015 |
| BY | Mike Petrakis |
| QUALIFIED PROFESSIONAL | COMAR 08.19.06.01 |
| REVISIONS | |
| DATE | DESCRIPTION |
| 2/10/15 | REVISED TO ADD NATURAL REGENERATION AREAS |
| 2/20/07 | REVISED TO INCREASE LIMIT OF OPERATION |
| 5-14-02 | REVISED TO ADD REFOREST & PRES. AREAS |
| DATE | DESCRIPTION |
| DATE | REVISIONS |
| 2/13/2015 | 7:48:48 AM, mspag |
| BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (800) 430-2000 COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. J-B00021 SCALE 1" = 50' DATE JUNE 2007 54.015-Z | |

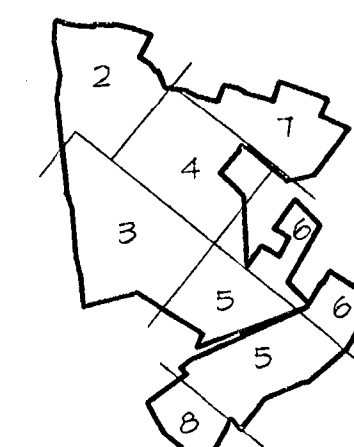


MATCH LINE TCP SHEET 4 (BDAI SHEET 54.013-Z)

MATCH LINE TCP SHEET 6 (BDAI SHEET 54.015-Z)

LEGEND

| | | | |
|---|-----|---|----------|
| PROPERTY BOUNDARY | --- | TREE PROTECTION FENCE | TP-TP-TP |
| EX. CONTOUR | --- | SILT FENCE | X-X-X |
| PROP. CONTOUR (10') | --- | SUPER SILT FENCE | XX-XX-XX |
| EX. TREELINE | --- | COMB. SILT FENCE | T-X |
| WATERS OF THE U.S. (Perennial & Intermittent) | --- | TREE PROTECTION DEVICE | --- |
| WATERS OF THE U.S. (Ephemeral) | --- | COMB. EARTH DIKE | --- |
| NONTIDAL WETLAND | --- | TREE PROTECTION DEVICE | --- |
| EX. WETLAND BUFFER (25') | --- | TREE PROTECTION SIGNAGE (REFORESTATION) | ⊙ |
| EX. FLOODPLAIN | --- | TREE PROTECTION SIGNAGE (PRESERVATION) | ■ |
| LIMITS OF DISTURBANCE | --- | | |
| REFORESTATION AREA (RA) | --- | | |
| PRESERVATION AREA (PA) | --- | | |
| NATURAL REGENERATION AREA (NRA) | --- | | |

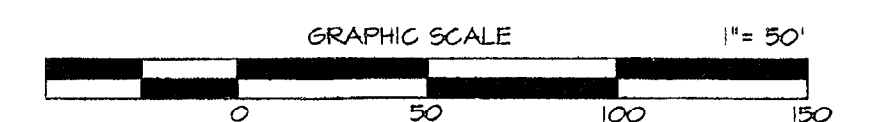


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| M-NCPPC Prince George's County Planning Department Natural Resources Division | |
| APPROVAL TREE CONSERVATION PLAN TCP II / 194 / 92 | |
| APPROVED BY | DATE |
| JOHN P. MARKOVICH | 6/11/02 |
| J. L. STASZ | 1/11/08 |
| --- | 7/25/15 |
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| D4 | |
| D5 | |
| D6 | |

TREE CONSERVATION PLAN TYPE II
FOR
SUNNYBROOK
PROPERTIES

(Lands of Robert & Ernest Glaquinto;
Robert & Katherine Welch; Erlene Twining &
Max Offenberg; Indianhead Properties, Inc.;
Elizabeth Krahling; Samuel Wood;
and Roland View-Section One)

PISCATAWAY ELECTION DISTRICT NO. 5
PRINCE GEORGE'S COUNTY, MARYLAND



NSC 200' SHEET SERIES 213 & 214 SE 1 & 2 ADG MAP BK LOCATION 30 FSH 1, 2 & 3

| | | | |
|------------------|---------|--|---|
| TCP SHEET 1 OF 4 | | 1021 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 | |
| DATE | 2/10/15 | REVISOR | BEN DYER ASSOCIATES, INC. |
| DATE | 7/20/07 | REVISOR | Engineers / Surveyors / Planners |
| DATE | 5-14-02 | REVISOR | Telephone (410) 430-0000 |
| DATE | | REVISOR | COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC. |
| DATE | | REVISOR | Drawn by: DESIGNED BY: CHECKED BY: J-B00021 |
| DATE | | REVISOR | SCALE 1" = 50' |
| DATE | | REVISOR | DATE JUNE 2007 |
| DATE | | REVISOR | 54.016-Z |

TYPE II TREE CONSERVATION NOTES

- 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.
- The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6033), must be contacted prior to the start of any work on the site to assure implementation of Tree Conservation Measures shown on this plan.
- 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.
- All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- All required off-site mitigation shall be identified on an approved TCPII for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.

ADDITIONAL NOTES

- The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the Segment and Erosion Control Inspector from DER, upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to Use and Occupancy Permit. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$150 per square foot penalty unless a written extension is approved by the DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section.
- Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

John Spilvey
Sunnybrook Properties, LLC
10000 Indian Head Highway
Fort Washington, MD 20744
(301) - 248 - 4448

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- Quantity: (see Plant Schedule)
- Type: (see Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representative of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous) shall show evidence of being cut, girdled or severed from the plant during the digging process. Substantial auxiliary/fibrous roots shall be present.
Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
Plants shall be shipped by the nursery immediately after lifting from the field or removal from the greenhouse, and planted immediately upon receipt by the landscape contractor.
If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
- Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seeding Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shovel shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Hold soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparation of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type. If the entire area appears uniform, then only one sample is necessary, and submitted for testing to a private company.
The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- Fencing & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.
- Planting Method: Consult the Planting Details(s) shown on this plan.
- Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seeding planting sites shall be seeded and stabilized with white clover seed at the rate of 50/lb/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seeding planting is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.
- Source of Seedlings: John S. Ayon State Forest Tree Nursery
3424 Celligier Road
Preston, MD 21655
(410) 673-2461

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

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 Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree Shrub and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of 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.

Removal of Hazardous Trees, Limbs, Noxious Plants, Invasive Plants or Non-native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property, the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.

2. The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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.

3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides for discoloration and 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the environmental planning section.

2. Reforestation areas shall not be moved, however the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.

2. Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20712, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the woodland conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and overseeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

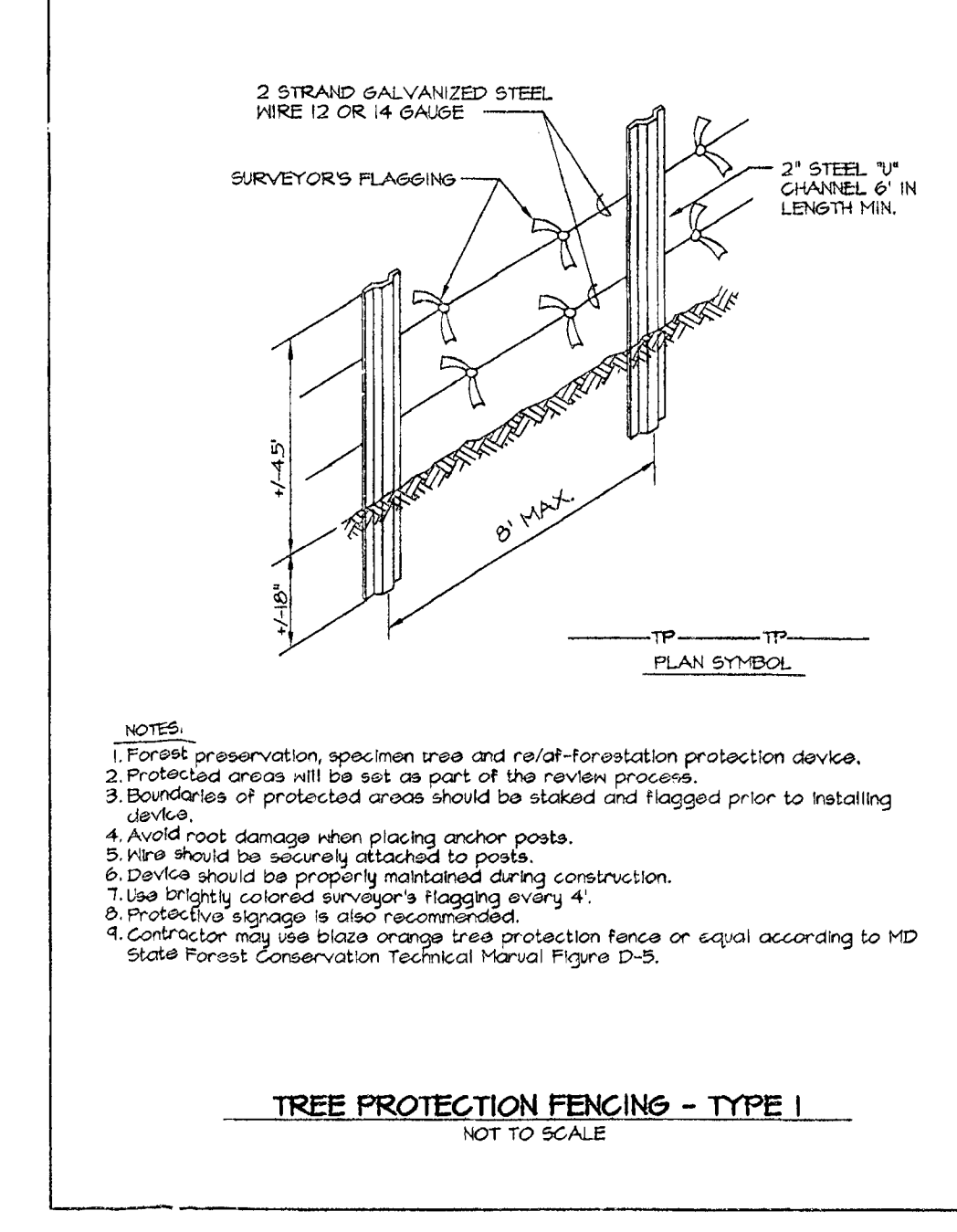
5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

Field check the re-afforestation area according to the following schedule:

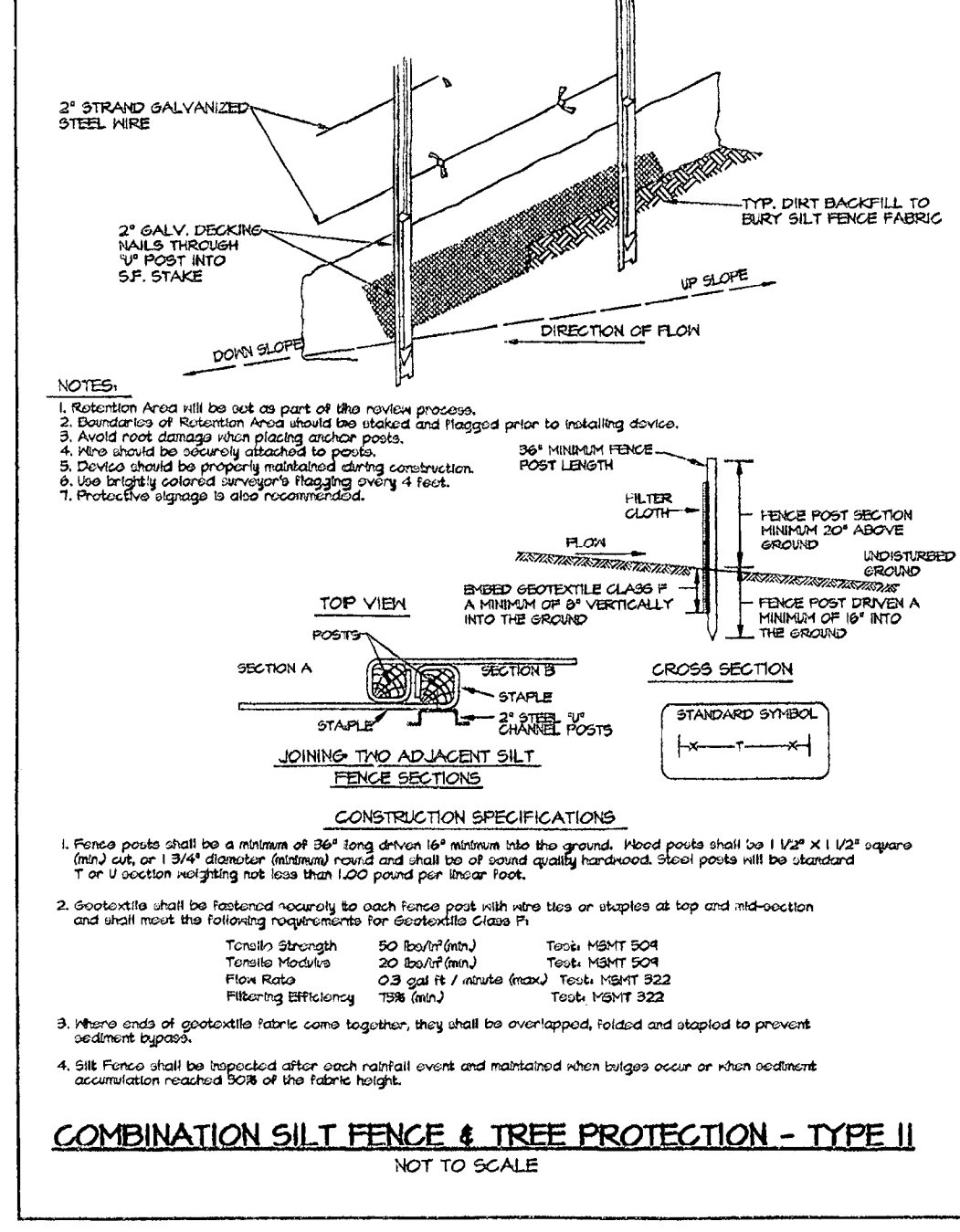
- Year 1: **Site Preparation and Tree Planting**
Survival check once annually (September-November, see Note 1)
Watering if needed (2 x month)
Control of undesirable vegetation as needed (1 x in June & 1 x in September min)
- Year 2-3: **Reinforcement planting if needed (see Note 2)**
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May & 1 x in August min)
- Year 4-5: **Reinforcement planting if needed (see Note 2)**
Survival check once annually (September-November)

Notes:

- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit Field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternate plant type.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.



TREE PROTECTION FENCING - TYPE I
NOT TO SCALE



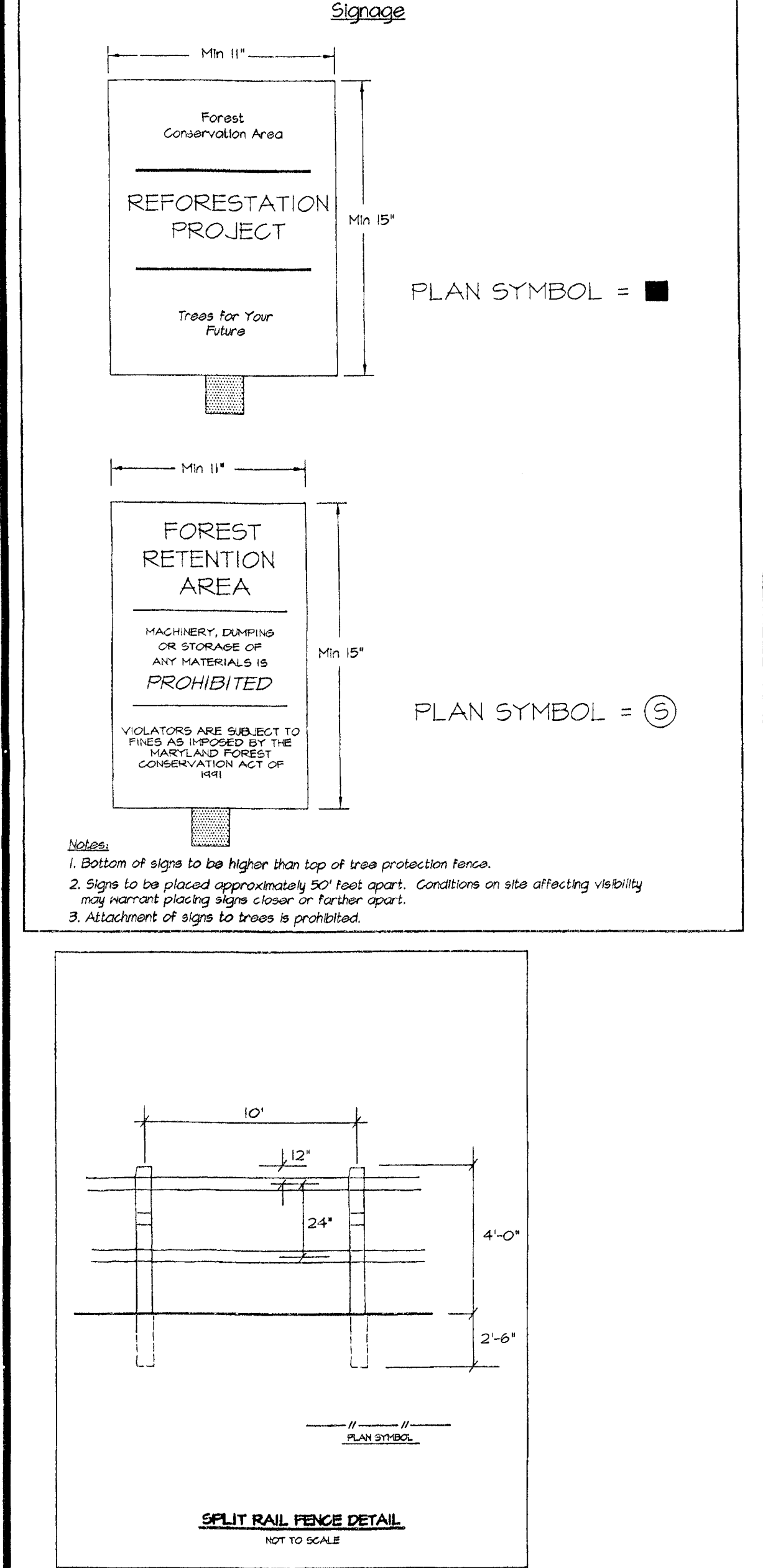
COMBINATION SILT FENCE & TREE PROTECTION - TYPE II
NOT TO SCALE

PLANT SCHEDULE FOR RE/AFFORESTATION

STOCK SPECIFICATION:
1000 SEEDLINGS PER ACRE
TOTAL RE/AFFORESTATION REQUIRED: 36.43 ACRES
TOTAL RE/AFFORESTATION PROVIDED: 38.48 ACRES

| Reforestation Area | Acreage | Seeding Selection | | | | | Total No. of Seedlings |
|--------------------|---------|-------------------|---------------|-----------|------------|--------------|------------------------|
| | | Black Locust | Virginia Pine | Red Maple | Pitch Pine | Chestnut Oak | |
| 1 | 5.45 | 1040 | 1040 | 1040 | 1040 | 1040 | 5450 |
| 2 | 0.50 | 100 | 100 | 100 | 100 | 100 | 500 |
| 3 | 1.20 | 240 | 240 | 240 | 240 | 240 | 1200 |
| 4 | 1.24 | 250 | 250 | 250 | 250 | 250 | 590 |
| 5 | 0.43 | 86 | 86 | 86 | 86 | 86 | 430 |
| TOTAL | 8.81 | 1,714 | 1,714 | 1,714 | 1,714 | 1,714 | 8,810 |

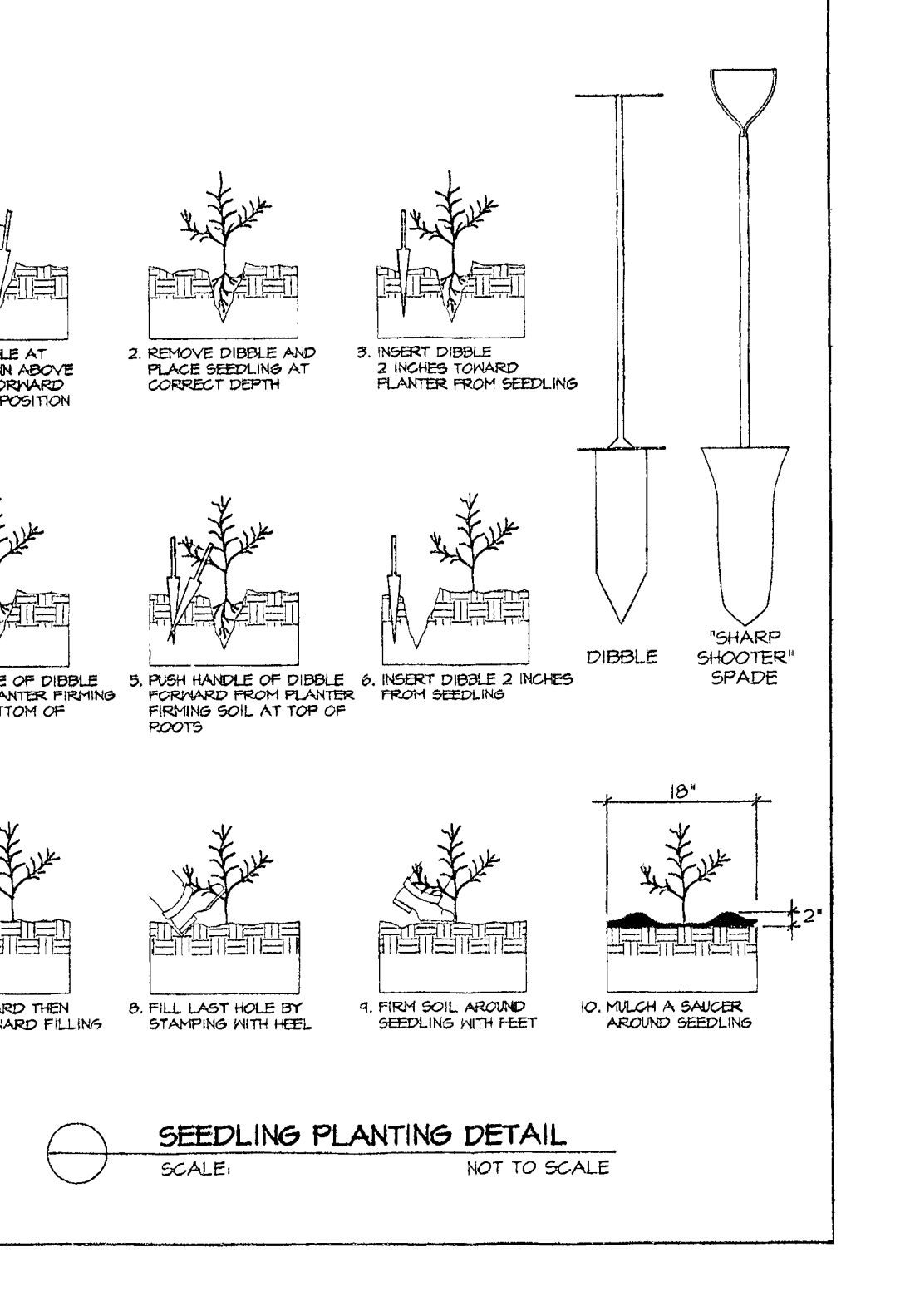
NOTE:
1 - All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure.
2 - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.



SPLIT RAIL FENCE DETAIL
NOT TO SCALE

PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs or other objects to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
- Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided herein.



SEEDLING PLANTING DETAIL
NOT TO SCALE

TREE CONSERVATION PLAN -
TYPE II
FOR CLASS III FILL & FUTURE
ARC OF SAFETY CHURCH
SUNNYBROOK
PROPERTIES
(LANDS OF SUNNYBROOK PROPERTIES,
LLC. AND SUNNYBROOK INVESTMENTS, LLC.)
(FORMERLY FORT WASHINGTON PROPERTIES)
PISCATAWAY ELECTION DISTRICT NO. 5
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"= 50'
HSSC 200' SHEET SERIES 213 & 214 SE 1 & 2 ADG MAP BK LOCATION 30 FSH 1, 2 & 3

TCP SHEET 4 OF 4
Feb 13, 2015
DATE
Mike Petrucci
Owner
COMAR 0818.06.01
J:\LD7-PROJ\000021-LD7\000021-TCP11-3-9.dwg, 2/13/2015 10:28:18 AM, nicapag

1721 WOODMERE ROAD, SUITE 200
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
FAX (301) 430-2001
E-MAIL ben@ben-dyer.com
WWW.BEN-DYER.COM

2/10/15
7/20/15
DATE
DESCRIPTION
REVISED TO ADD NATURAL REGENERATION AREAS
REVISED TO INCREASE LIMIT OF OPERATION
BY
DATE
REVISIONS

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