

PRESERVATION AREAS (PA)	
NO.	AREA (AC)
PA-1	7.26
PA-2	0.06
TOTAL	7.32

A	B	C
PARCEL D OSBORNE SHOPPING CENTER P.B. WWW 80 PLAT NO. 80 LANDS N/F INLAND AMERICAN ST PORT III, LLC LIBER 29627 FOLIO 746 TM 109 F3 7000 AREA: 0.81 AC ZONE: C-S-C EX. USE: BANK (NOT PART OF THIS PLAN)	PARCEL E OSBORNE SHOPPING CENTER P.B. NLP 100 PLAT NO. 83 LANDS N/F SAFWAY INC. LIBER 21395 FOLIO 346 TM 109 F3 7000 AREA: 4.14 AC ZONE: C-S-C EX. USE: SHOPPING CENTER	PARCEL F OSBORNE SHOPPING CENTER P.B. NLP 100 PLAT NO. 83 LANDS N/F PROPERTY DEVELOPMENT CENTERS, LLC LIBER 32315 FOLIO 202 TM 109 F3 7000 AREA: 1.76 AC ZONE: C-S-C EX. USE: SHOPPING CENTER
D	E	
PARCEL G MARYVALE P.B. VJ 189 PLAT NO. 20 LANDS N/F PROPERTY DEVELOPMENT CENTERS, LLC LIBER 32315 FOLIO 202 TM 109 F3 7000 AREA: 5.22 AC ZONE: C-S-C EX. USE: VACANT	PARCEL 34 LANDS N/F PROPERTY DEVELOPMENT CENTERS, LLC LIBER 32315 FOLIO 202 TM 109 F3 7000 AREA: 3.97 AC ZONE: C-S-C EX. USE: SHOPPING CENTER	

SITE NOTES:

- THIS PLAN IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY BY: CONTROL POINT ASSOCIATES, INC. 22830 DAVIS DRIVE, SUITE 200 STERLING, VA 20164 PHONE: 703-814-8400 DWG. No.: S062108.SR.DWG DATE: 01-19-07, REVISED: 04-19-07
- THIS PLAN IS BASED ON A TREE CONSERVATION PLAN - TYPE 1 BY: BEN DYER ASSOCIATES, INC. 11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 PHONE: (301) 430-2000 DWG No.: 54.003-2 DATE: 08-2007, REVISED 03-01-08
- THIS PLAN IS BASED ON A GEOTECHNICAL REPORT BY: ECS LLC-MID-ATLANTIC 1340 CHARWOOD ROAD, SUITE F HANOVER, MD 21076 PHONE: (410) 859-4300 DATE: 10/14/2005
- APPLICANT/OWNER: PROPERTY DEVELOPMENT CENTERS 5818 STONEDRIVE MALL ROAD PLEASANTON, CA 94588 CONTACT: DAVID MORENO PHONE: (925) 738-1203

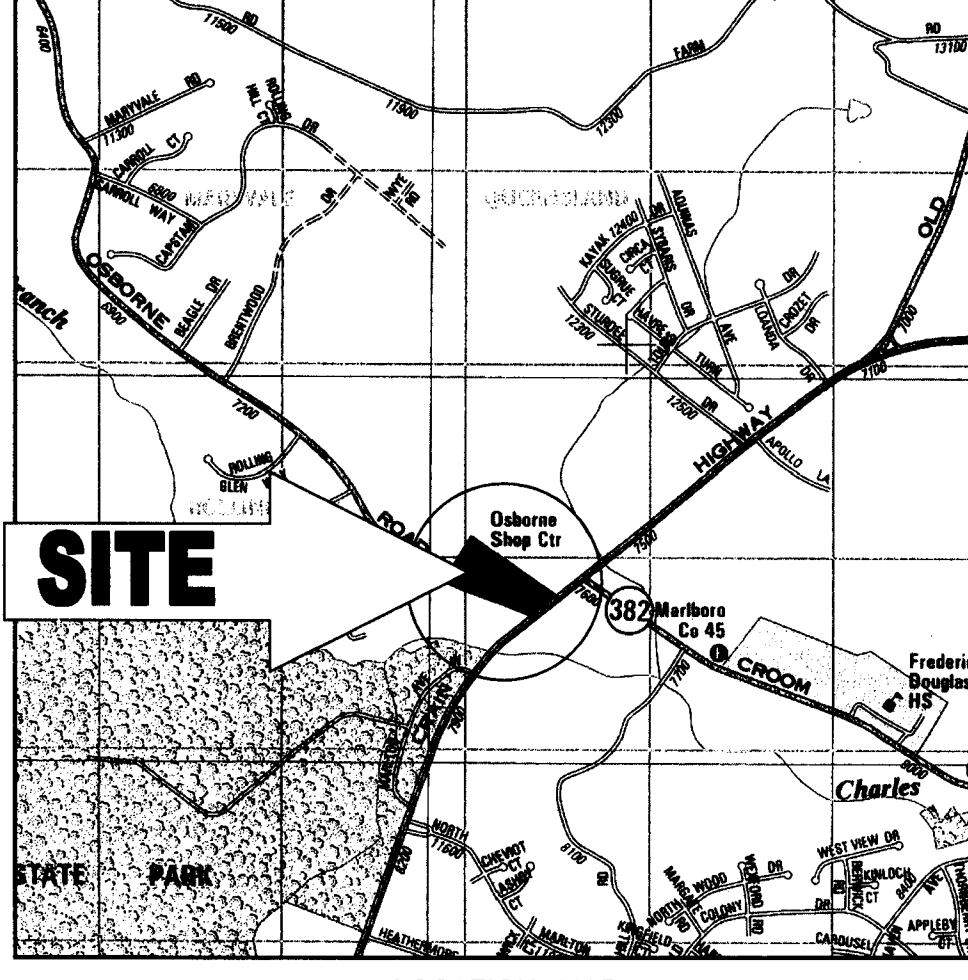
LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- [Hatched Box] TREE SAVE AREA/CONSERVATION EASEMENT
- [Cross-hatched Box] ON-SITE TREE CLEARING AREA
- [Dotted Box] FOREST CONSERVATION SIGN LOCATIONS EVERY 50'
- EXISTING TREE LINE
- TREE PROTECTIVE DEVICE
- ① SPECIMEN TREE
- PA-1 TREE SAVE AREA LABEL
- MARLBORO CLAY
- RETAINING WALL

CONSERVATION EASEMENT NOTE:

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 LIBER 33780 FOLIO 249. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
Tree Conservation Plan	Date
TCPII 016 / 08	
Approved by	Date
JL Stasz	6/30/09
K Finch	4/8/12
[Signature]	9/29/13



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL ENGINEERS
 LANDSCAPE ARCHITECTS

OFFICES:
 ● ANNAPOLIS, MD
 ● BETHESDA, MD
 ● CHANTILLY, VA
 ● FREDERICK, MD
 ● GREENBELT, MD
 ● HYATTSVILLE, MD
 ● LARGO, MD
 ● LEESBURG, VA
 ● MOUNTAIN VIEW, MD
 ● OXFORD, MD
 ● ROCKVILLE, MD
 ● SILVER SPRING, MD
 ● WASHINGTON, DC
 ● WOODBRIDGE, VA

REVISIONS			
REV.	DATE	COMMENT	BY
1	04/22/09	REV PER M-NCPPC COMMENTS	PCD
2	06/01/09	REV PER M-NCPPC COMMENTS	ASF
3	02/12/12	REV PER SITE CHANGES	AMW
4	04/23/12	REV PER SITE CHANGES	NBS
5	08/21/12	REV PER SITE CHANGES	NBS

PROJECT No.:	MB11207201
DRAWN BY:	BLC
CHECKED BY:	MMW
DATE:	03/09/09
SCALE:	1"=60'
CAD T.D.:	TC2

TREE CONSERVATION PLAN - II

FOR

PROPERTY DEVELOPMENT CENTERS

PARCEL D, LIBER 4081 FOLIO 347
 PARCEL E, LIBER 21395 FOLIO 346
 PARCEL F, LIBER 25424 FOLIO 546
 LOT 15, LIBER 25424 FOLIO 546
 PARCEL 34, LIBER 25424 FOLIO 546

BOHLER ENGINEERING

16900 SCIENCE DRIVE
 SUITE 104
 BOWIE, MARYLAND 20715
 PH: (301) 809-4500
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 www.bohlerengineering.com

M.K. JONES

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 36999

D.M. DUKE

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 30775

TREE CONSERVATION PLAN - II

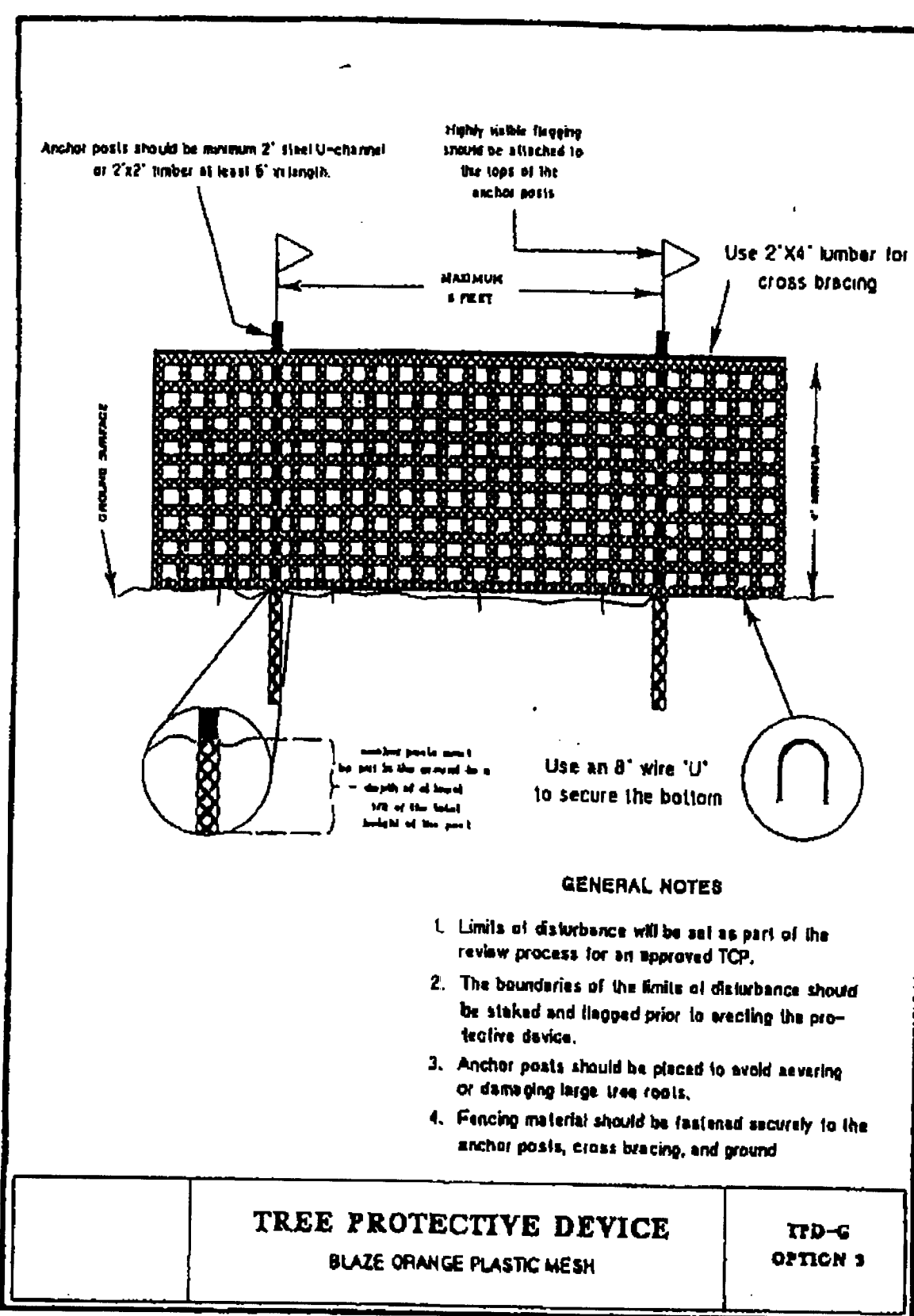
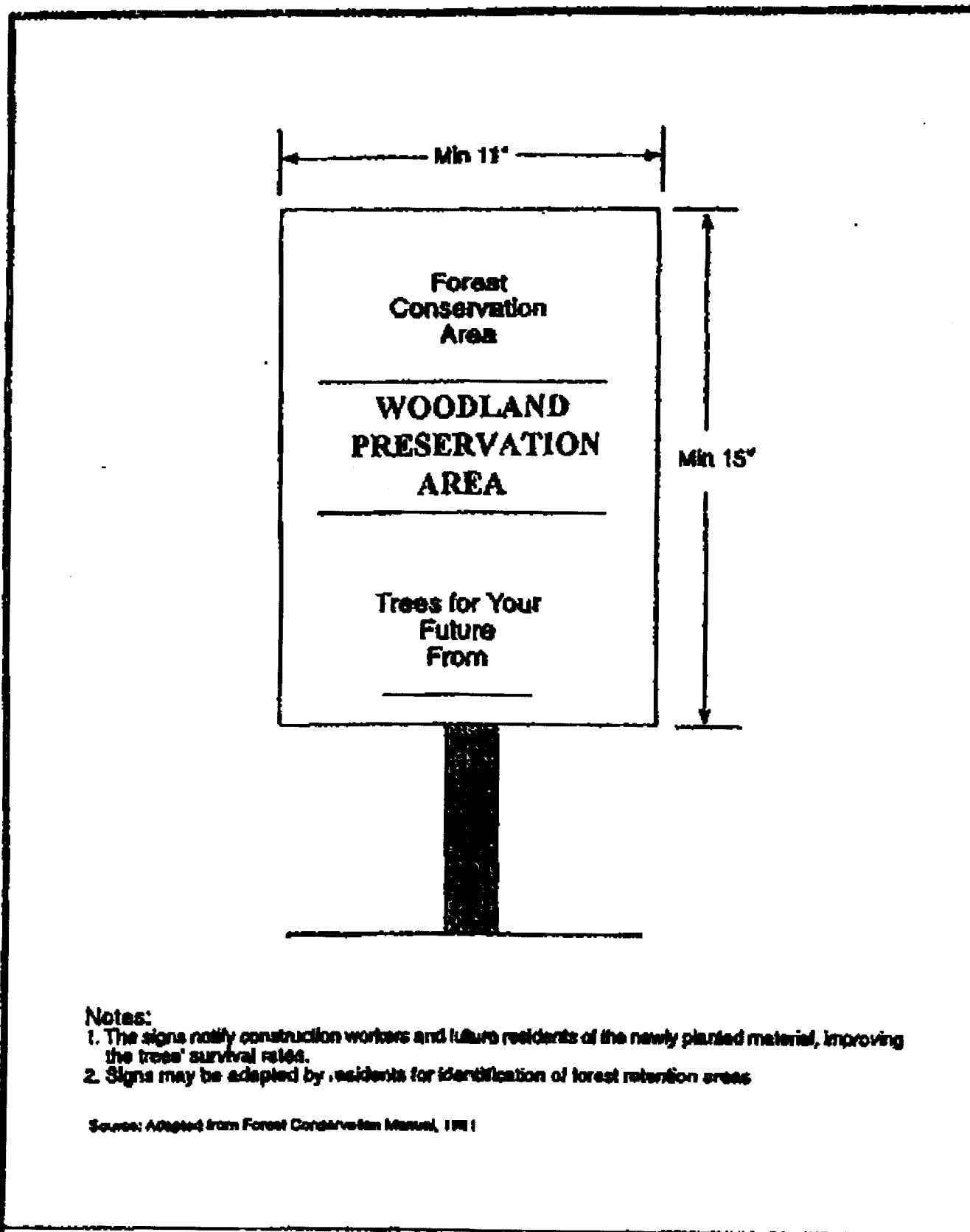
SHEET NUMBER: 1

OF 2

REVISION 5

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK. PRIOR TO THE INITIATION OF CONSTRUCTION, THE CONTRACTOR SHALL CONSULT WITH THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATORY AND CODES.

FOREST CONSERVATION SIGN



Type II - Tree Conservation Plan 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 \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland 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, 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.
- 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.
- The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs 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 Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.

Specimen Trees on the Osbourne Road Shopping Center Site

Number	Species	DBH (inches)	Condition	Post Construction Disposition
1	White Oak	33	Good	Retained
2	American Beech	36	Good	Retained
3	White Oak	36	Fair	Removed
4	White Oak	39	Fair	Retained
5	Red Oak	35	Fair	Retained
6	White Oak	40	Poor	Retained

Woodland Conservation Worksheet			
for			
Prince George's County			
Zone:		C-S-C	R-A
Gross Tract:	15.09	8.41	
Floodplain:	0.93	0.00	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	14.16	8.41	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Osbourne Shopping Center		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	Y		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	7.54	acres	
Clearing permitted w/o reforestation =	4.82	acres	
Woodland Conservation Calculations:	Net Tract	Floodplain	Off-site Impacts
Existing Woodland	12.38	0.93	
Woodland Conservation Threshold (NTA) =	28.04%	6.33	
Smaller of a or b	6.33		
Woodland above WCT	6.03		
Woodland cleared	3.79	0.04	0.00
Smaller of d or e	3.79		
Clearing above WCT (0.25 : 1) replacement requirement	0.95		
Clearing below WCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (AFT) =	16.88%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	7.32		
Woodland Conservation Provided:	(acres)		
Woodland Preservation	7.32		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation (preservation) being provided on this property	0.00		
Off-site Mitigation (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	7.32		
Area of woodland not cleared	8.57	acres	
Woodland retained not part of requirements:	1.25	acres	
Prepared by:			
	Signed		Date

KLEBASKO ENVIRONMENTAL, LLC
 8373 PINEY ORCHARD PARKWAY, SUITE 207
 GAITHERSBURG, MARYLAND 20878
 PHONE: (410) 672-5500
 FAX: (410) 672-5993
 PLAN PREPARED BY:
[Signature] 9-20-13
 KENNETH WALLIS
 QUALIFIED PROFESSIONAL
 COMAR 08.19.08.01

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCPII/ 016 / 08	
Approved by	Date
00 J.L. STASZ	6/3/09
01 K. FINCH	4/8/12
02 <i>[Signature]</i>	9/20/13
03	
04	
05	

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 CHARLOTTE, PA
 CHARLOTTE, KY
 CHARLOTTE, WV
 CHARLOTTE, OH
 CHARLOTTE, IL
 CHARLOTTE, IN
 CHARLOTTE, IA
 CHARLOTTE, MO
 CHARLOTTE, AR
 CHARLOTTE, LA
 CHARLOTTE, MS
 CHARLOTTE, AL
 CHARLOTTE, SC
 CHARLOTTE, GA

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5	06/21/12	REV PER SITE CHANGES	NBS

PROJECT No.:		MB11207201	
DRAWN BY:		DLC	
CHECKED BY:		DWD	
DATE:		03/08/2008	
SCALE:		N/A	
CAD FILE:		TC3	

TREE CONSERVATION PLAN - II

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 MARYLAND LICENSE No. 3099

D.M. DUKE

PROFESSIONAL ENGINEER
 MARYLAND LICENSE No. 2870

NOTES AND DETAILS

SHEET NUMBER:
 2
 OF 2

REVISION 5

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