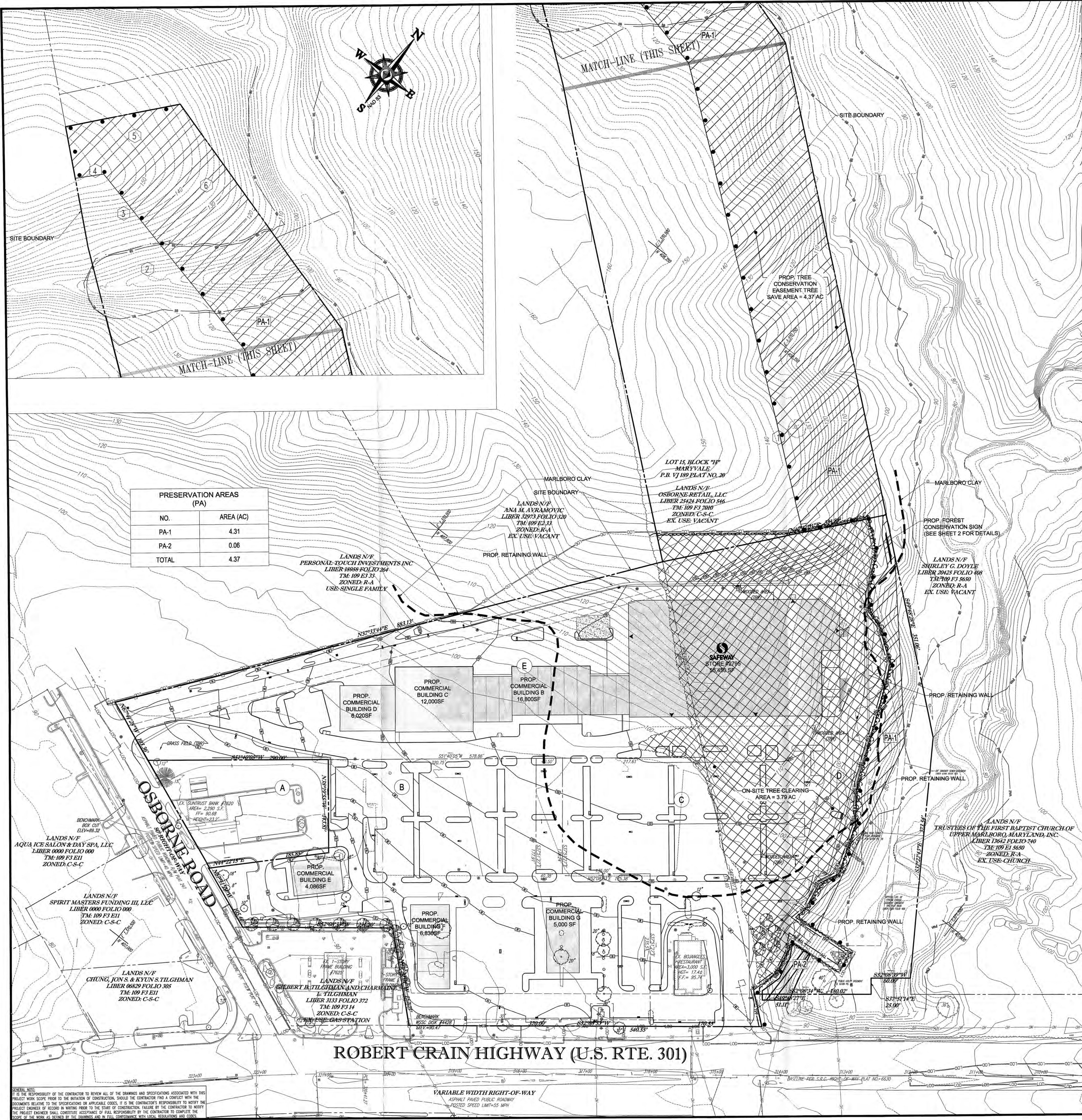




PRESERVATION AREAS (PA)	
NO.	AREA (AC)
PA-1	4.31
PA-2	0.06
TOTAL	4.37

- A**

PARCEL D
OSBORNE SHOPPING CENTER
P.B. WWW 80 PLAT NO. 80

LANDS N/F
THE BANK OF BRANDYWINE
LIBER 4081 FOLIO 347
TM: 109 F3 700
AREA: 0.83 AC
ZONE: C-S-C
EX. USE: BANK
(NOT PART OF THIS PLAN)
- B**

PARCEL E
OSBORNE SHOPPING CENTER
P.B. NLP 100 PLAT NO. 83

LANDS N/F
SAFEWAY INC.
LIBER 2198 FOLIO 546
TM: 109 F3 700
AREA: 4.14 AC
ZONE: C-S-C
EX. USE: SHOPPING CENTER
- C**

PARCEL F
OSBORNE SHOPPING CENTER
P.B. NLP 100 PLAT NO. 83

LANDS N/F
OSBORNE RETAIL, LLC
LIBER 25424 FOLIO 546
TM: 109 F3 700
AREA: 1.76 AC
ZONE: C-S-C
EX. USE: SHOPPING CENTER
- D**

PART OF LOT 15, BLOCK "H"
MARYVALE
P.B. VJ 189 PLAT NO. 20

LANDS N/F
OSBORNE RETAIL, LLC
LIBER 25424 FOLIO 546
TM: 109 F3 700
AREA: 5.22 AC
ZONE: C-S-C
EX. USE: VACANT
- E**

PARCEL 34
LANDS N/F
OSBORNE RETAIL, LLC
LIBER 25424 FOLIO 546
TM: 109 F3 700
AREA: 3.97 AC
ZONE: C-S-C
EX. USE: SHOPPING CENTER

SITE NOTES:

- 1.) THIS PLAN IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY BY:
CONTROL POINT ASSOCIATES, INC.
22630 DAVIS DRIVE, SUITE 200
STERLING, VA 20154
PHONE: 703-904-9400
DWG. No.: S062108.SR.DWG
DATE: 01-19-07, REVISED: 04-19-07
- AND
- THIS PLAN IS BASED ON A TREE CONSERVATION PLAN - TYPE 1 BY:
BEN DYER ASSOCIATES, INC.
11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
PHONE: (301) 430-2000
DWG. No.: 54-003-2
DATE: 08-2007, REVISED 03-01-06
- AND
- THIS PLAN IS BASED ON A GEOTECHNICAL REPORT BY:
ECS LLC MID-ATLANTIC
1340 CHARWOOD ROAD, SUITE P
HANOVER, MD 21076
PHONE: (410) 859-4300
DATE: 10/14/2005
- 2.) APPLICANT/OWNER:
PROPERTY DEVELOPMENT CENTERS
5918 STONERIDGE MALL ROAD
PLEASANTON, CA 94588
CONTACT: DAVID MORENO
PHONE: (925) 738-1203

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- TREE SAVE AREA/CONSERVATION EASEMENT
- ON-SITE TREE CLEARING AREA
- • • 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

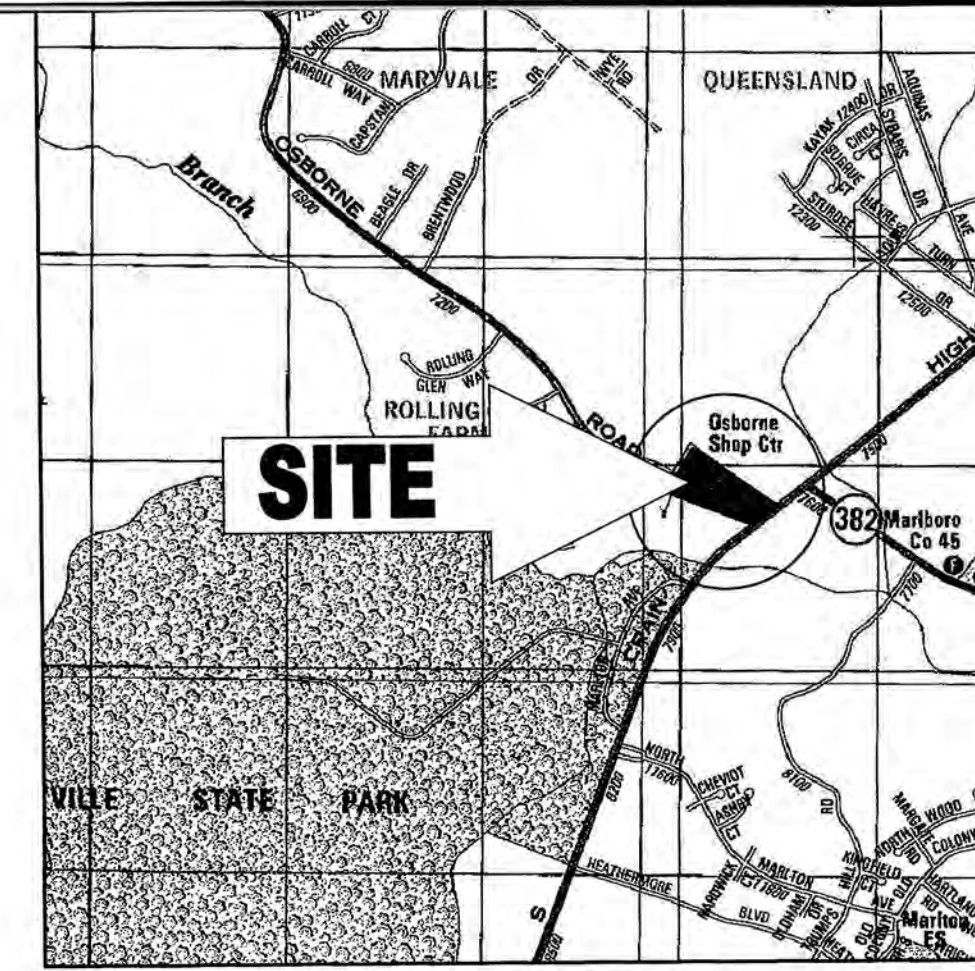
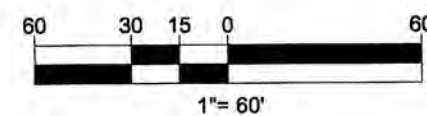
McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 Fax: (301) 627-5571

Plan Prepared By:
[Signature] 3-27-12

Kenneth R. Wallis
Qualified Professional
CoMar 06.19.06.01

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII_016_08
Approved By: *[Signature]* Date: 8/30/08

08 OF 01
JL STASZ
8/30/08
03
04
05
06



LOCATION MAP
COPYRIGHT 2007 THE MAP PEOPLE
PERMIT USE NO. 20002153-5
SCALE: 1"=2000'

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
• BETHESDA, MD
• BOWIE, MD
• FORT LAUDERDALE, FL
• GAITHERSBURG, MD
• GREENBELT, MD
• HAGERSTOWN, MD
• HYATTSVILLE, MD
• JEFFERSON, MD
• LARGO, MD
• LEXINGTON, MD
• MARYVALE, MD
• ROLLING MOUNTAIN, MD
• ROCKVILLE, MD
• SILVER SPRING, MD
• WASHINGTON, DC
• WOODBRIDGE, VA

REVISIONS		
REV.	DATE	COMMENT
1	04/22/09	REV PER M-NCPPC COMMENTS
2	06/01/09	REV PER M-NCPPC COMMENTS
3	02/22/12	REV PER SITE CHANGES

PROJECT No.:	MB11207201
DRAWN BY:	BLJ
CHECKED BY:	DMD
DATE:	03/08/08
SCALE:	1"=60'
CAD L.D.:	TC3

TREE CONSERVATION PLAN - II

PROPERTY DEVELOPMENT CENTERS

PARCEL D, LIBER 4081 FOLIO 347
PARCEL E, LIBER 2198 FOLIO 546
PARCEL F, LIBER 25424 FOLIO 546
LOT 15, LIBER 25424 FOLIO 546
PARCEL 34, LIBER 25424 FOLIO 546

BOHLER ENGINEERING

16900 SCIENCE DRIVE
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PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

M.K. JONES

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 39899

D.M. DUKE

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 30701

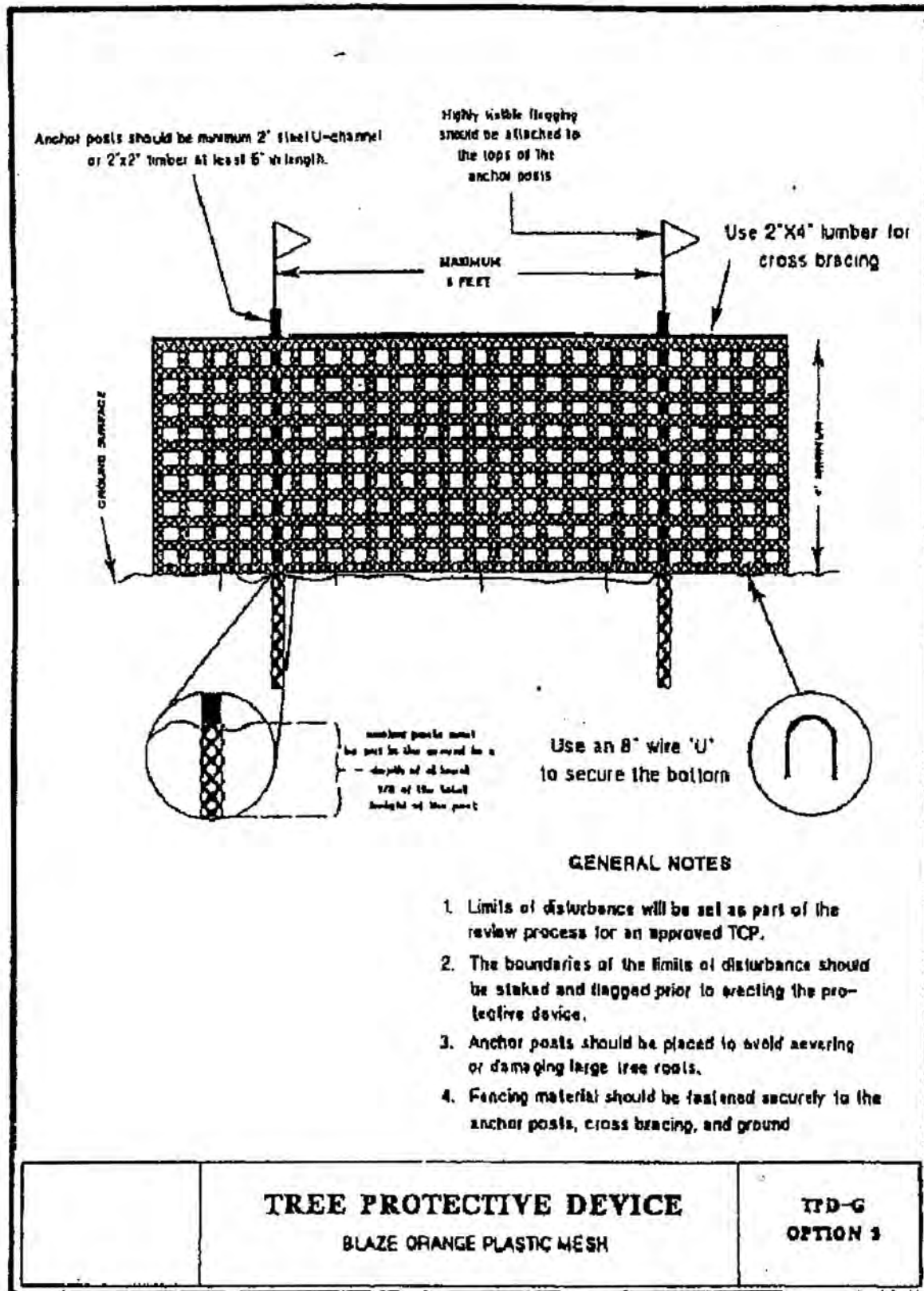
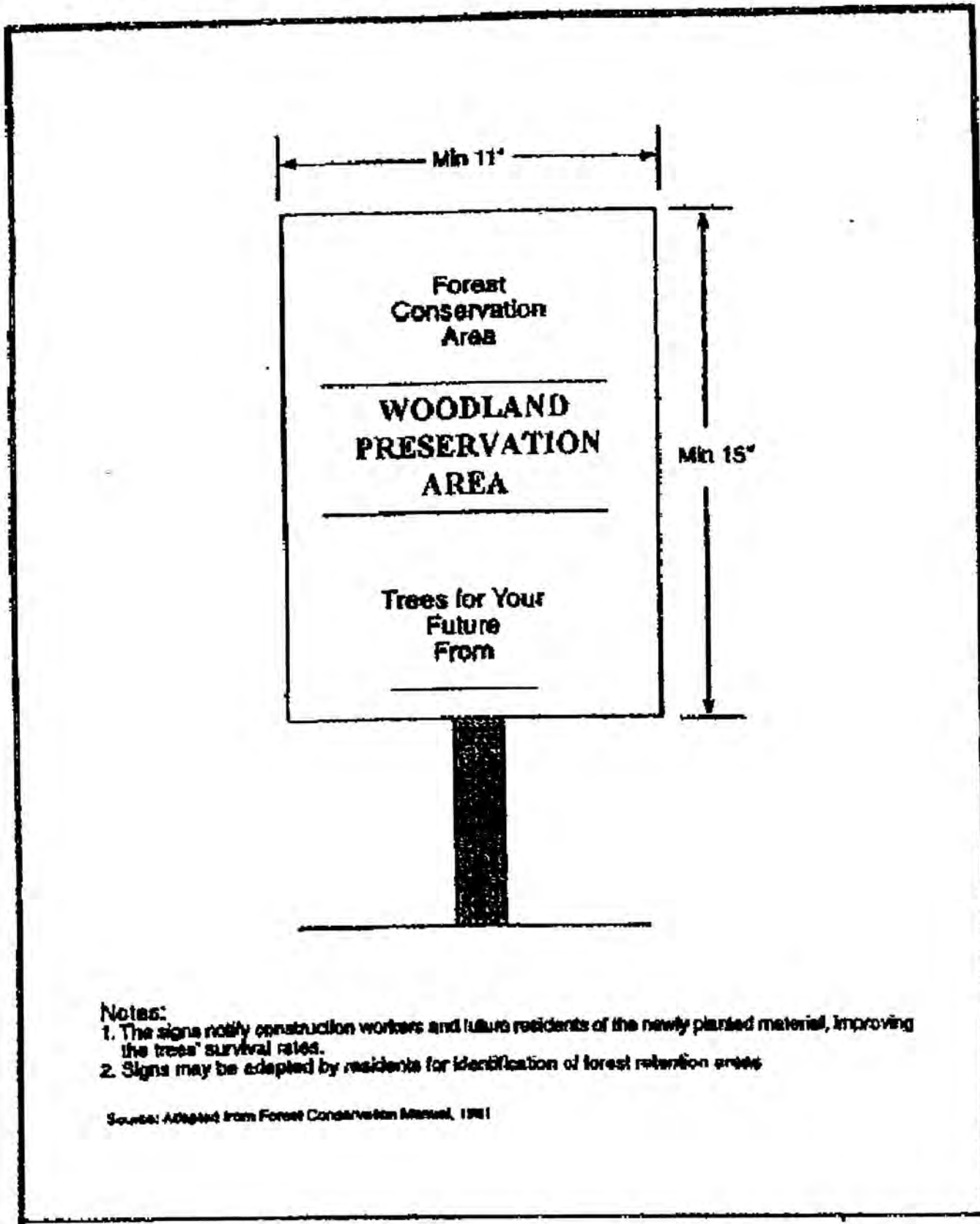
SHEET TITLE:
TREE CONSERVATION PLAN - II

SHEET NUMBER:
1

OF 2

REVISION 3

FOREST CONSERVATION SIGN



Type II - Tree Conservation Plan Notes

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 \$1.50 per square foot mitigation fee.
2. 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.
3. 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.
4. 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.
5. All required off-site mitigation shall be identified on an approved TCPH 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.
6. 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.
7. 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

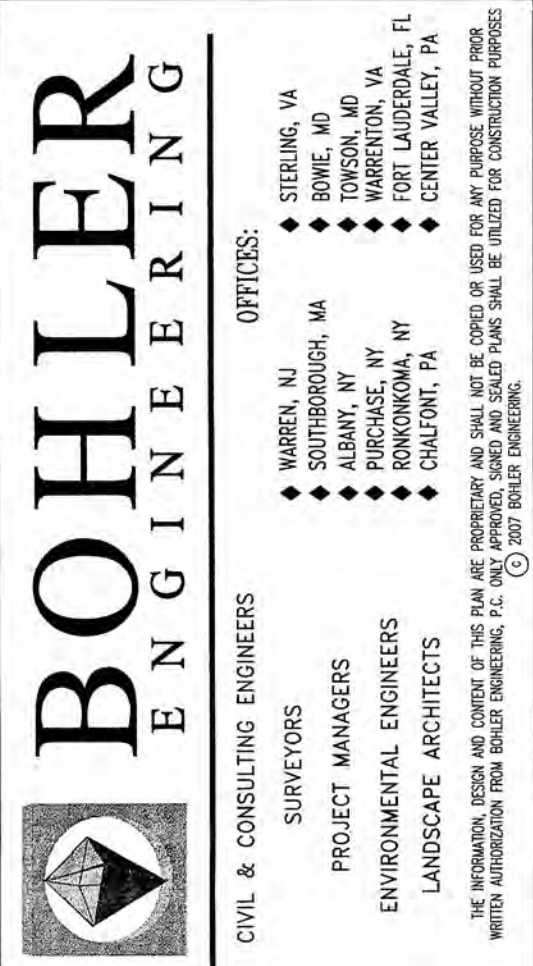
Number	Species	DBH (inches)	Condition	Disposition
1	White Oak	33	Good	Retained
2	American Beech	36	Good	Retained
3	White Oak	36	Fair	Removed
4	White Oak	39	Fair	Retained
5	Red Oak	35	Fair	Retained
6	White Oak	40	Poor	Retained

Woodland Conservation Worksheet				
for Prince George's County				
Zone:	C-S-C			
Gross Tract:	23.50			
Floodplain:	0.93			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	22.57	0.00	0.00	
*Include acreage in the corresponding columns for each case.				
Property Description or Subdivision Name:	Osborne 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) =	5.18	acres		
Clearing permitted w/o reforestation =	7.18	acres		
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Impacts (acres)	
Existing Woodland	12.38	0.93		
Woodland Conservation Threshold (NTA) =	15.00%	3.39		
Smaller of a or b	3.39			
Woodland above WCT	8.97			
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) =	15.00%	0.00		
Off-site Mitigation being provided on this property	0.00			
Woodland Conservation Required	4.37			
Woodland Conservation Provided:	(acres)			
Woodland Preservation	4.37			
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	4.37			
Area of woodland not cleared	8.57	acres		
Woodland retained not part of requirements:	4.20	acres		
Prepared by:				
Signed				Date

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 Fax: (301) 627-5571

Plan Prepared By:
Kenneth R. Wallis 3-17-12
Kenneth R. Wallis
Qualified Professional
CoMar 08.19.06.01

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII/ 016 / 08	Date
Approved by	
J.L. STASZ	6/3/09
K.R. Wallis	7/7/12
04	
05	
06	



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	02/22/12	REV PER SITE CHANGES	AMW

PROJECT No.:	MB11202201
DRAWN BY:	B.L.G.
CHECKED BY:	D.M.D.
DATE:	05/09/09
SCALE:	N/A
CAD T.O.:	TC3

PROJECT:
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

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www.bohlerengineering.com

M.K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 39099
PROFESSIONAL ENGINEER I solemnly swear that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 39099, Exp. Date 03/31/2011.

D.M. DUKE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 39720
PROFESSIONAL ENGINEER I solemnly swear that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 39720, Exp. Date 03/31/2011.

SHEET TITLE:
NOTES AND
DETAILS

SHEET NUMBER:
2

OF 2

REVISION 3

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, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE REQUIREMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY 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 SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.