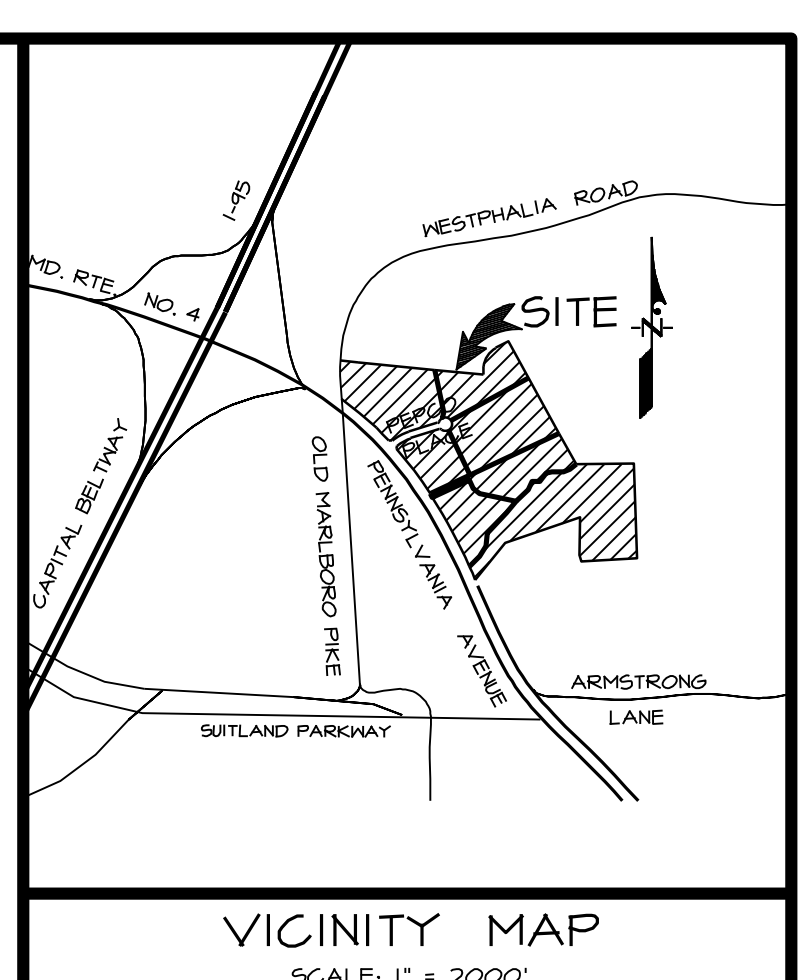


LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
ORIGINAL TREELINE	---
LIMITS OF DISTURBANCE	---
TEMP TREE FENCE	---
PRIMARY MANAGEMENT AREA	---
COUNTY REGULATED STREAM	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRESERVATION AREA	---
REFORESTATION AREA	---
PRESERVATION AREA NOT COUNTED	---
TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE (REFORESTATION)	---
TREE PROTECTION SIGNAGE (PRESERVATION)	---
EX. FENCE	---
PROP. FENCE (CHAIN LINK)	---
SPLIT RAIL FENCE	---



Woodland Conservation Worksheet
 Loc: Prince George's County

Zone: I-1 Owner: OSPREY PROPERTY GROUP
 Gross Tract: 84.10 Acres Address: 175 ADMIRAL COCHRANE DRIVE, SUITE 201
 Floodplain: 5.25 Acres ANNAPOLIS, MD 21401
 Prev. Dedicated Land: 0.81 Acres Phone: (410) 224-0100
 Net Tract (NTA): 79.08 Acres Tax Map: 66067
 Subdivision/Block/Lot: PENN EAST BUSINESS PARK

Is this site subject to the 1984 Ordinance? N
 Is this one (1) single family lot? N
 Are there prior TGP approvals which include a combination of these lots and/or other lots? Y
 Is this a mitigation bank? N
 Break-even Point (preservation) = 24.78 Acres
 Clearing permitted w/o reforestation = 51.64 Acres

Woodland Conservation Calculations:

Existing Woodland	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Woodland Conservation Threshold (NTA) * = 15.00%	84.10	5.25	4.95
Smaller of a or b	12.61		
Woodland above NCT	6.49		
Woodland cleared	6.49	0.56	0.00
Smaller of d or e	6.49		
Clearing above NCT (0.25 x 1) replacement requirement	15.96		
Clearing below NCT (2.1) replacement requirement	0.00		
Afforestation Threshold (AFT) = 15.00%	11.94		
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	28.40		

Woodland Conservation Provided:

Woodland Preservation	(acres)
Afforestation / Reforestation	6.09
Area approved for tree-in-lieu	0.00
Credits for Off-site Mitigation on another property	11.80
Off-site Mitigation being provided on this property	0.00
Woodland Conservation Required	28.40

Area of woodland not cleared: 12.64 acres
 Woodland retained but not part of requirements: 213 acres

Plan Certified by: Name: Doug Maser
 Address: 1711 Rookmore Road, Suite 200
 Annapolis, MD 21401
 License: _____

* NCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.
 * Existing gross tract area and woodland area prior to clearing under TCP#12/191 approved 2/6/01, Ben Dyer and Associates, Inc. Dwg. No. 402017-2.

PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	1.05
2	0.51
3	1.06
4	0.07
5	0.47
6	0.15
7	0.98
8	0.61
9	0.72
10	1.83
11	1.44
12	0.24
13	0.47
14	0.21
TOTAL	10.51

CLEARING AREAS (CA)	
No.	AREA (AC)
1	5.06
2	0.09
3	0.26
4	9.94
5	17.21
6	0.35
7	0.33
8	12.21
9	0.49
10	17.83
11	17.83
TOTAL	63.83

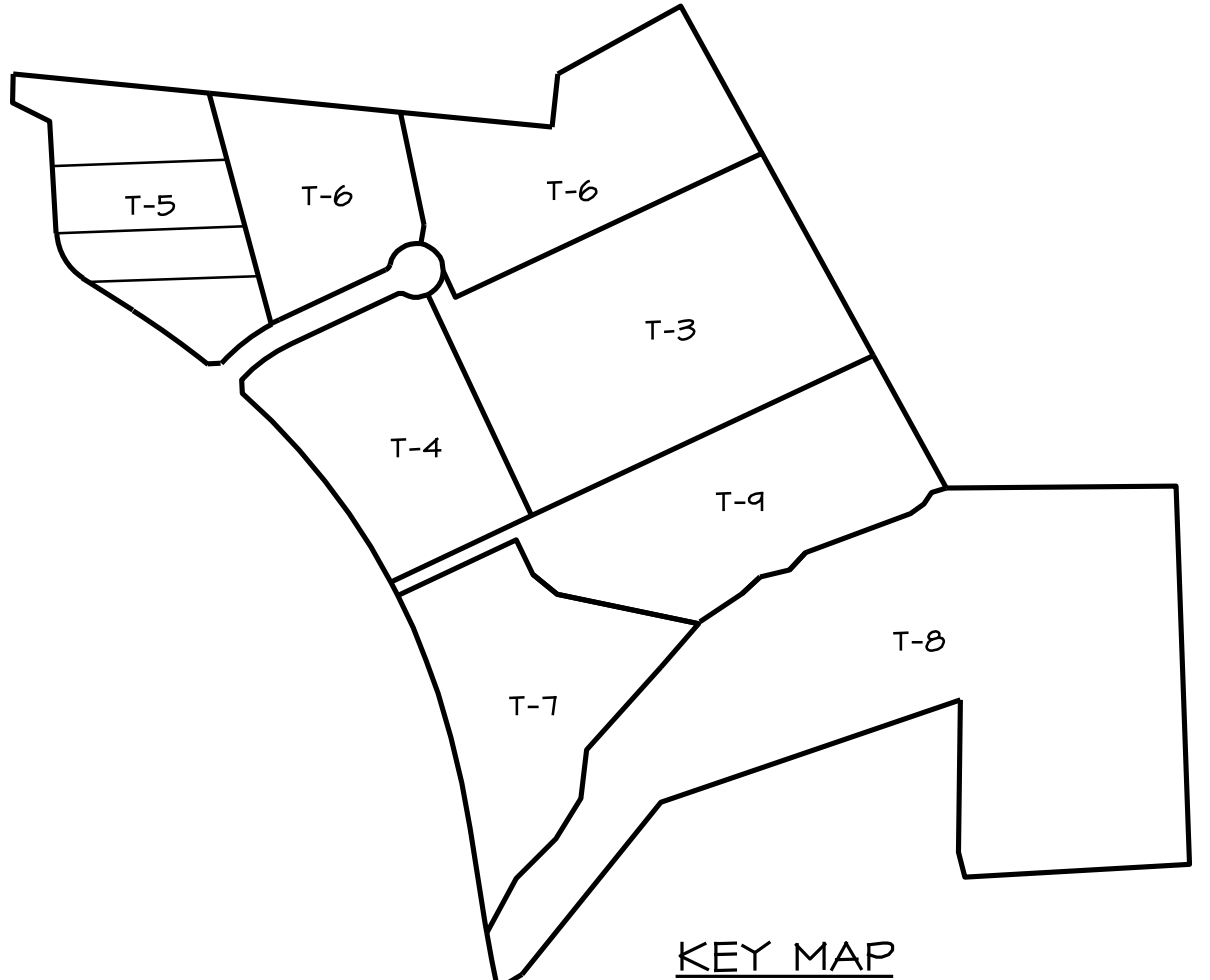
PRESERVATION AREA NOT COUNTED (PA-NC)	
No.	AREA (AC)
1	0.31
2	0.07
3	0.06
4	2.21
TOTAL	2.71

CLEARING AREAS WITHIN FLOODPLAIN (CA-FP)	
No.	AREA (AC)
1	0.30
2	0.02
3	0.09
4	0.01
5	0.02
6	0.14
TOTAL	0.58

REFORESTATION AREAS (RA)	
No.	AREA (AC)
1	0.05
2	0.29
3	0.19
4	1.27
5	0.25
6	2.43 (0.21)*
7	1.14 (0.68)*
8	0.47
TOTAL	6.09

* PORTION CONTAINED WITHIN BUFFERYARDS

TREE CONSERVATION PLAN - TYPE II				
TABLE OF CONTENTS				
SHEET TYPE	DRAWING No.	DSP No.	DSP SHEET No.	TCP SHEET No.
Composite Plan	54.003-Z	98016	-----	T-1 (1 OF 9)
TCP#11 DETAILS	54.004-Z	-----	-----	T-2 (2 OF 4)
DSP LOTS 11, 12 & 15, BLK A	6.00.10-Z	98016-01	1 OF 2	T-3 (3 OF 4)
DSP LOTS 11, 12 & 15, BLK A	6.00.54-Z	98016-01	2 OF 2	T-4 (4 OF 4)
DSP LOTS 5-B, BLOCK A	6.00.61-Z	98016-02	1 OF 1	T-5 (5 OF 4)
LOTS 9 & 15	54.005-Z	-----	-----	T-6 (6 OF 4)
LOT 13	54.006-Z	-----	-----	T-7 (7 OF 4)
LOT 14	54.007-Z	-----	-----	T-8 (8 OF 4)
OUTLOT A	54.008-Z	-----	-----	T-9 (9 OF 4)



08/18/22	Paved Lot 13 Grassed Storage Lot	MN
DATE	REVISION DESCRIPTION	BY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 FOR OFFICIAL USE ONLY

APPLICATION NAME: PENN EAST BUSINESS PARK, LOT 13 BLOCK A

APPLICATION NO.: DSP-98016-12

TCP NO.: TCP#11-027-91-08

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 15, 2022.

SIGNATURE APPROVAL DATE: 11/15/2022
 Digitally signed by Jill Kosack
 Date: 2022.11.15 11:30:16 -0500

AUTHORIZED SIGNATURE

OWNER / APPLICANT
 OSPREY PROPERTY GROUP
 175 ADMIRAL COCHRANE DRIVE, SUITE 201
 ANNAPOLIS, MD 21401
 (410) 224-0100
 ATTN: MR. BRETT GUY

Prince George's County Planning Department, M-NPPC
 Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL
 TCP 2 - 027 - 91

Approved by	Date	DRD #	Reason for Revision
01 Diana F. Wood	2/06/01	4-88095	N/A
02 John P. Markovich	4/24/08	DSP-48016-01	Lots 11 & 12
	8/26/04	DSP-48016-01	Lots 5-B, Block A Lots 11, 12, 15 Block B
		DSP-48016-02	
		DSP-48016-01	
02* John P. Markovich	11/26/04	DSP-48016-02	Lots 5-B, Block A Lots 11, 12, 15 Block B
03* N/A	N/A	N/A	N/A
04 J. Stanz	05/11/01	DSP-48016-05	Lots 11, 12, 15 Block B
05 K. Shoulters	04/17/08	DSP-48016-07	Lots 11, 12, 15 Block B
06 K. Shoulters	12/07/10	DSP-48016-08	Lots 4 & 15-15
07 T. Burke	05/23/11	N/A	Correct Approval Block
08 Alexander Kuchel	10/27/2022	DSP-48016-12	Lot 13

*The TCP#11-027-91-02 was recertified for minor corrections
 **There is no -03 Revision to the TCP#11

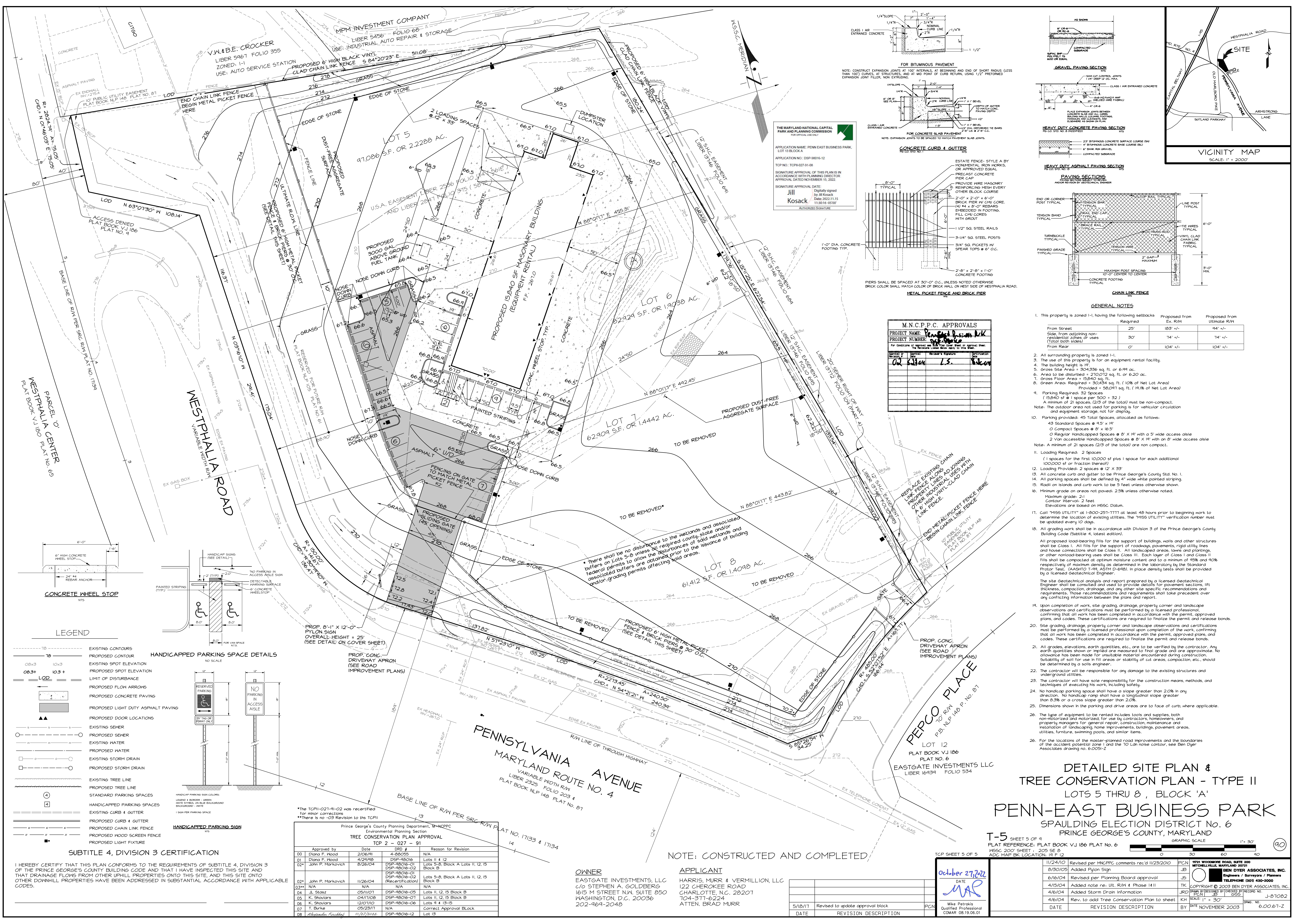
COMPOSITE TREE CONSERVATION PLAN TYPE II
 LOTS 5 THRU 15 & OUTLOT "A", BLOCK "A"
PENN-EAST BUSINESS PARK
 SPAULDING ELECTION DISTRICT NO. 6
 PRINCE GEORGE'S COUNTY, MARYLAND

T-1 SHEET 1 OF 9
 FLAT REFERENCE: LOTS 11 & 12, FLAT BOOK VJ 191 FLAT No. 06 GRAPHIC SCALE 1" = 100'
 LOT 15 FLAT BOOK VJ 191 FLAT No. 23
 MDC 2001 SHEET 1 205 SE 6
 ADG MAP BK LOCATION: 191 F 12

October 27, 2022
 DATE
 Mike Petrakis
 Qualified Professional
 COMAR 08.19.06.01

5/18/11 Revised to update approval block
 11/24/10 Revised per MNCPPC comments rec'd 11/23/2010
 10/21/08 Revised per MNCPPC comments rec'd 10/21/2008
 3/28/08 Revised per M-NPPC 12-19-07 comments
 10/05/07 Revised site layout on Lots 9, 13, 14, & 15

1721 WOODMERE ROAD, SUITE 200
 ANNAPOLIS, MARYLAND 21401
 BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
 TELEPHONE (301) 430-3000
 COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC.
 DRAWING NO. J-81082
 SCALE: 1" = 100'
 DATE MAY 2007
 DWS: No. 54.003-Z



I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

Approved by	Date	DRD #	Reason for Revision
01 Diana F. Wood	2/26/04	4-88025	N/A
02 John P. Markovich	8/26/04	DSP-48016-01	Lots II & 12
		DSP-48016-02	Lots 5-B, Block A Lots II, 12, 15
		DSP-48016-03	Utilities
02* John P. Markovich	11/26/04	N/A	Lots 5-B, Block A Lots II, 12, 15
		DSP-48016-01	Recertification
03* N/A	N/A	N/A	Block B
04 J. Stanz	05/11/07	DSP-48016-05	Lots II, 12, 15 Block B
05 K. Shaviers	04/11/08	DSP-48016-07	Lots II, 12, 15 Block B
06 K. Shaviers	12/07/10	DSP-48016-06	Lots 4 & 13-15
07 T. Burke	05/23/11	N/A	Correct Approval Block
08 Alexander Kuchel	10/27/2012	DSP-48016-12	Lot 13

Approved by	Date	DRD #	Reason for Revision
01 Diana F. Wood	2/26/04	4-88025	N/A
02 John P. Markovich	8/26/04	DSP-48016-01	Lots II & 12
		DSP-48016-02	Lots 5-B, Block A Lots II, 12, 15
		DSP-48016-03	Utilities
02* John P. Markovich	11/26/04	N/A	Lots 5-B, Block A Lots II, 12, 15
		DSP-48016-01	Recertification
03* N/A	N/A	N/A	Block B
04 J. Stanz	05/11/07	DSP-48016-05	Lots II, 12, 15 Block B
05 K. Shaviers	04/11/08	DSP-48016-07	Lots II, 12, 15 Block B
06 K. Shaviers	12/07/10	DSP-48016-06	Lots 4 & 13-15
07 T. Burke	05/23/11	N/A	Correct Approval Block
08 Alexander Kuchel	10/27/2012	DSP-48016-12	Lot 13

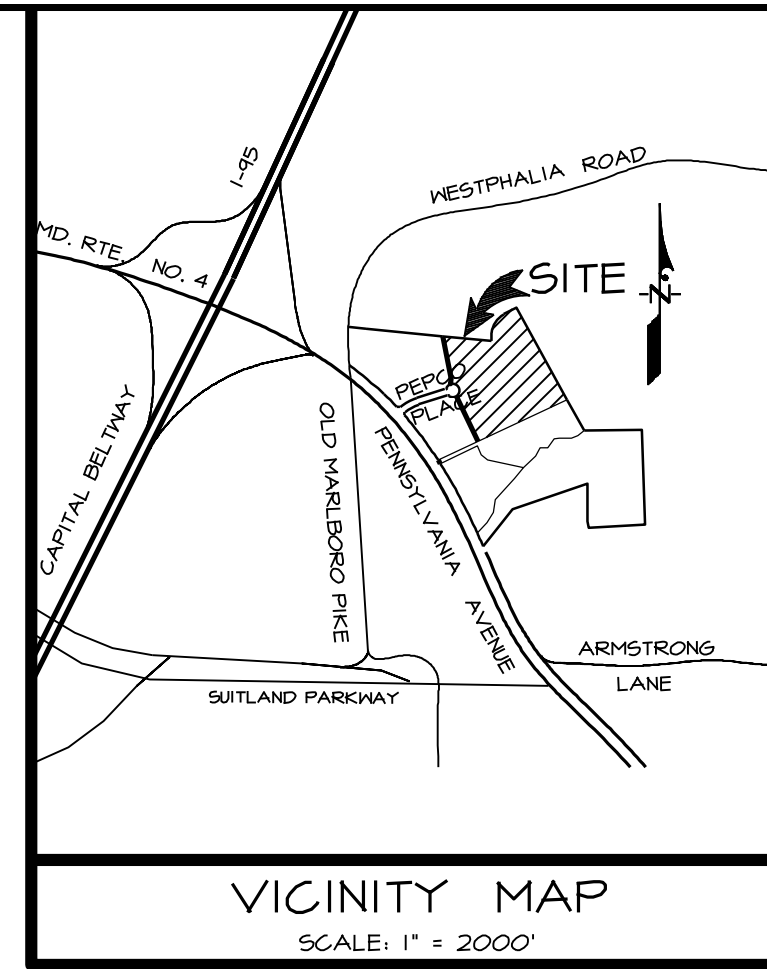
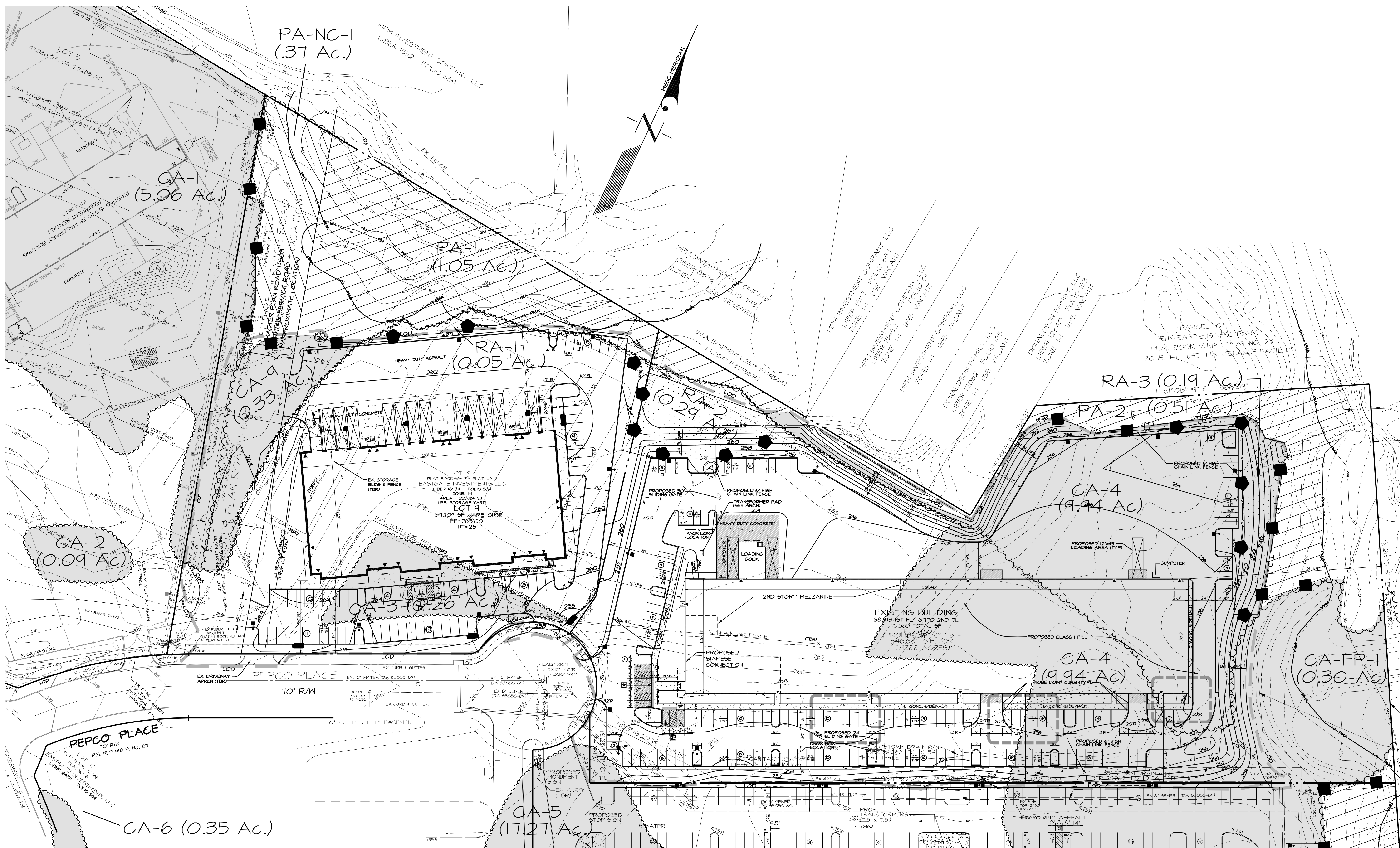
OWNER
EASTGATE INVESTMENTS, LLC
C/O STEPHEN A. GOLDBERG
1615 M STREET N.W. SUITE 850
WASHINGTON, D.C. 20036
202-469-2048

APPLICANT
HARRIS, MURR & VERRILLION, LLC
122 CHEROKEE ROAD
CHARLOTTE, N.C. 28207
704-371-6224
ATTN: BRAD MURR

DATE	REVISION DESCRIPTION
5/18/17	Revised to update approval block
DATE	REVISION DESCRIPTION

DATE	REVISION DESCRIPTION
11/24/10	Revised per MNCPPC comments rec'd 11/23/2010
8/30/09	Added Pylon Sign
6/16/04	Revised per Planning Board approval
4/15/04	Added note re: ULT. R/W & Phase II
4/6/04	Added Storm Drain Information
4/6/04	Rev. to add Tree Conservation Plan to sheet
DATE	REVISION DESCRIPTION

1751 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
FAX (301) 430-2001
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DRAWING NO. J-81082
SCALE: 1" = 30'
DATE NOVEMBER 2003
DWG. NO. 6.0051-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - PREVIOUS TREELINE (APPROVED AND REMOVED UNDER TCPII/21/01 REVISION 04)
 - CURRENT TREELINE
 - LIMITS OF DISTURBANCE
 - TEMP TREE FENCE
 - PRIMARY MANAGEMENT AREA
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - PRESERVATION AREA NOT COUNTED
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - EX. FENCE
 - PROP. FENCE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PENN EAST BUSINESS PARK, LOT 13 BLOCK A

APPLICATION NO.: DSP-98016-12

TCPII NO.: TCPII-027-91-08

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 15, 2022.

SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2022.11.15 11:30:16 -0500

AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 027 - 91			
Approved by	Date	DRD #	Reason for Revision
00 Diana F. Wood	2/06/01	4-88055	N/A
01 Diana F. Wood	4/24/00	DSP-98016	Lots 11 & 12
02* John P. Markovich	8/26/04	DSP-98016-01 DSP-98016-02 DSP-98016-01	Lots 5-B, Block A Lots 11, 12, 15 Block B DSP-98016-02 (Resubmittal)
02** N/A	N/A	N/A	N/A
04 J. Stasz	05/11/07	DSP-98016-05	Lots 11, 12, 15 Block B
05 K. Shouls	04/17/08	DSP-98016-07	Lots 11, 12, 15 Block B
06 K. Shouls	12/07/10	DSP-98016-06	Lots 4 & 13-15
07 T. Byrne	05/23/17	N/A	Correct Approval Block
08 Alexander Kuchel	10/27/2022	DSP-98016-12	Lot 13

*The TCPII-027-91-02 was recertified for minor corrections
**There is no -03 Revision to the TCPII

TREE CONSERVATION PLAN, TYPE II
LOTS 9 and 16
PENN-EAST BUSINESS PARK
SPAULDING ELECTION DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

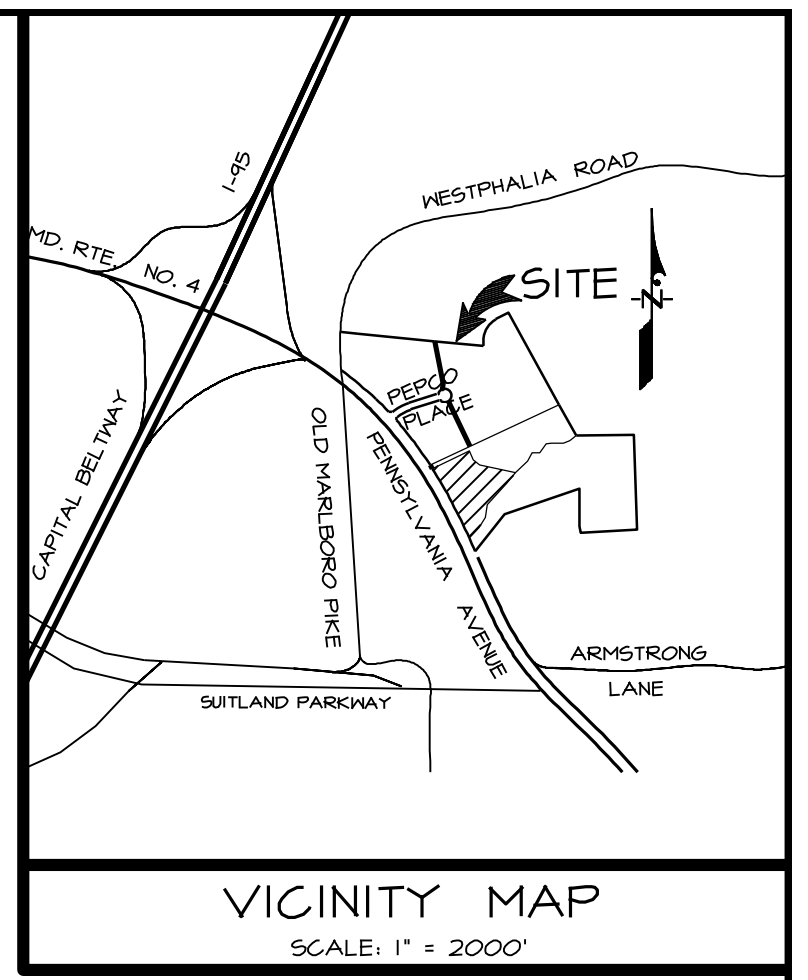
T-6

SHEET 6 OF 9
MISC. 200' SHEET 1, 205 SE 6
ADG MAP BK LOCATION: 101 F 12

DATE	REVISION DESCRIPTION	BY
October 27, 2022	Revised to update approval block	PCN
5/05/11	Revised Lot 16 per DSP-98016-09 revision.	PCN
11/24/10	Revised per MNCPPC comments rec'd 11/23/2010	PCN
10-21-08	Revised per MNCPPC 10/1/08 comments	PCN
3/27/08	Revised per 12/19/07 M-NCPPC comments	MP
10/05/07	Revised site layout on Lots 9, 13, 14, & 15	KM
DATE	REVISION DESCRIPTION	BY
10/05/07	Revised site layout on Lots 9, 13, 14, & 15	KM
DATE	REVISION DESCRIPTION	BY

OWNER / APPLICANT
OSPREY PROPERTY GROUP
175 ADMIRAL COCHRANE DRIVE, SUITE 201
ANNAPOLIS, MD 21401
(410) 224-0100
ATTN: MR. BRETT GUY

1751 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE: (301) 430-2000
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DRAWN BY: J. DYER
SCALE: 1" = 50'
DATE: JUNE 2007
DWG. NO.: 54.005-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - PREVIOUS TREELINE (APPROVED AND REMOVED UNDER TCP#12/1/11 REVISION 04)
 - CURRENT TREELINE
 - LIMITS OF DISTURBANCE
 - TEMP TREE FENCE
 - PRIMARY MANAGEMENT AREA
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - EX. FENCE
 - PROP. FENCE
 - SPLIT RAIL FENCE

Prince George's County Planning Department, M-NCPPC			
TREE CONSERVATION PLAN APPROVAL			
TCP 2 - 027 - 91			
Approved by	Date	DRD #	Reason for Revision
00 Diana F. Wood	2/10/01	4-08055	N/A
01 Diana F. Wood	4/29/03	DSP-48016	Lots 11 & 12
02* John P. Markovich	8/26/04	DSP-48016-01	Lots 5-B, Block A Lots 11, 12, 15 Block B
02* John P. Markovich	11/26/04	DSP-48016-02	Lots 5-B, Block A Lots 11, 12, 15 Block B
03** N/A	N/A	N/A	N/A
04 J. Stanz	05/11/07	DSP-48016-05	Lots 11, 12, 15 Block B
05 K. Shovlers	04/11/08	DSP-48016-07	Lots 11, 12, 15 Block B
06 K. Shovlers	12/07/10	DSP-48016-08	Lots 11 & 13-15
07 T. Burke	05/23/17	N/A	Correct Approval Block
08 Alexander Kuschel	10/27/2022	DSP-48016-12	Lot 13

*The TCP#1-027-91-02 was recertified for minor corrections
**There is no -03 Revision to the TCP#1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PENN EAST BUSINESS PARK, LOT 13 BLOCK A

APPLICATION NO.: DSP-98016-12

TCP NO.: TCP#1-027-91-08

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 15, 2022.

SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2022.11.15 11:30:16 -05'00'

AUTHORIZED SIGNATURE

TREE CONSERVATION PLAN, TYPE II
LOT 13
PENN-EAST BUSINESS PARK
SPAULDING ELECTION DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

T-7
SHEET 7 OF 9
MISC. 200' SHEET 1, 205 SE 6
ADG MAP BK LOCATION: 18 F 12



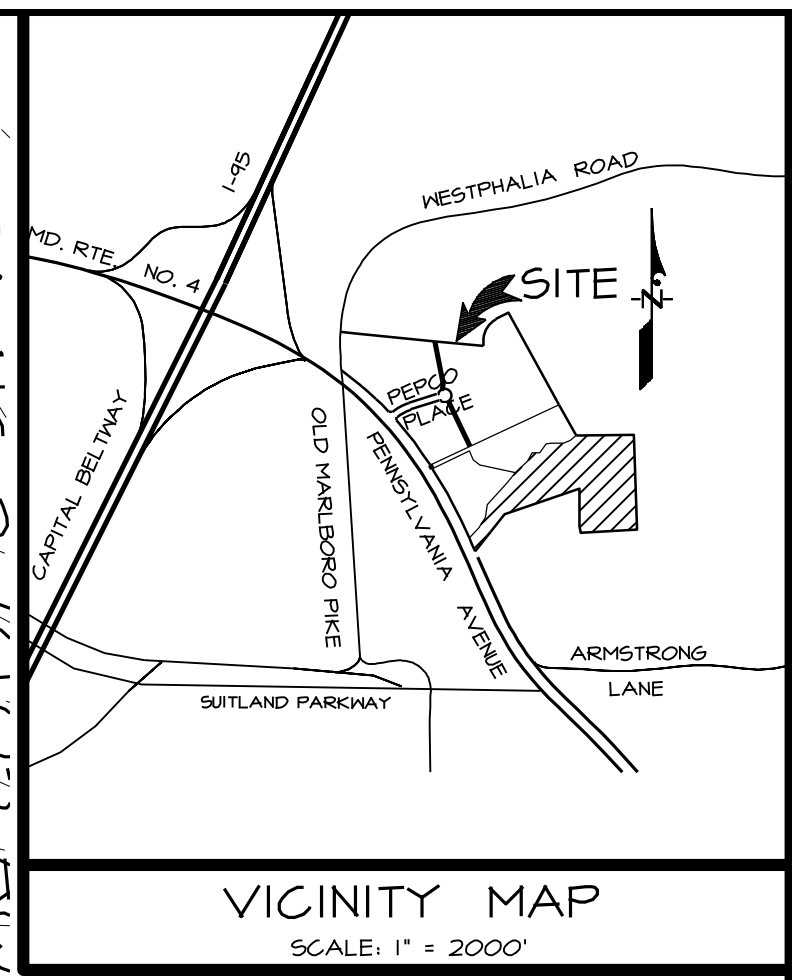
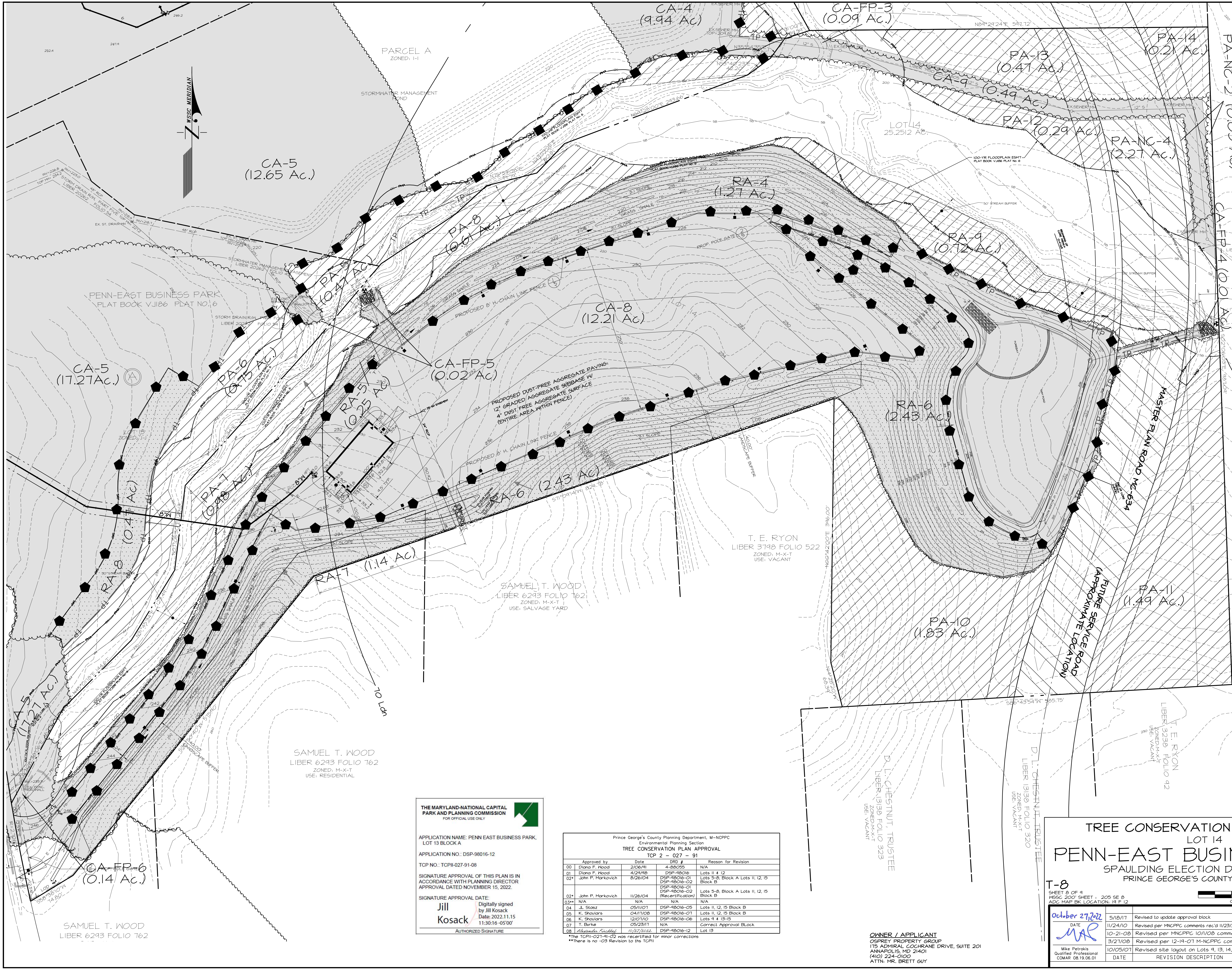
DATE	REVISION DESCRIPTION	BY
08/18/22	Paved Lot 13 Grassed Storage Lot	MN

OWNER / APPLICANT
OSPREY PROPERTY GROUP
175 ADMIRAL COCHRANE DRIVE, SUITE 201
ANNAPOLIS, MD 21401
(410) 224-0100
ATTN: MR. BRETT GUY

October 27, 2022
DATE
MAY

5/18/17 Revised to update approval block PCN
12/24/10 Revised per MNCPPC comments rec'd 11/23/2010 PCN
10/21/08 Revised per MNCPPC comments rec'd 10/01/2008 PCN
3/21/08 Revised site layout on Lots 9, 13, 14, & 15 MP
10/05/07 Revised site layout on Lots 9, 13, 14, & 15 KMI
DATE REVISION DESCRIPTION BY

1751 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2001 BEN DYER ASSOCIATES, INC.
DRAWN BY: J. D. DYER
SCALE: 1" = 50'
DATE: JUNE 2007
DWG. NO.: 54.006-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - PREVIOUS TREELINE (APPROVED AND REMOVED UNDER TOPIC 27/11 REVISION 04)
 - CURRENT TREELINE
 - LIMITS OF DISTURBANCE
 - TEMP TREE FENCE
 - PRIMARY MANAGEMENT AREA
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - PRESERVATION AREA NOT COUNTED
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - EX. FENCE
 - PROP. FENCE
 - SPLIT RAIL FENCE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PENN EAST BUSINESS PARK, LOT 13 BLOCK A
APPLICATION NO.: DSP-98016-12
TCP NO.: TCP11-027-91-08

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 15, 2022.

SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2022.11.15 11:30:16 -0500
AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 027 - 91				
Approved by	Date	DRD #	Reason for Revision	
00 Diana F. Flood	2/06/11	4-08055	N/A	
01 Diana F. Flood	4/24/18	DSP-98016-01	Lots 11 & 12	
02 John P. Markovich	8/26/04	DSP-98016-01	Lots 5-B, Block A Lots 11, 12, 15 Block B	
02 John P. Markovich	11/26/04	DSP-98016-02	(Recertification)	
03 N/A	N/A	N/A	Lots 5-B, Block A Lots 11, 12, 15 Block B	
04 J. Slasz	05/11/07	DSP-98016-05	Lots 11, 12, 15 Block B	
05 K. Shoviors	04/11/08	DSP-98016-07	Lots 11, 12, 15 Block B	
06 K. Shoviors	12/07/10	DSP-98016-06	Lots 11 & 13-15	
07 T. Burke	05/23/11	N/A	Correct Approval Block	
08 Alexander Fiedler	10/27/2022	DSP-98016-12	Lot 13	

*The TCP11-021-41-02 was recertified for minor corrections
**There is no -03 Revision to the TCP11

OWNER / APPLICANT
OSPREY PROPERTY GROUP
175 ADMIRAL COCHRANE DRIVE, SUITE 201
ANNAPOLIS, MD 21401
(410) 224-0100
ATTN: MR. BRETT GUY

TREE CONSERVATION PLAN, TYPE II
LOT 14
PENN-EAST BUSINESS PARK
SPAULDING ELECTION DISTRICT NO. 6
PRINCE GEORGE'S COUNTY, MARYLAND

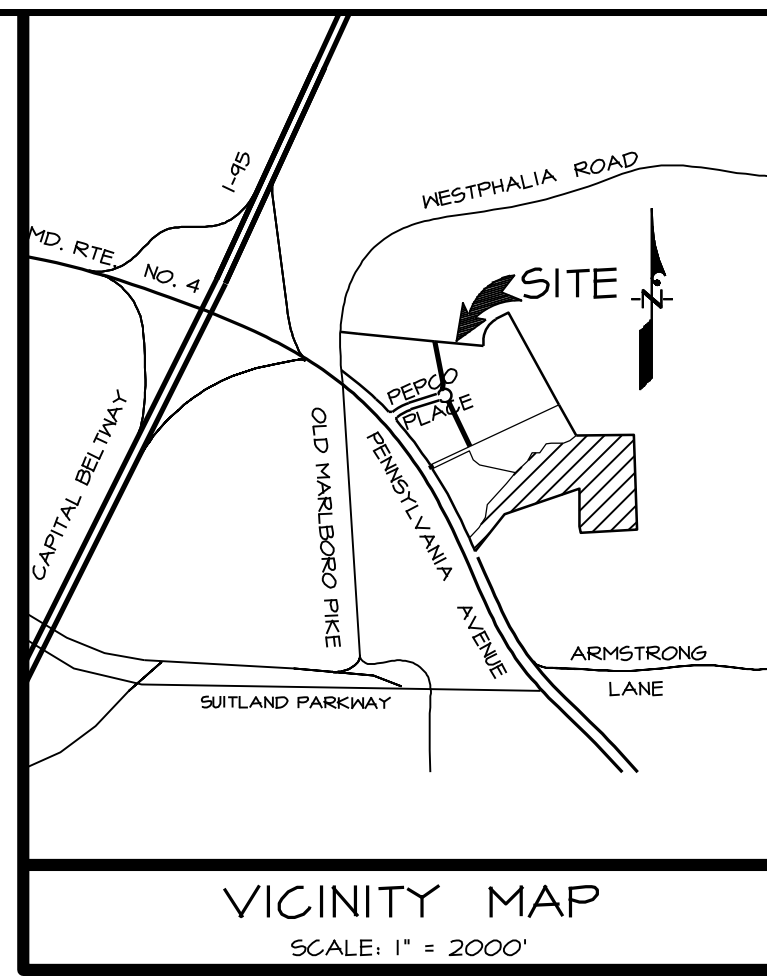
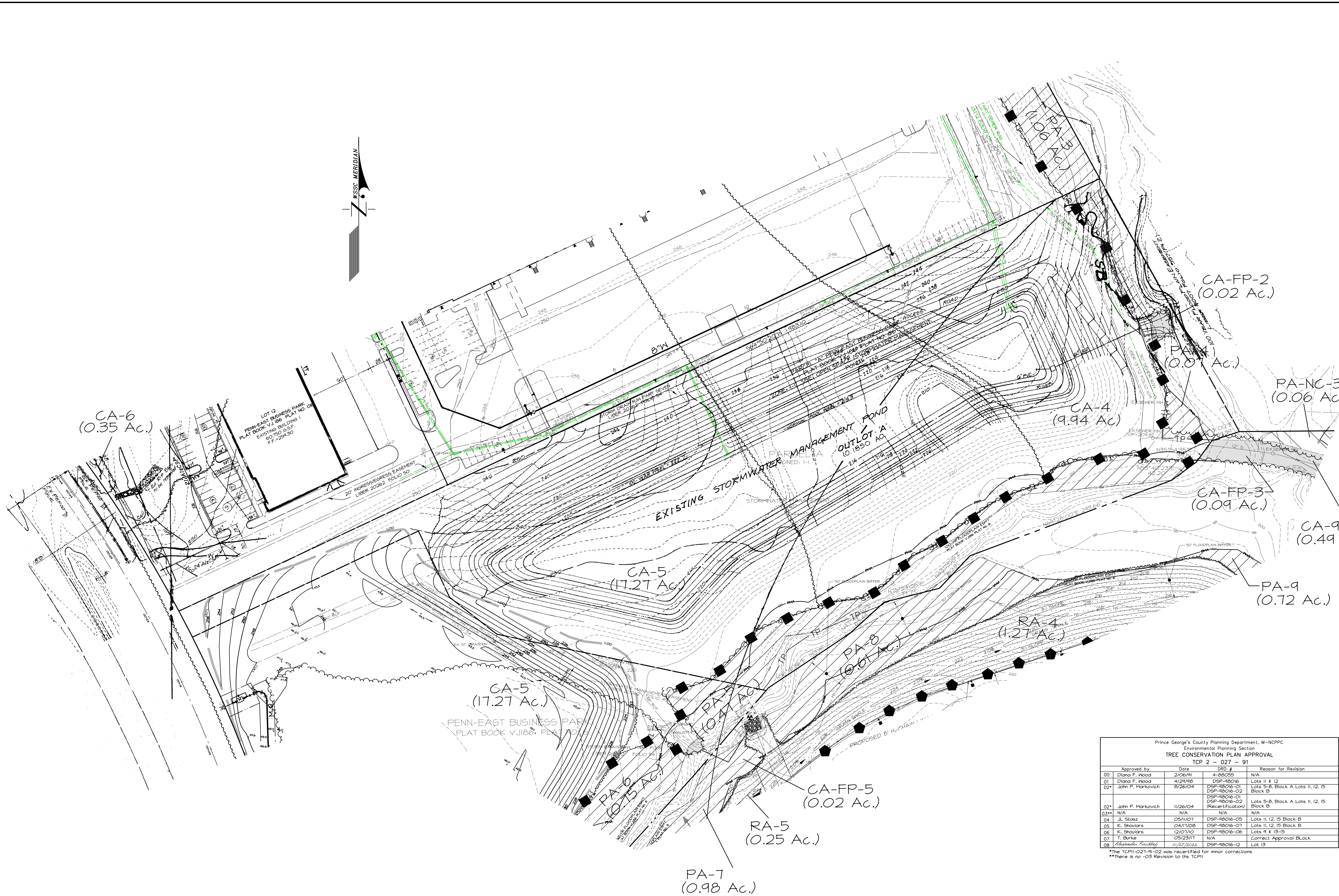
T-8
SHEET 8 OF 9
MDC 200' SHEET 1 205 SE 8
ADG MAP BK LOCATION: 18 F 12

October 27, 2022
DATE
MDC

5/18/17 Revised to update approval block
11/24/10 Revised per MNCPPC comments rec'd 11/23/2010
10-21-08 Revised per MNCPPC 10/1/08 comments
3/21/08 Revised per 12-19-07 M-NCPPC comments
10/05/07 Revised site layout on Lots 9, 13, 14, & 15

PCN
PCN
PCN
MP
KM

1771 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY: B. DYER
SCALE: 1" = 50'
DATE: JUNE 2007
DWG. NO.: 54.007-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - PREVIOUS TREELINE (APPROVED AND REMOVED UNDER TCP#2141 REVISION 04)
 - CURRENT TREELINE
 - LIMITS OF DISTURBANCE
 - TEMP TREE FENCE
 - PRIMARY MANAGEMENT AREA
 - COUNTY REGULATED STREAM
 - STREAM BUFFER
 - WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - EX. FENCE
 - PROP. FENCE
 - SPLIT RAIL FENCE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 027 - 91			
Approved by	Date	DRD #	Reason for Revision
00 Diana F. Wood	2/10/41	4-88095	N/A
01 Diana F. Wood	4/24/48	DSP-98016	Lots 11 & 12
02 John P. Markovich	8/26/04	DSP-48016-01 DSP-48016-02	Lots 5-8, Block A Lots 11, 12, 15 Block B
02* John P. Markovich	11/26/04	DSP-48016-01 DSP-48016-02 (Recertification)	Lots 5-8, Block A Lots 11, 12, 15 Block B
03** N/A	N/A	N/A	N/A
04 J. Stasz	05/11/07	DSP-48016-05	Lots 11, 12, 15 Block B
05 K. Shoulars	04/11/08	DSP-48016-07	Lots 11, 12, 15 Block B
06 K. Shoulars	12/01/07	DSP-48016-08	Lots 4 & 13-15
07 T. Burke	05/23/11	N/A	Correct Approval Block
08 Alexander Knudsen	10/27/2022	DSP-48016-12	Lot 13

*The TCP#1-027-91-02 was recertified for minor corrections
**There is no -03 Revision to the TCP#1

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: PENN EAST BUSINESS PARK,
LOT 13 BLOCK A
APPLICATION NO.: DSP-98016-12
TCP NO.: TCP#1-027-91-08

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED NOVEMBER 15, 2022.

SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed
by Jill Kosack
Date: 2022.11.15
11:30:16 -05'00'

AUTHORIZED SIGNATURE

TREE CONSERVATION PLAN, TYPE II
OUTLOT A
PENN-EAST BUSINESS PARK
SPAULDING ELECTION DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

T-9
SHEET 9 OF 9
MSSC 200' SHEET 1 205 SE 8
ADG MAP BK LOCATION: 18 F 12

October 27, 2022

DATE
MAR

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

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DATE REVISION DESCRIPTION

1731 WOODMERE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

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DRAWN BY: J. B. DYE
SCALE: 1" = 50'
DATE: JUNE 2007

BY

54.008-Z

OWNER / APPLICANT
OSPREY PROPERTY GROUP
ITS ADMIRAL COCHRANE DRIVE, SUITE 201
ANNAPOLIS, MD 21401
(410) 224-0100
ATTN: MR. BRETT GUY