

hazardous may be removed.

<u> Removal of Hazardous Trees or Limbs by Developers or Builders</u> he developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan remain undisturbed. Only trees or parts thereof designated

by the Department of Environmental Resources as dead, dying or

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.

. If a hazardous condition may be alleviated by corrective pruninq, 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"). . 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. . 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.

<u>Removal of Hazardous Trees, Limbs, Noxious Plants , Invasive Plants or</u> Non-native Plants in Moodland Conservation Areas Owned by Individual

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.

. 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

. 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instr-

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

Protection of Reforestation and Afforestation Areas by Developers or Builders

. 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.

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

Protection of Reforestation and Afforestation Areas by Individual Homeowners

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.

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

<u> Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements</u>

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 20772, phone 301-952-3650. Additional mitigaiton 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 Énvironmental 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.

NATURAL REGENERATION NOTES

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

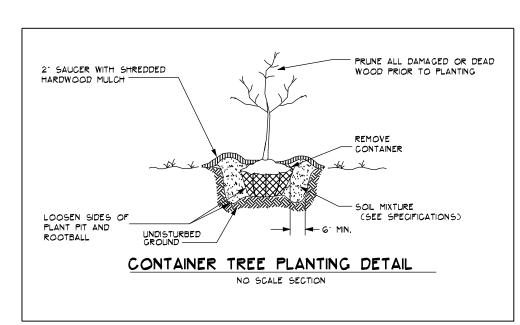
All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary. 2) Care shall be taken to avoid spraying any hardwood seedlings or

3) Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed. 4) Reforestation signs shall be installed every fifty feet and two strand wire fencing on any road frontage adjacent to any reforest-

Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas. 6) Natural regeneration shall be encouraged by semi-annual maintenance

of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years. After one and two years all desirable seedlings and saplings shall be

counted and flagged with surveyors tape in the late fall. 8) If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.



PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

I. Quantity: (see Plant Schedule)

2. Type: (see Plant Schedule)

3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives 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 (pruned) or striped 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.

4. 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.

5. 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

6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shooter 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. Moist 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 preparer of this tree conservation plan must be contacted and give his approval before planting may begin.

7. 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

8. 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, phosphorous, potassium, calcium and organic matter.

9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

10. 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

II. Planting Method: Consult the Planting Detail(s) shown on this plan.

12. Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5lbs./acre.

14. Mowing: No mowing shall be allowed in any planting area.

2. REMOVE DIBBLE AN

TOWARD PLANTER FIRMING FORWARD FROM PLANTER FROM SEEDLING

FIRMING SOIL AT TOP OF

STAMPING WITH HEEL

2 INCHES TOWARD PLANTER FROM SEEDLING

SEEDLING WITH FEET

5. PUSH HANDLE OF DIBBLE 6, INSERT DIBBLE 2 INCHES

SEEDLING PLANTING DETAIL

SHOOTER'

ANGLE SHOWN ABOVE AND PUSH FORWARD TO UPRIGHT POSITION

15. Survival Check for Bond Release: The seedling 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.

16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 464-3065. Ruppert Environmental, Ashton, Maryland; Phone: (301)774-0400.

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 any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. 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.

3. 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 hereon.

TYPE II TREE CONSERVATION NOTES

I. 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) Inspection and Code Compliance Section (301-883-6033), must be contacted prior to the start of any work on the site to address implementation of Tree 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, 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.

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. Three copies of the bonds are submitted with the grading permit ap-

5. 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.

NOTES TO INCLUDE ON PLANS WHEN APPROPRIATE

I. 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 Sediment 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.

2. Tree Protection Devices are not required for this plan because an undisturbed 100 foot buffer of open land/ or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revisions to the Tree Conservation Plan are necessary or if installation of TPDs will be required.

3. Work on this project will be iniated in several phases. All TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.

4. 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

5. 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 \$1.50 per square foot penalty unless a written extension is approved by the DER inspector.

6. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

I. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section

8. Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Business Name Address Phone Number

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

Year I: <u>Site Preparation and Tree Planting</u> Survival check once annually (September-November, see Note 1) <u>Matering if needed</u> (2 x month) Control of undesirable vegetation as needed (1 x in June &

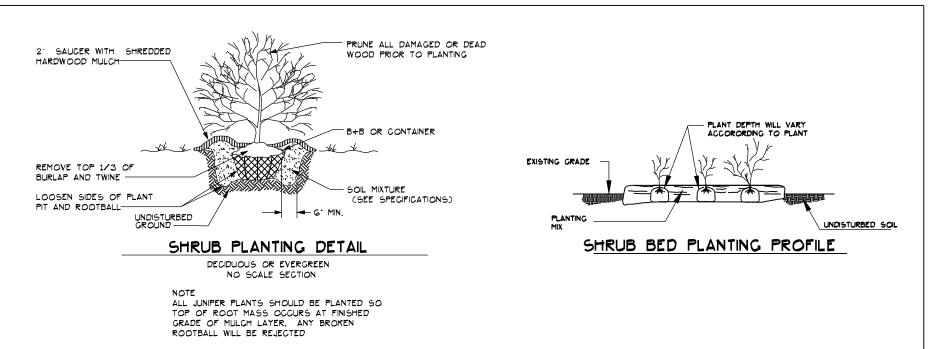
Year 2-3: Reinforcement planting if needed (see Note 2) <u>Survival check</u> once annually (September-November) Control of undesirable vegetation if needed (1 x in May & $I \times in August min)$.

Year 4-5: Reinforcement planting if needed (See Note 2) <u>Survival check</u> once annually (September-November)

1) 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.

2) 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

3) Miscellaneous: Fertilization or watering during years I 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



DECIDUOUS OR EVERGREEN, B + B OR CONTAINER SHRUB PLANTING DETAIL AND PROFILE

> STOCK SPECIFICATION: 1000 NATIVE SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 6.09 ACRES

	Acreage	Seedling Selection '					Bufferyard ²	
Reforestation Area		Red Maple	Sycamore	River Birch	Hackberry	Red Oak	Adjusted No. of Seedlings	Total No. of 2 1/2 - 3" Cal. Trees
I	0.05	10	10	10	10	10	50	N/A
2	0.29	58	58	58	58	58	290	N/A
3	0.19	38	38	38	38	38	190	N/A
4	1.27	254	254	254	254	254	1,270	N/A
5	0.25	50	50	50	50	50	250	N/A
6	2.43	444	444	444	444	444	2,220	42
7	1.14	150	150	150	150	150	750	134
8	0.47	94	94	94	94	94	470	N/A
Total	6.09	1,098	1,098	1,098	1,098	1,098	5,490	176

I - All tree/shrub species planted within the re/afforestation areas, should be randomly distributed

throughout the proposed relafforestation 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.

3 - 11/2" Caliper Trees are to be planted in staggered double rows along the edge of the reforestation areas at 15' O.C. These larger trees replace the seedling requirement at a 3:1 ratio using the following formula:

Required Seedlings = 1000 X Reforestation Acreage - (total 1.5" trees * 3) 4 - See Landscape Plan (BDAI DWG No. 50.0011-Z) for bufferyardrequirements.



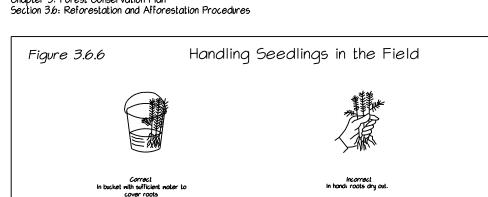
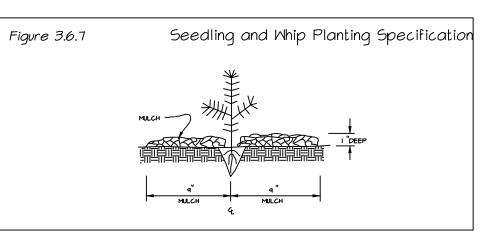
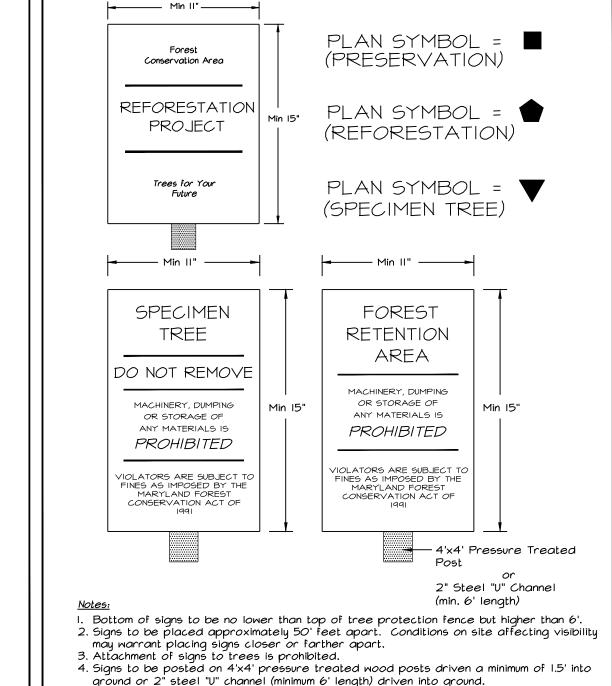


Figure 3.3.6 notes the correct method for handling seedlings in the planting field. Seedlings dry out very quickly and, once dry, often are not usable even after moistening.



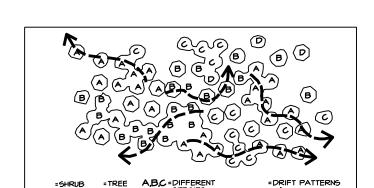
the seedling from compaction and stem injury

Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects



5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a

<u>Signage</u>



Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

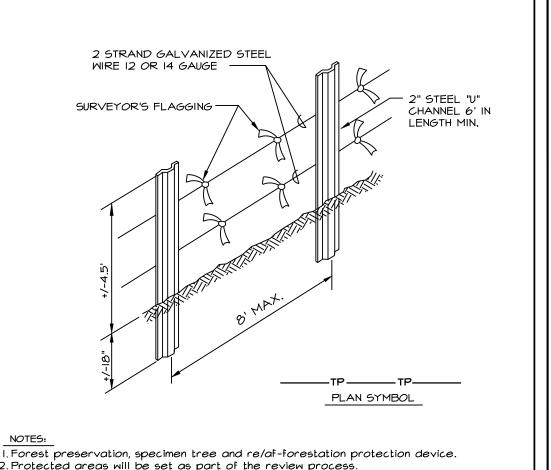
Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown, with densities thinning out along the fringes or extremities (groupings blend through and to other groupings). Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 98 thru 101) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a feeton-center "grid pattern" layout.

Many of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This unnatural grid patterns can be corrected thru the application of aggregāte distribution. This does not mean that plants must be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see

When using this theory to lay out a planting plan the size of the drifts should depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the

COMBINATION EARTH DIKE & TREE PROTECTION - TYPE III



2. Protected areas will be set as part of the review process. 3. Boundaries of protected areas should be staked and flagged prior to installing

4. Avoid root damage when placing anchor posts. 5. Wire should be securely attached to posts. 6 Device should be properly maintained during construction. 7.Use brightly colored surveyor's flagging every 4'. 8. Protective signage is also recommended. 9. Contractor may use blaze orange tree protection fence or equal according to MD

State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I

ROMMETTED NYLON STRAPPING

W/ 10 GUAGE GUY WIRE TWIST UNTIL TAUGHT (SEE* NOTE)

- SET 1/8 OF ROOTBALL ABOVE

2-3" SAUCER WITH 2-3" SHREDDED

CUT AND REMOVE BURLAP FROM

BACKFILL SOIL MIX (SEE SPECS

TOP 1/3 OF ROOTBALL

______12"

1. Reforestation signs to be attached to wood posts

2. Top of sign to be flush with top of wood post.

SPLIT RAIL FENCE DETAIL

each with a galvanized washer.

44

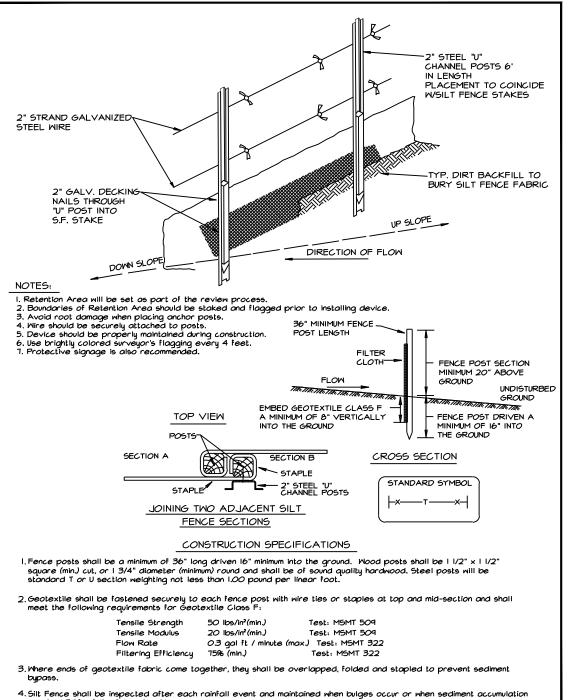
FOR TREES LESS THAN 12" HT.

EVERGREEN TREE PLANTING DETAIL

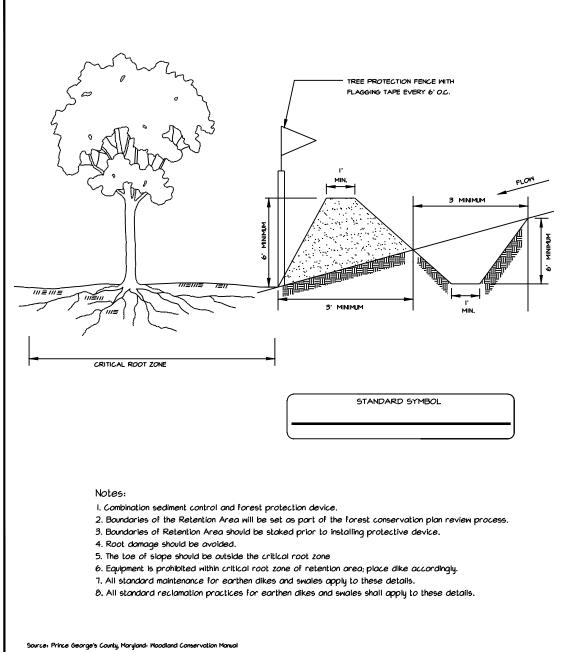
*NOTE: STAKES, STRAPPING AND WIRES TO BE REMOVED SIX MONTHS AFTER INSTALLATION

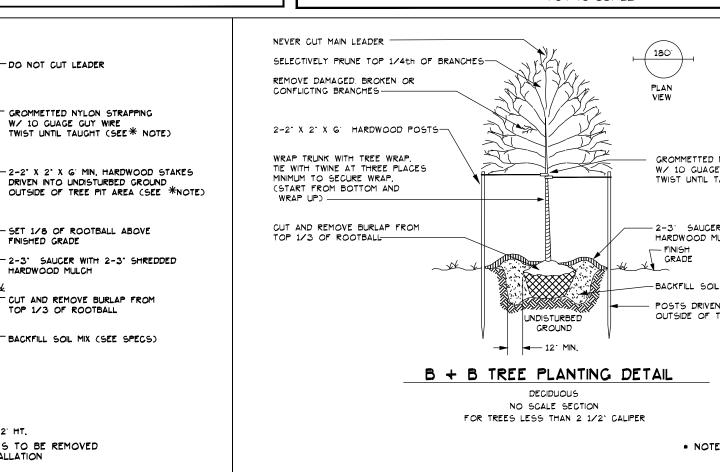
REFORESTATION

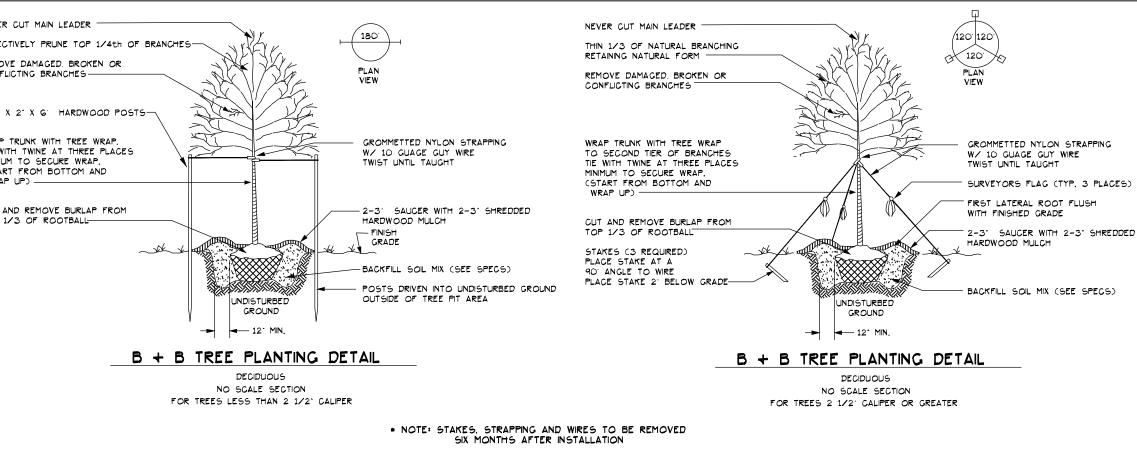
everu 50 feet



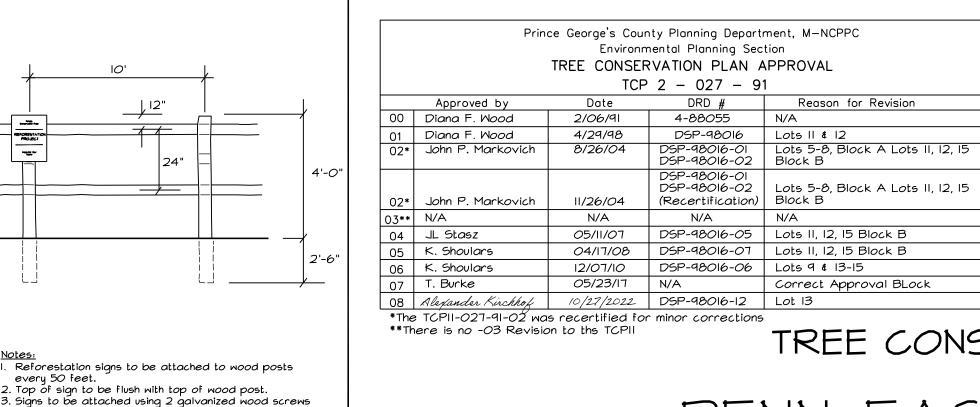
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height. COMBINATION SILT FENCE & TREE PROTECTION - TYPE NOT TO SCALE





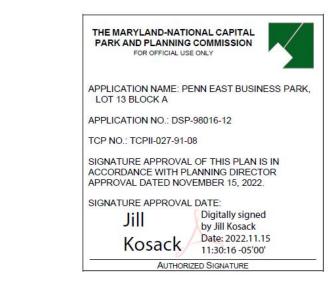


DECIDUOUS, B + B TREE PLANTING DETAILS



Qualified Professional

COMAR 08.19.06.01

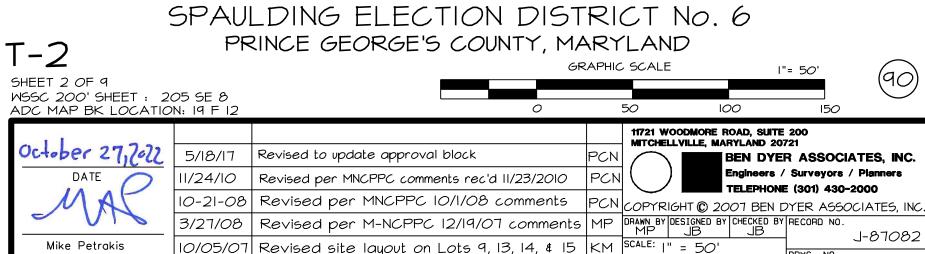


54.004-Z

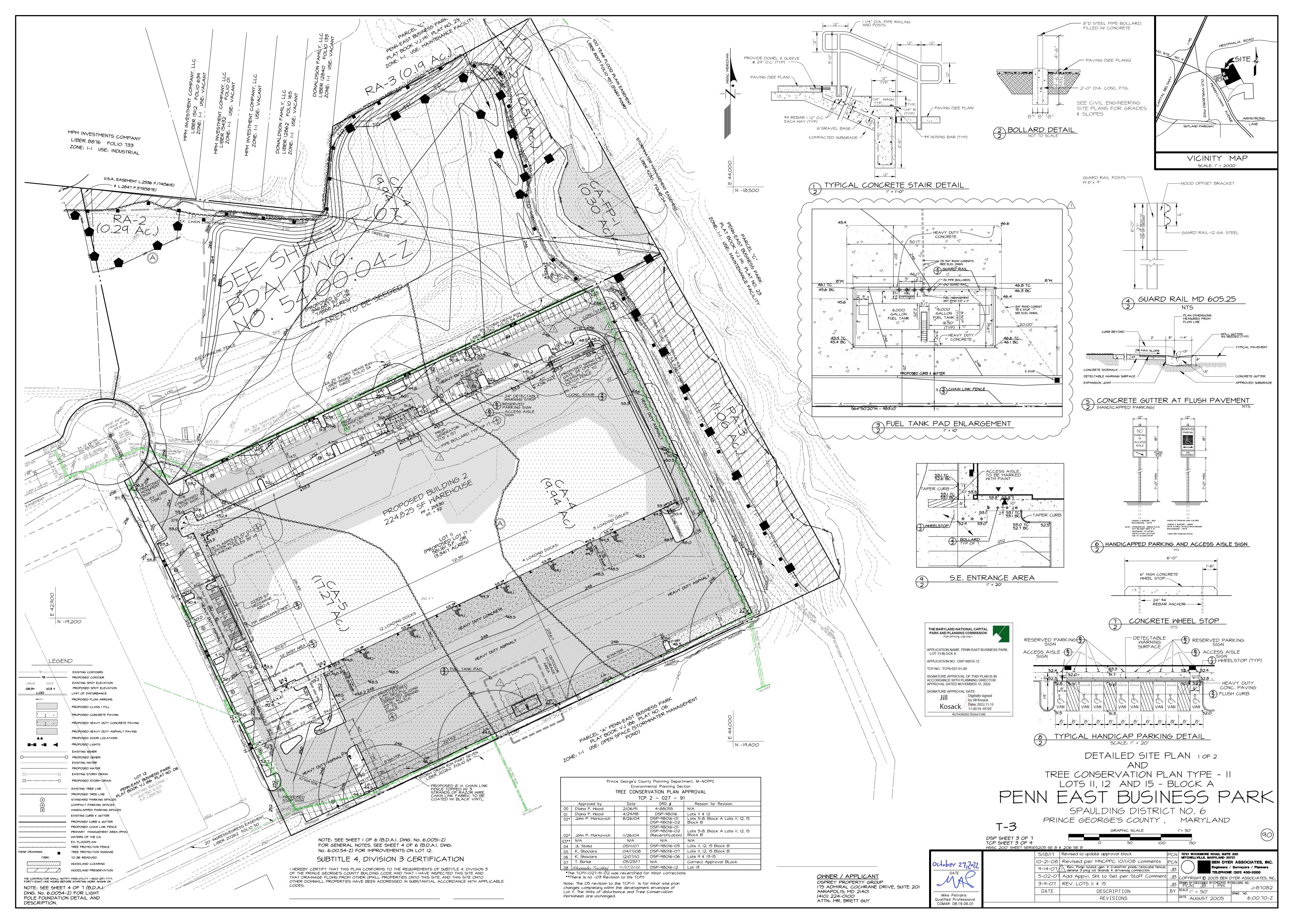
TREE CONSERVATION PLAN, TYPE II DETAIL SHEET

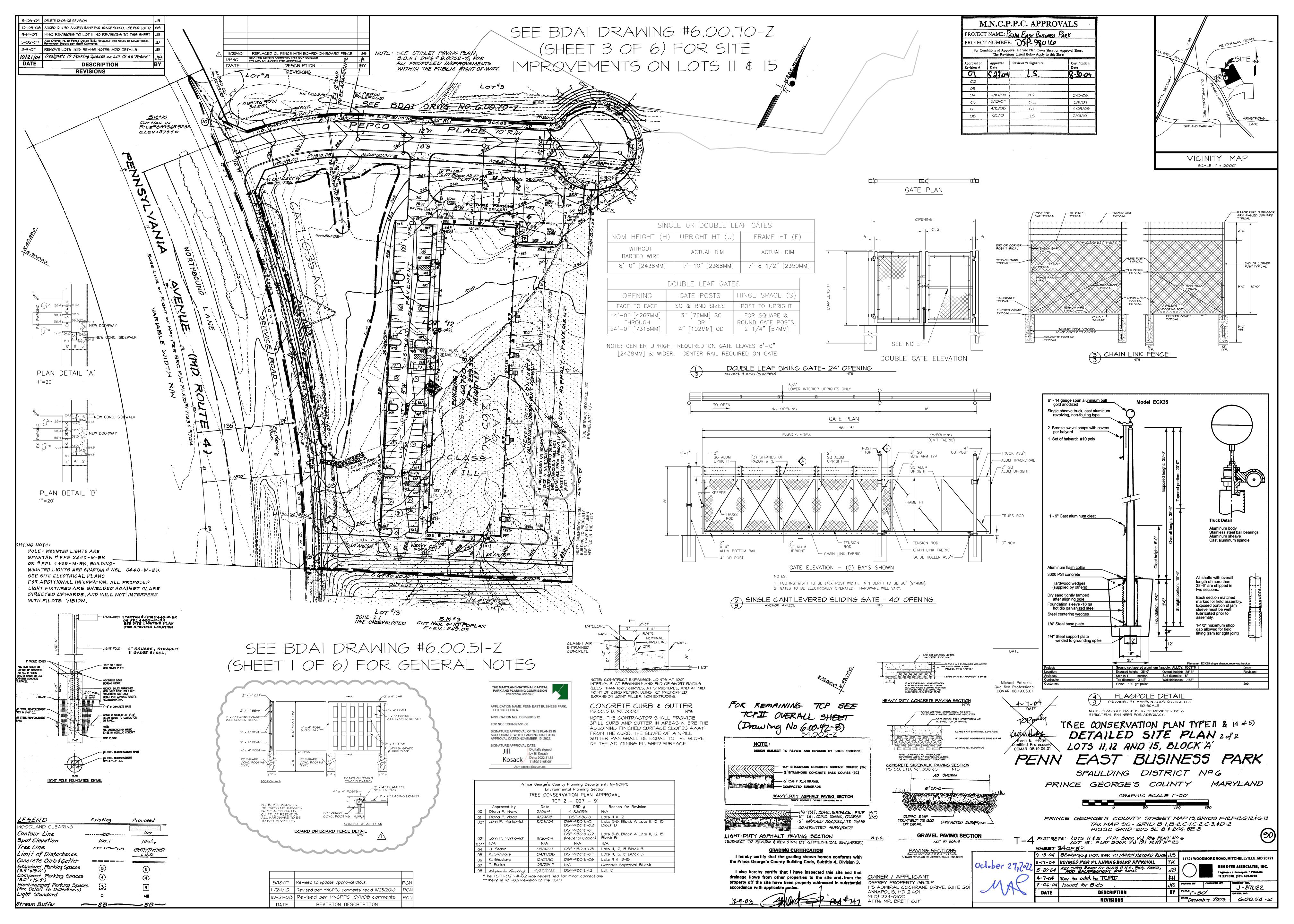
PENN-EAST BUSINESS PARK

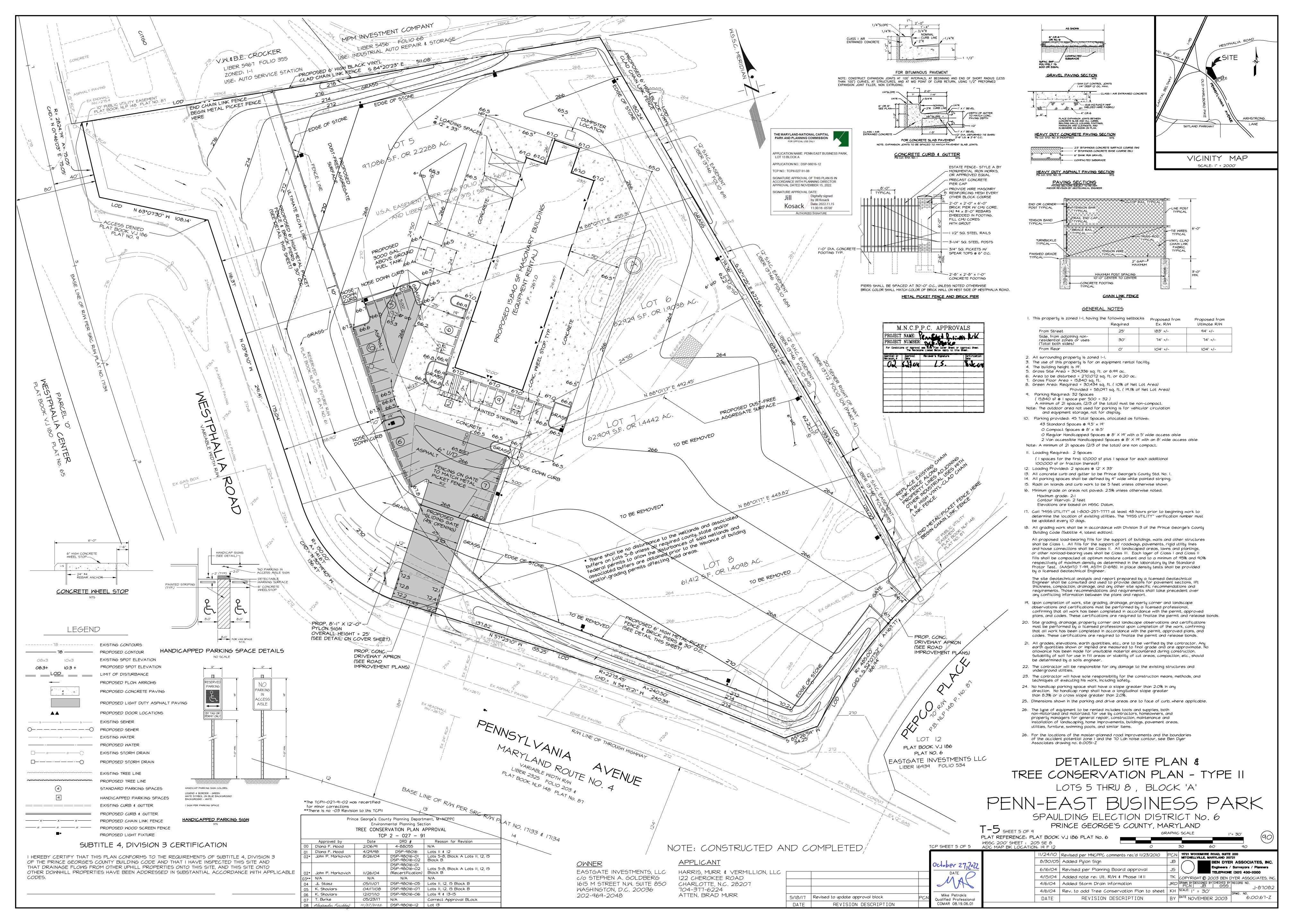
REVISION DESCRIPTION

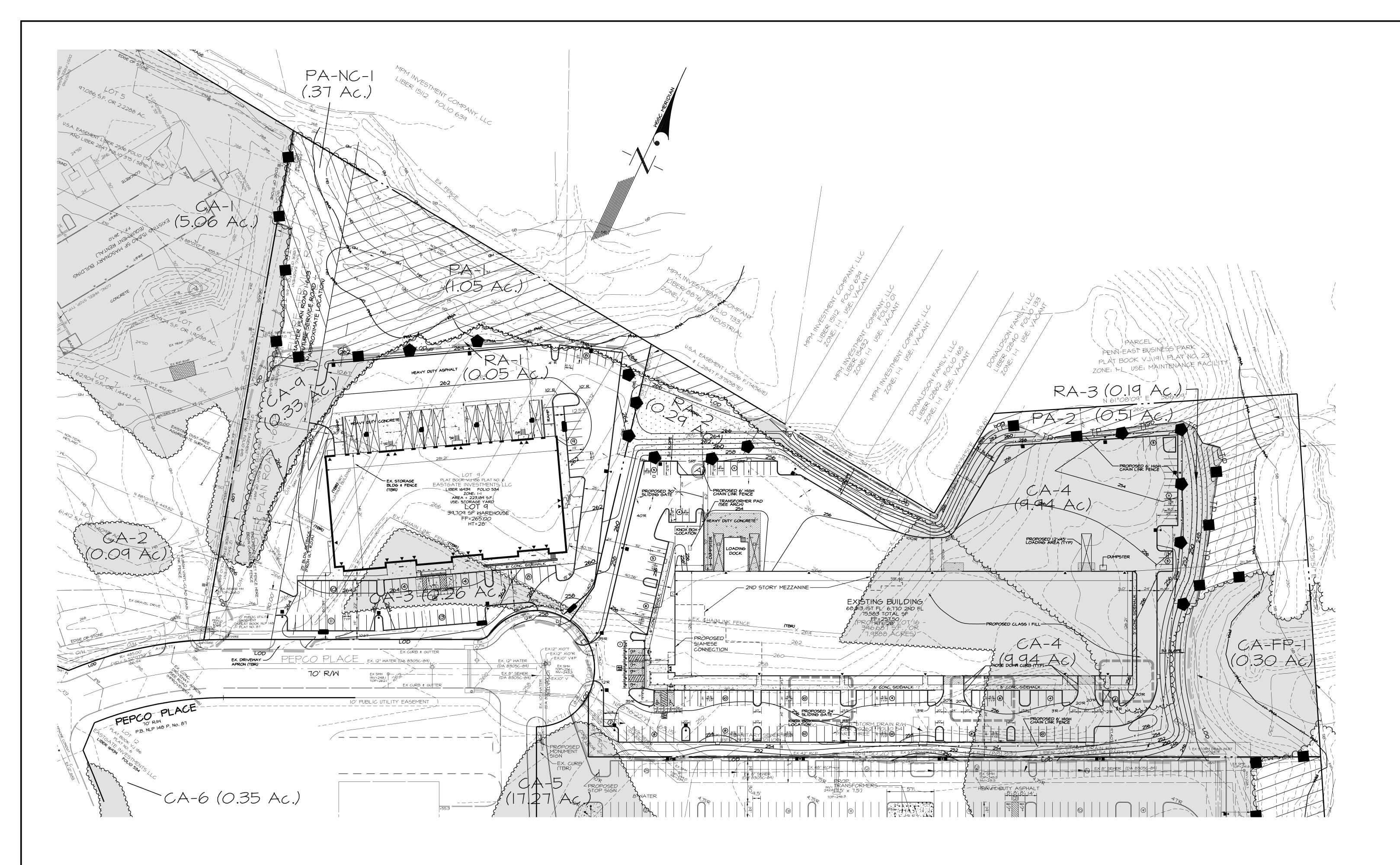


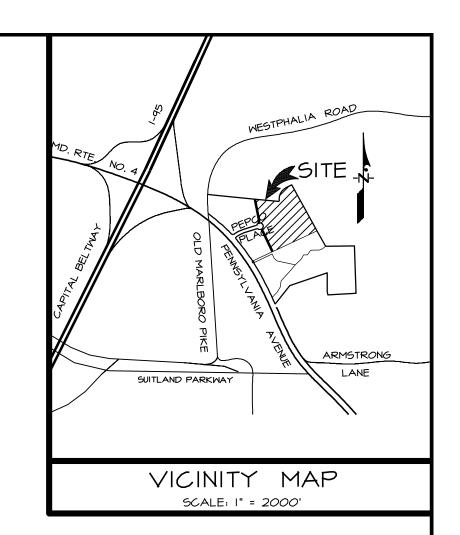
OWNER / APPLICANT OSPREY PROPERTY GROUP 175 ADMIRAL COCHRANE DRIVE, SUITE 201 ANNAPOLIS, MD 21401 (410) 224-0100 ATTN: MR. BRETT GUY











LECEND
<u>LEGEND</u>
PROPERTY Boundary
EX. CONTOUR
PROP. CONTOUR
PREVIOUS TREELINE
(APPROVED AND REMOVED UNDER TCPII/27/91 REVISION 04)
CURRENT TREELINE
LIMITS OF DISTURBANCE TEMP TREE FENCE
PRIMARY MANAGEMENT AREA
COUNTY REGULATED STREAM
STREAM BUFFER 5B(50')
NONTIDAL — ML— ML— METLAND
EX. WETLAND ————————————————————————————————————
EX. FLOODPLAIN FP FP
CLEARING AREA
PRESERVATION AREA
REFORESTATION AREA
PRESERVATION AREA NOT COUNTED
TREE PROTECTION — TP — TP — FENCE
TREE PROTECTION SIGNAGE (REFORESTATION)
TREE PROTECTION SIGNAGE (PRESERVATION)
EX. FENCE ×
PROP. FENCE

	Princ	-	nty Planning Departr nental Planning Sec	
			RVATION PLAN A	
			2 - 027 - 91	
	Approved by	Date	DRD #	Reason for Revision
00	Diana F. Wood	2/06/91	4-88055	N/A
01	Diana F. Wood	4/29/98	DSP-98016	Lots II & 12
02*	John P. Markovich	8/26/04	DSP-98016-01 DSP-98016-02	Lots 5-8, Block A Lots II, I2, I5 Block B
02*	John P. Markovich	11/26/04	DSP-98016-01 DSP-98016-02 (Recertification)	Lots 5-8, Block A Lots II, I2, I5 Block B
03**	N/A	N/A	N/A	N/A
04	JL Stasz	05/11/07	DSP-98016-05	Lots II, I2, I5 Block B
05	K. Shoulars	04/17/08	DSP-98016-07	Lots II, I2, I5 Block B
06	K. Shoulars	12/07/10	DSP-98016-06	Lots 9 & 13-15
07	T. Burke	05/23/17	N/A	Correct Approval BLock
08	Alexander Kirchhof	10/27/2022	DSP-98016-12	Lot 13

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

APPLICATION NO.: DSP-98016-12

TCP NO.: TCPII-027-91-08

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

SIGNATURE APPROVAL DATE:

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

AUTHORIZED SIGNATURE

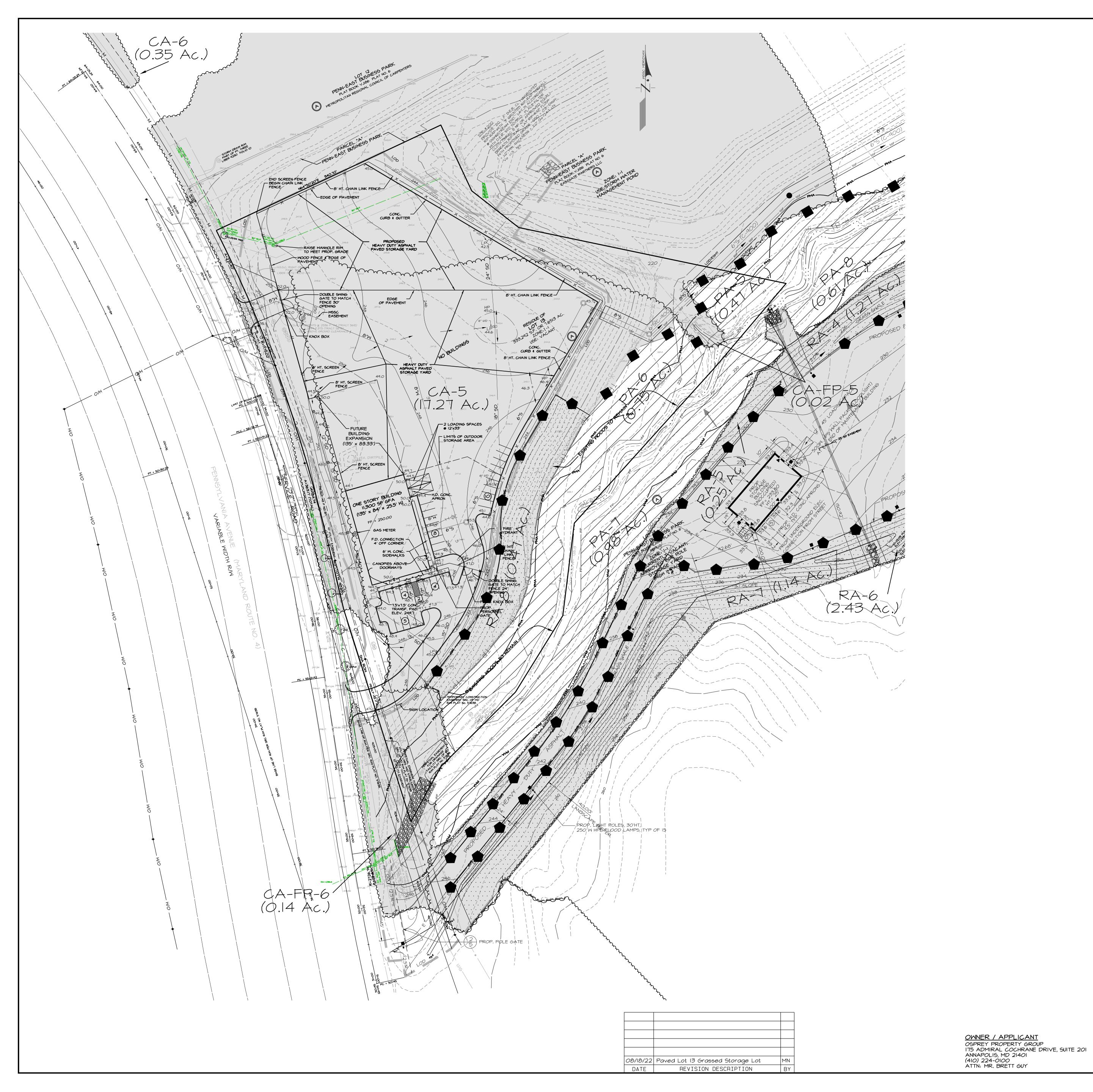
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

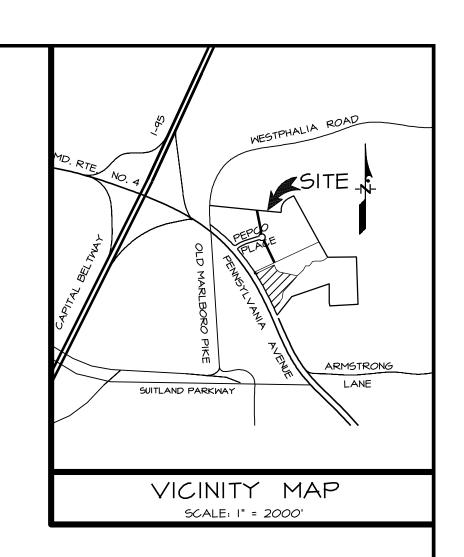
TREE CONSERVATION PLAN, TYPE II LOTS 9 and 16

PENN-EAST BUSINESS PARK SPAULDING ELECTION DISTRICT No. 6

PRINCE GEORGE'S COUNTY, MARYLAND T-6 I"= 50' SHEET 6 OF 9 WSSC 200' SHEET: 205 SE 8 ADC MAP BK LOCATION: 19 F 12 5/18/17 Revised to update approval block 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 5/05/11 Revised Lot 16 per DSP-98016-09 revision. BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners 11/24/10 Revised per MNCPPC comments rec'd 11/23/2010 10-21-08 Revised per MNCPPC 10/1/08 comments PCN COPYRIGHT © 2007 BEN DYER ASSOCIATES, IN 3/27/08 Revised per 12/19/07 M-NCPPC comments MP DRAWN BY DESIGNED BY CHECKED BY RECORD NO. | 10/05/07 | Revised site layout on Lots 9, 13, 14, & 15 | KM | SCALE: |" = 50' Qualified Professional 54.005-Z REVISION DESCRIPTION COMAR 08.19.06.01

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





<u>LEGEND</u>	
PROPERTY BOUNDARY	
EX. CONTOUR	
PROP. CONTOUR	
PREVIOUS TREELI (APPROVED AND REMOV	INE //ED UNDER TOPII/27/91 REVISION (
CURRENT TREELIN	[√] E
LIMITS OF DISTURBANCE TEMP TREE FENCI	
PRIMARY MANAG AREA	EMENT PMA
COUNTY REGULAT STREAM	ED
STREAM BUFFER (50')	
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	——— ИВ-
EX. FLOODPLAIN	—— FP——— FP——
CLEARING AREA	
PRESERVATION A	AREA
REFORESTATION	AREA
TREE PROTECTIC FENCE	ри ——— ТР ———
TREE PROTECTIC SIGNAGE (REFOR	
TREE PROTECTIC SIGNAGE (PRESEI	
EX. FENCE	×
PROP. FENCE	×
	E

	Prin	ce George's Cour	nty Planning Departi	ment, M-NCPPC
		•	nental Planning Sec	
		TREE CONSER	RVATION PLAN A	APPROVAL
			2 - 027 - 9	
	Approved by	Date	DRD #	Reason for Revision
00	Diana F. Wood	2/06/91	4-88055	N/A
01	Diana F. Wood	4/29/98	DSP-98016	Lots II & I2
02*	John P. Markovich	8/26/04	DSP-98016-01 DSP-98016-02	Lots 5-8, Block A Lots II, I2, I5 Block B
02*	John P. Markovich	11/26/04	DSP-98016-01 DSP-98016-02 (Recertification)	Lots 5-8, Block A Lots II, I2, I5 Block B
03**	N/A	N/A	N/A	N/A
04	JL Stasz	05/11/07	DSP-98016-05	Lots II, I2, I5 Block B
05	K. Shoulars	04/17/08	DSP-98016-07	Lots II, I2, I5 Block B
06	K. Shoulars	12/07/10	DSP-98016-06	Lots 9 & 13-15
07	T. Burke	05/23/17	N/A	Correct Approval BLock
80	Alexander Kirchhof	10/27/2022	DSP-98016-12	Lot 13

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



THE MARYLAND-NATIONAL CAPITAL

TREE CONSERVATION PLAN, TYPE II

PENN-EAST BUSINESS PARK

SPAULDING ELECTION DISTRICT No. 6 PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 7 OF 9 WSSC 200' SHEET : 205 SE 8 ADC MAP BK LOCATION: 19 F 12 October 27,7022 5/18/17 Revised to update approve 12/24/10 | Revised per MNCPPC comm 10/21/08 | Revised per MNCPPC comm 3/27/08 | Revised site layout or 10/05/07 Revised site layout on Mike Petrakis Qualified Professional COMAR 08.19.06.01

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GR	APHIC	S SCALE I"= 50'				
		90				
0		50 100 150				
		11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721				
val block	PCN	BEN DYER ASSOCIATES, INC.				
nments rec'd 11/23/2010	PCN	Engineers / Surveyors / Planners TELEPHONE (301) 430-2000				
nments rec'd 10/01/2008	PCN	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC				
on Lots 9, 13, 14, & 15	MP	DRAWN BY DESIGNED BY CHECKED BY RECORD NO.				
on Lots 9, 13, 14, & 15	KM	SCALE: " = 50' DRWG. NO.				
CCDIDIION	nv	DATE UNE 2007 54 006-7				

REVISION DESCRIPTION

neers / Surveyors / Planners EPHONE (301) 430-2000 BEN DYER ASSOCIATES, IN CKED BY RECORD NO. JB J-87082 54.006-Z BY DATE JUNE 2007

11:30:16 -05'00'

AUTHORIZED SIGNATURE

