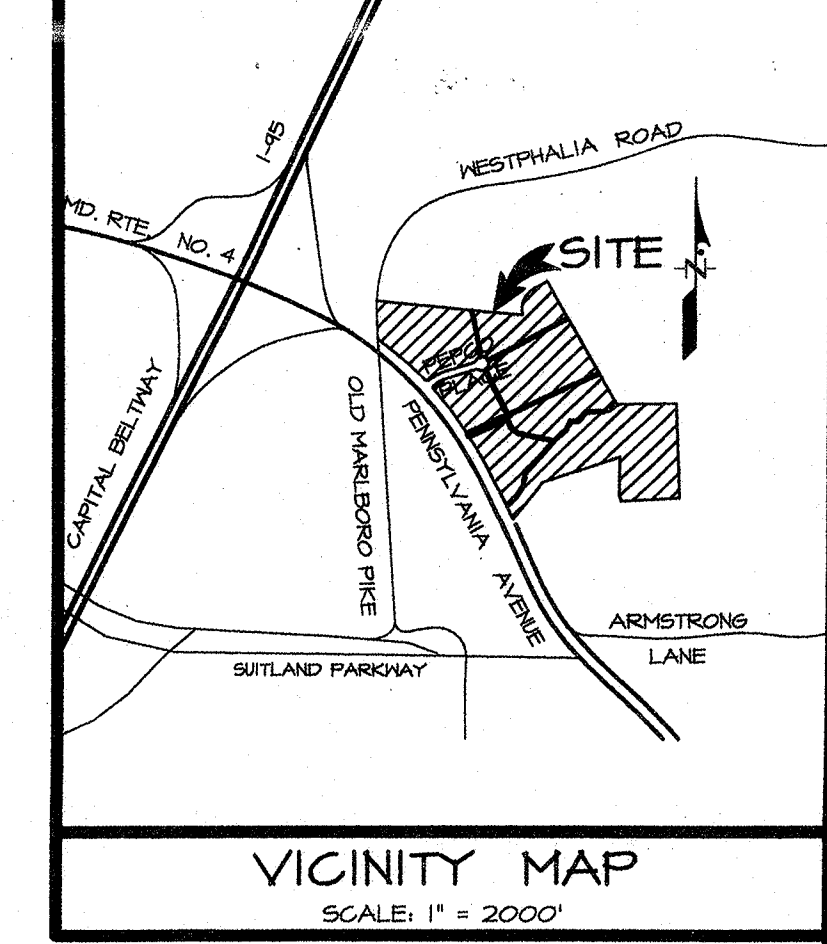
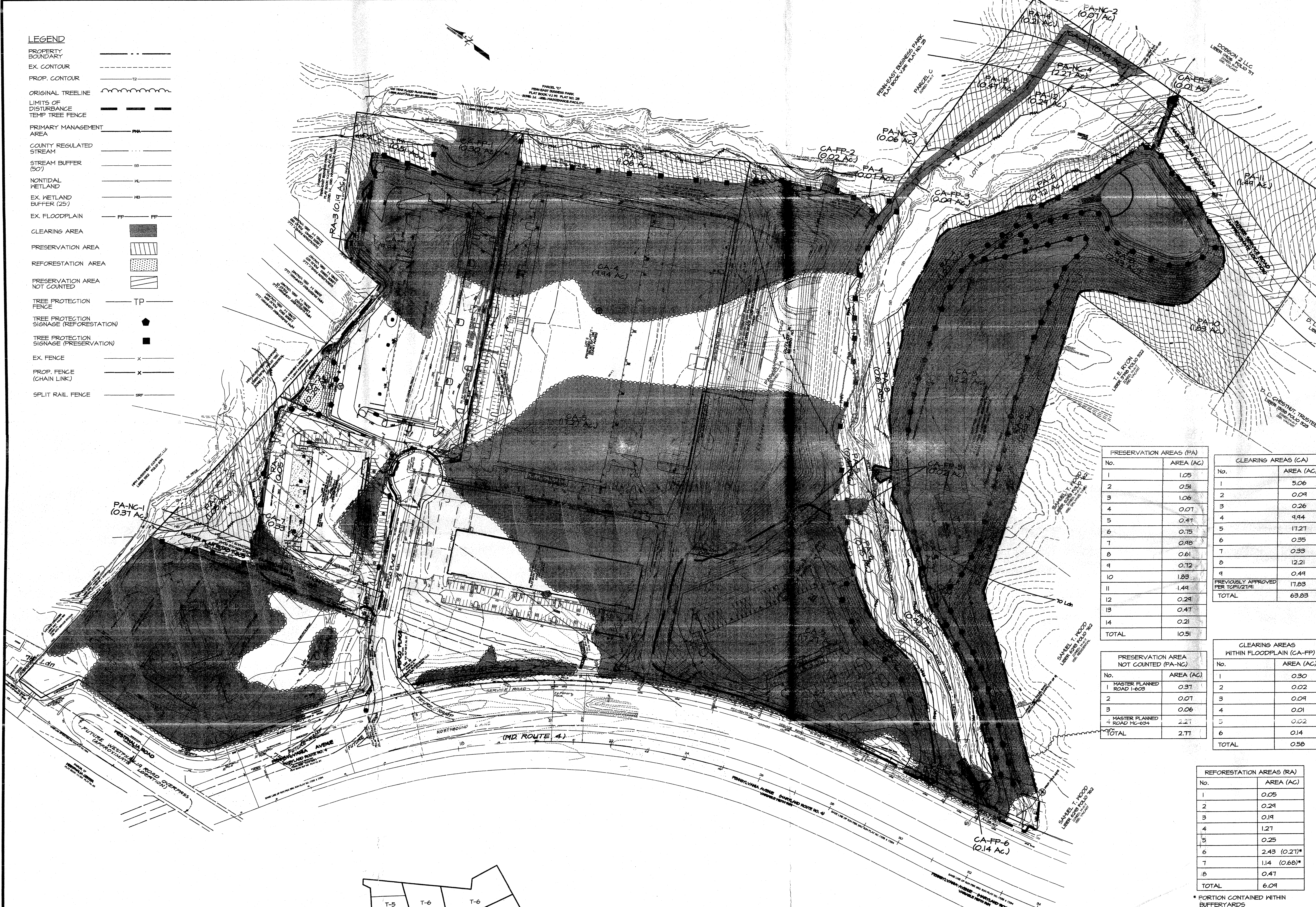


LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
ORIGINAL TREELINE	---
LIMITS OF DISTURBANCE	---
TEMP TREE FENCE	---
PRIMARY MANAGEMENT AREA	PA
COUNTY REGULATED STREAM	---
STREAM BUFFER (50')	50
NONTIDAL WETLAND	W
EX. WETLAND BUFFER (25')	25
EX. FLOODPLAIN	FP
CLEARING AREA	CA
PRESERVATION AREA	PA
REFORESTATION AREA	RA
PRESERVATION AREA NOT COUNTED	PA-NC
TREE PROTECTION FENCE	TP
TREE PROTECTION SIGNAGE (REFORESTATION)	TP-S
TREE PROTECTION SIGNAGE (PRESERVATION)	TP-P
EX. FENCE	X
PROP. FENCE (CHAIN LINK)	X
SPLIT RAIL FENCE	SRF



PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	1.05
2	0.51
3	1.06
4	0.07
5	0.47
6	0.75
7	0.49
8	0.61
9	0.72
10	1.83
11	1.49
12	0.29
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	9.44
5	17.21
6	0.35
7	0.33
8	12.21
9	0.49
10	17.83
11	17.83
12	0.29
13	0.47
14	0.21
TOTAL	63.83

PRESERVATION AREA NOT COUNTED (PA-NC)	
No.	AREA (AC)
1	0.37
2	0.07
3	0.06
4	2.27
TOTAL	2.77

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 (0.27)*
7	1.14 (0.88)*
8	0.47
9	0.47
TOTAL	6.09

Wetland Conservation Worksheet
for
Prince George's County

Zone: 1 Owner: OSPREY PROPERTY GROUP
Gross Tract: 84.70 Acres Address: 175 ADMIRAL COCHRANE DRIVE, SUITE 201
Floodplain: 5.25 Acres Annapolis, MD 21401
Pre-Developed Land: 0.37 Acres Phone: (410) 224-0100
Net Tract (NTA): 79.08 Acres Tax Map: 166/61
Subdivision/Block/Lot: PN-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) = 24.79 Acres
Clearing permitted w/o reforestation = 14.64 Acres

Wetland Conservation Calculations:

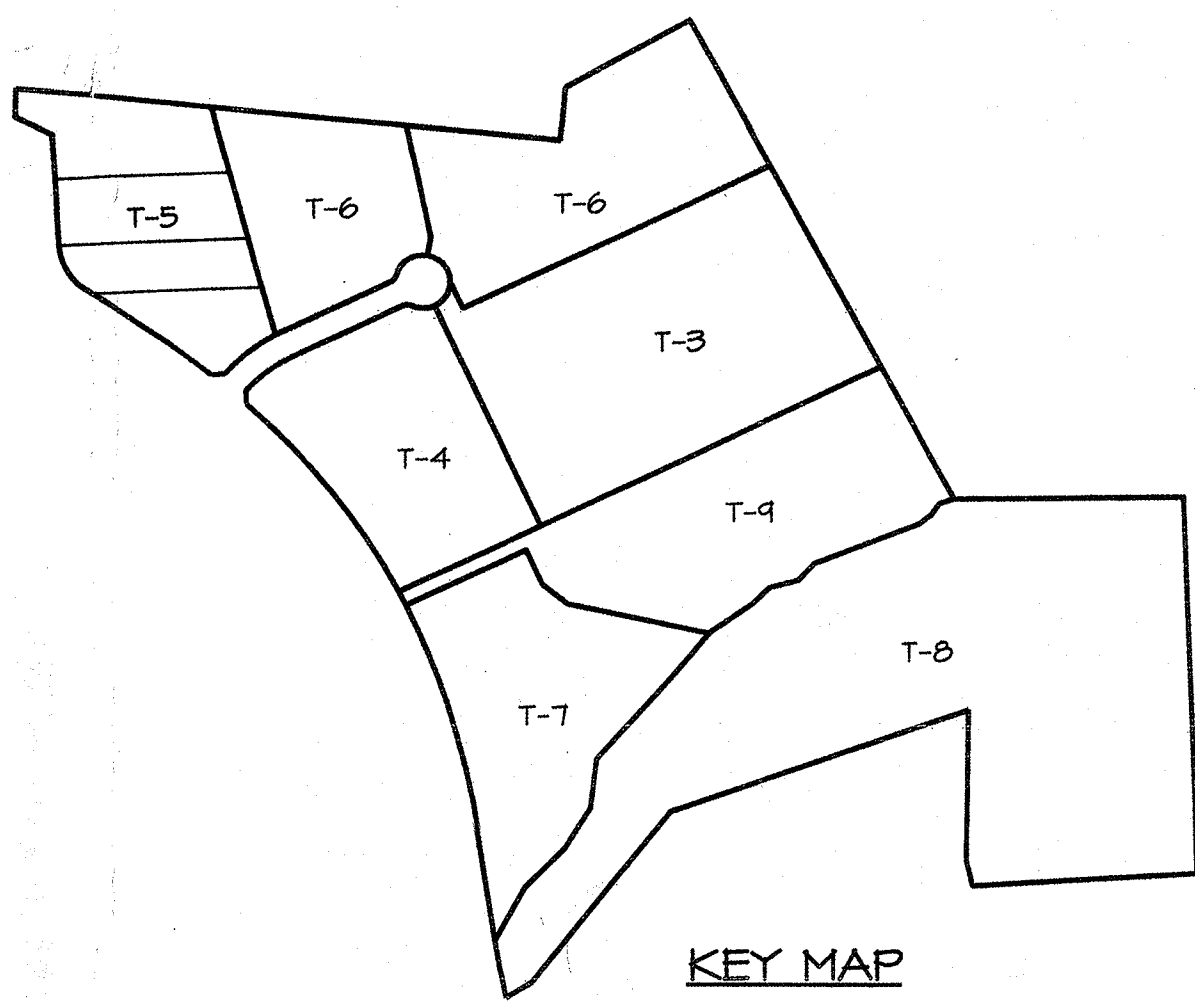
Existing Wetland	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Wetland Conservation Threshold (NTA) = 15.00%	a. 11.86	b. 11.86	c. 11.86
Smaller of a or b	d. 64.61	e. 63.83	f. 0.58
Wetland above HCT	g. 63.83	h. 0.00	i. 0.00
Wetland cleared	j. 0.00	k. 0.00	l. 0.00
Smaller of d or e	m. 63.83	n. 0.00	o. 0.00
Clearing above HCT (0.25 : 1) replacement requirement	p. 15.96	q. 0.00	r. 0.00
Clearing below HCT (2:1) replacement requirement	s. 0.00	t. 0.00	u. 0.00
Afforestation Threshold (APT) = 15.00%	v. 0.00	w. 0.00	x. 0.00
Off-site Mitigation being provided on this property	y. 0.00	z. 0.00	aa. 0.00
Wetland Conservation Required	ab. 28.40	ac. 0.00	ad. 0.00

Wetland Conservation Provided:

Wetland Preservation	(acres)
Afforestation / Reforestation	6.09
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	11.80
Off-site Mitigation being provided on this property	0.00
Wetland Conservation Required	28.40
Area of wetland not cleared	12.64 acres
Wetland retained but not part of requirements	2.19 acres
Plan Certified by:	Name: <u>Doug Muser</u> Address: <u>175 Woodmore Road, Suite 200</u> Annapolis, MD 21401 License: <u>166/61</u>

* HCT is the Wetland Conservation Threshold as shown in Part 5 of the Prince George's County Wetland Conservation and Tree Preservation Policy Document.
* Existing gross tract area and wetland area prior to clearing under TGP(1/27/91) approved 2/6/91, Ben Dyer and Associates, Inc. Dwg. No. 40201-2.

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 4)
TCP II 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 5-8, 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)



M.N.C.P.P.C. APPROVALS			
PROJECT NAME: PENN EAST BUSINESS PARK			
PROJECT NUMBER: DSP-98016			
For conditions of approval, see DSP Plan, Over Sheet, or Approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Revision	Date	Revised By	Approval Date
01	5/21/04	L.S.	8/30/04
02			
03			
04	2/10/06	N.R.	2/15/06
05	5/10/07	C.L.	5/11/07
06	6/14/09	H.2	10/24/10
07	4/15/09	C.L.	4/23/09
08	1/25/10	J.S.	2/10/10

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

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
PLAT REFERENCE: LOTS 11 & 12; PLAT BOOK V.J. 126 PLAT No. 23
LOT 15 PLAT BOOK V.J. 141 PLAT No. 23
MDC 2007 SHEET - 205 SE 8
ADG MAP BK LOCATION: 14 F 12

APPROVAL
TREE CONSERVATION PLAN
TOP II / 27 / 91

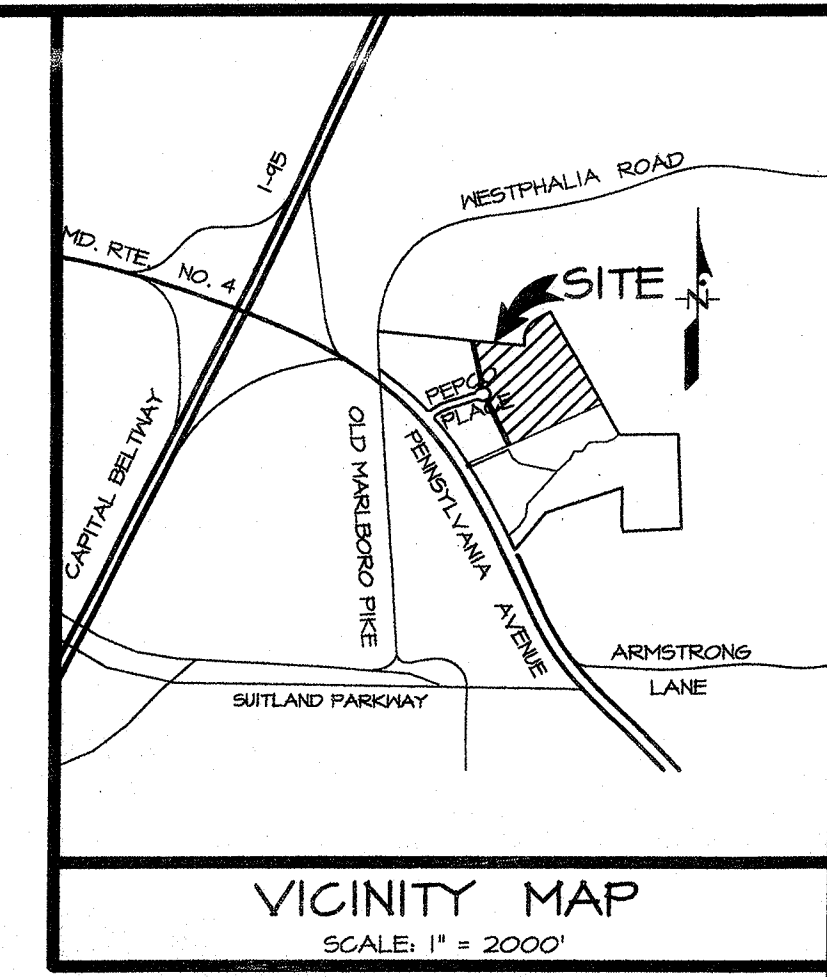
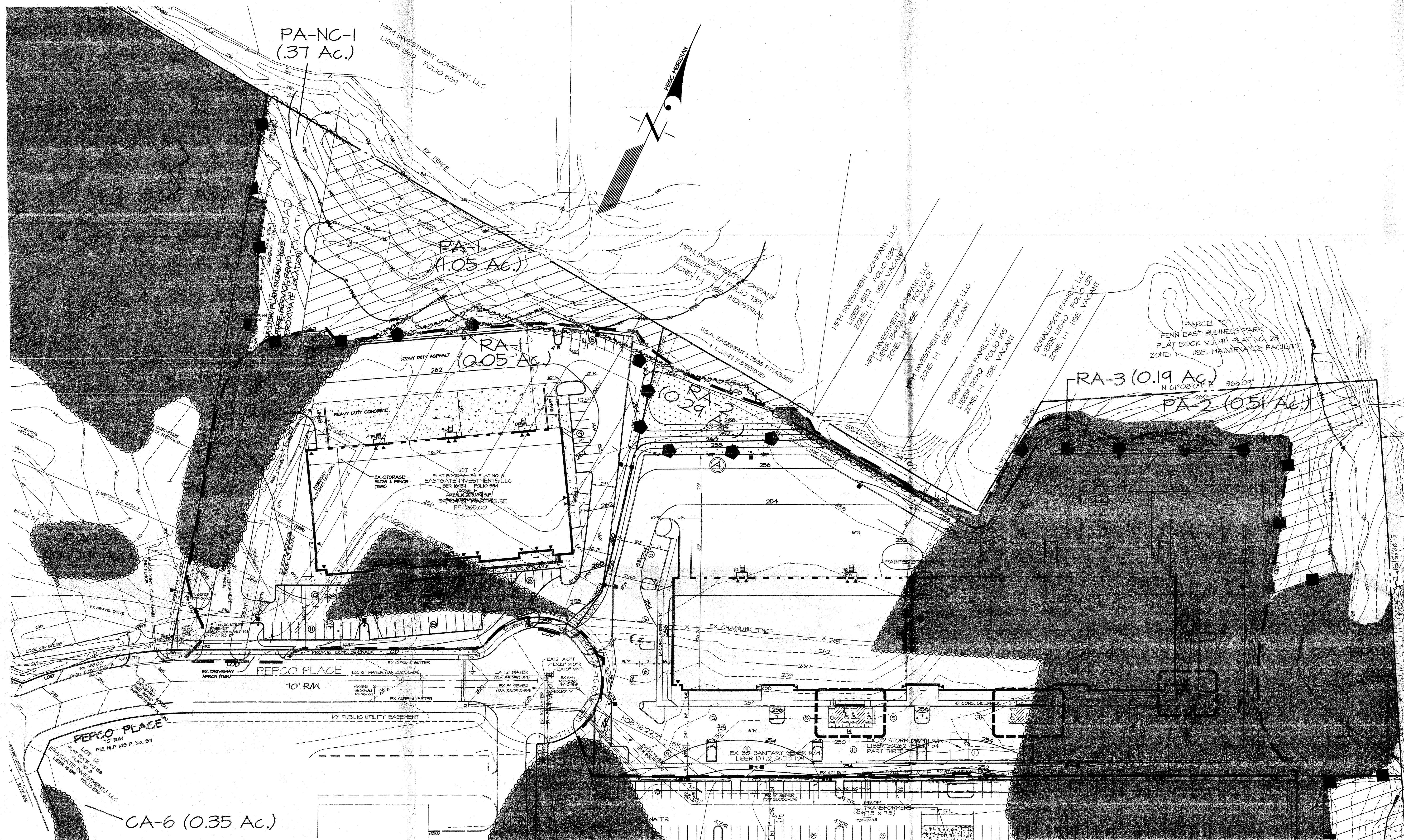
Approved by	DATE
Diana P. Wood	2/6/91
Diana P. Wood	4/29/99
John P. Markovich	8/26/04
John P. Markovich	11/15/04
J. Stasz	5/11/07
K. Stasz	4/11/09
K. Stasz	10/24/10

GRAPHIC SCALE
1" = 100'
0 100 200 300

12-7-10
DATE
Muser
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	REVISION DESCRIPTION	BY
11/24/10	Revised per MNCPPC comments rec'd 11/23/2010	PCN
10/21/08	Revised per MNCPPC comments rec'd 10/10/2008	PCN
3/28/08	Revised per MNCPPC 12-19-07 comments	PCN
10/05/07	Revised site layout on Lots 9, 13, 14, & 15	KM

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
FAX (301) 430-2001
COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC.
DRAWN BY: J. Stasz
CHECKED BY: J. Stasz
SCALE: 1" = 100'
DATE: MAY 2007
DWG. NO.: 54.003-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - PREVIOUS TREELINE (APPROVED AND REMOVED UNDER TOP/27/01 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

APPROVED PLAN

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
TCP II / 27 / 91

APPROVED BY	DATE
Diana F. Wood	2/6/01
Diana F. Wood	4/23/02
John P. Markovich	8/26/04
John P. Markovich	11/15/04
J. Shatz	5/10/07
12/2/07	4/17/08
12/7/10	

M.N.C.P.C. APPROVALS

PROJECT NAME: PENN EAST BUSINESS PARK
PROJECT NUMBER: DSP-9801676

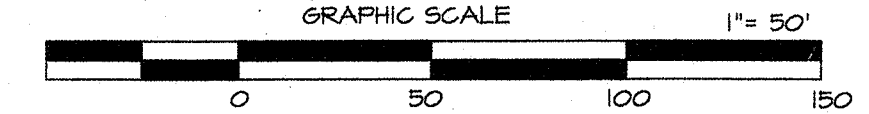
For conditions of approval see Site Plan Cover Sheet or approval sheet. The Signature Lines Below Refer to this Sheet.

REVISION #	DATE	BY	DESCRIPTION
01	5/21/04	L.S.	8/30/04
02			
03			
04	2/10/06	N.R.	2/15/06
05	5/10/07	G.L.	5/1/07
06	12/2/07	H.Z.	12/27/10

DSP 9801676

TREE CONSERVATION PLAN, TYPE II
LOTS 9 and 15
PENN-EAST BUSINESS PARK
SPAULDING ELECTION DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

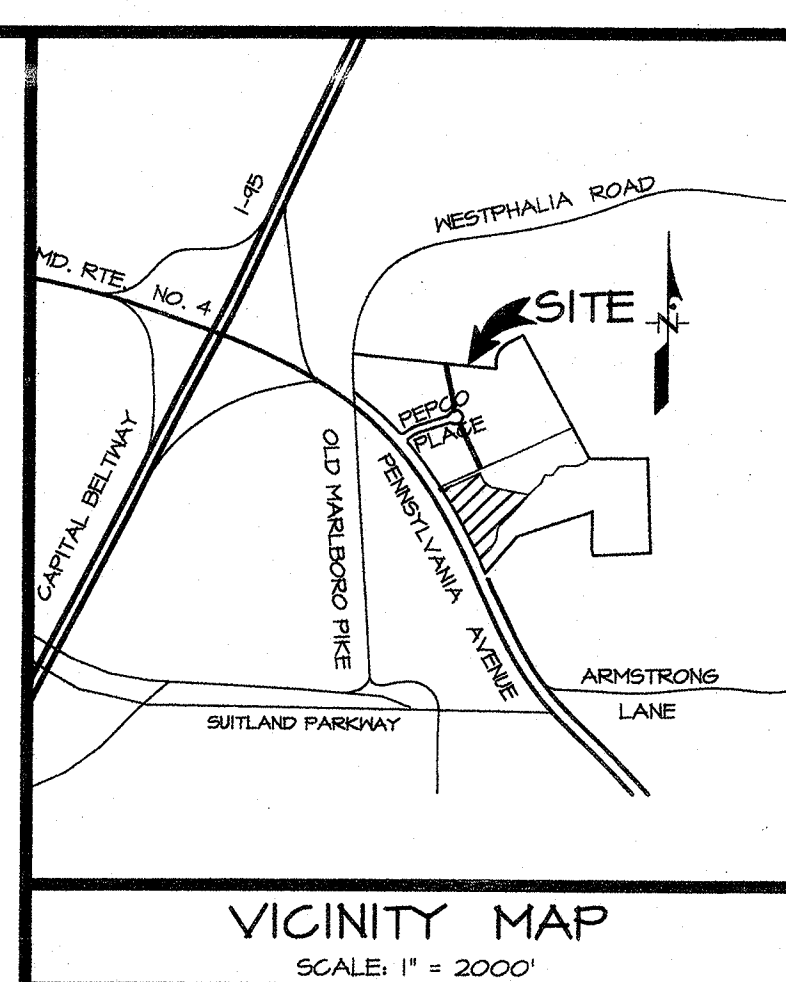
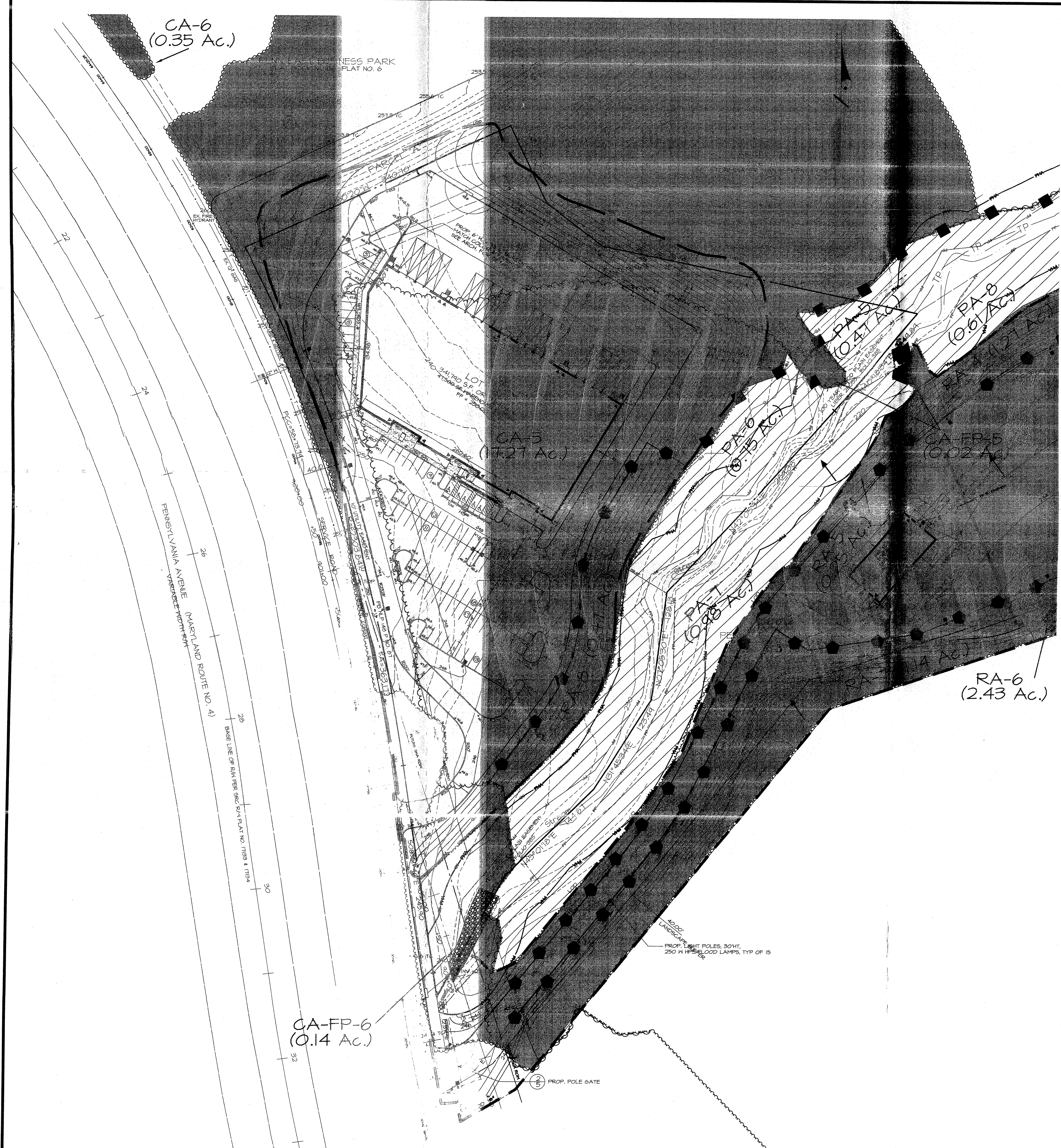
T-6
SHEET 6 OF 9
NESC 2001 SHEET 1, 205 SE 8
ADC MAP BK LOCATION: 14 F 12



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

DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY
12-7-10					
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 12/14/07 M-NCPPC comments	MP			
10/05/01	Revised site layout on Lots 9, 13, 14, & 15	KM			
DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY
12-7-10			12-7-10		

1721 WOODMERE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20712
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-8000
COPYRIGHT © 2001 BEN DYER ASSOCIATES, INC.
MAP SCALE: AS SHOWN
SCALE: AS SHOWN
DATE: JUNE 2007
SHEET NO: 54-005-Z



- LEGEND**
- PROPERTY BOUNDARY ————
 - EX. CONTOUR - - - - -
 - PROP. CONTOUR ————
 - PREVIOUS TREELINE (APPROVED AND REMOVED UNDER TCU/21/41 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 [Pattern]
 - PRESERVATION AREA [Pattern]
 - REFORESTATION AREA [Pattern]
 - TREE PROTECTION FENCE ————
 - TREE PROTECTION SIGNAGE (REFORESTATION) [Symbol]
 - TREE PROTECTION SIGNAGE (PRESERVATION) [Symbol]
 - EX. FENCE ————
 - PROP. FENCE ————
 - SPLIT RAIL FENCE ————

APPROVED PLAN

M-NPPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TOP II / 27 / 91

APPROVAL #	DATE	DATE
01	Diana F. Wood	2/6/91
02	Diana F. Wood	4/24/98
03	John P. Markovich	8/26/04
04	John P. Markovich	11/19/04
05	J. Sigler	9/11/07
06	K. Sigler	4/17/08
07	K. Sigler	10/7/10
08		
09		

M.N.C.P.P.C. APPROVALS

PROJECT NAME: PENN-EAST BUSINESS PARK
PROJECT NUMBER: DSP-98016

For Conditions of Approval, see Site Plan, Open Space, or Approval Sheet. The following table shall apply to this sheet.

Approval #	Approval Date	Approval Description	Approval Status
01	5/21/04	L.S.	8/30/04
02			
03			
04	2/10/06	N.R.	2/15/06
05	5/10/07	C.L.	5/11/07
06	6-22-07	H2	12-29-10
07			
08			
09			

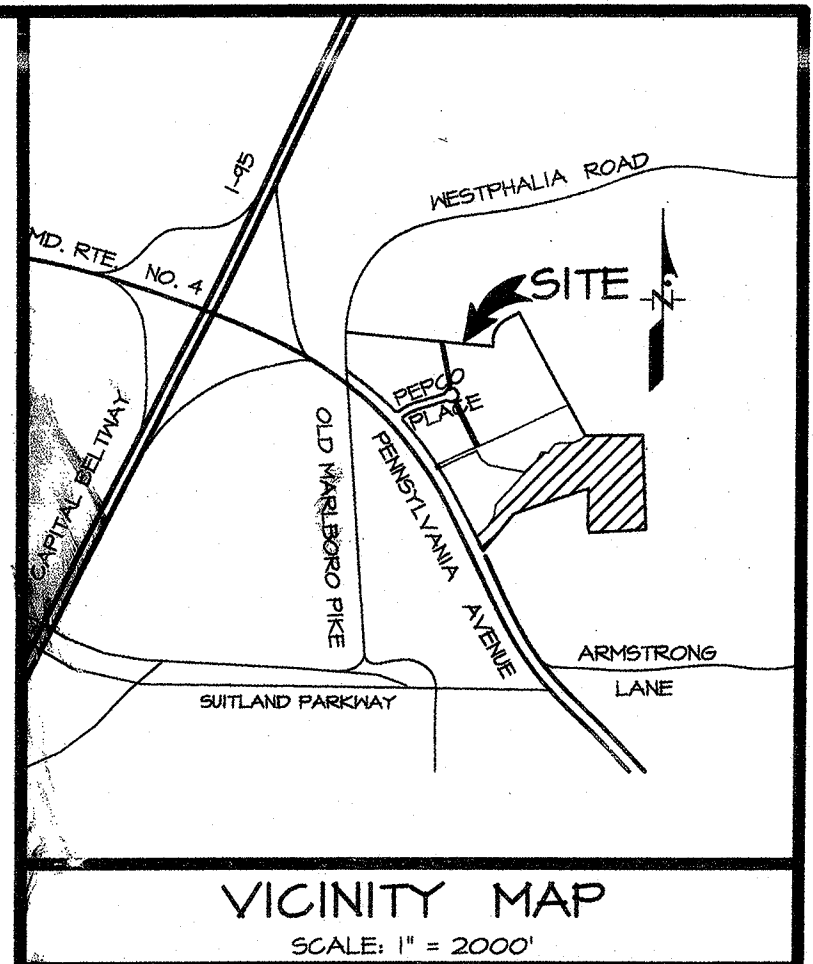
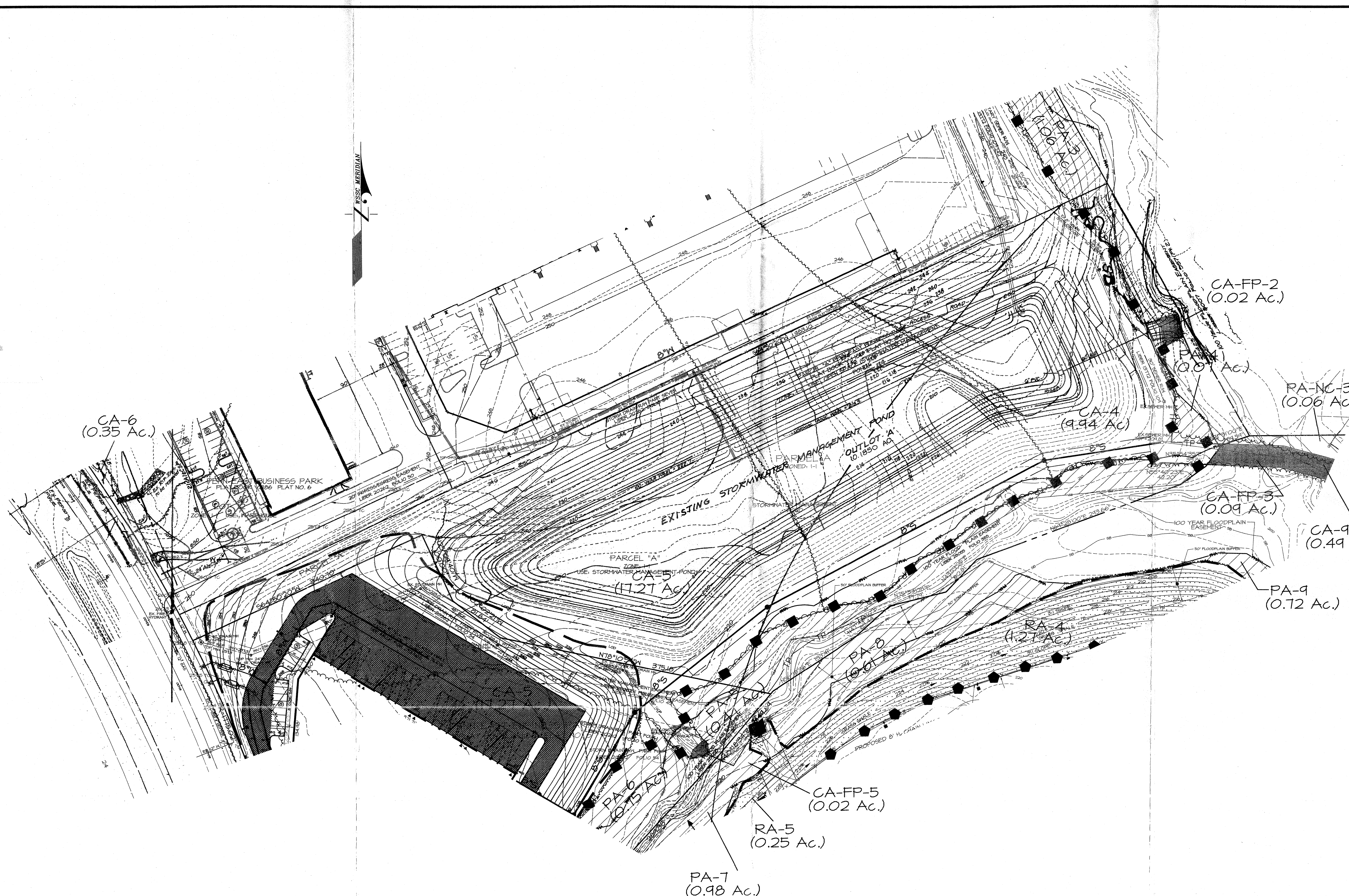
TREE CONSERVATION PLAN, TYPE II
LOT 13
PENN-EAST BUSINESS PARK
SPAULDING ELECTION DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND



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

12-7-10	12/24/10	Revised per MNCPPC comments rec'd 11/23/2010	PCN	17721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
10/21/08	10/21/08	Revised per MNCPPC comments rec'd 10/21/2008	PCN	COPYRIGHT © 2007 BEN DYER ASSOCIATES, INC.
3/21/08	3/21/08	Revised site layout on Lots 9, 13, 14, & 15	MP	MAP JUNE 2007 BY BEN DYER ASSOCIATES, INC.
10/05/07	10/05/07	Revised site layout on Lots 9, 13, 14, & 15	KM	SCALE 1" = 50'
DATE	DATE	REVISION DESCRIPTION	BY	DATE
				54.006-Z





LEGEND

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

M-NGPPC APPROVALS
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 27 / 91

APPROVED BY	DATE
01 Diana F. Wood	2/6/91
02 John P. Markovich	4/24/98
03 John P. Markovich	9/26/04
04 J. Stasz	5/11/07
05 K. Stasz	4/11/08
06 K. Stasz	5/11/08
07 K. Stasz	5/11/08
08 K. Stasz	5/11/08

M.N.C.P.C. APPROVALS
PROJECT NAME: PENN EAST BUSINESS PARK
PROJECT NUMBER: DSP-98016

REVISION	DATE	REVISION	DATE
01	5/21/04	L.S.	6/30/04
02			
03			
04	2/10/06	N.R.	2/15/06
05	5/10/07	C.L.	5/11/07
06	6/22/07	J.S.	7/27/07
07	4/15/08	C.L.	4/23/08
08	1/23/10	J.S.	2/10/10

DSP-98016/6
DSP 98016.6

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

T-9
SHEET 4 OF 4
MNC 2001 SHEET 205 SE 8
ADJ. MAP BK LOCATION: 14 F 12

GRAPHIC SCALE 1" = 30'

12-7-10
DATE
MARR
Mike Petrino
Qualified Professional
COMAR 08.19.08.01
JANUARY 2010

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 450-2000
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MAP PREPARED BY: BEN DYER ASSOCIATES, INC.
J-810B2
SCALE: 1" = 30'
DATE: JUNE 2007
BY: JUNE 2007
REVISED DESCRIPTION
BY: JUNE 2007
REVISED DESCRIPTION
BY: JUNE 2007

OWNER / APPLICANT
OSPREY PROPERTY GROUP
175 ADMIRAL COCHRANE DRIVE, SUITE 201
ANNAPOLIS, MD 21401
(410) 224-0102
ATTN: MR. BRETT GUY