

# LEGEND

TREE PRESERVATION AREA

EXISTING TREE LINE

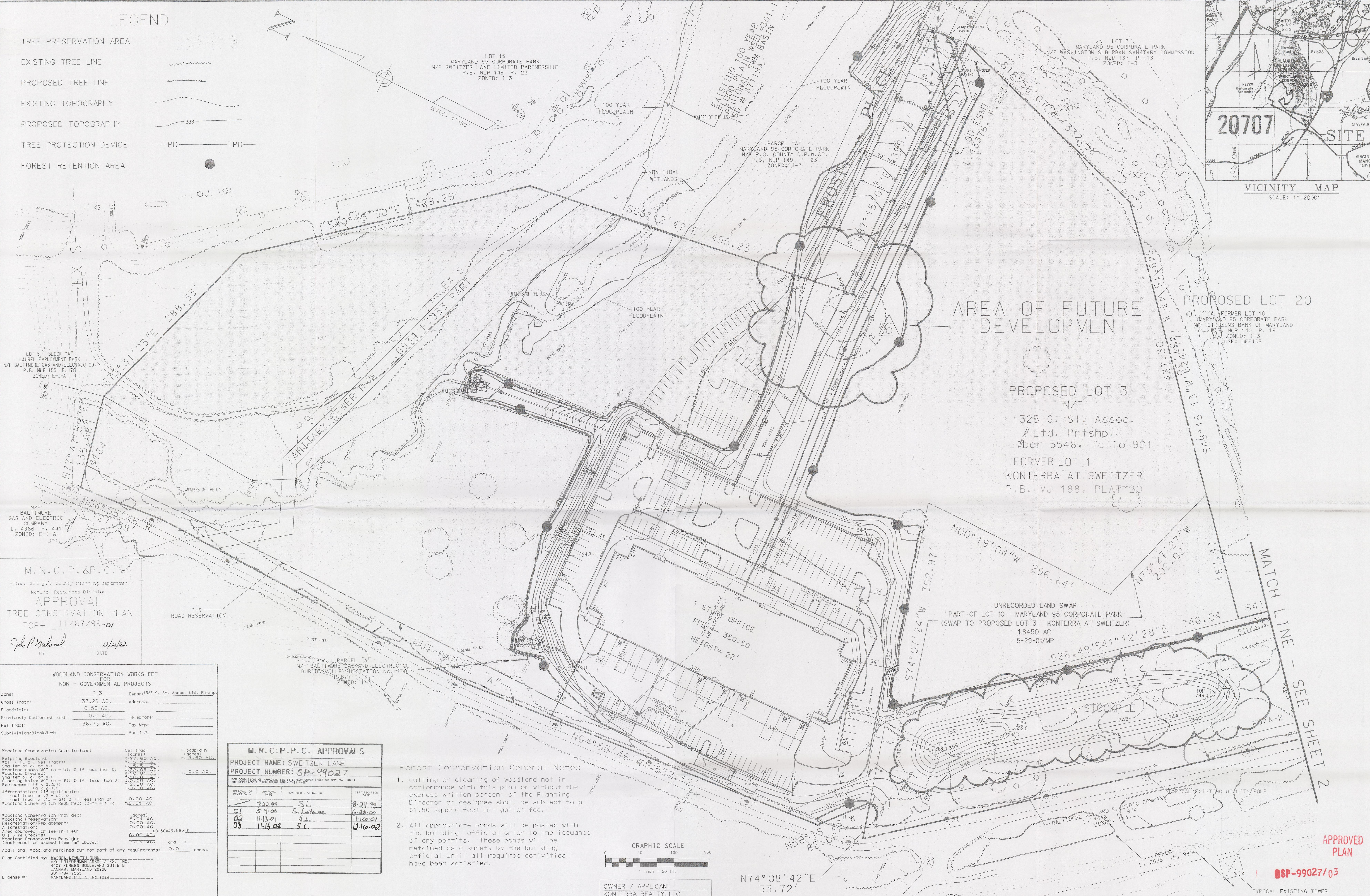
PROPOSED TREE LINE

EXISTING TOPOGRAPHY

PROPOSED TOPOGRAPHY

TREE PROTECTION DEVICE

FOREST RETENTION AREA



LOT 5 BLOCK "A"  
LAUREL EMPLOYMENT PARK  
N/F BALTIMORE GAS AND ELECTRIC CO.  
P.B. NLP 155 P. 178  
ZONED: E-1-4

N/F BALTIMORE  
GAS AND ELECTRIC  
COMPANY  
L. 4366 F. 441  
ZONED: E-1-A

M.N.C.P.&P.C.  
Prince George's County Planning Department  
Natural Resources Division  
**APPROVAL**  
**TREE CONSERVATION PLAN**  
TCP- 11/67/99-01  
BY: *John P. Macdonald* DATE: 12/16/02

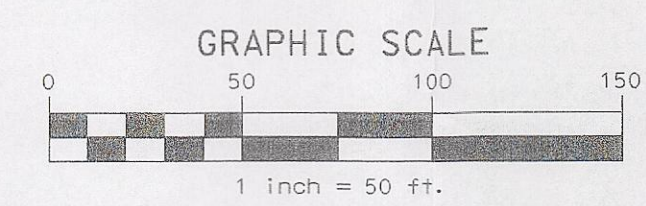
| WOODLAND CONSERVATION WORKSHEET |           |                                        |  |
|---------------------------------|-----------|----------------------------------------|--|
| NON - GOVERNMENTAL PROJECTS     |           |                                        |  |
| Zones:                          | I-3       | Owner: 1325 G. St. Assoc. Ltd. Pntshp. |  |
| Grass Tract:                    | 37.23 AC. | Address:                               |  |
| Floodplain:                     | 0.50 AC.  | Telephone:                             |  |
| Previously Dedicated Land:      | 0.0 AC.   | Tax Map:                               |  |
| Net Tract:                      | 36.73 AC. | Parcel #:                              |  |
| Subdivider/Block/Lot:           |           |                                        |  |

| WOODLAND CONSERVATION CALCULATIONS: |           |                                                                      |                          |
|-------------------------------------|-----------|----------------------------------------------------------------------|--------------------------|
| Existing Woodland:                  | 37.23 AC. | Net Tract (Acres):                                                   | 36.73 AC.                |
| Grass Tract:                        | 0.50 AC.  | Woodland above WCT (a - b):                                          | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Smaller of d, or e:                                                  | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Clearing below d, or e:                                              | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Replacement (f x 0.25):                                              | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Afforestation (if applicable):                                       | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Net Tract x .15 (a) 0.15 less than 0.1:                              | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Woodland Conservation Required (c-h):                                | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Woodland Conservation Provided:                                      | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Reforestation/Replacement:                                           | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Afforestation:                                                       | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Area approved for fee-in-lieu:                                       | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Woodland Conservation Provided (must equal or exceed item 10 above): | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Additional Woodland retained but not part of any requirements:       | 0.0 AC.                  |
| Woodland above WCT (a - b):         | 0.0 AC.   | Plan certified by:                                                   | WARREN KENNETH DUNN      |
| Woodland above WCT (a - b):         | 0.0 AC.   | 720 LOEDERMAN ASSOCIATES, INC.                                       |                          |
| Woodland above WCT (a - b):         | 0.0 AC.   | 4407 FORBES BOULEVARD SUITE B                                        |                          |
| Woodland above WCT (a - b):         | 0.0 AC.   | LANHAM, MARYLAND 20706                                               |                          |
| Woodland above WCT (a - b):         | 0.0 AC.   | License #:                                                           | MARYLAND B.L.L. No. 1079 |

| M.N.C.P.&P.C. APPROVALS                                                |                      |           |          |
|------------------------------------------------------------------------|----------------------|-----------|----------|
| PROJECT NAME: SWEITZER LANE                                            |                      |           |          |
| PROJECT NUMBER: SP-99027                                               |                      |           |          |
| FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET |                      |           |          |
| APPROVAL OF REVIEWER #                                                 | REVIEWER'S SIGNATURE | DATE      |          |
| 01                                                                     | 7/22/99              | S.L.      | 8/24/99  |
| 02                                                                     | 5/4/00               | S. Latour | 6/28/00  |
| 03                                                                     | 11/13/01             | S.L.      | 11/16/01 |
| 03                                                                     | 11/15/02             | S.L.      | 12/16/02 |

## Forest Conservation General Notes

1. Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 square foot mitigation fee.
2. All appropriate bonds will be posted with the building official prior to the issuance of any permits. These bonds will be retained as a surety by the building official until all required activities have been satisfied.



OWNER / APPLICANT  
KONTERRA REALTY, LLC  
6985 MUIRKIRK MEADOWS DRIVE  
BELTSVILLE, MD 20705  
301-210-5230  
ATTN: ED McEVY

## TREE CONSERVATION PLAN TYPE II



**MISS UTILITY NOTE**  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**ELECTRONIC FILE DISCLAIMER**  
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**PROPOSED LOTS 2 AND 3**

**SWEITZER LANE PROPERTY**  
FORMERLY LOTS 1 AND 2  
1ST / LAUREL ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**APPROVED PLAN**  
SP-99027/03

**1" = 50'**  
SHEET 1 OF 2  
PROJECT NO. 802-06-04

**Loiederman Soltesz Associates**  
1380 Piccard Drive  
Rockville, Maryland 20850  
201-345-2750  
Fax: 201-345-2751

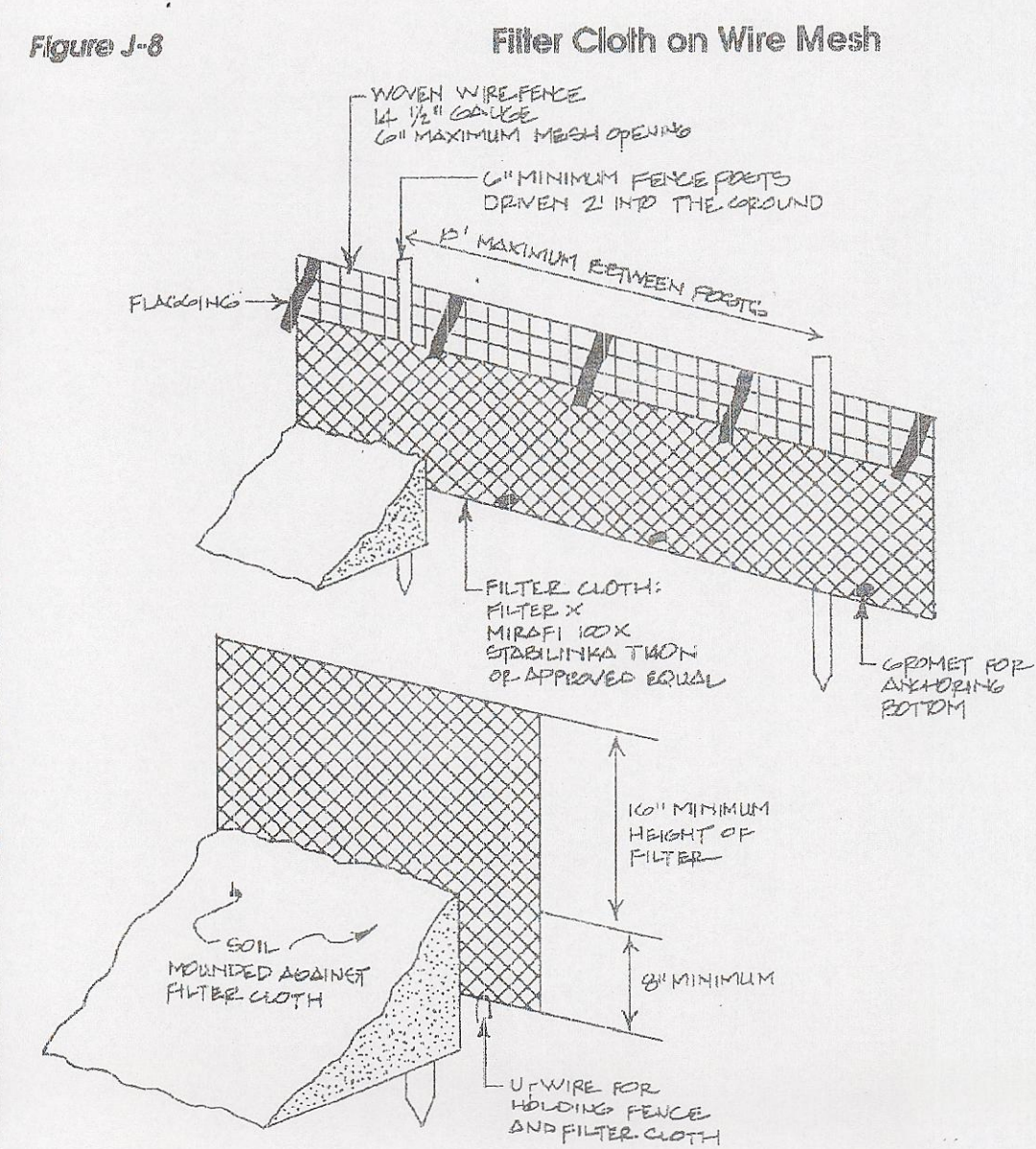
4407 Forbes Boulevard  
Lanham, Maryland 20706  
301-774-7777  
Fax: 301-774-7775

7 North Market Street  
Frederick, Maryland 21701  
301-695-1750  
Fax: 301-695-1953

16 Industrial Park Drive  
Watsonville, Maryland 20622  
301-985-2999  
Fax: 301-970-9884

Civil Engineering  
Land Planning  
Land Surveying  
Environmental Sciences  
www.loiederman.com

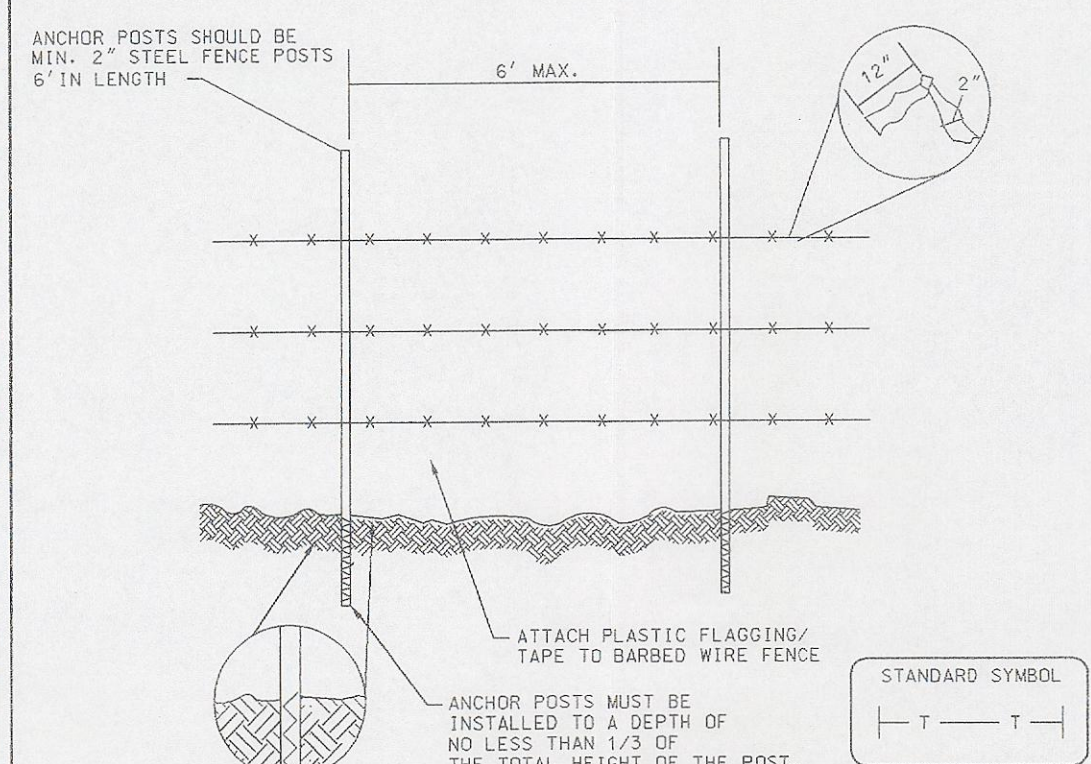
Figure J-8



Notes:  
1. Combination sediment control and protective device.  
2. Retention area will be set as part of the review process.  
3. Boundaries of Retention Area should be staked prior to installing protective device.  
4. Root damage should be avoided.  
5. Mound soil only within the limits of disturbance.  
6. Protective signage is also recommended.  
7. All standard maintenance for sediment control devices apply to these details.

Source: Prince George's County, Maryland  
Woodland Conservation Manual

# TREE SAVE WITH THREE STRAND BARBED WIRE



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
  6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

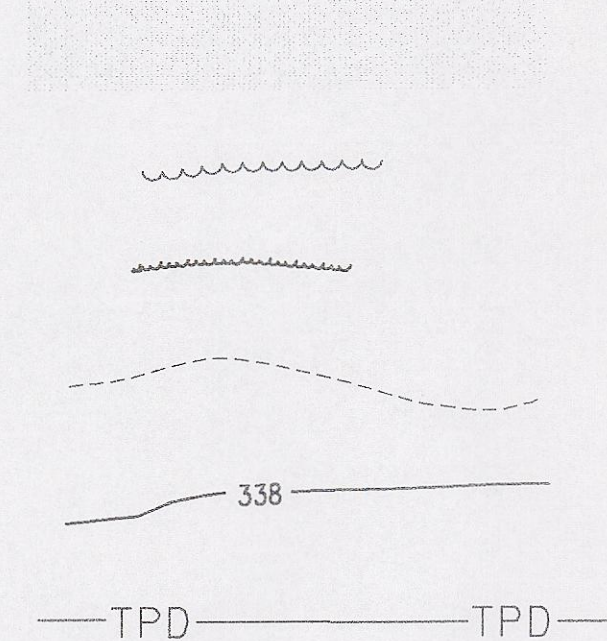
U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

PAGE

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

## LEGEND

TREE PRESERVATION AREA  
EXISTING TREE LINE  
PROPOSED TREE LINE  
EXISTING TOPOGRAPHY  
PROPOSED TOPOGRAPHY  
TREE PROTECTION DEVICE  
FOREST RETENTION AREA



LOT 1  
MARYLAND 95 CORPORATE PARK  
N/F CITIZENS BANK OF MARYLAND  
P.B. NLP 133 P. 9  
ZONED: I-3

PROPOSED LOT 20  
N/F  
RIGGS & COMPANY, Trustee  
George McElroy & Assoc. Inc.  
Liber 12682, folio 453

LOT 10  
MARYLAND 95  
CORPORATE PARK  
P.B. NLP 140, PLAT 19

UNRECORDED LAND SWAP  
PART OF LOT 1-KONTERRA AT SWEITZER  
(SWAP TO PROPOSED LOT 20-  
MARYLAND 95 CORPORATE PARK)  
1.8450 AC.  
5-29-01/MP

LOT 2  
1325 G. St. Assoc. Ltd. Pntshp.  
RESIDUE  
KONTERRA AT SWEITZER  
P.B. VJ 188, PLAT 20

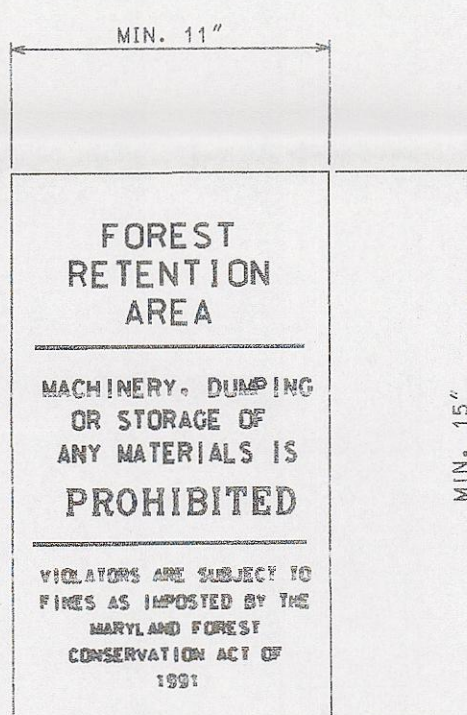
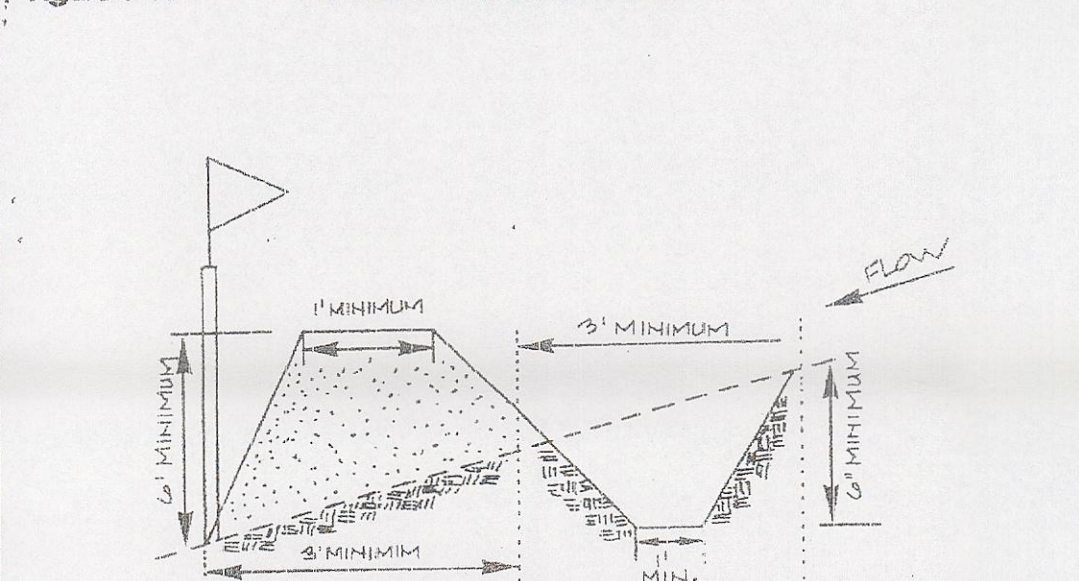


Figure J-10

## Earthen Dike and Swale



- Notes:
1. Combination sediment control and protective device.
  2. Retention area will be set as part of the review process.
  3. Boundaries of Retention Area should be staked prior to installing protective device.
  4. Root damage should be avoided.
  5. The top or toe of slope should be within the limit of disturbance.
  6. Equipment is prohibited within critical root zone of retention area; place dike accordingly.
  7. All standard maintenance for earthen dikes and swales shall apply to these details.
  8. All standard reclamation practices for earthen dikes and swales shall apply to these details.

Source: Prince George's County, Maryland  
Woodland Conservation Manual

**Loiederman  
Soltesz Associates**

Civil Engineering  
Land Planning  
Land Surveying  
Environmental Sciences

3300 Piccard Drive  
Rockville, Maryland 20850  
301-948-2160  
Fax: 301-948-9007

4401 Colles Boulevard  
Lanham, Maryland 20706  
301-974-7553  
Fax: 301-974-7555

| NO. | REVISIONS                                      | BY  | DATE     |
|-----|------------------------------------------------|-----|----------|
| 7   | REVISED LOT LABELING PER COUNTY COMMENTS       | MAH | 10-15-02 |
| 6   | Added land swap areas to plan                  | MAM | 2-20-02  |
| 5   | Removed parking lot south of proposed building | BAM | 10-12-99 |
| 4   | Rev: Tree protection device                    | MAM | 9-29-99  |
| 3   | Rev: SWM outfall/revision                      | SMD | 8-25-99  |
| 2   | Rev: SWM outfall                               | SMD | 8-20-99  |
| 1   | Rev: County comments.                          | SMD | 8-17-99  |

| NO. | REVISIONS                                      | BY  | DATE     |
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| 3   | Rev: SWM outfall/revision                      | SMD | 8-25-99  |
| 2   | Rev: SWM outfall                               | SMD | 8-20-99  |
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| 3   | Rev: SWM outfall/revision                      | SMD | 8-25-99  |
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| 1   | Rev: County comments.                          | SMD | 8-17-99  |

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| 2   | Rev: SWM outfall                               | SMD | 8-20-99  |
| 1   | Rev: County comments.                          | SMD | 8-17-99  |

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

PROJECT NAME: SWEITZER LANE  
PROJECT NUMBER: SP-99027  
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET  
THE REVISIONS LISTED BELOW APPLY THIS SHEET

| APPROVAL OR REVISION # | APPROVAL DATE | REVIEWER'S SIGNATURE | CERTIFICATION DATE |
|------------------------|---------------|----------------------|--------------------|
| 01                     | 7-22-99       | S.L.                 | 8-24-99            |
| 02                     | 5-4-00        | S. L. Hulse          | 6-28-00            |
| 03                     | 11-13-01      | S.L.                 | 11-16-01           |
| 04                     | 11-16-02      | S.L.                 | 12-16-02           |

M.N.C.P.P.C.  
Prince George's County Planning Department  
Natural Resources Division  
APPROVAL  
TREE CONSERVATION PLAN  
TCP- 11/67/99-01  
John P. Markovich  
BY  
DATE 12/10/02

GRAPHIC SCALE  
0 50 100 150  
1 inch = 50 ft.

OWNER / APPLICANT  
KONTERRA REALTY, LLC  
6985 MUIRKIRK MEADOWS DRIVE  
BELTSVILLE, MD 20705  
301-210-5230  
ATTN: ED McEVOY

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- 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. 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.
  3. The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
  4. All reforestation bonding shall be in place prior to issuance of grading and/or building permits.
  5. The sequence of construction shall generally be as follows:  
Obtain permits and hold preconstruction meeting.  
Establish sediment control and tree conservation device.  
Clear and grub site.  
Grading all parcels.  
Construct SWM facility, building, curb and gutter, and parking lot.  
Stabilize site and plan landscape and reforestation areas.
  6. Edge Management: Within 50' of the limit of disturbance invasive, noxious plants such as Kudzu, Mile a Minute, etc. can be removed, as well as dead dying trees.

APPROVED  
PLAN

## PROPOSED LOTS 2 AND 3

**SWEITZER LANE  
PROPERTY**  
FORMERLY LOTS 1 AND 2  
1ST / LAUREL ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.  
802-06-04