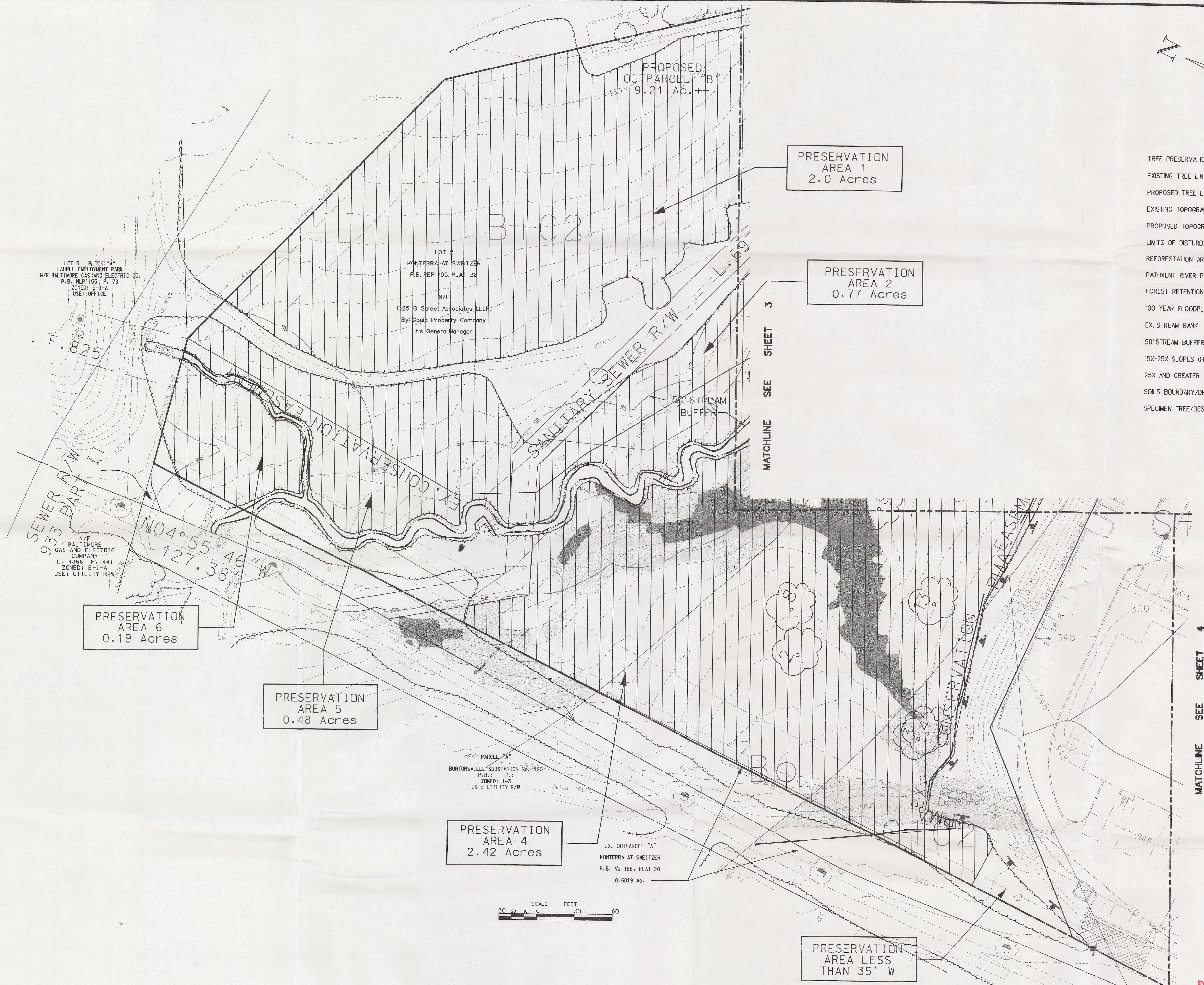


LEGEND

- TREE PRESERVATION AREA
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- LIMITS OF DISTURBANCE
- REFORESTATION AREA
- PATUXENT RIVER PRIMARY MANAGEMENT AREA PMA
- FOREST RETENTION AREA SIGN
- 100 YEAR FLOODPLAIN
- EX. STREAM BANK
- 50' STREAM BUFFER
- 15%-25% SLOPES (HIGHLY ERODIBLE SOILS ONLY)
- 25% AND GREATER SLOPES
- SOILS BOUNDARY/DESIGNATION
- SPECIMEN TREE/DESIGNATION



| M-NCPPC APPROVALS | | | |
|---|---------------|---------------------|--------------------|
| PROJECT NAME: KONTERRA AT SWEITZER LANE | | | |
| PROJECT NUMBER: DSP-99027 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| 04 | 06/24/04 | R.G. | 08/17/04 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 67 / 99 | | | |
|---|---------|--|--|
| Approved by | Date | | |
| John MacGowan | 6/24/04 | | |
| 01 John MacGowan | 6/24/04 | | |
| 02 John P. MacGowan | 8/13/04 | | |
| 03 | | | |
| 04 | | | |
| 05 | | | |

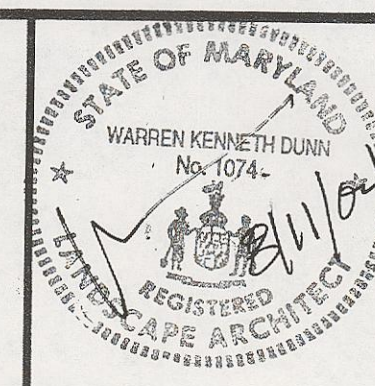
OWNER / APPLICANT
1325 G STREET ASSOCIATES, LLLP
C/O KONTERRA REALTY, LLC
6985 MUIRKIRK MEADOWS DRIVE
BELTSVILLE, MD 20705
301-210-5230
ATTN: ED McEVOY

LS Loiderman Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Fairfax
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

| REVISIONS | | | |
|--|---------|-----|---------|
| NO. | DATE | BY | DATE |
| 3 | 7/28/04 | KEG | 7/28/04 |
| 2 | 5/05/04 | RHG | 5/05/04 |
| 1 | 4/16/04 | BAM | 4/16/04 |
| Date: MARCH, 2004 | | | |
| CADD Standards Version: MICROSTATION 8.1 | | | |
| Designed: BAM | | | |
| Technician: BAM | | | |
| Checked: NML | | | |

| Copyright ADG The Map People | | | |
|------------------------------|----------|------|------------|
| Page | 3 | Grid | J-5, K-5&6 |
| Tax Map | 5 | B-4 | |
| Zoning Category | 1-3 | | |
| M-NCPPC 200 Sheet | 218 NE 6 | | |
| 219 NE 6 | | | |
| WSSC 200 Sheet | 218 NE 6 | | |
| 219 NE 6 | | | |

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, WHEREVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

PROPOSED LOTS 3 - 6 & OUTPARCEL B

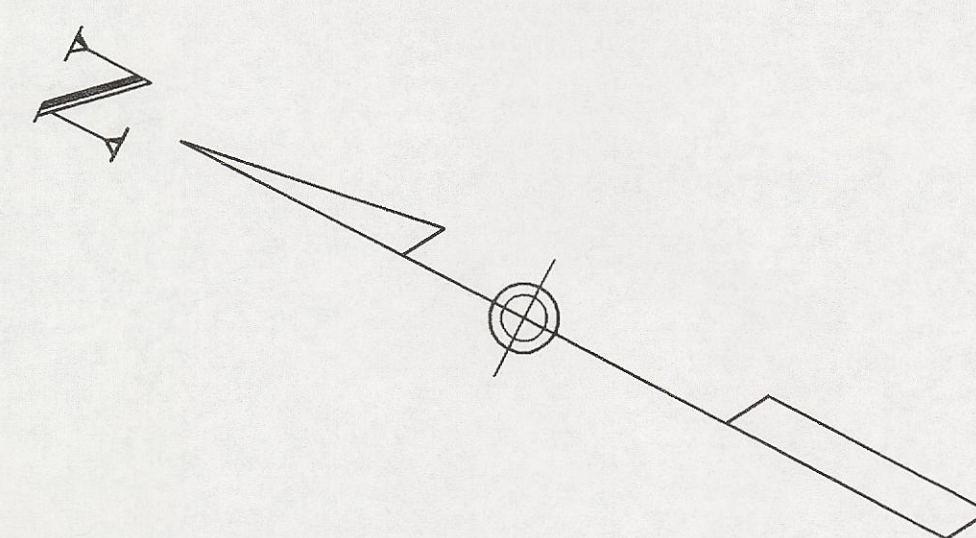
KONTERRA AT SWEITZER LANE
FORMERLY LOTS 1 AND 2
1ST / LAUREL ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

| SHEET | |
|-----------------------|---|
| 2 | 5 |
| PROJECT NO. 802-06-04 | |

LEGEND

| | |
|---|--|
| TREE PRESERVATION AREA | |
| EXISTING TREE LINE | |
| PROPOSED TREE LINE | |
| EXISTING TOPOGRAPHY | |
| PROPOSED TOPOGRAPHY | |
| LIMITS OF DISTURBANCE | |
| REFORESTATION AREA | |
| PATUXENT RIVER PRIMARY MANAGEMENT AREA | |
| FOREST RETENTION AREA SIGN | |
| 100 YEAR FLOODPLAIN | |
| EX. STREAM BANK | |
| 50' STREAM BUFFER | |
| 15%-25% SLOPES (HIGHLY ERODIBLE SOILS ONLY) | |
| 25% AND GREATER SLOPES | |
| SOILS BOUNDARY/DESIGNATION | |
| SPECIMEN TREE/DESIGNATION | |

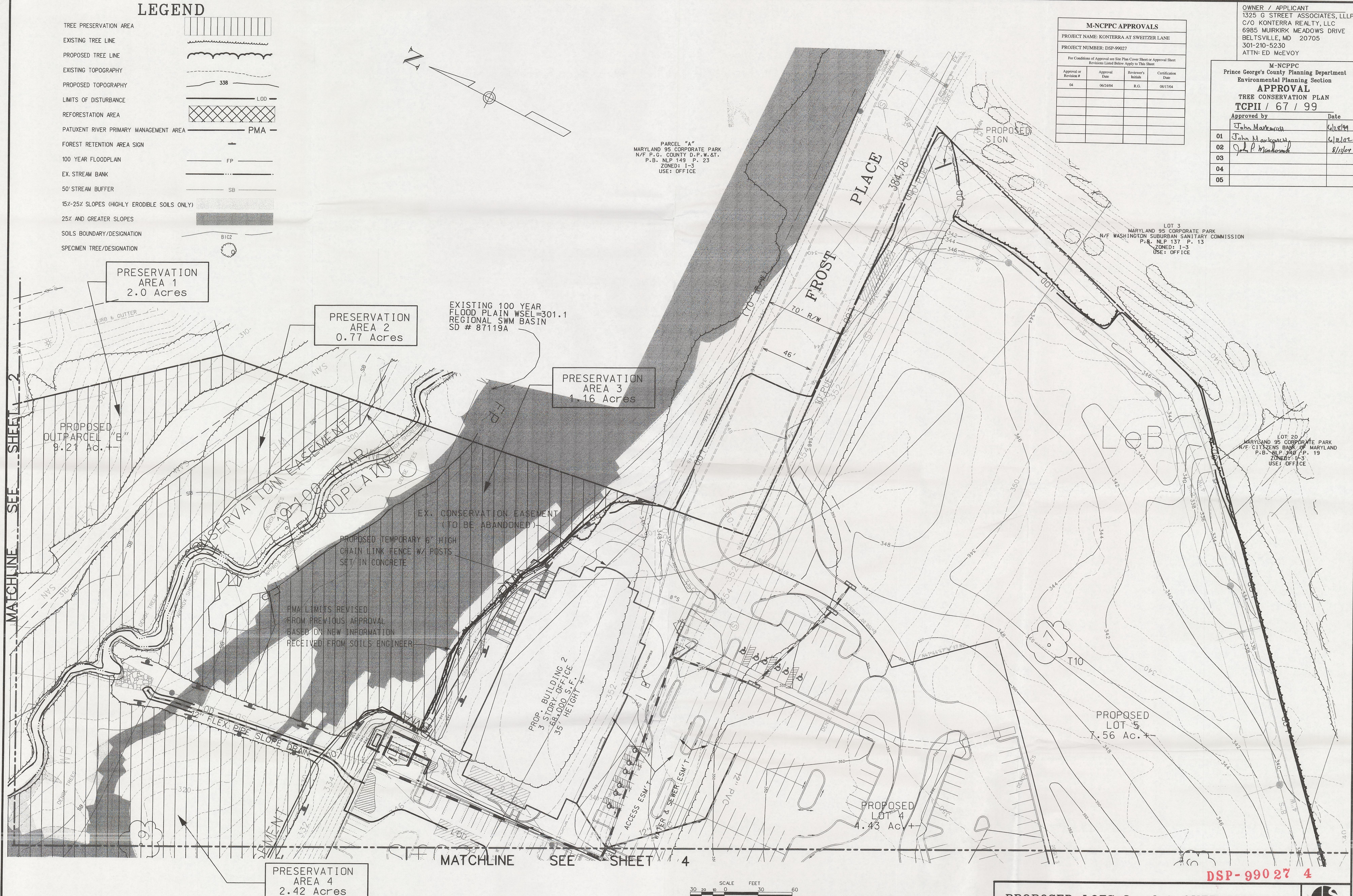


PARCEL "A"
MARYLAND 95 CORPORATE PARK
N/F P.G. COUNTY D.P.W.&T.
P.B. NLP 149 P. 23
ZONED: 1-3
USE: OFFICE

| M-NCPPC APPROVALS | | | |
|--|---------------|---------------------|--------------------|
| PROJECT NAME: KONTERRA AT SWEITZER LANE | | | |
| PROJECT NUMBER: DSP-99027 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| 04 | 06/24/04 | R.G. | 08/17/04 |
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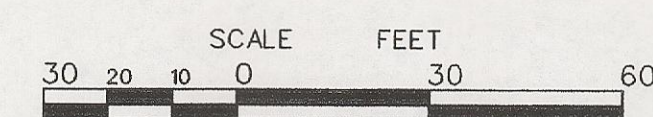
OWNER / APPLICANT
1325 G STREET ASSOCIATES, LLLP
C/O KONTERRA REALTY, LLC
6985 MUIRKIRK MEADOWS DRIVE
BELTSVILLE, MD 20705
301-210-5230
ATTN: ED McEVROY

| M-NCPPC Prince George's County Planning Department Environmental Planning Section | |
|---|---------|
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP11 / 67 / 99 | |
| Approved by | Date |
| 01 John Markovich | 6/18/04 |
| 02 John P. Markovich | 6/18/04 |
| 03 | |
| 04 | |
| 05 | |



MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4



DSP-99027 4

LS
Liederman
Soltesz Associates, Inc.

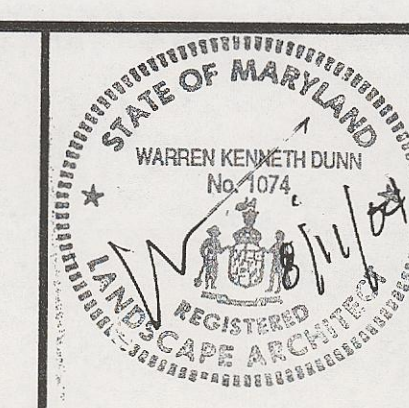
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

www.LSAssociates.net

| NO. | REVISIONS | DATE | BY |
|-----|---|---------|-----|
| 3 | REVISED PER CONDITIONS OF APPROVAL | 7/28/04 | KEO |
| 2 | PLAN MODIFIED PER M-NCPPC COMMENTS | 5/05/04 | RHC |
| 1 | REVISED TO SHOW NEW PARKING LAYOUT AND LOT LAYOUT | 4/16/04 | BAN |
| | | | |
| | | | |
| | | | |

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|---|--|---|
| Copyright ADG The Map People Permitted Use Number 210394 Tax Map 5 B-4 Zoning Category 1-3 | M-NCPPC 200' Sheet 218 NE 6 219 NE 6 | WSSC 200' Sheet 218 NE 6 219 NE 6 |
|---|--|---|

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 1-800-857-7777, 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.

PROPOSED LOTS 3 - 6 & OUTPARCEL B

KONTERRA AT SWEITZER LANE

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

APPROVED PLAN

1" = 30'

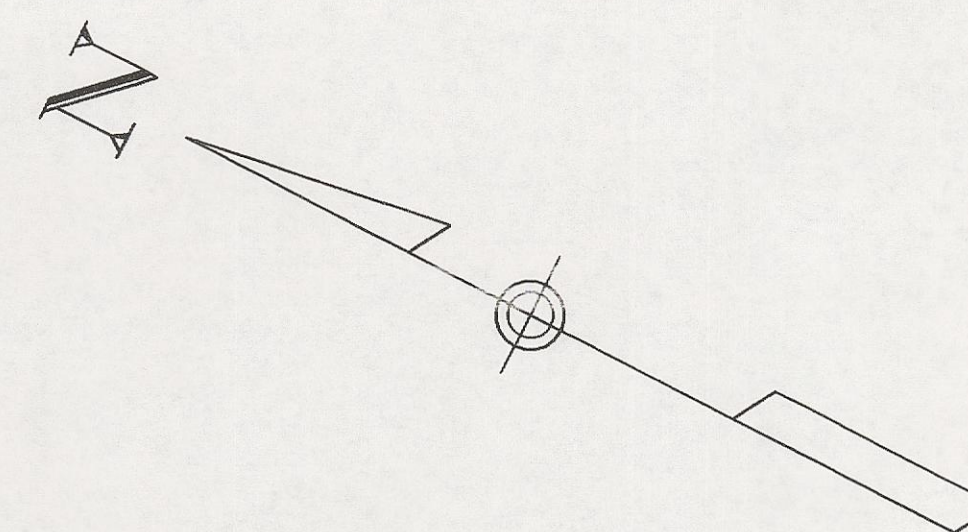
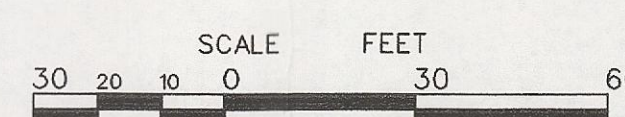
SHEET 3 OF 5

PROJECT NO. 802-06-04



Diagram illustrating a stream cross-section with various features and labels:

- FOREST RETENTION AREA SIGN**: Located at the top right of the diagram.
- 100 YEAR FLOODPLAIN**: Indicated by a horizontal line with a wavy pattern, labeled "FP" on the left.
- EX. STREAM BANK**: Indicated by a horizontal line with a wavy pattern, labeled "SB" on the left.
- 50' STREAM BUFFER**: Indicated by a horizontal line with a wavy pattern, labeled "SB" on the left.
- 15%-25% SLOPES (HIGHLY ERODIBLE SOILS ONLY)**: Indicated by a shaded area with a wavy pattern, labeled "BIC2" on the left.
- 25% AND GREATER SLOPES**: Indicated by a shaded area with a wavy pattern, labeled "BIC2" on the left.
- SOILS BOUNDARY/DESIGNATION**: Indicated by a horizontal line with a wavy pattern, labeled "BIC2" on the left.
- SPECIMEN TREE/DESIGNATION**: Indicated by a small tree icon, labeled "BIC2" on the left.

[illegible]

| | | |
|--|--------------------|-------------|
| <p align="center">M-NCPPP Prince George's County Planning Department Environmental Planning Section APPROVAL TRCE CONSERVATION PLAN TCPII / 67 / 99</p> | | |
| | Approved by | Date |
| | John MacKewich | 6/24/99 |
| 01 | John MacKewich | 6/24/99 |
| 02 | John P. MacKewich | 8/13/04 |
| 03 | | |
| 04 | | |
| 05 | | |
| <p>OWNER / APPLICANT 1325 G STREET ASSOCIATES, LLC C/O KONTERA REALTY, LLC 6985 MURKIRK MEADOWS DRIVE BELTSVILLE, MD 20705 301-210-5230 ATTN: ED McEVoy</p> | | |

PROPOSED LOTS 3 - 6 & OUTPARCEL B



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

1" = 50'

SHEET 4

OF 5

PROJECT NO.
802-06-0



Engineering
Planning
Surveying
Environmental Sciences

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Fairfax

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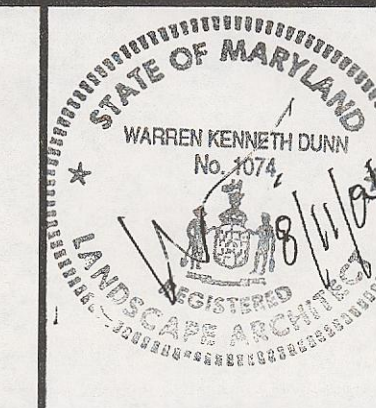
| | |
|-----|------------------------------------|
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| | |
| 3 | REVISED PER CONDITIONS OF APPROVAL |
| 2 | PLAN MODIFIED PER M-NCPPC COMMENT |
| 1 | REVISED TO SHOW NEW PARKING LAYS |
| NO. | |

Version: MICROSTATION 8.1

| | |
|----------|-----|
| Checked: | RHC |
|----------|-----|

| | |
|---|------------------------|
| Copyright ADC The Map People Permitted Use Number 21103184 | |
| Page 3 | Grid J-5, K-5 & 6 |
| Tax Map 5 B-4 | Zoning Category I-3 |
| M-NCPPC 200' Sheet 218 NE 6 219 NE 6 | |
| WSSC 200' Sheet 218 NE 6 219 NE 6 | |

TREE CONSERVATION PLAN TYPE II

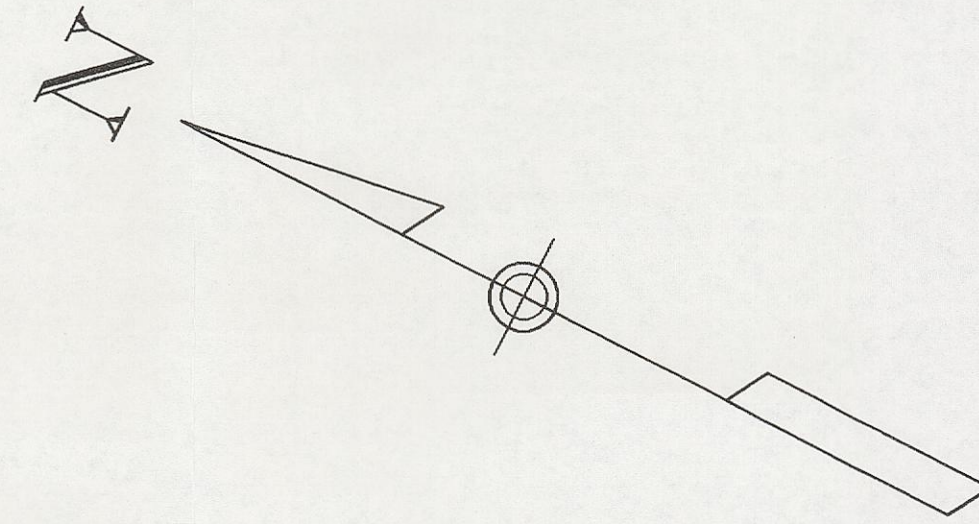


MISS UTILITY NOTE

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LEGEND

- TREE PRESERVATION AREA
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- LIMITS OF DISTURBANCE
- REFORESTATION AREA
- PATUXENT RIVER PRIMARY MANAGEMENT AREA
- FOREST RETENTION AREA SIGN
- 100 YEAR FLOODPLAIN
- EX. STREAM BANK
- 50' STREAM BUFFER
- 15%-25% SLOPES (HIGHLY ERODIBLE SOILS ONLY)
- 25% AND GREATER SLOPES
- SOILS BOUNDARY/DESIGNATION
- SPECIMEN TREE/DESIGNATION



LOT 10
MARYLAND 95
CORPORATE PARK
P.B. NLP 140, PLAT 19
ZONED: I-3
USE: OFFICE

MATCHLINE SEE SHEET 4

RESIDUE OF LOT 1
P.B. REP 195, PLAT 38
ZONED: I-3
USE: VACANT

PRESERVATION
AREA
2.57 Acres

LOT 1
MARYLAND 95
CORPORATE PARK
P.B. 153, PLAT 9
ZONED: I-3
USE: OFFICE

PROPOSED
LOT 6
9.10 Ac. +-

RESIDUE
KONTERRA AT SWEITZER
P.B. VJ 188, PLAT 20
9.10 Ac.

SWEITZER
LANE
(80 R/W)

SWEITZER
LANE

LANE

SFB2

REVERTIBLE
SLOPE ESMNT.
349.67 & 358.46
S.P.C. PLAT 10

INTERSTATE I-95

VAN DUSEN ROAD

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 67 / 99

| Approved by | Date |
|-----------------|---------|
| John Warkovich | 6/28/99 |
| John Warkovich | 6/12/02 |
| John P. Mahoney | 8/14/04 |
| 03 | |
| 04 | |
| 05 | |

OWNER / APPLICANT
1325 G STREET ASSOCIATES, L.L.P.
C/O KONTERRA REALTY, LLC
6985 MUIRKIRK MEADOWS DRIVE
BELTSVILLE, MD 20705
301-210-5230
ATTN: ED McEVOY

| M-NCPPC APPROVALS | | | |
|--|------------------|------------------------|-----------------------|
| PROJECT NAME: KONTERRA AT SWEITZER LANE | | | |
| PROJECT NUMBER: DSP-99027 | | | |
| For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet | | | |
| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
| 04 | 06/24/04 | R.G. | 08/17/04 |
| | | | |
| | | | |
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| | | | |
| | | | |
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| | | | |

SCALE FEET
30 20 10 0 30 60

N/F B.G. & E.
L4416 F.974 PARCEL 2
ZONED: I-3
USE: UTILITY R/W

PROPOSED
LOT 3
3.74 Ac. +-

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Fairfax

LS
Loederman
Soltes Associates, Inc.

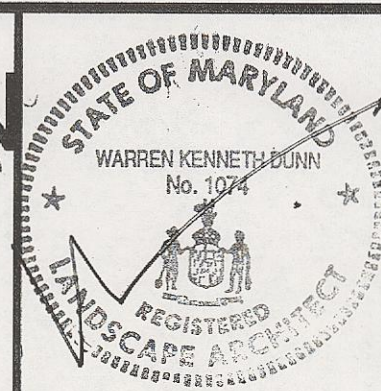
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

www.LSAssociates.net

| NO. | REVISIONS | DATE | BY |
|-----|---|---------|-----|
| 3 | REVISED PER CONDITIONS OF APPROVAL | 7/28/04 | KEO |
| 2 | PLAN MODIFIED PER M-NCPPC COMMENTS | 5/05/04 | RHG |
| 1 | REVISED TO SHOW NEW PARKING LAYOUT AND LOT LAYOUT | 4/16/04 | BAM |
| | | | |
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| TOX MAP | ZONING CATEGORY |
|---------|-----------------|
| 5 B-4 | I-3 |
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**TREE CONSERVATION
PLAN
TYPE II**



MISS UTILITY NOTE

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PROPOSED LOTS 3 - 6 & OUTPARCEL B

KONTERRA AT SWEITZER LANE

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

DSP-99027 4

APPROVED PLAN

PROJECT NO.
802-06-04