

SPECIMEN TREE TABLE				
No.	Common Name	Scientific Name	DBH (Inches)	Condition
1	Red Maple	Acer rubrum	42.5"	Poor
2	Red Maple	Acer rubrum	37"	Good
3	Red Oak	Quercus rubra	33.5"	Excellent
4	Red Oak	Quercus rubra	46.6"	Poor
5	Red Oak	Quercus rubra	40"	Good
6	Red Oak	Quercus rubra	34"	Good
7	Red Oak	Quercus rubra	32"	Fair
8	Red Oak	Quercus rubra	32"	Good
9	Tulip Poplar	Liriodendron tulipifera	31"	Good
10	Red Oak	Quercus rubra	32.6"	Poor
11	Red Oak	Quercus rubra	32"	Excellent
12	Tulip Poplar	Liriodendron tulipifera	34.6"	Excellent
13	Tulip Poplar	Liriodendron tulipifera	33"	Good
14	Red Oak	Quercus rubra	40"	Poor
15	Red Oak	Quercus rubra	36.5"	Good
16	Red Oak	Quercus rubra	33"	Excellent
17	Tulip Poplar	Liriodendron tulipifera	34.6"	Excellent
18	Tulip Poplar	Liriodendron tulipifera	31"	Good
19	Tulip Poplar	Liriodendron tulipifera	42.6"	Excellent
20	Tulip Poplar	Liriodendron tulipifera	47"	Excellent
21	Red Oak	Quercus rubra	39"	Fair
22	Red Oak	Quercus rubra	36"	Fair
23	Red Oak	Quercus rubra	27"	Fair
24	Red Oak	Quercus rubra	50"	Good
25	Red Oak	Quercus rubra	47"	Good
26	Red Oak	Quercus rubra	27"	Fair
27	Red Oak	Quercus rubra	30"	Good
28	Red Oak	Quercus rubra	42"	Fair
29	Red Oak	Quercus rubra	31"	Excellent
30	Red Oak	Quercus rubra	38"	Excellent
31	White Oak	Quercus alba	30"	Excellent
32	Tulip Poplar	Liriodendron tulipifera	32"	Poor
33	Tulip Poplar	Liriodendron tulipifera	32"	Fair
34	Tulip Poplar	Liriodendron tulipifera	32"	Excellent
35	Red Oak	Quercus rubra	36"	Excellent
36	Red Oak	Quercus rubra	32"	Good
37	Red Oak	Quercus rubra	38"	Poor
38	Red Oak	Quercus rubra	38"	Good
39	Tulip Poplar	Liriodendron tulipifera	32"	Good
40	Sycamore	Platanus occidentalis	38"	Good
41	Red Maple	Acer rubrum	35"	Good
42	Red Maple	Acer rubrum	35"	Good
43	Hickory	Carya sp.	39"	Fair
44	White Oak	Quercus alba	37"	Excellent
45	White Oak	Quercus alba	33"	Excellent
46	Red Oak	Quercus rubra	32"	Excellent
47	Red Oak	Quercus rubra	41"	Excellent
48	Red Oak	Quercus rubra	42"	Excellent

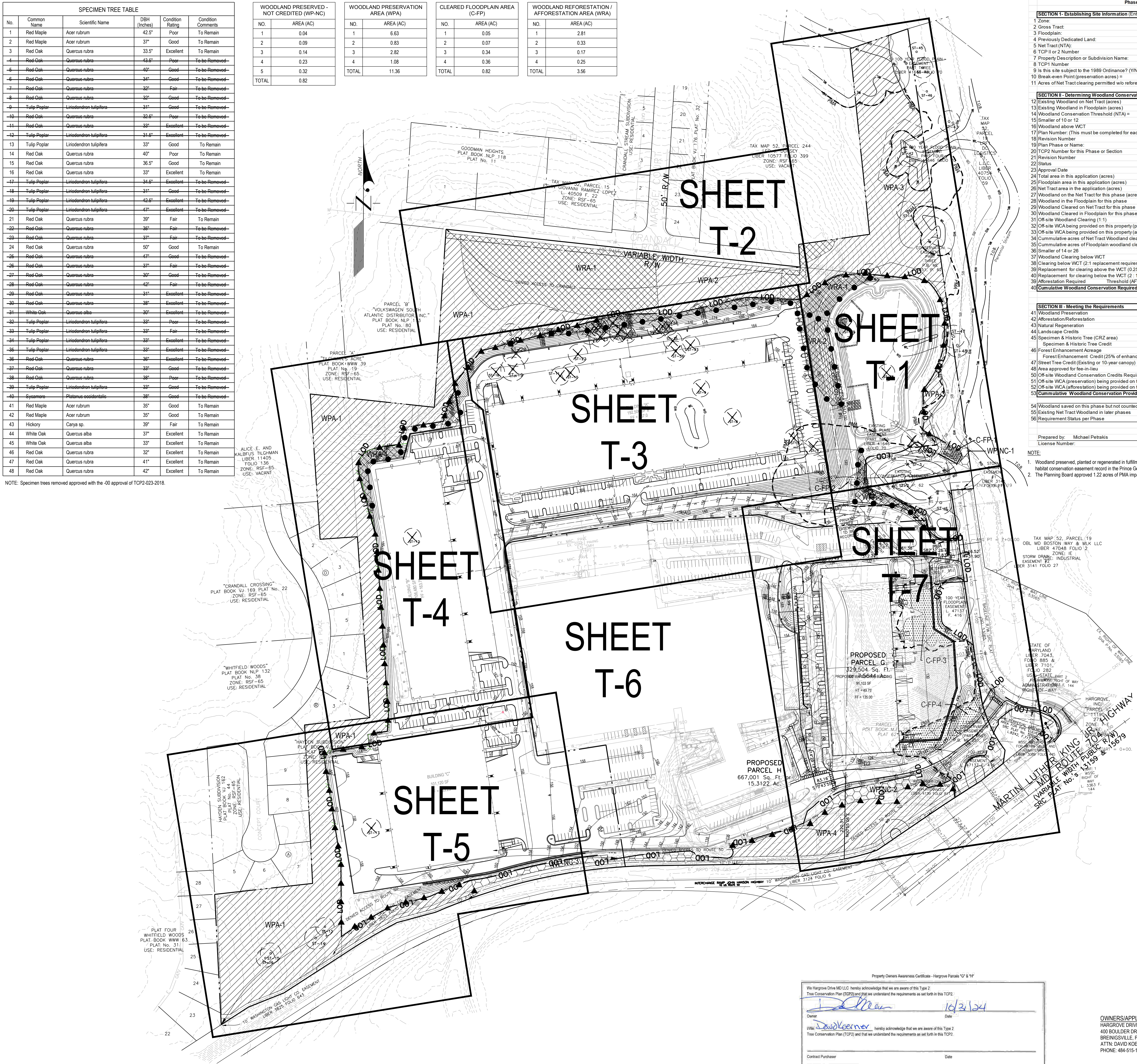
NOTE: Specimen trees removed approved with the -00 approval of TCP2-023-2018.

WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
NO.	AREA (AC)
1	0.04
2	0.09
3	0.14
4	0.23
5	0.32
TOTAL	0.82

WOODLAND PRESERVATION AREA (WPA)	
NO.	AREA (AC)
1	6.63
2	0.83
3	2.82
4	1.08
TOTAL	11.36

CLEARED FLOODPLAIN AREA (C-FP)	
NO.	AREA (AC)
1	0.05
2	0.07
3	0.34
4	0.36
TOTAL	0.82

WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)	
NO.	AREA (AC)
1	2.81
2	0.33
3	0.17
4	0.25
TOTAL	3.56



Phased Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1. Zone:	I-1	R-55		
2. Gross Tract:	64.13	2.84		
3. Floodplain:	2.73	0.24		
4. Previously Dedicated Land:	0.00	0.00		
5. Net Tract (NTA):	61.40	2.70	0.00	
6. TCP1 or 2 Number:				
7. Property Description or Subdivision Name:	Hargrove Industrial Campus			
8. TCP1 Number:	TCP2-023-2018			
9. Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	Y	Within PFA (Y/N):
10. Break-even Point (preservation acres):	15.39			
11. Acres of Net Tract clearing permitted while reforestation:	22.58			
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)				
12. Existing Woodland on Net Tract (acres):	37.97			
13. Existing Woodland in Floodplain (acres):	2.97			
14. Woodland Conservation Threshold (NTA) =	15.21%			
15. Smaller of 10 or 12:	9.75			
16. Woodland above WCT:	28.22			
17. Plan Number: (This must be completed for each phase):	4-03112	4-22058		
18. Revision Number:	0	2		
19. Plan Phase or Name:	Phase I	P, G & H		
20. TCP2 Number for this Phase or Section:	1-073-03	1-073-03		
21. Revision Number:	0	2		
22. Status:	APPROVED	APPROV		
23. Approval Date:				
24. Total area in this application (acres):	44.20	22.87		67.07
25. Floodplain area in this application (acres):	1.50	1.47		2.97
26. Net Tract area in this application (acres):	42.70	21.40		64.10
27. Woodland on the Net Tract for this phase (acres):	33.81	4.16		37.97
28. Woodland in the Floodplain for this phase:	1.47	0.94		2.41
29. Woodland Cleared on Net Tract for this phase:	24.13	0.49		24.62
30. Woodland Cleared in Floodplain for this phase:	0.12	0.70		0.82
31. Off-site Woodland Clearing (1:1):	0.00	0.00		0.00
32. Off-site WCA being provided on this property (preservation):	0.00	0.00		0.00
33. Off-site WCA being provided on this property (afforestation):	24.13	24.62		48.75
34. Cumulative acres of Net Tract Woodland cleared:	0.00	0.00		0.00
35. Cumulative acres of Floodplain woodland cleared:	0.12	0.82		0.94
36. Smaller of 14 or 26:	24.13	24.62		48.75
37. Woodland Clearing below WCT:	0.00	0.00		0.00
38. Clearing below WCT (2:1 replacement requirement):	0.00	0.00		0.00
39. Replacement for clearing below the WCT (0.25: 1):	6.03	6.16		12.19
40. Replacement for clearing below the WCT (2: 1):	0.00	0.00		0.00
41. Afforestation Required: Threshold (AFT) =	14.37%			
42. Cumulative Woodland Conservation Provided:	15.90	16.73		32.63
Latest phase indicates cumulative requirement through that phase of work				
SECTION III - Meeting the Requirements				
43. Woodland Preservation:	11.42	-0.06		11.36
44. Afforestation/Reforestation:	3.56			3.56
45. Natural Regeneration:				0.00
46. Landscape Credits:				0.00
47. Specimen & Historic Tree (CRZ area):		0.00		0.00
48. Specimen & Historic Tree Credit:				0.00
49. Forest Enhancement Credits:				0.00
50. Street Tree Credit (Existing or 10-year canopy):		0.00		0.00
51. Area approved for fee-in-lieu:	0.82	0.08		0.90
52. Off-site Woodland Conservation Credits Required:		0.81		0.81
53. Off-site WCA (preservation) being provided on this property:	0.00	0.00		0.00
54. Off-site WCA (afforestation) being provided on this property:	0.00	0.00		0.00
55. Cumulative Woodland Conservation Provided:	15.90	16.73		32.63
56. Woodland saved on this phase but not counted:	-1.74	3.73		1.99
57. Existing Net Tract Woodland in later phases:	4.16	0.00		4.16
58. Requirement Status per Phase:				
Prepared by:	Michael Petrakis			
License Number:				
Signature:				
Date:	1/10/2025			

NOTE: 1. Woodland preserved, planted or regenerated in fulfillment of the woodland conservation requirements on Parcels "G" & "H" have been placed in a woodland and wildlife habitat conservation easement record in the Prince George's County land records at Liber 50402, Folio 522.
2. The Planning Board approved 1.22 acres of PMA impacts on 7/13/2023 with preliminary plan of subdivision case number 4-22058.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-1 & R-55
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	52-D1 & E1
Administrative	WSSC Grid (Sheet 20)	206NE08
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	3-70
Administrative	Election District (ED)	20
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1124
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2368

Site Statistics Table	
Site Statistics	Total
Gross tract area	67.07 ac.
Existing 100-year floodplain	2.97 ac.
Net tract area	64.10 ac.
Existing woodland in the floodplain	2.41 ac.
Existing woodland net tract	37.97 ac.
Existing woodland total	40.38 ac.
Existing PMA	240,015.60 sf
Regulated streams (linear feet of centerline)	435 lf
Riparian (wooded) buffer up to 300 feet wide	0 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-023-2018			
Approved By	Date	DRD #	Reason for Revision
00 Megan K. Reiser	3-14-19	N/A	Warehouse Building
01 Mary K. Reiser	1/23/2025	N/A	Warehouse Building - Parcel G
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
PARCELS E, G & H
HARGROVE INDUSTRIAL CAMPUS
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE 1"=100'
0 100 200 300

Property Owners Assent Certificate - Hargrove Parcels "G" & "H"

We, Hargrove Drive MD LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner: David Koerner Date: 10/21/24

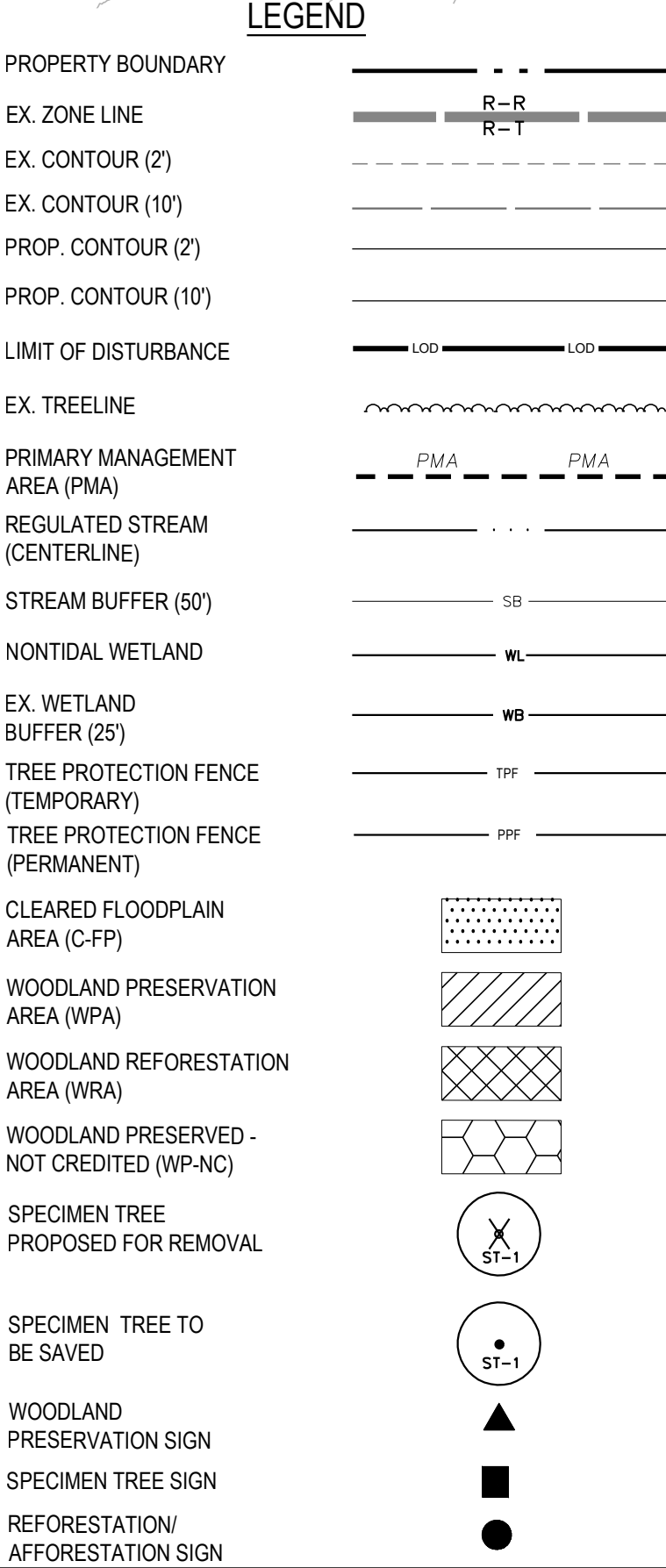
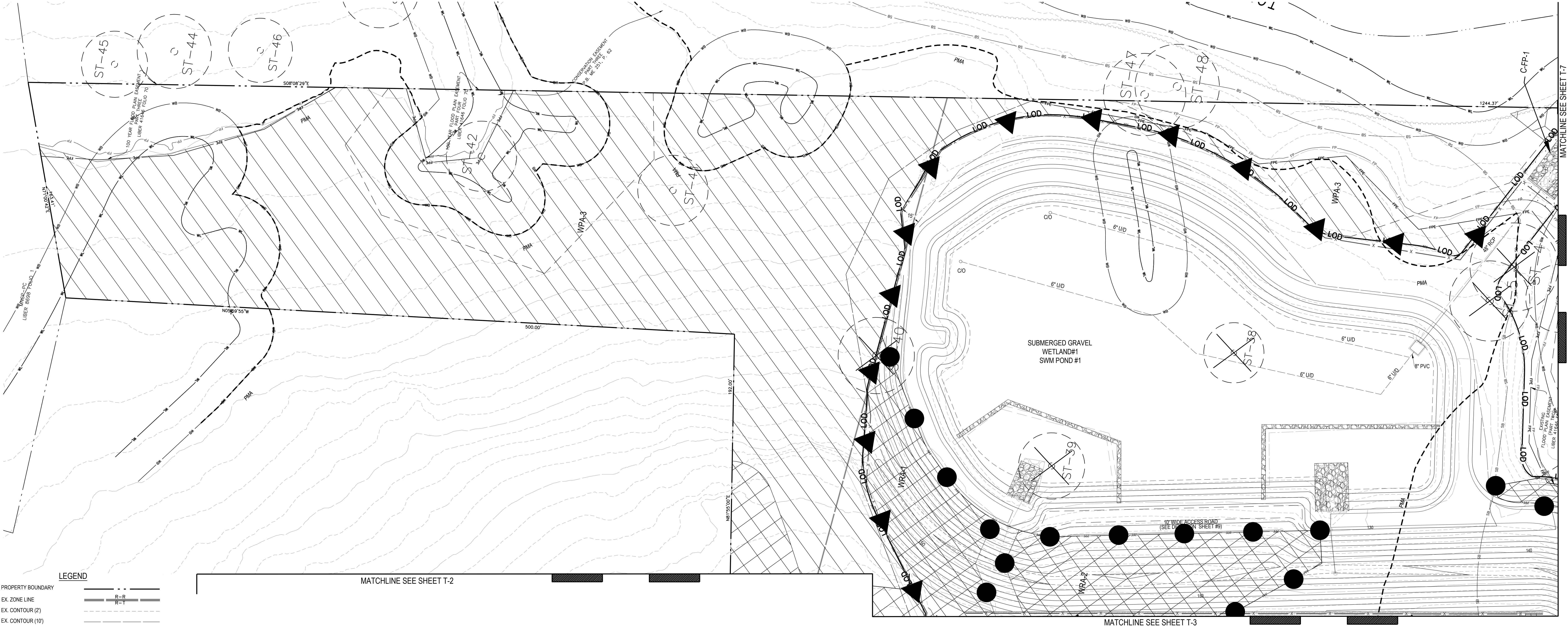
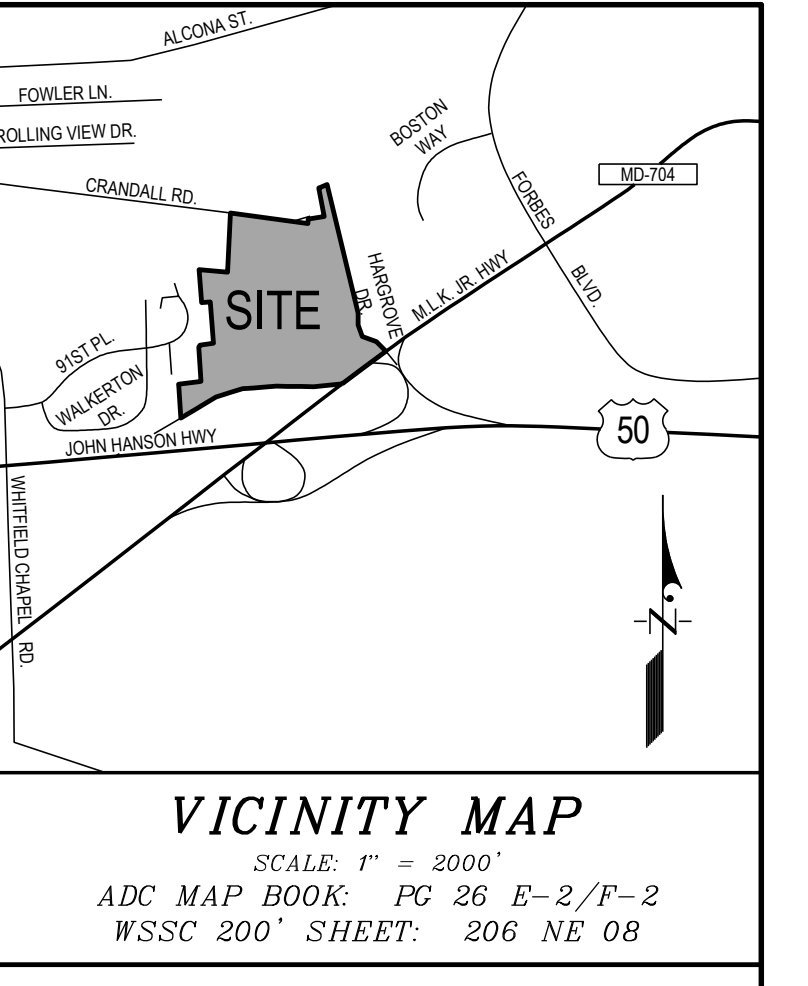
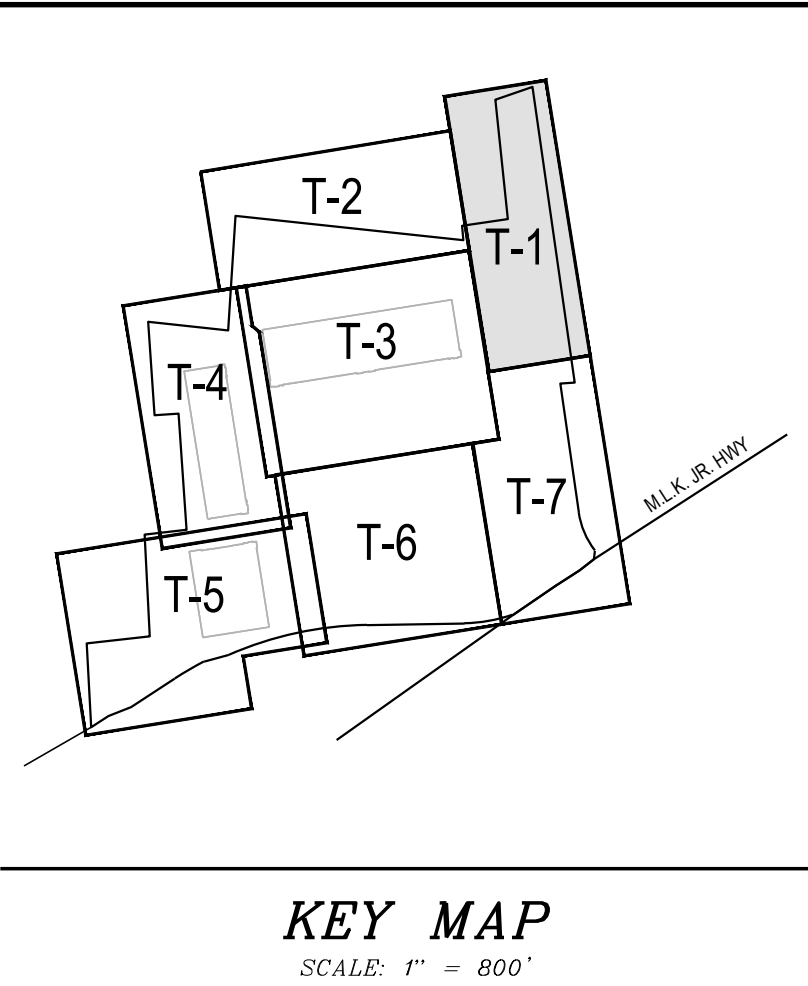
We, David Koerner, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: _____ Date: _____

OWNERS/APPLICANT
HARGROVE DRIVE MD LLC
400 BOULDER DRIVE
BREININGVILLE, PA 18031
ATTN: DAVID KOERNER
PHONE: 484-515-1980

T-OV

January 10, 2025
DATE: 10/21/24
APPROVED BY: Mike Petrakis
DESIGNED BY: HM
CHECKED BY: MP
REVISIONS: _____
J-A67171
5-10-2022 Development of Warehouse Building
DATE DESCRIPTION
OCTOBER 2018 54.006-Z



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
00 Megan K. Reiser	3-14-19	N/A	Warehouse Building
01 Mary Reiser	1/23/2025	N/A	Warehouse Building - Parcel G
02			
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05			
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OWNERS/APPLICANT
HARGROVE DRIVE MD LLC
400 BOULDER DRIVE
BREINGSVILLE, PA 18031
ATTN: DAVID KOERNER
PHONE: 484-515-1980

T-1

DATE: January 10, 2025

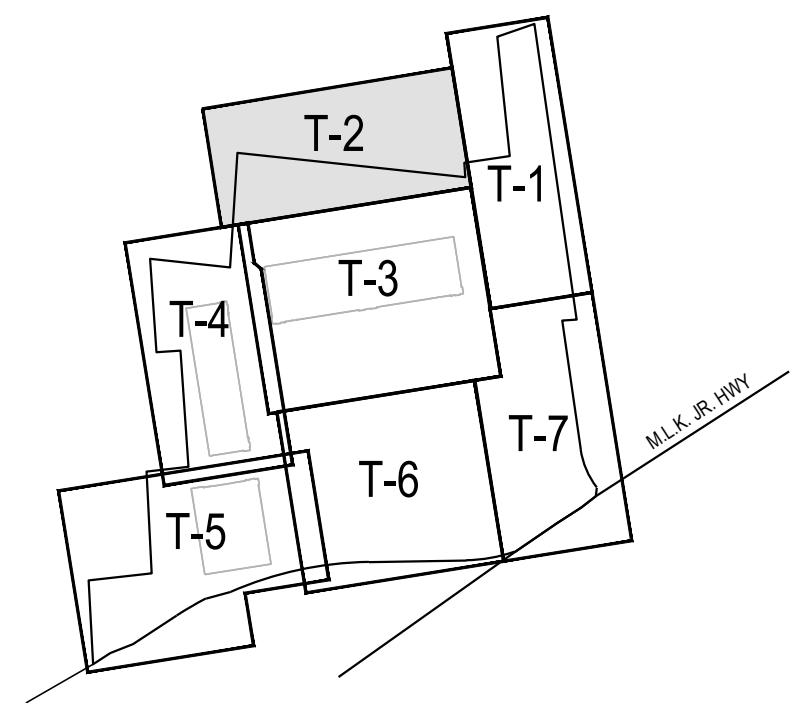
ATWELL

11721 WOODBURN RD, SUITE 200
MITCHELLVILLE, MD 20701
301.435.2000

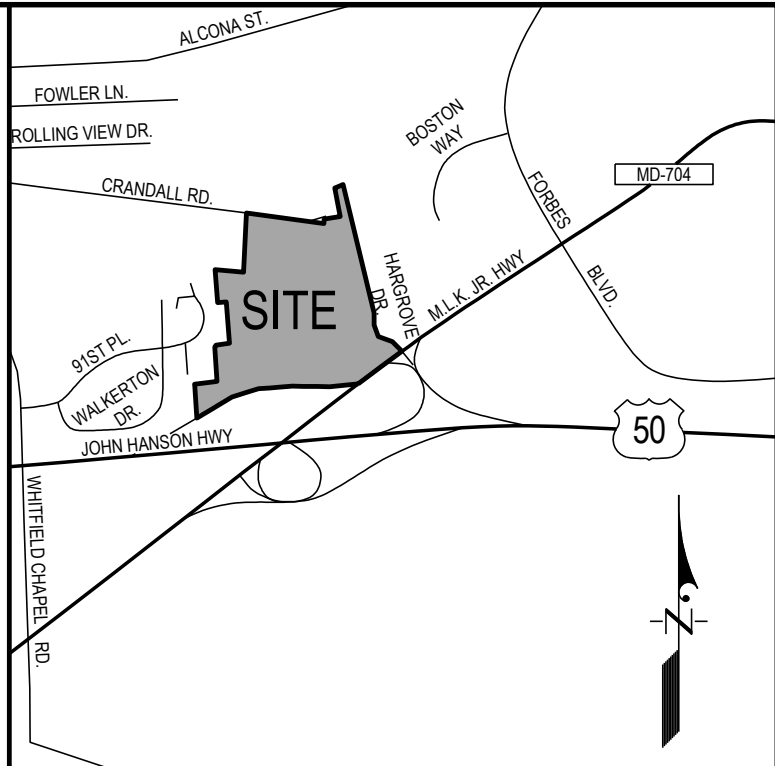
DESIGNED BY: HM
CHECKED BY: MP
RECORDED BY: J-A67171

DATE: 11/10/2025
DESCRIPTION: HARGROVE INDUSTRIAL CAMPUS
REVISIONS:

DATE: OCTOBER 2018
DRAWING NO.: 54.007-Z



KEY MAP
SCALE: 1" = 800'

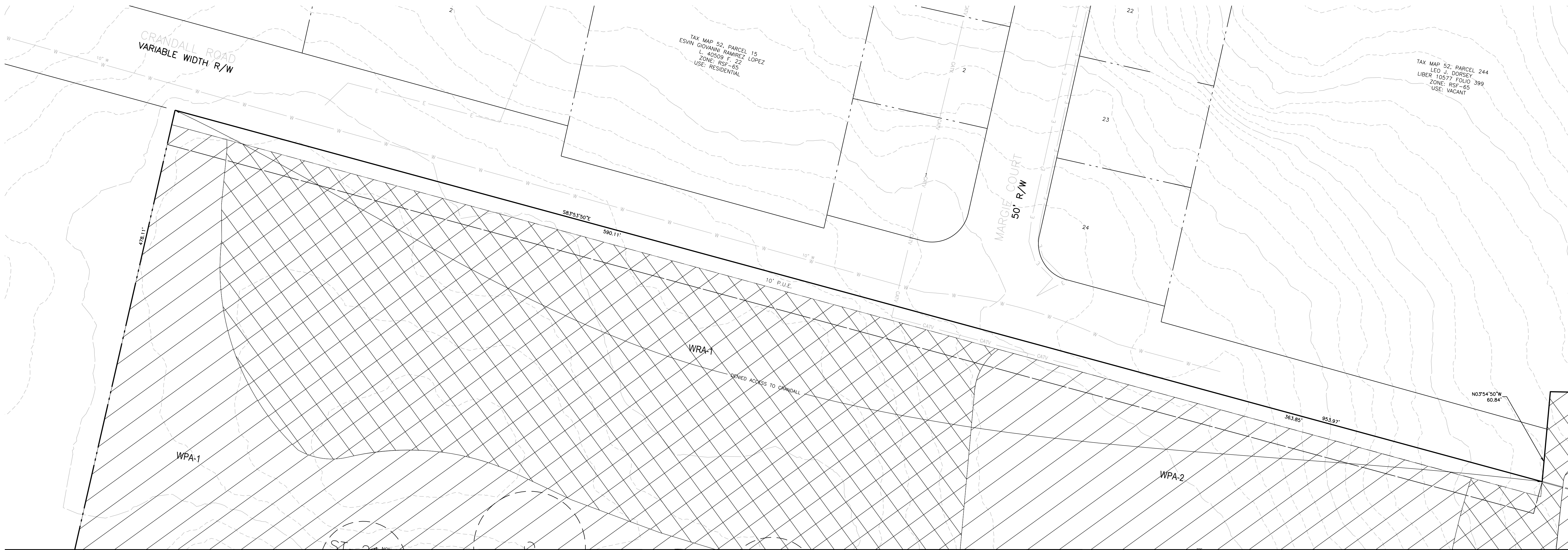


VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: PG 26 E-2/F-2
WSSC 200' SHEET: 206 NE 08

LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	R-R
EX. CONTOUR (2')	R-T
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	PMA
REGULATED STREAM (CENTERLINE)	---
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL
EX. WETLAND	WB
BUFFER (25')	---
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
CLEARED FLOODPLAIN AREA (C-FP)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND REFORESTATION AREA (WRA)	---
WOODLAND PRESERVED - NOT CREDITED (WP-NC)	---
SPECIMEN TREE	ST-1
PROPOSED FOR REMOVAL	---
SPECIMEN TREE TO BE SAVED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE SIGN	---
REFORESTATION/ AFFORESTATION SIGN	---



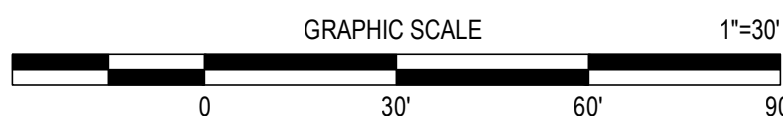
MATCHLINE SEE SHEET T-4

MATCHLINE SEE SHEET T-3

MATCHLINE SEE SHEET C-1

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-023-2018			
Approved by	Date	DRD #	Reason for Revision
00 Megan K. Reiser	3-14-19	N/A	Warehouse Building
01 Mary Lee	1/23/2025	N/A	Warehouse Building - Parcel G
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
PARCELS E, G & H
HARGROVE INDUSTRIAL CAMPUS
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND



T-2

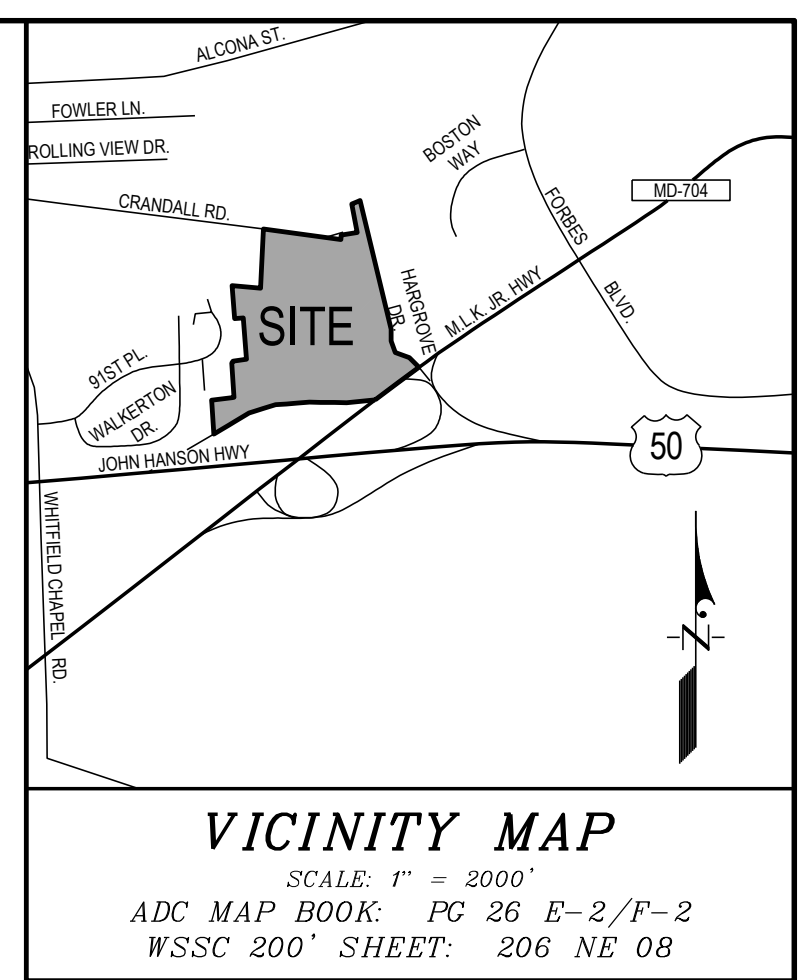
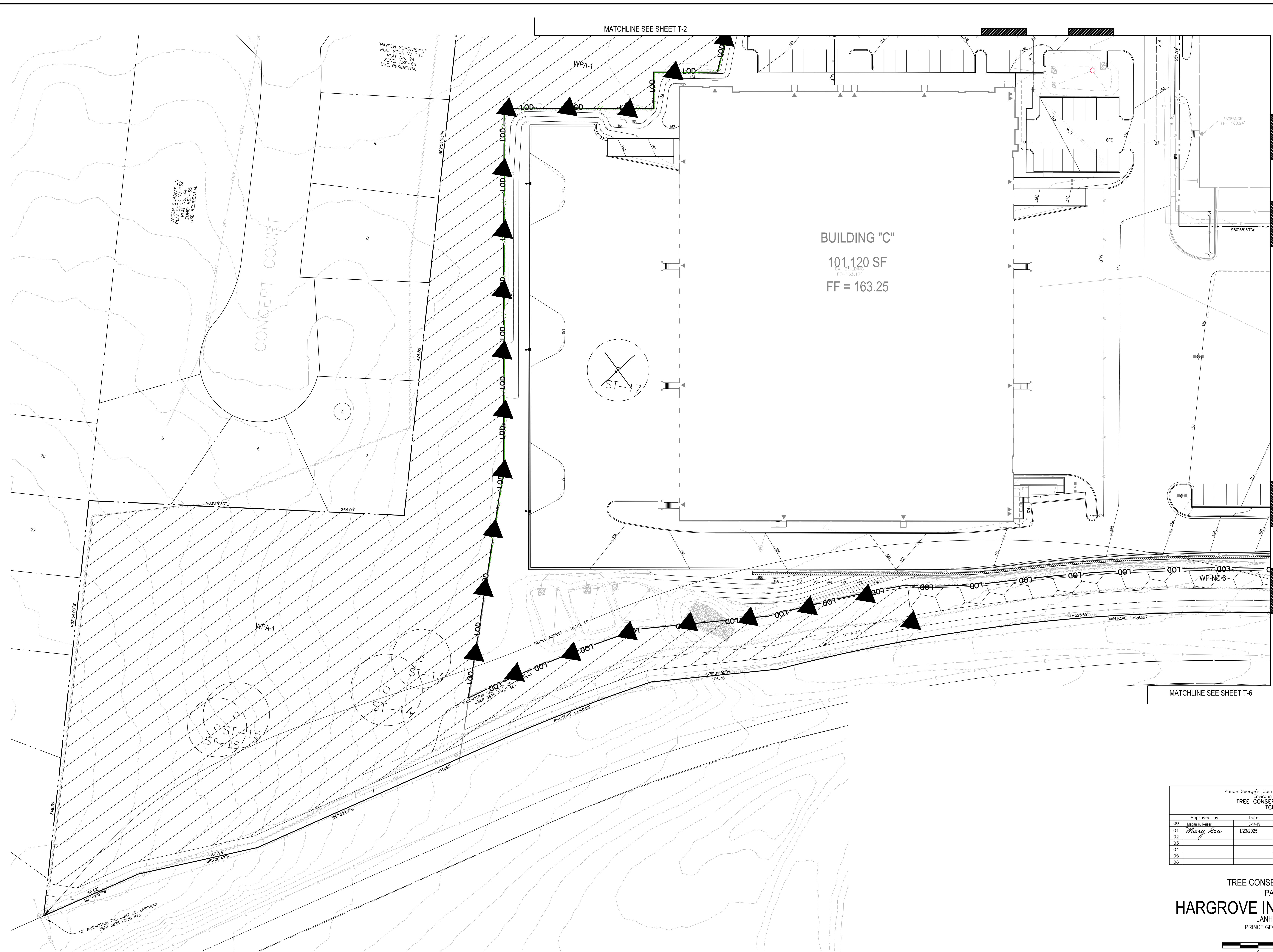
OWNERS/APPLICANT
HARGROVE DRIVE MD LLC
400 BOULDER DRIVE
BREININGVILLE, PA 18031
ATTN: DAVID KOERNER
PHONE: 484-515-1980

DATE
January 10, 2025
Mike Patrakis
Qualified Professional
CONAR 08/19/06/01

DESIGNED BY PCN/SAB	DESIGNED BY HM	DESIGNED BY MP	DESIGNED BY RECORDED	J-A67171
DATE	DESCRIPTION	BY	DATE	REVISIONS
1/10/2025	12/31/30 PM souz		OCTOBER 2018	54.008-Z

ATWELL
666.650.4200 www.atwell-group.com
11721 WOODBURN RD, SUITE 200
MITCHELLVILLE, MD 20711
301.430.2000

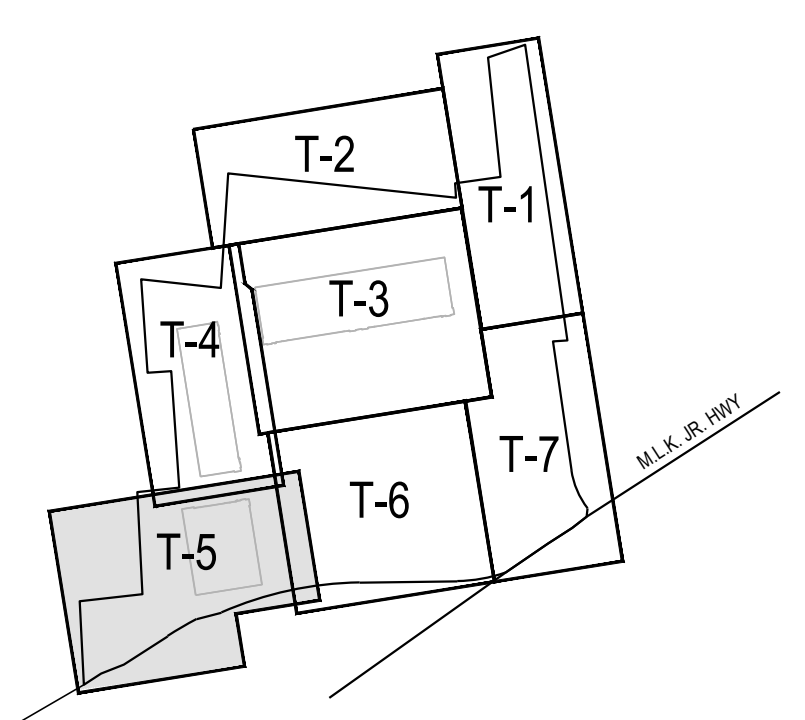
52)



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: PG 26 E-2/P-2
WSSC 200' SHEET: 206 NE 08

LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	R-R
EX. CONTOUR (2')	R-T
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	PMA
REGULATED STREAM (CENTERLINE)	---
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	W1
EX. WETLAND BUFFER (25')	W2
TREE PROTECTION FENCE (TEMPORARY)	TFP
TREE PROTECTION FENCE (PERMANENT)	PPF
CLEARED FLOODPLAIN AREA (C-FP)	---
WOODLAND PRESERVATION AREA (WPA)	---
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SPECIMEN TREE	ST-1
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WOODLAND PRESERVATION SIGN	---
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KEY MAP
SCALE: 1" = 800'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-023-2018			
Approved by	Date	DRD #	Reason for Revision
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02			
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05			
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TREE CONSERVATION PLAN - TYPE 2
PARCELS E, G & H
HARGROVE INDUSTRIAL CAMPUS
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

0 30 60 90

T-5

OWNERS/APPLICANT
HARGROVE DRIVE MD LLC
400 BOULDER DRIVE
BREINGSVILLE, PA 18031
ATTN: DAVID KOERNER
PHONE: 484-515-1980

DATE
January 10, 2025
Mike Patrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

DESIGNED BY PCN/SAB	HM	MP	RECORDED
DATE	1"=30'		
DATE	OCTOBER 2018		

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMERE RD, SUITE 200
MITCHELLVILLE, MD 20701
301.435.2000

J-A67171
54.011-Z

MATCHLINE SEE SHEET T-3

MATCHLINE SEE SHEET T-4

MATCHLINE SEE SHEET T-5

MATCHLINE SEE SHEET T-7

EX. CONC. BUILDING AND WAREHOUSE
297,885 SF
FF=160.24'
HT=35' +/- (MAX.)

ENTRANCE
FF= 160.25'

ENTRANCE
FF= 160.24'

ENTRANCE
FF= 160.39'

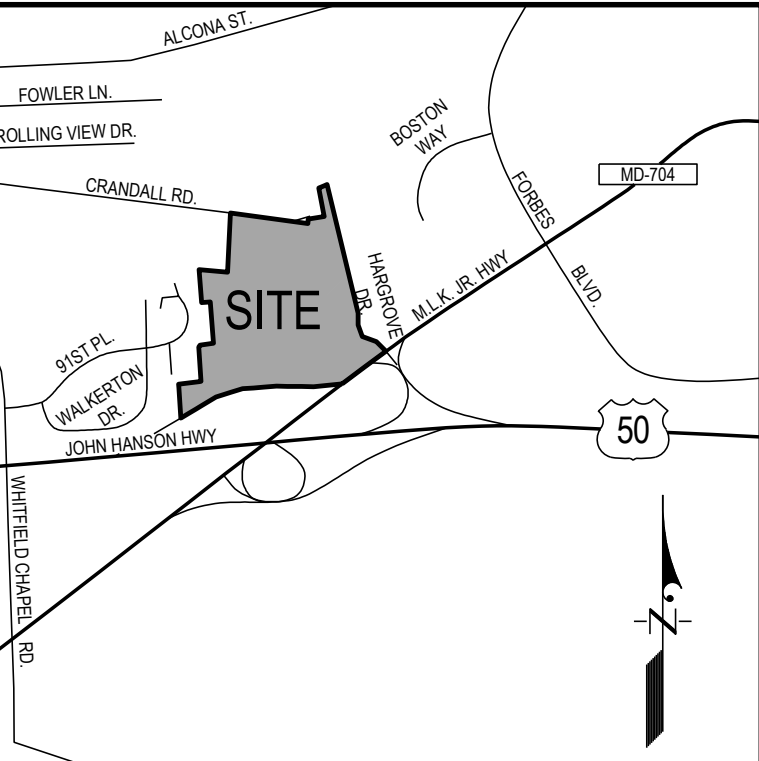
ENTRANCE
FF= 145.42'

PROPOSED
PARCEL H
667,001 Sq. Ft. or
15.3122 Ac.

ENTRANCE
FF= 145.27'

ENTRANCE
FF= 145.52'

INTERCHANGE RAMP JOHN HANSON
TO US ROUTE 50

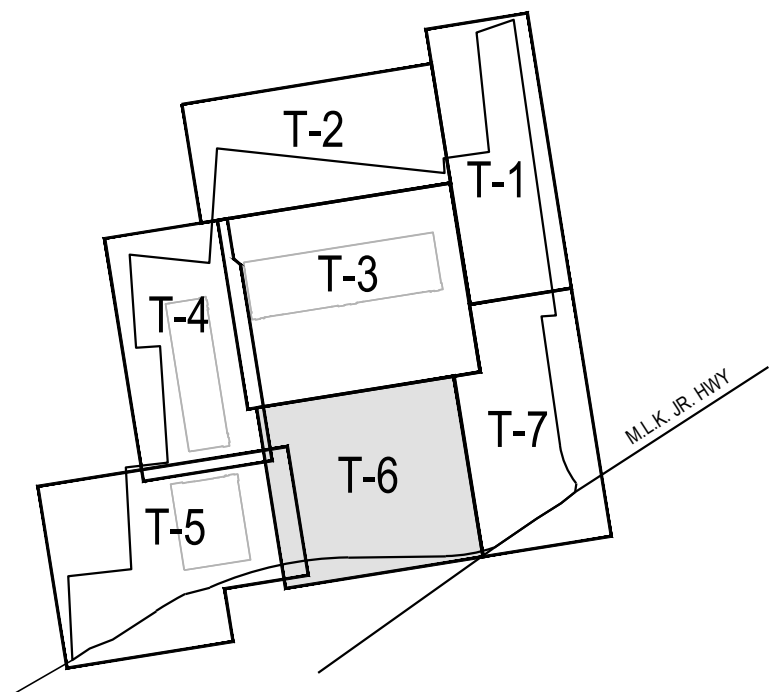


VICINITY MAP

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WSSC 200' SHEET: 206 NE 08

LEGEND

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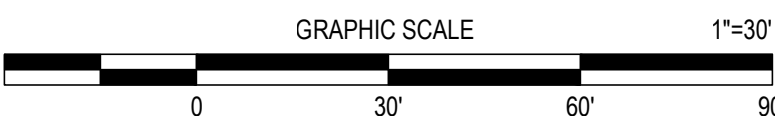


KEY MAP

SCALE: 1" = 800'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL TCP2-023-2018			
Approved by	Date	DRD #	Reason for Revision
Megan K. Rater	3/14/19	N/A	Warehouse Building
Mary Lea	1/23/2025	N/A	Warehouse Building - Parcel G
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2 PARCELS E, G & H HARGROVE INDUSTRIAL CAMPUS LANHAM DISTRICT No. 20 PRINCE GEORGE'S COUNTY, MARYLAND



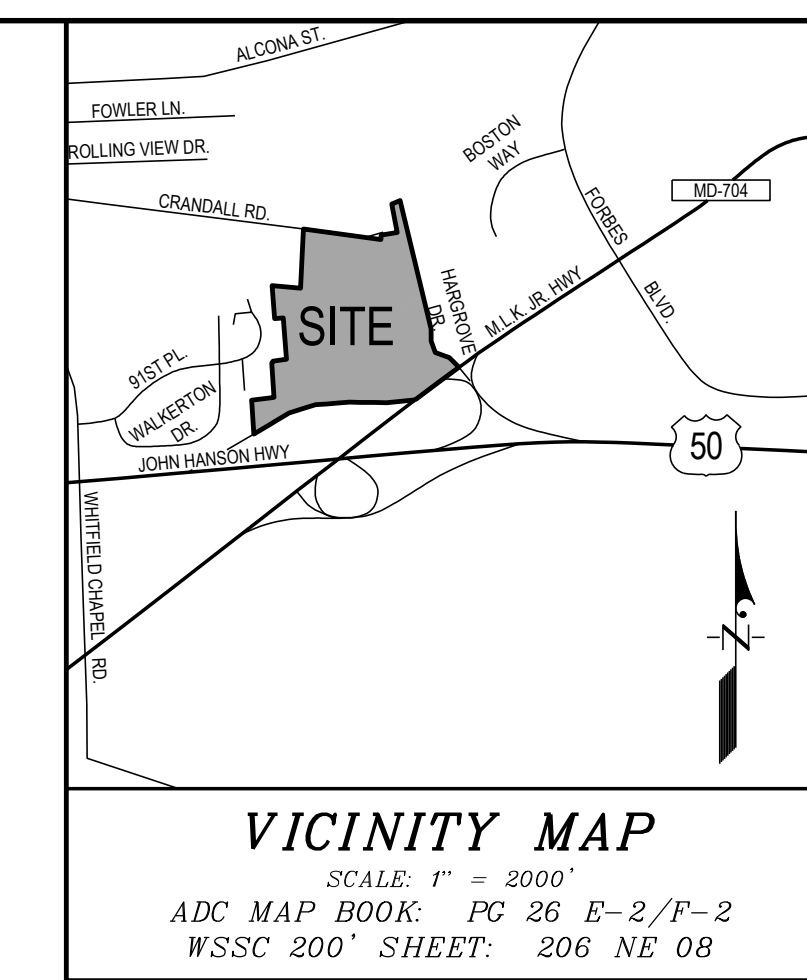
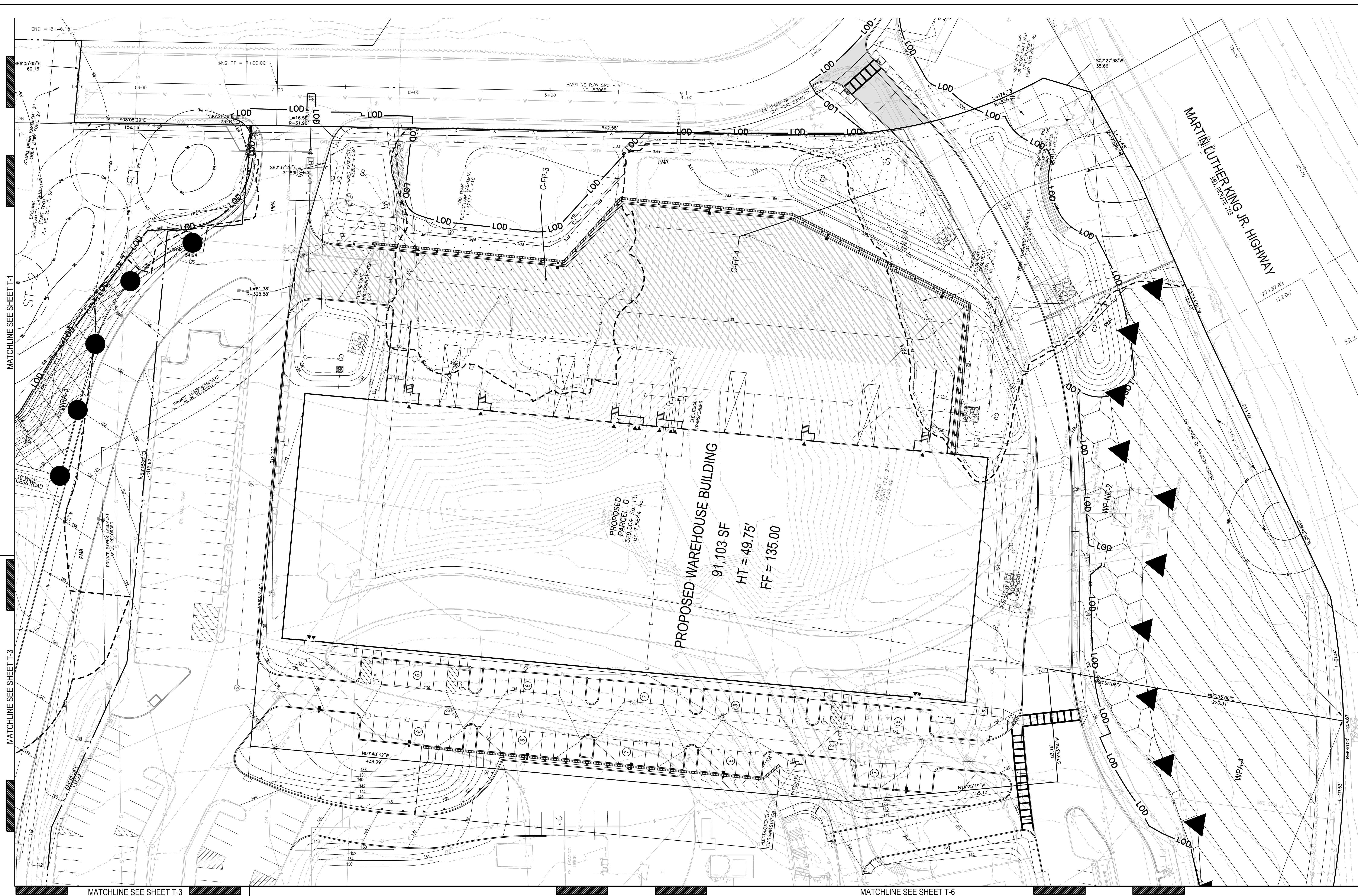
T-6

OWNERS/APPLICANT
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PHONE: 484-515-1980

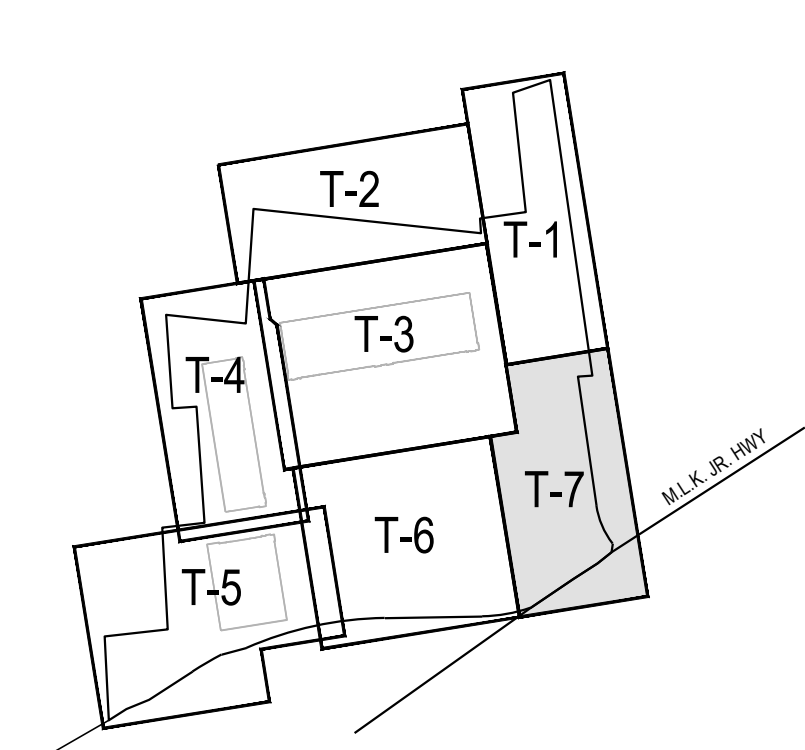
January 10, 2025
DATE
Mike Patrakis
Qualified Professional
COMAR 08.19.06.01

DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY
PCN/SAB	HM	MP	RECORDED	J-A67171	
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1/23/2025	REVISIONS		1/23/2025	REVISIONS	

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- VICINITY MAP**
SCALE: 1" = 200'
ADC MAP BOOK: PG 26 E-2/F-2
WSSC 200' SHEET: 206 NE 08
- LEGEND**
- PROPERTY BOUNDARY
 - EX. ZONE LINE
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - TREE PROTECTION FENCE (TEMPORARY)
 - TREE PROTECTION FENCE (PERMANENT)
 - CLEARED FLOODPLAIN AREA (C-FP)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND REFORESTATION AREA (WRA)
 - WOODLAND PRESERVED - NOT CREDITED (WP-NC)
 - SPECIMEN TREE
 - PROPOSED FOR REMOVAL
 - SPECIMEN TREE TO BE SAVED
 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE SIGN
 - REFORESTATION/AFFORESTATION SIGN



KEY MAP
SCALE: 1" = 800'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-023-2018			
Approved by	Date	DRD #	Reason for Revision
00 Megan K. Reiser	3-14-19	N/A	Warehouse Building
01 Mary K. Reiser	1/23/2025	N/A	Warehouse Building - Parcel G
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
PARCELS E, G & H
HARGROVE INDUSTRIAL CAMPUS
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

0 30 60 90

T-7

OWNERS/APPLICANT
HARGROVE DRIVE MD LLC
400 BOULDER DRIVE
BREINGSVILLE, PA 18031
ATTN: DAVID KOERNER
PHONE: 484-515-1980

DATE
January 10, 2025
Mike Patroski
Qualified Professional
COMAR 08.19.06.01

DATE
OCTOBER 2018

DESCRIPTION
REVISIONS

BY
PCNSAB HM MP
J-A67171

DATE
OCTOBER 2018

REVISIONS
54.013-Z

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