GLENWOOD HILLS
TYPE-2 TREE CONSERVATION PLAN
No. 038-2023-01

SIGNIFICANT AND SPECIMEN TREE LIST

A.	DBH	COMMON NAME	SPECIES NAME	CONDITION	COMMENTS	DISPOSITION
1.	44"	Pin Oak	Quercus palustris	Good		Save
2.	33"	Silver Maple	Acer Saccharinum	Good		Remove
3.	34"	Sycamore	Platanus occidentalis	Good	Leaning	Remove
4.	41.5"	Red Oak	Quercus rubra	Good		Save
5.	35.5"	Tulip Poplar	Liriodendron tulipifera	Poor	Leaning	Save
6.	36"	Tulip Poplar	Liriodendron tulipifera	Dead	Down	Save
7.	43"	Tulip Poplar	Liriodendron tulipifera	Fair	Hollow trunk	Save
8.	43"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
9.	42"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
10.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
11.	35.5"	Tulip Poplar	Liriodendron tulipifera	Good	Vines	Save
12.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Save
13.	37.5"	Red Oak	Quercus rubra	Excellent		Save
14.	53.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
15.	41.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
16.	46"	Tulip Poplar	Liriodendron tulipifera	Good		Save
17.	34.5"	Sycamore	Platanus occidentalis	Good		Save
18.	35"	Black Oak	Quercus prinus	Good	No defined crown	Remove
19.	40.5"	Tulip Poplar	Liriodendron tulipifera	Poor	Hollow Trunk, Leaning	Remove
20.	38"	Red Oak	Quercus rubra	Good		Remove
22.	48"	Silver Maple	Acer saccharinum	Poor	3 of 4 leaders broke off	Remove
23.	38"	Black Walnut	Juglans nigra	Good	No defined crown	Remove
25.	35"	White Oak	Quercus alba	Excellent		Remove
27.	34.5"	Black Walnut	Juglans nigra	Good		Remove
28.	48"	Pignut Hickory	Carya glabra	Dead	Down	Remove
29.	47"	Black Cherry	Prunus serotina	Poor	Split in half and no longer >30"	Remove
30.	51.5"	Tulip Poplar	Liriodendron tulipifera	Good	No defined crown	Save
32.	31"/30"	Black Walnut	Juglans nigra	Dead		Save
34.	40.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
37.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
38.	24"	Am. Beech	Fagus grandiflora	Good		Save
39.	35.5"	Sycamore	Platanus occidentalis	Good		Save
41.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Save
42.	32"	Tulip Poplar	Liriodendron tulipifera	Poor	Poor structure	Save
43.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
44.	34"	Silver Maple	Acer saccharinum	Good		Save
46.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
47.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
48.	40"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
49.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Save
50.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
51.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
52.	43"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
53.	31.5"	Sycamore	Platanus occidentalis	Good		Save
54.	39"	Tulip Poplar	Liriodendron tulipifera	Good		Save
56.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
57.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Save
58.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
59.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
60.	33.5"	Red oak	Quercus rubra	Good		Save
61.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
62.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
63.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
64.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
65.	36.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
66.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Save
67.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
68.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
69.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
70.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
71.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
72.	31"	Silver Maple	Acer Saccharinum	Good		Remove
73.	32.5"	Red Oak	Quercus rubra	Good		Remove
74.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
75.	36"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
76.	38"	Sycamore	Platanus occidentalis	Good		Remove
77.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
78.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
79.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
80.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
81.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
82.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
83.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
84.	35.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
85.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Save
86.	34.5"	Sycamore	Platanus occidentalis	Good		Save
87.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
88.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Save
89.	37.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
90.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
91.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
92.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good	Leaning	Remove
93.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
94.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
95.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
96.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
97.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
98.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
99.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
100.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Save
102.	44"	Sycamore	Platanus occidentalis	Excellent		Save
103.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
104.	32.5"	Silver Maple	Acer Saccharinum	Good		Remove
105.	42.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
106.	34"	Sycamore	Platanus occidentalis	Good		Save
107.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Save
108.	35.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
109.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
110.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
111.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
112.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
113.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
114.	34.5"	Pin Oak	Quercus palustris	Good		Remove
115.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
116.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
117.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
118.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
119.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
120.	30"	Pignut Hickory	Carya glabra	Good		Save
121.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
122.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
123.	36"	Red Oak	Quercus rubra	Good		Save
124.	40"	Tulip Poplar	Liriodendron tulipifera	Good		Save
125.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
126.	30.5"	Sycamore	Platanus occidentalis	Good		Remove
127.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
128.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
129.	32"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 413	Remove
130.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
131.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
132.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
133.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
134.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
135.	31"	Red Maple	Acer rubrum	Good	Blue Tree Tag No. 415	Remove
136.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
137.	43"	Northern Catlapa	Catalpa speciosa	Excellent	Blue Tree Tag No. 417	Remove
138.	30.5"	Am. Beech	Fagus grandiflora	Good	No defined leader	Remove
139.	46"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 419	Remove
140.	36"	Silver Maple	Acer Saccharinum	Good		Remove
141.	32"	Red Maple	Acer rubrum	Good		Save
142.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
143.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
144.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
145.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
146.	31.5"	Sweet Gum	Liquidambar styraciflua	Good		Save
147.	31"	Tulip Poplar	Liriodendron tulipifera	Good	Vines	Save
148.	39"	Tulip Poplar	Liriodendron tulipifera	Good	Vines	Save
149.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
150.	39"	Tulip Poplar	Liriodendron tulipifera	Good	Poor Leader	Remove
151.	36"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
152.	42.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
153.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
154.	39"	Tulip Poplar	Liriodendron tulipifera	Good		Save
155.	51"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
156.	43.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
157.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
158.	43"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
159.	39.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
160.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
161.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
162.	41.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
163.	39"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
164.	40"	Tulip Poplar	Liriodendron tulipifera	Good		Save
165.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
166.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
167.	34"	Sycamore	Platanus occidentalis	Good		Remove
168.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
169.	31.5"	Silver Maple	Acer Saccharinum	Good		Remove
170.	30"/30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
171.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
172.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
173.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
174.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
175.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
176.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
177.	30"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 408	Remove
178.	32"/27.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
179.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
180.	31"	Chestnut Oak	Quercus prinus	Good		Remove
181.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
182.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good	Angled trunk	Remove
183.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
184.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
185.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
186.	40.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
187.	30"/29"	Tulip Poplar	Liriodendron tulipifera	Good		Save
188.	36"	Tulip Poplar	Liriodendron tulipifera	Good		Save
189.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
190.	36"	Red Oak	Quercus rubra	Excellent		Save
191.	30.5"	White Oak	Quercus alba	Excellent		Save
192.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
193.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
194.	36"	Red Oak	Quercus rubra	Good	Blue Tree tag No. 351	Save
195.	40"	Tulip Poplar	Liriodendron tulipifera	Fair	Blue Tree Tag No. 348	Save
196.	34"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 349	Save
197.	55"	Tulip Poplar	Liriodendron tulipifera	Poor	Blue Tree Tag No. 350	Save
198.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
199.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
200.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
201.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
202.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
203.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
204.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
205.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
206.	30.5"	Tulip Poplar	Liriodendron tulipifera	Fair	Hollow Trunk	Remove
207.	30"	Tulip Poplar	Liriodendron tulipifera	Fair	Vines	Save
208.	30"	Tulip Poplar	Liriodendron tulipifera	Good	Leaning, partially uprooted	Save
209.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Save
210.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
211.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
212.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
213.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
214.	38.5"	Pignut Hickory	Carya glabra	Excellent	No defined Leader	Save
215.	37.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
216.	30.5"	Sweet Gum	Liquidambar styraciflua	Good		Save
217.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
218.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove

There are no Champion Trees on or adjacent to the Subject Property. There are no trees that are 75% or Larger of the Champion Tree size for their species on the Subject Property.

Note: This plan is in accordance with the following variance from the strict requirements of Subtitle 25-122(b)(1)(G), approved with CSP-88020-03 by the Planning Board on December 8, 2022for the removal of the following 107 specimen trees: 2, 3, 8 through 10, 18 through 20, 22, 23, 25, 27, 43, 46 through 48, 50 through 52, 56, 64, 65, 69 through 83, 90 through 97, 102 through 105, 109 through 114, 125 through 129, 132 through 140, 150 through 158, 160 through 163, 165 through 184, 204 through 206, 217, and 218

FOREST CONSERVATION ACT REPORTING INFORMATION (CHANGE TABLE)

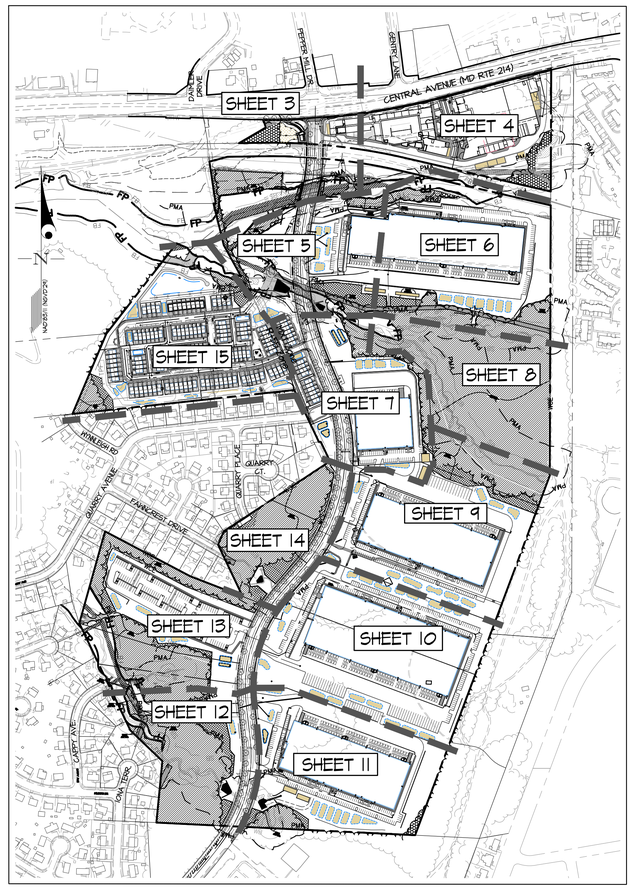
	ORIGINAL APPROVAL	REVISION NUMBER (-01)	REVISION NUMBER (-02)	CUMULATIVE CHANGE
Net Tract Area (Acres)	128.62	127.15		-1.45
Woodland Cleared (Acres)	91.12	90.67(A)		-0.45
Woodland Retained Onsite (Acres)	28.24	27.51		-0.73
Woodland Planted Onsite (Acres)	3.59	3.56		-0.03
On-site Woodland Easement/ Preservation and Planting (Acres)	31.91	31.07		-0.84
On-Site Wooded Floodplain in Easement (Acres)	3.45	4.32		+0.87
Bond Amount	$46,914.12	$46,522.08		-$392.04
Fee in Lieu Amount	$0.00	$0.00		$0.00
50' Stream Buffers Conserved (Preservation) - Linear Length	6,003	6,003		0
50' Stream Buffers Conserved (Preservation) - Acreage	9.93	9.93		0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0'	0'		0'
50' Stream Buffers Newly Established (Afforestation) - Acreage	0'	0'		0'
Offsite Woodland Conservation Credits Required (Acres)	12.00	13.05		+1.05
Offsite Woodland Conservation Credits Provided (Acres)	0	0		0

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.27
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.59	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	89.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.



KEY MAP
SCALE: 1"=300'

GRAPHIC SCALE
300 0 150 300 600
1 inch = 300 ft.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

EXISTING UTILITIES NOTES:

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

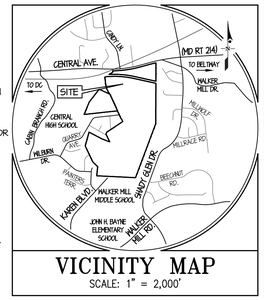
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT Co., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.

6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT



VICINITY MAP
SCALE: 1" = 2,000'

Standard Woodland Conservation Worksheet for Prince George's County

		Column A	Column B	Column C	Column D
	SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	M-X-T	✳		
2	Gross Tract:	133.45			
3	Floodplain:	6.30			
4	Previously Dedicated Land:	0.00			
5	Net Tract (NTA):	127.15	0.00	0.00	
6	TCP Number	TCP2-038-2023		Revision #	1
7	Property Description or Subdivision Name:	GLENWOOD HILLS			
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	N			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	Y			
11	Is this one (1) single family lot? (Y or N)	N			
12	Are there prior TCP approvals which include a	Y			
13	combination of this lot/s? (Y or N)				
14	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	39.07	acres		
16	Clearing permitted w/o reforestion=	80.01	acres		
	SECTION II-Determining Requirements (Enter acres for each corresponding column)	**Column A** WCT/AFT %	**Column B** Net Tract	**Column C** Floodplain (1:1)	**Column D** Off-Site Impacts (1:1)
17	Existing Woodland		119.08	5.51	
18	Woodland Conservation Threshold (WCT) =	15.00%	19.07		
19	Smaller of 17 or 18		19.07		
20	Woodland above WCT		100.01		
21	Woodland cleared		(A) 90.67	(B) 2.30	0.08
22	Woodland cleared above WCT (smaller of 16 or 17)		90.67		
23	Clearing above WCT (0.25 : 1) replacement requirement		22.67		
24	Woodland cleared below WCT		0.00		
25	Clearing below WCT (2:1 replacement requirement)		0.00		
26	Afforestation Required Threshold (AFT) =	15.00%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**44.12**	acres	
	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
29	Woodland Preservation		27.51		
30	Afforestation / Reforestation		3.56	Bond amount:	$ 46,522.08
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		13.05		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**44.12**	acres	
41	Area of woodland not cleared	28.41	acres		
42	Net tract woodland retained not part of requirements:	0.90	acres		
43	100-floodplain woodland retained	3.21	acres		
44	On-site woodland conservation provided	31.07	acres		
45	On-site woodland conservation alternatives provided	0.00			
46	On-site woodland retained not credited	4.11	acres		
47	Prepared by:				
		Signed		Date	

* PER SEC 25.121.C.8 OF THE PRINCE GEORGES COUNTY COUNTY CODE.
(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.

SITE INFORMATION

1. Applicant/Owner: BE GLENWOOD LLC
   5410 Edson Lane, Suite 220
   Rockville, MD 20852
2. Site Address: 0 Karen Boulevard
   Capitol Heights, MD 20743
3. Site Data: Tax Map: 073-E1
   Seat Pleasant Election District No. 18
   Current use: Vacant
   Existing zoning: M-X-T & R-55
   Site Area: 133.45 Acres
4. WSSC Service Category: (Sewer: 3 Water: 3)
5. Site Development Concept #48714-2021-0 by Gutschick Little and Weber, PA. Approved December 10, 2021.
6. Natural Resources Inventory Plan (NRI-165-2021) by Gutschick, Little & Weber, P.A. Approved November 18, 2021.
7. Grading and limits of disturbance are preliminary and are subject to change.
8. Specimen Trees were survey located by Gutschick, Little & Weber, P.A. August 2021
9. Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Book 50758, Page 54. Revisions to this TCP2 may require a revision to the recorded easement.

LEGEND

- - - -	EX. CONTOURS
┆┄┆	EX. BUILDING
▭	PROP. BUILDING
═ ═ ═	EX. CURB
═══	PROP. CURB
- - -	EX. SIDEWALK
— // — // —	EX. FENCE
— E — E —	EX. ELECTRIC
— G —	EX. GAS
— Ⓢ —	EX. SEWER
— Ⓢ —	PROP. SEWER
— - —	EX. WATER
— - —	PROP. WATER
— Ⓓ —	EX. STORM DRAIN
— ○ —	PROP. STORM DRAIN
— LOD — LOD —	PROP. LOD
— OHW —	EX. OVER HEAD WIRE
— — - - — —	PROPERTY LINE
— FP —	FLOODPLAIN
— FB — FB —	25' FLOODPLAIN BUFFER
— WL — WL —	WETLAND
— WB — WB —	WETLAND BUFFER
— ··· —	STREAM
— SB — SB —	STREAM BUFFER
— PMA — PMA — PMA —	PRIMARY MANAGEMENT AREA (PMA)
— WCE —	WOODLAND CONSERV. EASEMENT
︶︶︶	EXISTING TREE LINE
︶︶︶	PROP. TREE LINE
CRZ 10 CRZ	SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
CRZ ✖ 10 CRZ	SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
░	CLEARED FLOODPLAIN AREA (C-FP)
▢	CLEARED OFF-SITE AREA (C-OS)
▨	WOODLAND PRESERVATION AREA (WPA)
▩	WOODLAND REFORESTATION AREA (WRA)
⬡	WOODLAND RETAINED-NOT CREDITED (WP-NC)
▥	WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
▥	WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
▧	SLOPES 15% AND GREATER
— T-TPF —	TEMPORARY TREE PROTECTION FENCE (offset for graphics)
— P-TPF —	PERMANENT TREE PROTECTION FENCE (offset for graphics)
▲	WOODLAND PRESERVATION SIGN
- - - -	65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
— — —	65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- - - -	65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
— — —	65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
⬭	MICRO-BIORETENTION FACILITY
⊠	12' x 45' LOADING SPACE
EV	CONCRETE PAD FOR ELECTRIC CHARGING STATION

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
4/7/2025
DATE
Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

STATE OF MARYLAND
KEVIN ASHMORE FOSTER
807
LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				

Property Owners Awareness Certificate

I/ We BE Glenwood 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.
2/20/2025
Owner or Owners Representative Date

I/ We ______ 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

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
1A	COVER SHEET (FEATURE CAPTURE PLAN)
2	COMPOSITE SHEET
3-15	TCP2 PLANS
16	TCP2 NOTES AND DETAILS

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: KAB
DRAWN BY: KAB
CHECKED BY: KAF

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=300'	M-X-T & R-55
DATE	TAX MAP - GRID
APRIL 2025	073-E1

COVER SHEET
GLENWOOD HILLS
PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F
SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.
22030
SHEET
1 OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCPII\22030-01 TCPII Final Cover Sheet.dwg,
PLOTTED: 4/17/2025 9:09 AM, LAST SAVED: 4/17/2025 9:07 AM, PLOTTED BY: Keith Bennett

GLENWOOD HILLS
TYPE-2 TREE CONSERVATION PLAN
No. 038-2023-01

SIGNIFICANT AND SPECIMEN TREE LIST

A.	DBH	COMMON NAME	SPECIES NAME	CONDITION	COMMENTS	DISPOSITION
1.	44"	Pin Oak	Quercus palustris	Good		Save
2.	33"	Silver Maple	Acer Saccharinum	Good		Remove
3.	34"	Sycamore	Platanus occidentalis	Good	Leaning	Remove
4.	41.5"	Red Oak	Quercus rubra	Good		Save
5.	35.5"	Tulip Poplar	Liriodendron tulipifera	Poor	Leaning	Save
6.	36"	Tulip Poplar	Liriodendron tulipifera	Dead	Down	Save
7.	43"	Tulip Poplar	Liriodendron tulipifera	Fair	Hollow trunk	Save
8.	43"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
9.	42"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
10.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
11.	35.5"	Tulip Poplar	Liriodendron tulipifera	Good	Vines	Save
12.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Save
13.	37.5"	Red Oak	Quercus rubra	Excellent		Save
14.	53.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
15.	41.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
16.	46"	Tulip Poplar	Liriodendron tulipifera	Good		Save
17.	34.5"	Sycamore	Platanus occidentalis	Good		Save
18.	35"	Black Oak	Quercus prinus	Good	No defined crown	Remove
19.	40.5"	Tulip Poplar	Liriodendron tulipifera	Poor	Hollow Trunk, Leaning	Remove
20.	38"	Red Oak	Quercus rubra	Good		Remove
22.	48"	Silver Maple	Acer saccharinum	Poor	3 of 4 leaders broke off	Remove
23.	38"	Black Walnut	Juglans nigra	Good	No defined crown	Remove
25.	35"	White Oak	Quercus alba	Excellent		Remove
27.	34.5"	Black Walnut	Juglans nigra	Good		Remove
28.	48"	Pignut Hickory	Carya glabra	Dead	Down	Remove
29.	47"	Black Cherry	Prunus serotina	Poor	Split in half and no longer >30"	Remove
30.	51.5"	Tulip Poplar	Liriodendron tulipifera	Good	No defined crown	Save
32.	31"/30"	Black Walnut	Juglans nigra	Dead		Save
34.	40.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
37.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
38.	24"	Am. Beech	Fagus grandiflora	Good		Save
39.	35.5"	Sycamore	Platanus occidentalis	Good		Save
41.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Save
42.	32"	Tulip Poplar	Liriodendron tulipifera	Poor	Poor structure	Save
43.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
44.	34"	Silver Maple	Acer saccharinum	Good		Save
46.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
47.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
48.	40"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
49.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Save
50.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
51.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
52.	43"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
53.	31.5"	Sycamore	Platanus occidentalis	Good		Save
54.	39"	Tulip Poplar	Liriodendron tulipifera	Good		Save
56.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
57.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Save
58.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
59.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
60.	33.5"	Red oak	Quercus rubra	Good		Save
61.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
62.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
63.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
64.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
65.	36.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
66.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Save
67.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
68.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
69.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
70.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
71.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
72.	31"	Silver Maple	Acer Saccharinum	Good		Remove
73.	32.5"	Red Oak	Quercus rubra	Good		Remove
74.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
75.	36"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
76.	38"	Sycamore	Platanus occidentalis	Good		Remove
77.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
78.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
79.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
80.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
81.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
82.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
83.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
84.	35.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
85.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Save
86.	34.5"	Sycamore	Platanus occidentalis	Good		Save
87.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
88.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Save
89.	37.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
90.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
91.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
92.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good	Leaning	Remove
93.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
94.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
95.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
96.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
97.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
98.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
99.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
100.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Save
102.	44"	Sycamore	Platanus occidentalis	Excellent		Save
103.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
104.	32.5"	Silver Maple	Acer Saccharinum	Good		Remove
105.	42.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
106.	34"	Sycamore	Platanus occidentalis	Good		Save
107.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Save
108.	35.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
109.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
110.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
111.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
112.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
113.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
114.	34.5"	Pin Oak	Quercus palustris	Good		Remove
115.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
116.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
117.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
118.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
119.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
120.	30"	Pignut Hickory	Carya glabra	Good		Save
121.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
122.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
123.	36"	Red Oak	Quercus rubra	Good		Save
124.	40"	Tulip Poplar	Liriodendron tulipifera	Good		Save
125.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
126.	30.5"	Sycamore	Platanus occidentalis	Good		Remove
127.	35"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
128.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
129.	32"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 413	Remove
130.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
131.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
132.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
133.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
134.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
135.	31"	Red Maple	Acer rubrum	Good	Blue Tree Tag No. 415	Remove
136.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
137.	43"	Northern Catlapa	Catalpa speciosa	Excellent	Blue Tree Tag No. 417	Remove
138.	30.5"	Am. Beech	Fagus grandiflora	Good	No defined leader	Remove
139.	46"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 419	Remove
140.	36"	Silver Maple	Acer Saccharinum	Good		Remove
141.	32"	Red Maple	Acer rubrum	Good		Save
142.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
143.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save

No	DBH	COMMON NAME	SPECIES NAME	CONDITION	COMMENTS	DISPOSITION
144.	34.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
145.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
146.	31.5"	Sweet Gum	Liquidambar styraciflua	Good		Save
147.	31"	Tulip Poplar	Liriodendron tulipifera	Good	Vines	Save
148.	39"	Tulip Poplar	Liriodendron tulipifera	Good	Vines	Save
149.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
150.	39"	Tulip Poplar	Liriodendron tulipifera	Good	Poor Leader	Remove
151.	36"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
152.	42.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
153.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
154.	39"	Tulip Poplar	Liriodendron tulipifera	Good		Save
155.	51"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
156.	43.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
157.	37"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
158.	43"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
159.	39.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
160.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
161.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
162.	41.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
163.	39"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
164.	40"	Tulip Poplar	Liriodendron tulipifera	Good		Save
165.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
166.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
167.	34"	Sycamore	Platanus occidentalis	Good		Remove
168.	31.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
169.	31.5"	Silver Maple	Acer Saccharinum	Good		Remove
170.	30"/30"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
171.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
172.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
173.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
174.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
175.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
176.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
177.	30"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 408	Remove
178.	32"/27.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
179.	31"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
180.	31"	Chestnut Oak	Quercus prinus	Good		Remove
181.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
182.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good	Angled trunk	Remove
183.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
184.	38"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
185.	38.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
186.	40.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
187.	30"/29"	Tulip Poplar	Liriodendron tulipifera	Good		Save
188.	36"	Tulip Poplar	Liriodendron tulipifera	Good		Save
189.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
190.	36"	Red Oak	Quercus rubra	Excellent		Save
191.	30.5"	White Oak	Quercus alba	Excellent		Save
192.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
193.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
194.	36"	Red Oak	Quercus rubra	Good	Blue Tree tag No. 351	Save
195.	40"	Tulip Poplar	Liriodendron tulipifera	Fair	Blue Tree Tag No. 348	Save
196.	34"	Tulip Poplar	Liriodendron tulipifera	Good	Blue Tree Tag No. 349	Save
197.	55"	Tulip Poplar	Liriodendron tulipifera	Poor	Blue Tree Tag No. 350	Save
198.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
199.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
200.	33.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
201.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
202.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
203.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
204.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
205.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
206.	30.5"	Tulip Poplar	Liriodendron tulipifera	Fair	Hollow Trunk	Remove
207.	30"	Tulip Poplar	Liriodendron tulipifera	Fair	Vines	Save
208.	30"	Tulip Poplar	Liriodendron tulipifera	Good	Leaning, partially uprooted	Save
209.	34"	Tulip Poplar	Liriodendron tulipifera	Good		Save
210.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Save
211.	30.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
212.	30"	Tulip Poplar	Liriodendron tulipifera	Good		Save
213.	33"	Tulip Poplar	Liriodendron tulipifera	Good		Save
214.	38.5"	Pignut Hickory	Carya glabra	Excellent	No defined Leader	Save
215.	37.5"	Tulip Poplar	Liriodendron tulipifera	Good		Save
216.	30.5"	Sweet Gum	Liquidambar styraciflua	Good		Save
217.	32.5"	Tulip Poplar	Liriodendron tulipifera	Good		Remove
218.	32"	Tulip Poplar	Liriodendron tulipifera	Good		Remove

There are no Champion Trees on or adjacent to the Subject Property. There are no trees that are 75% or Larger of the Champion Tree size for their species on the Subject Property.

Note: This plan is in accordance with the following variance from the strict requirements of Subtitle 25-122(b)(1)(G), approved with CSP-88020-03 by the Planning Board on December 8, 2022for the removal of the following 107 specimen trees: 2, 3, 8 through 10, 18 through 20, 22, 23, 25, 27, 43, 46 through 48, 50 through 52, 56, 64, 65, 69 through 83, 90 through 97, 102 through 105, 109 through 114, 125 through 129, 132 through 140, 150 through 158, 160 through 163, 165 through 184, 204 through 206, 217, and 218

FOREST CONSERVATION ACT REPORTING INFORMATION (CHANGE TABLE)

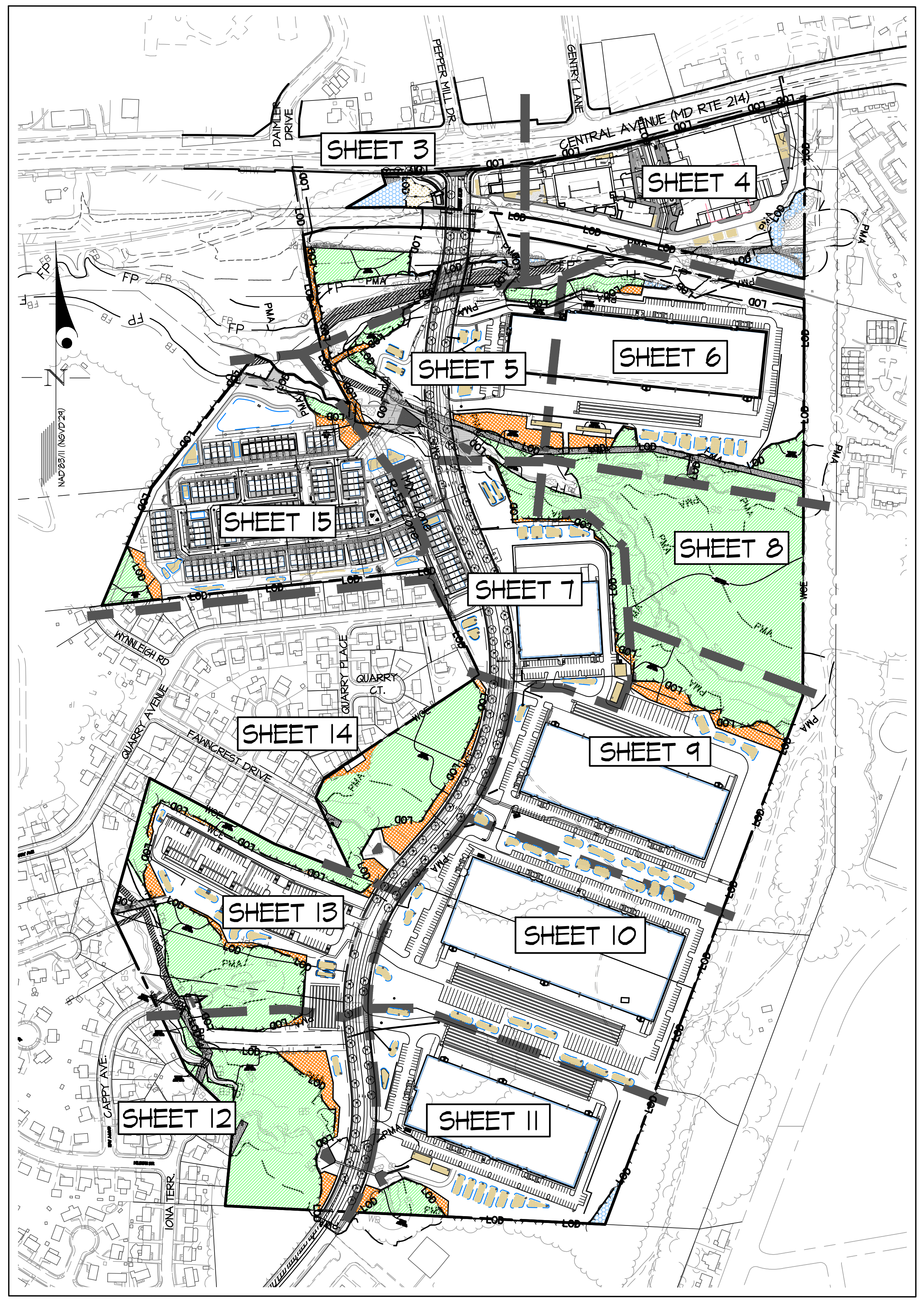
	ORIGINAL APPROVAL	REVISION NUMBER (-01)	REVISION NUMBER (-02)	CUMULATIVE CHANGE
Net Tract Area (Acres)	128.62	127.15		-1.45
Woodland Cleared (Acres)	91.12	90.67 (A)		-0.45
Woodland Retained Onsite (Acres)	28.24	27.51		-0.73
Woodland Planted Onsite (Acres)	3.59	3.56		-0.03
On-site Woodland Easement/ Preservation and Planting (Acres)	31.91	31.07		-0.84
On-Site Wooded Floodplain in Easement (Acres)	3.45	4.32		+0.87
Bond Amount	$46,914.12	$46,522.08		-$392.04
Fee in Lieu Amount	$0.00	$0.00		$0.00
50' Stream Buffers Conserved (Preservation) - Linear Length	6,003	6,003		0
50' Stream Buffers Conserved (Preservation) - Acreage	9.93	9.93		0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0'	0'		0'
50' Stream Buffers Newly Established (Afforestation) - Acreage	0'	0'		0'
Offsite Woodland Conservation Credits Required (Acres)	12.00	13.05		+1.05
Offsite Woodland Conservation Credits Provided (Acres)	0	0		0

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.27
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.59	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	89.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.



KEY MAP
SCALE: 1"=300'

48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

EXISTING UTILITIES NOTES:

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

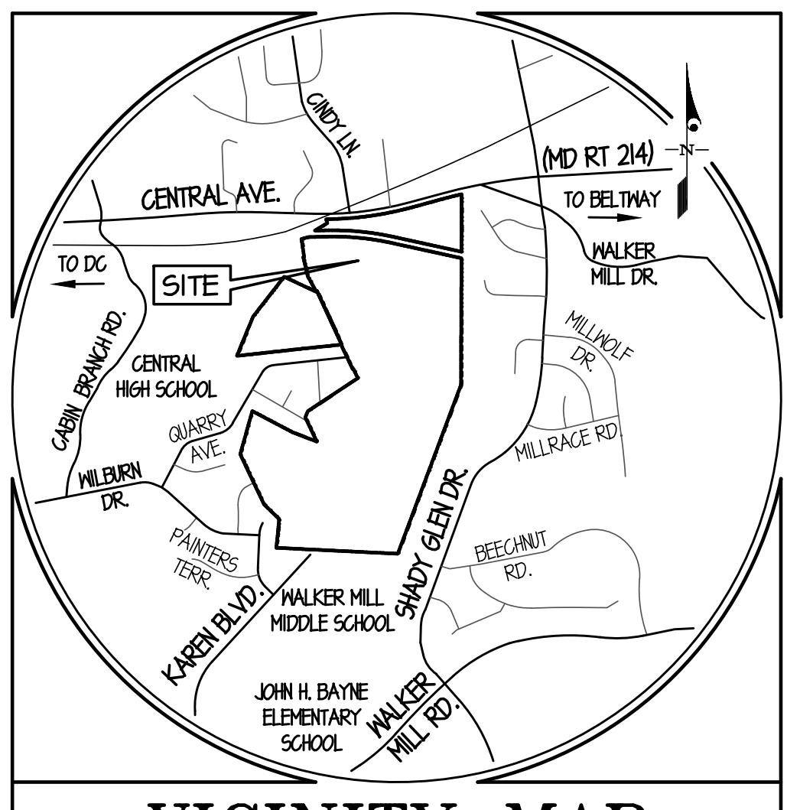
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT Co., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.

6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD — LOD — PROP. LOD
- OHW — EX. OVER HEAD WIRE
- PROPERTY LINE
- FP — FLOODPLAIN
- FB — FB — 25' FLOODPLAIN BUFFER
- WL — WL — WETLAND
- WB — WB — WETLAND BUFFER
- STREAM
- SB — SB — STREAM BUFFER
- PMA — PMA — PMA — PRIMARY MANAGEMENT AREA (PMA)
- WCE — WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- CRZ 10 CRZ — SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
- CRZ 10 CRZ — SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- 🟩 WOODLAND PRESERVATION AREA (WPA)
- 🟧 WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- T-TPF — TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- P-TPF — PERMANENT TREE PROTECTION FENCE (offset for graphics)
- ▲ WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- EV — CONCRETE PAD FOR ELECTRIC CHARGING STATION

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	M-X-T	*		
2	Gross Tract:	133.45			
3	Floodplain:	6.30			
4	Previously Dedicated Land:	0.00			
5	Net Tract (NTA):	127.15	0.00	0.00	
6	TCP Number	TCP2-038-2023		Revision #	1
7	Property Description or Subdivision Name:	GLENWOOD HILLS			
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	N			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	Y			
11	Is this one (1) single family lot? (Y or N)	N			
12	Are there prior TCP approvals which include a	Y			
13	combination of this lot/s? (Y or N)				
14	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	39.07	acres		
16	Clearing permitted w/o reforestion=	80.01	acres		

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17	Existing Woodland		119.08	5.51	
18	Woodland Conservation Threshold (WCT) =	15.00%	19.07		
19	Smaller of 17 or 18		19.07		
20	Woodland above WCT		100.01		
21	Woodland cleared		(A) 90.67	(B) 2.30	0.08
22	Woodland cleared above WCT (smaller of 16 or 17)		90.67		
23	Clearing above WCT (0.25 : 1) replacement requirement		22.67		
24	Woodland cleared below WCT		0.00		
25	Clearing below WCT (2:1 replacement requirement)		0.00		
26	Afforestation Required Threshold (AFT) =	15.00%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**44.12**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each correspongin column)				
29	Woodland Preservation		27.51		
30	Afforestation / Reforestation		3.56	Bond amount:	$ 46,522.08
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		13.05		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**44.12**	acres	
41	Area of woodland not cleared	28.41	acres		
42	Net tract woodland retained not part of requirements:	0.90	acres		
43	100-floodplain woodland retained	3.21	acres		
44	On-site woodland conservation provided	31.07	acres		
45	On-site woodland conservation alternatives provided	0.00			
46	On-site woodland retained not credited	4.11	acres		
47	Prepared by:	Signed		Date	

* PER SEC 25.121.C.8 OF THE PRINCE GEORGES COUNTY COUNTY CODE.
(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.

SITE INFORMATION

1. Applicant/Owner: BE GLENWOOD LLC
   5410 Edson Lane, Suite 220
   Rockville, MD 20852
2. Site Address: 0 Karen Boulevard
   Capitol Heights, MD 20743
3. Site Data: Tax Map: 073-E1
   Seat Pleasant Election District No. 18
   Current use: Vacant
   Existing zoning: M-X-T & R-55
   Site Area: 133.45 Acres
4. WSSC Service Category: (Sewer: 3 Water: 3)
5. Site Development Concept #48714-2021-0 by Gutschick Little and Weber, PA. Approved December 10, 2021.
6. Natural Resources Inventory Plan (NRI-165-2021) by Gutschick, Little & Weber, P.A. Approved November 18, 2021.
7. Grading and limits of disturbance are preliminary and are subject to change.
8. Specimen Trees were survey located by Gutschick, Little & Weber, P.A. August 2021
9. Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Book 50758, Page 54. Revisions to this TCP2 may require a revision to the recorded easement.

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster 4/1/2025
Kevin Foster DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

KEVIN ASHMORE FOSTER 807

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
1A	COVER SHEET (FEATURE CAPTURE PLAN)
2	COMPOSITE SHEET
3-15	TCP2 PLANS
16	TCP2 NOTES AND DETAILS

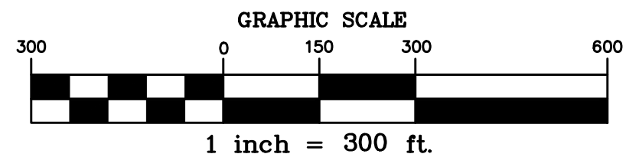
Property Owners Awareness Certificate

I/ We BE GLENWOOD 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.
2/20/2025
Owner or Owners Representative Date

I/ We ____________ 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

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				



1 inch = 300 ft.

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: KAB
DRAWN BY: KAB
CHECKED BY: KAF

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

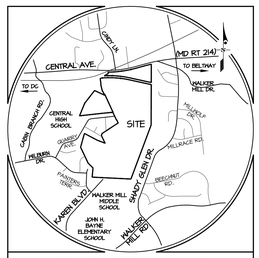
SCALE: 1"=300'
ZONING: M-X-T & R-55
DATE: APRIL 2025
TAX MAP - GRID: 073-E1

COVER SHEET (FEATURE CAPTURE PLAN)

GLENWOOD HILLS
PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F
SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030
SHEET 1A OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCPII\22030-01A TCPII RG Cover Sheet – FEATURE CAPTURE PLAN.dwg, PLOTTED: 4/17/2025 9:10 AM, LAST SAVED: 4/11/2025 12:32 PM, PLOTTED BY: Keith Bennett



VICINITY MAP

SCALE: 1" = 2,000'

TAX MAP: 73-E1 WSSC GRID: 201SE07

LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD — PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FP — FLOODPLAIN
- FB — 25' FLOODPLAIN BUFFER
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- WB — WETLAND BUFFER
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- SB — STREAM BUFFER
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- WCE — WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- T-20" — SPECIMEN, CHAMPION, HISTORIC TREE (GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED)
- T-20" — SPECIMEN, CHAMPION, HISTORIC TREE (GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED)
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- T-TPF — TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- P-TPF — PERMANENT TREE PROTECTION FENCE (offset for graphics)
- WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- CONCRETE PAD FOR ELECTRIC CHARGING STATION

GRAPHIC SCALE

150 0 75 150 300

1 inch = 150 ft.

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

4/17/2025

DATE

STATE OF MARYLAND — KEVIN FOSTER — No. 807 — LANDSCAPE ARCHITECT

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
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E-mail: kfoster@glwpa.com

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	TMR

DATE	REVISION	BY	APP'R.

PREPARED FOR:

GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=150'	M-X-T & R-55
DATE	TAX MAP - GRID
APRIL 2025	073-E1

COMPOSITE PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

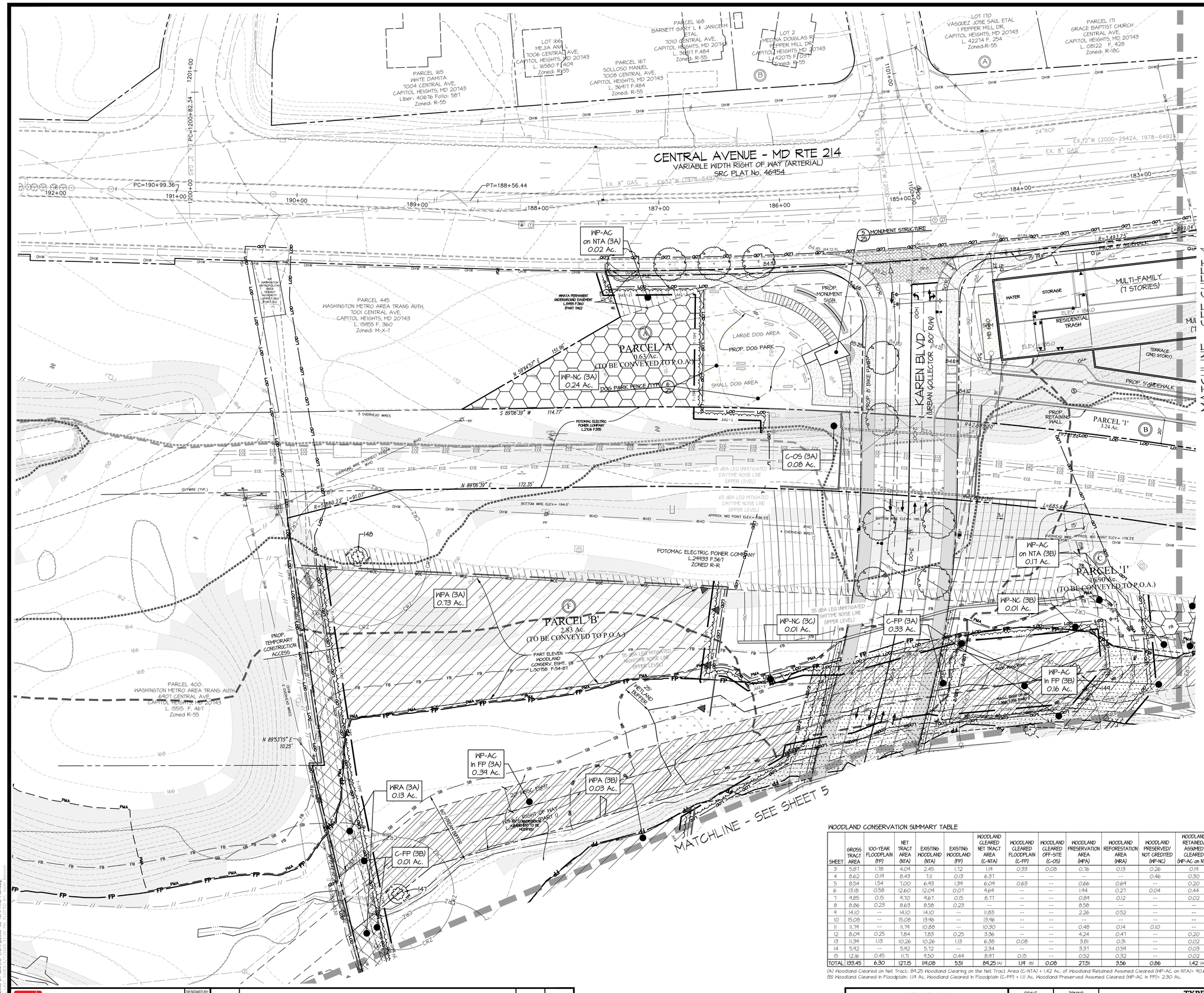
SEAT PLEASANT ELECTION DISTRICT No. 18

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 2 OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCP\22030-02 TCP2 Final Composite Plan.dwg,



LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FLOODPLAIN
- 25' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- STREAM
- STREAM BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
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- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- PERMANENT TREE PROTECTION FENCE (offset for graphics)
- WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- CONCRETE PAD FOR ELECTRIC CHARGING STATION

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.31	--	--	--	--	0.46	0.30	0.01
5	8.54	1.54	7.00	6.93	1.34	6.09	0.63	--	0.66	0.69	--	0.20	0.04
6	13.18	0.58	12.60	12.09	0.07	9.68	--	--	1.44	0.21	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.34	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.42	--	5.42	5.12	--	2.34	--	--	3.37	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.47	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	114.08	5.51	84.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 84.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Gutschick, Little & Weber, P.A.
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Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

4/11/2025
DATE
STATE OF MARYLAND
KEVIN FOSTER
No. 807
LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
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DESIGNED BY:	XXX		
DRAWN BY:	XXX		
CHECKED BY:	TMR		
DATE	REVISION	BY	APP'R.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=30'	M-X-T & R-55
DATE	TAX MAP - GRID
APRIL 2025	073-E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

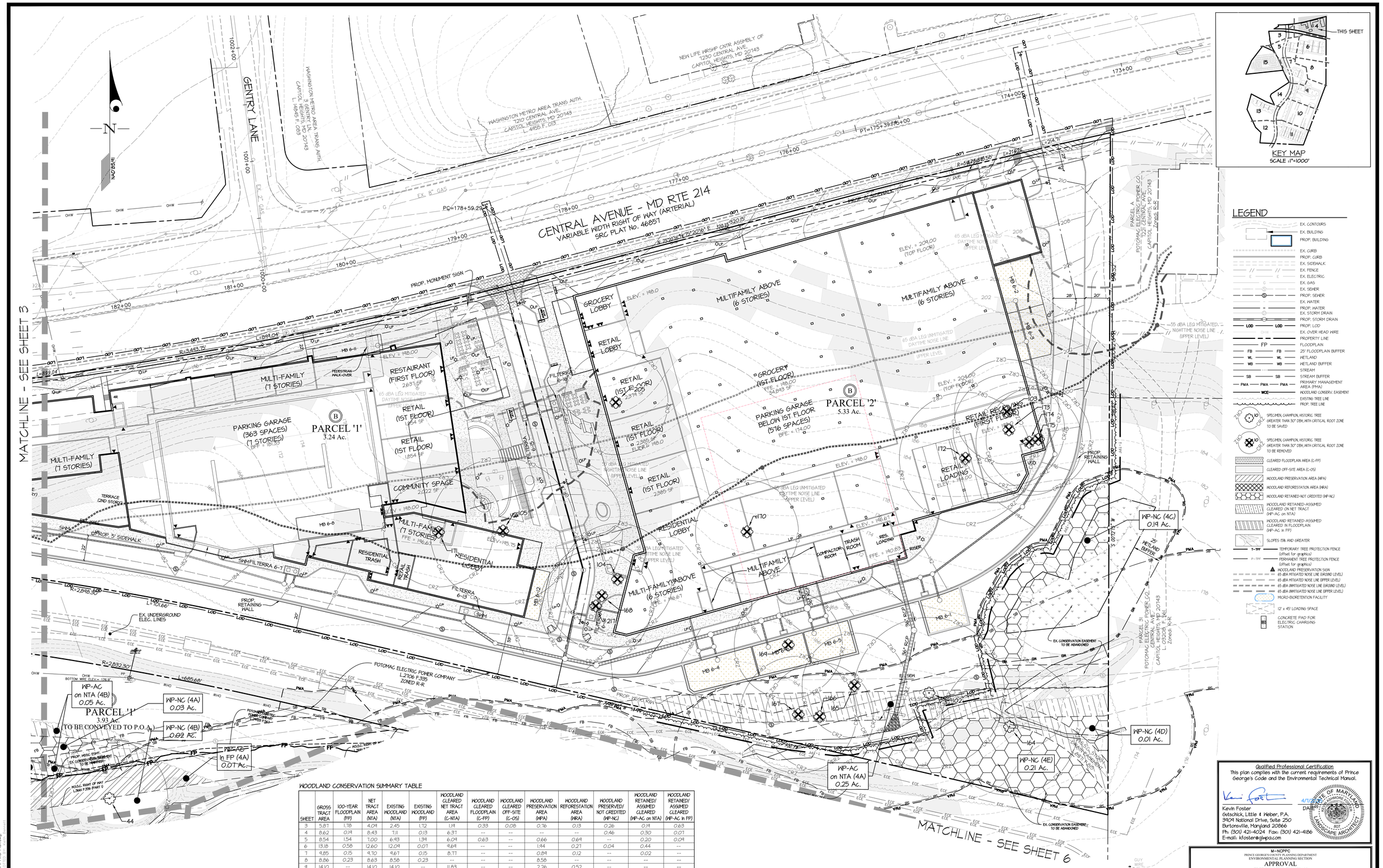
PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 3 OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCP\22030-03 TCPII Final Plan.dwg



LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD — PROP. LOD
- OHW — EX. OVER HEAD WIRE
- PROPERTY LINE
- FP — FLOODPLAIN
- FB — 25' FLOODPLAIN BUFFER
- WL — WETLAND
- WB — WETLAND BUFFER
- STREAM
- SB — STREAM BUFFER
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- WCE — WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
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- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
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- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
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- 12' x 45' LOADING SPACE
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WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.81	1.78	4.04	2.45	1.72	1.14	0.33	0.08	0.76	0.13	0.26	0.14	0.63
4	8.62	0.19	8.43	7.11	0.13	6.31	--	--	--	--	0.46	0.30	0.01
5	8.54	1.54	7.00	6.43	1.34	6.04	0.63	--	0.66	0.64	--	0.20	0.04
6	13.18	0.58	12.60	12.04	0.07	9.64	--	--	1.44	0.21	0.04	0.44	--
7	9.85	0.15	9.70	9.61	0.15	8.77	--	--	0.84	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.74	--	11.74	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.04	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.34	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.42	--	5.42	5.12	--	2.34	--	--	3.37	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.41	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	114.08	5.51	84.25 (A)	1.14 (B)	0.08	21.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 84.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
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Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

4/17/2025
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STATE OF MARYLAND — KEVIN MICHAEL FOSTER — No. 807 — LANDSCAPE ARCHITECT

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
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02	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
03				
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DESIGNED BY: XXX
DRAWN BY: XXX
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PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
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SCALE	ZONING
1"=30'	M-X-T & R-55
DATE	TAX MAP – GRID
APRIL 2025	073-E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
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SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

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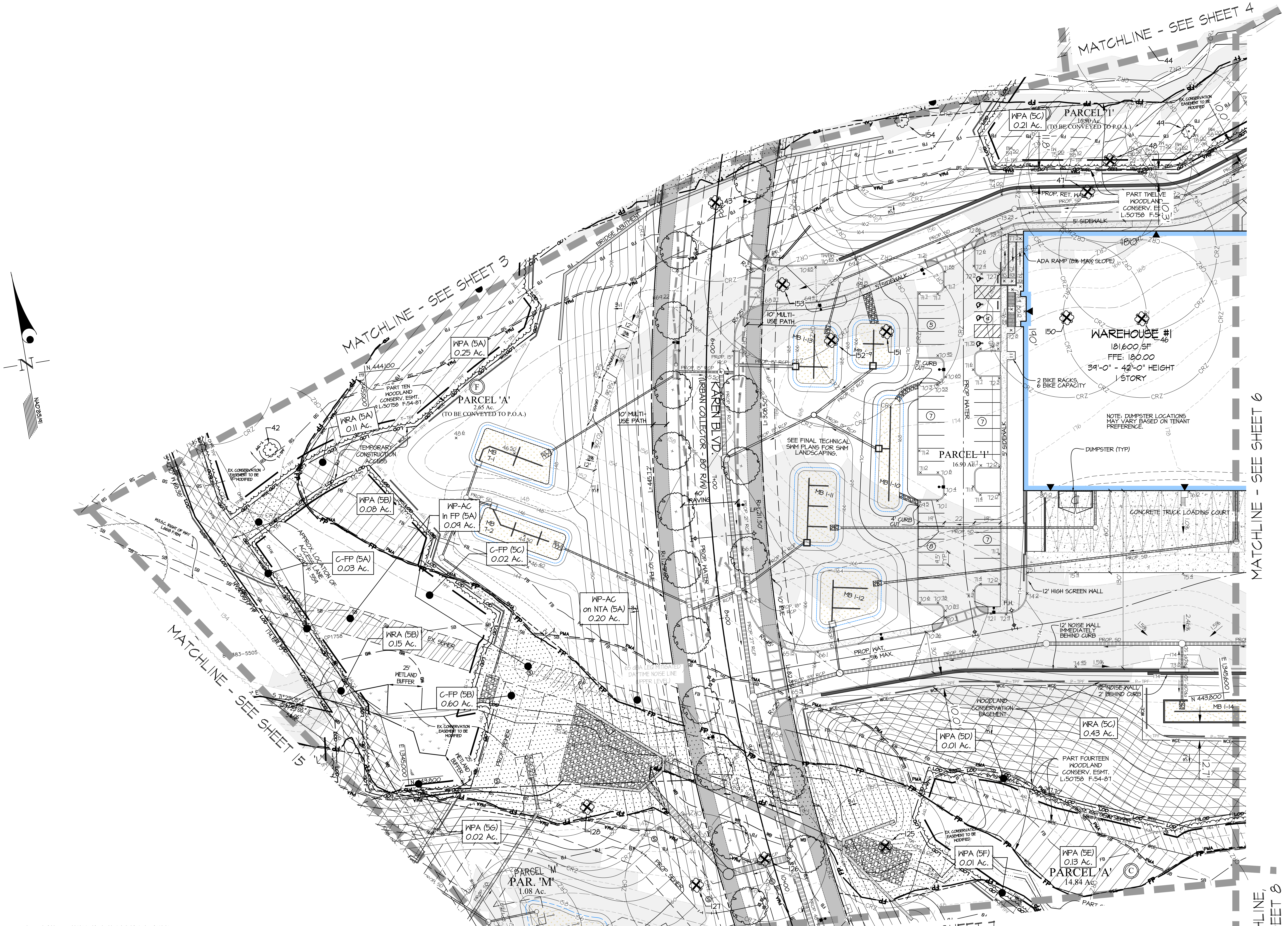
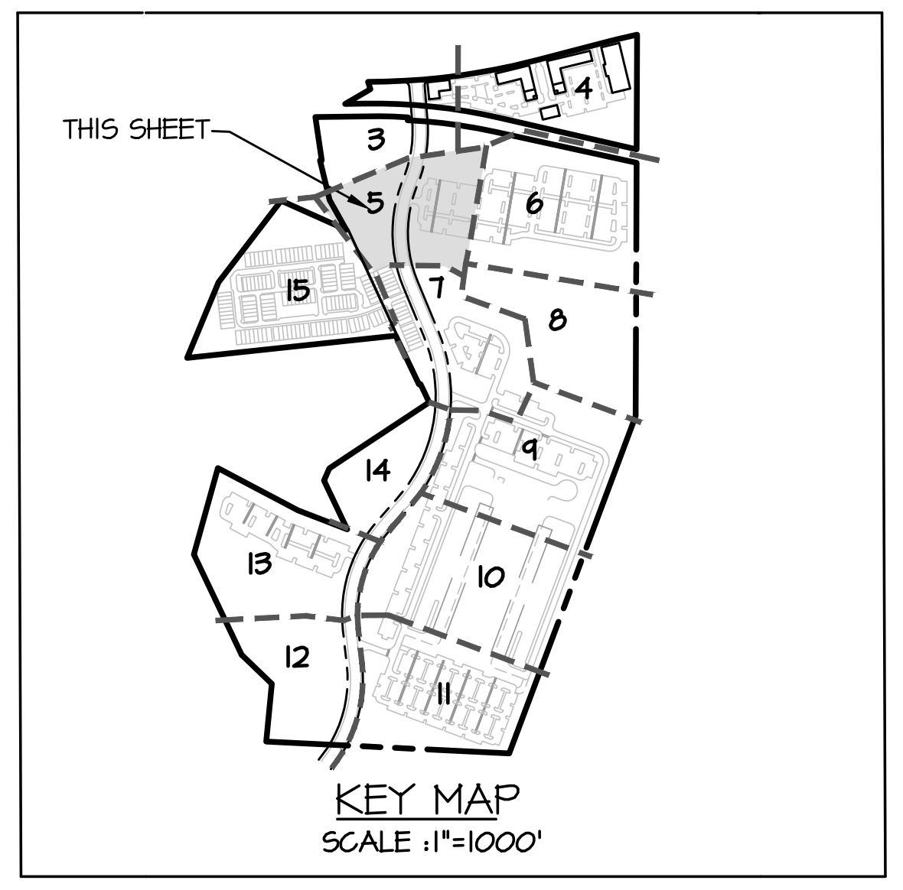
SHEET 4 OF 16





KEY MAP
SCALE :1"=1000'

LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- — // — // — EX. FENCE
- — E — E — EX. ELECTRIC
- — G — EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
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- PROP. STORM DRAIN
- — LOD — LOD — PROP. LOD
- — OHW — EX. OVER HEAD WIRE
- PROPERTY LINE
- — FP — FLOODPLAIN
- — FB — FB — 25' FLOODPLAIN BUFFER
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- — WB — WB — WETLAND BUFFER
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WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.27
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.59	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	89.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
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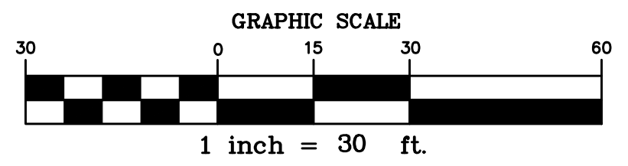

1 inch = 30 ft.

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This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
4/1/2025
DATE

Kevin Foster
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Burtonsville, Maryland 20866
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E-mail: kfoster@glwpa.com

KEVIN ASHMORE FOSTER
807

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				

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PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:
DRAWN BY: KAB
CHECKED BY: KAF

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE: 1"=30'
ZONING: M-X-T & R-55
DATE: APRIL 2025
TAX MAP - GRID: 073-E1

TYPE II TREE CONSERVATION PLAN

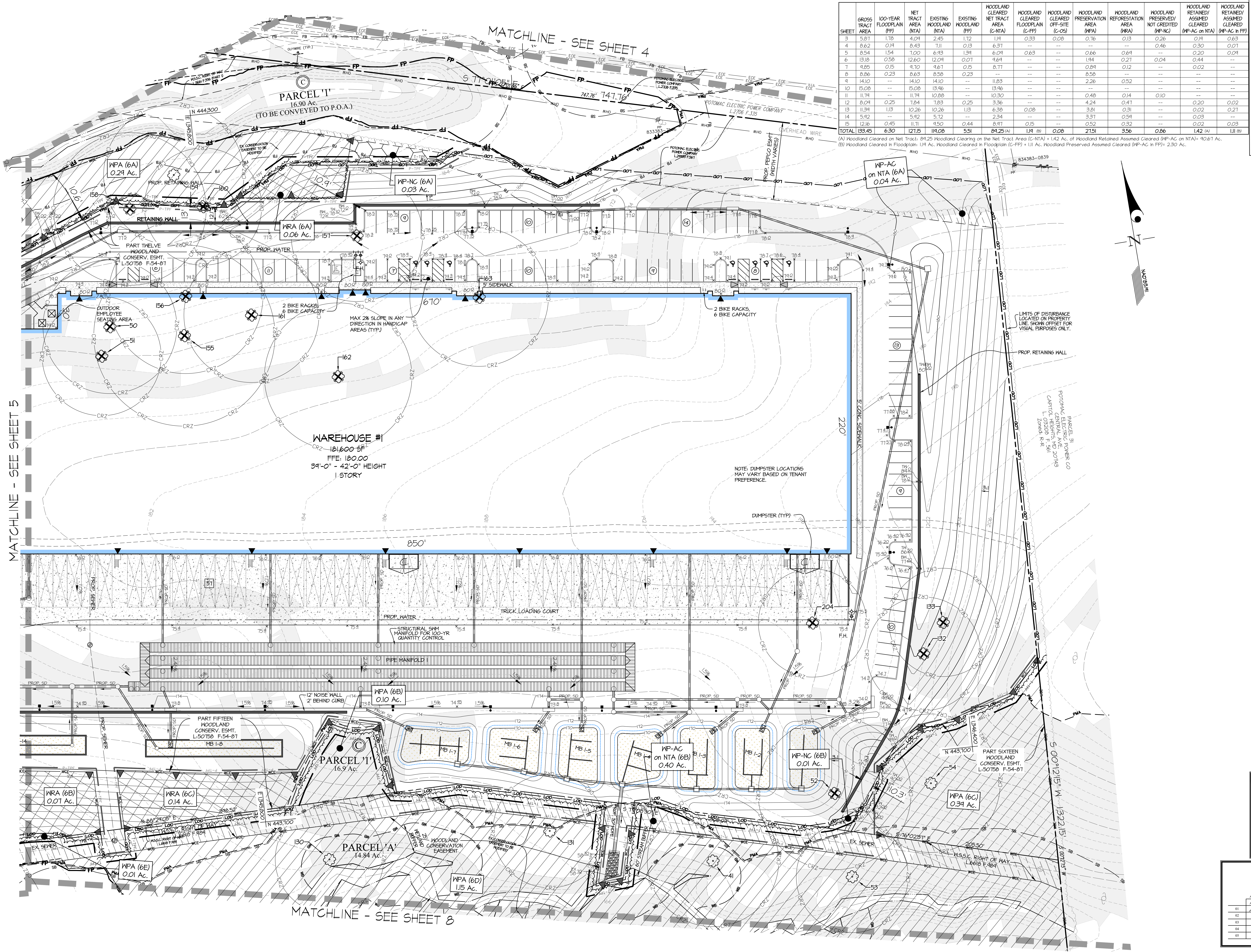
GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030
SHEET 5 OF 16

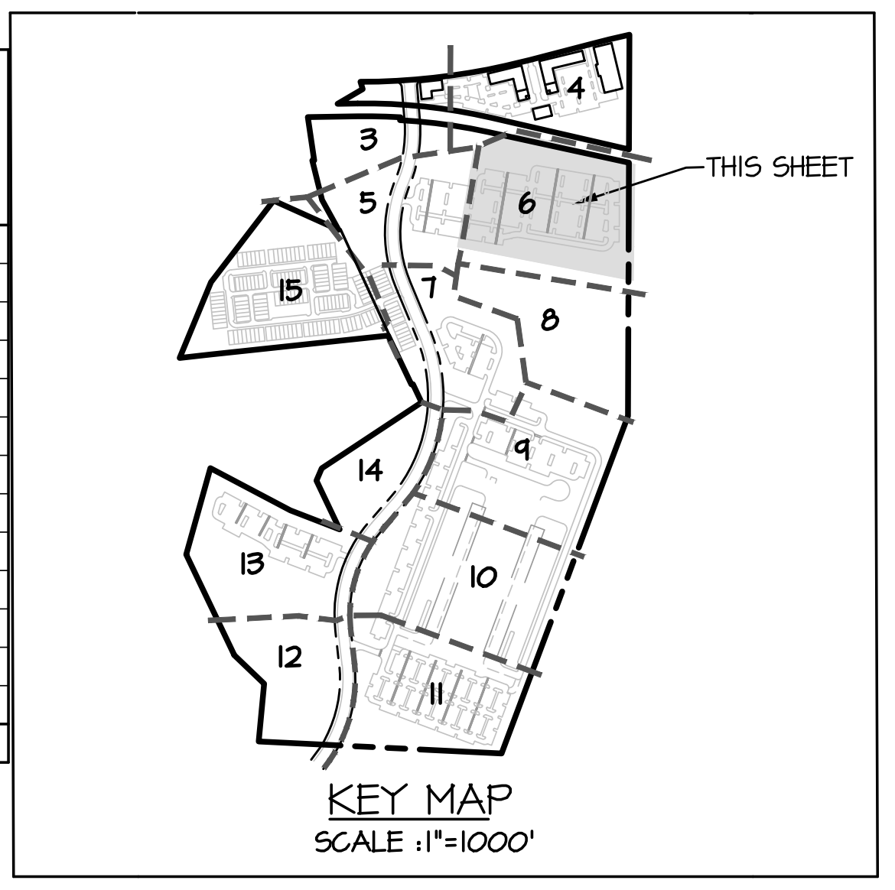
L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCPII\22030-05 TCPII Final Plan.dwg,
PLOTTED: 4/17/2025 9:15 AM, LAST SAVED: 4/7/2025 12:20 PM, PLOTTED BY: Keith Bennett



WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.27
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.59	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	89.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.



KEY MAP
SCALE :1"=1000'

LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- // EX. FENCE
- E EX. ELECTRIC
- G EX. GAS
- Ⓢ EX. SEWER
- Ⓢ PROP. SEWER
- EX. WATER
- PROP. WATER
- Ⓓ EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD PROP. LOD
- OHW EX. OVER HEAD WIRE
- PROPERTY LINE
- FP FLOODPLAIN
- FB 25' FLOODPLAIN BUFFER
- WL WETLAND
- WB WETLAND BUFFER
- STREAM
- SB STREAM BUFFER
- PMA PRIMARY MANAGEMENT AREA (PMA)
- WCE WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- CRZ 10 SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
- CRZ 10 SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- ▨ WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- T-TPF TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- P-TPF PERMANENT TREE PROTECTION FENCE (offset for graphics)
- ▲ WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- EV CONCRETE PAD FOR ELECTRIC CHARGING STATION

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

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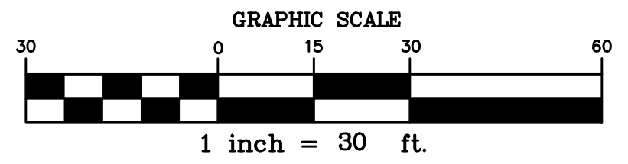

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G. L. W. FILE No.
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4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.84	--	--	1.44	0.21	0.04	0.44	--
7	9.85	0.15	9.70	9.61	0.15	8.77	--	--	0.84	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.46	--	13.46	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.92	--	5.92	5.12	--	2.34	--	--	3.31	0.54	--	0.03	--
15	1.26	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
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- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD — PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FP — FLOODPLAIN
- FB — 25' FLOODPLAIN BUFFER
- WL — WETLAND
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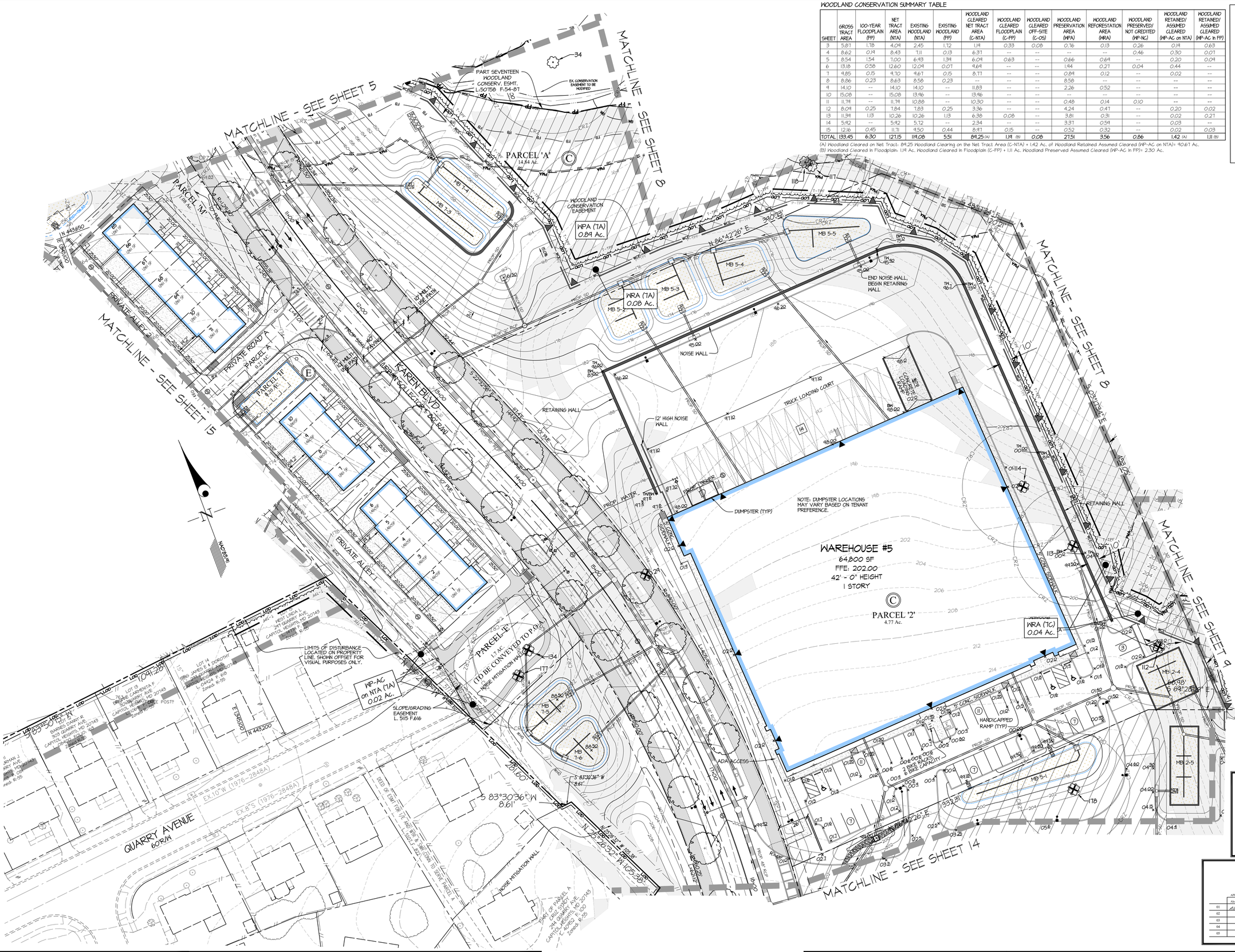

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

4/17/25
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STATE OF MARYLAND — KEVIN M. FOSTER — No. 907 — LANDSCAPE ARCHITECT

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DESIGNED BY:	XXX
DRAWN BY:	XXX
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GRAPHIC SCALE: 30 0 15 30 60 — 1 inch = 30 ft.

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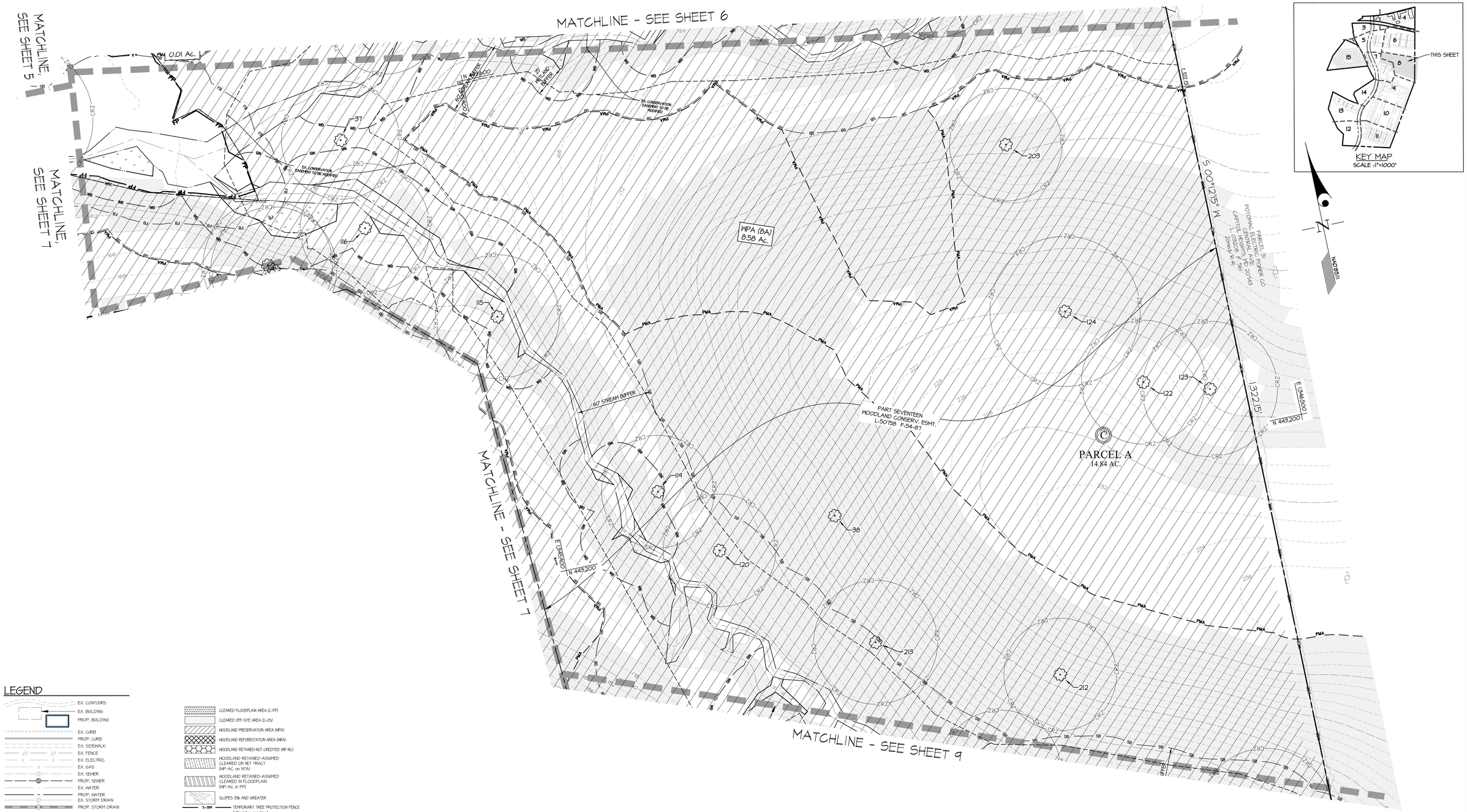

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5	8.54	1.54	7.00	6.43	1.34	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
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GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=30'	M-X-T & R-55
DATE	TAX MAP – GRID
APRIL 2025	073-E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

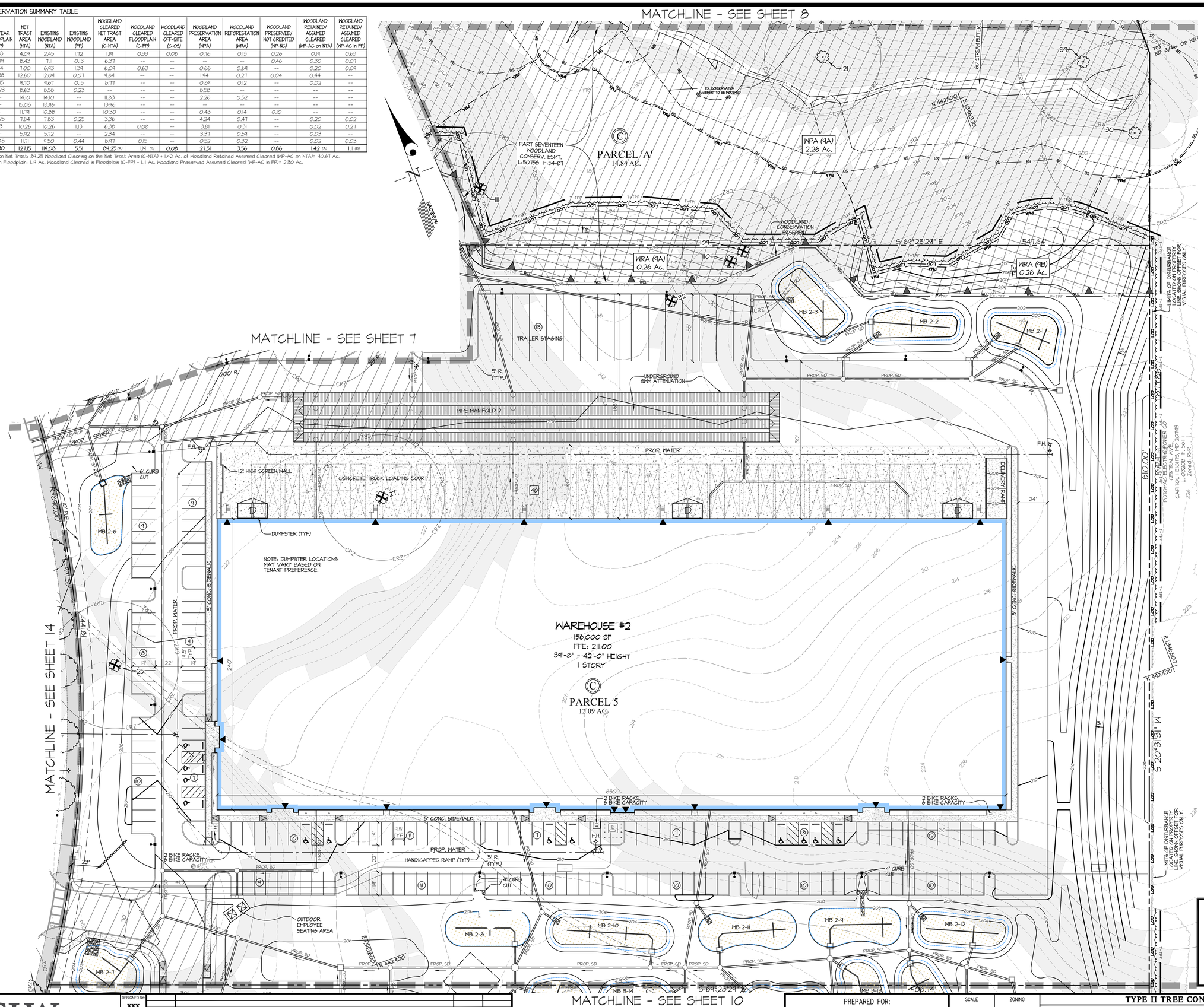
G. L. W. FILE No. 22030

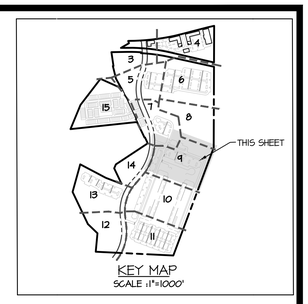
SHEET 8 OF 16

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.86	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.98	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.42	--	5.42	5.12	--	2.34	--	--	3.31	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.47	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	84.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 84.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.





LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FLOODPLAIN
- 25' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- STREAM
- STREAM BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- T-TPF — TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- P-TPF — PERMANENT TREE PROTECTION FENCE (offset for graphics)
- WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- CONCRETE PAD FOR ELECTRIC CHARGING STATION

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

4/17/25
DATE

STATE OF MARYLAND
KEVIN MICHAEL FOSTER
No. 807
LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-23037	
01	Alexander Kirchhof	4/17/2025	DSP-23037-01	Industrial Development
02				
03				
04				
05				

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	TMR

DATE	REVISION	BY	APP'R.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

PREPARED FOR:
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1"=30'	M-X-T & R-55
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APRIL 2025	073-E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 9 OF 16

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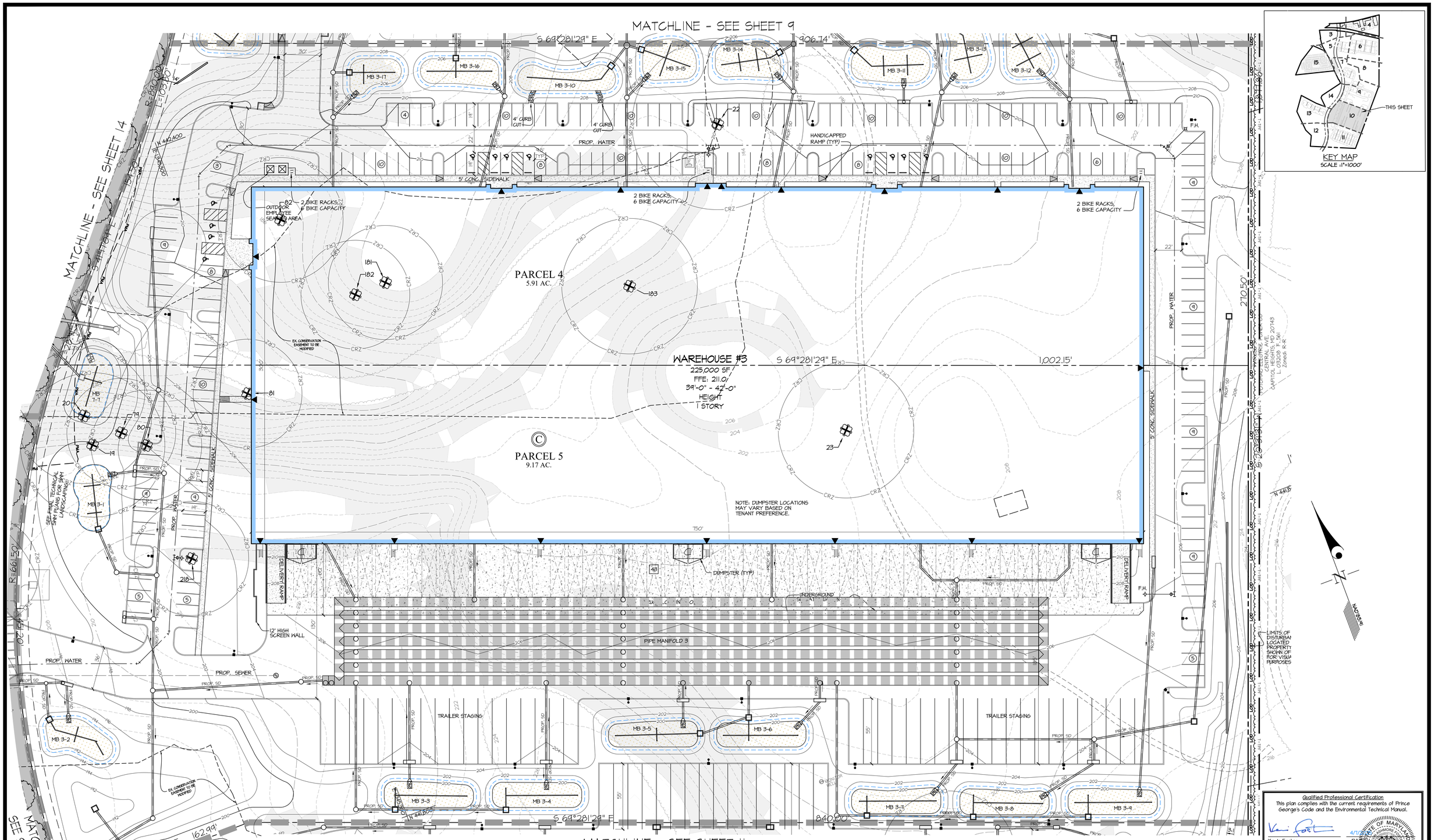

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.81	1.78	4.04	2.45	1.12	1.14	0.33	0.08	0.76	0.13	0.26	0.14	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.43	1.34	6.09	0.63	--	0.66	0.64		0.20	0.04
6	13.18	0.58	12.60	12.04	0.07	9.69	--	--	1.94	0.21	0.04	0.44	--
7	4.85	0.15	4.70	4.61	0.15	3.77	--	--	0.84	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.74	--	11.74	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.41	--	0.20	0.02
13	11.94	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.42	--	5.42	5.12	--	2.34	--	--	3.31	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.47	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	139.45	6.30	121.15	110.26	5.51	84.25 (A)	1.14 (B)	0.08	21.51	3.36	0.86	1.42 (A)	1.18 (B)

(A) Woodland Cleared on Net Tract: (84.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 10.67 Ac.
(B) Woodland Cleared in Floodplain: 1.18 Ac. Woodland Cleared in Floodplain (C-FP) + 1.18 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.37 Ac.

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

4/17/2025
DATE

Kevin Foster
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Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

STATE OF MARYLAND
KEVIN FOSTER
No. 807
LANDSCAPE ARCHITECT

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
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TREE CONSERVATION PLAN
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	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
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DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: TMR

DATE	REVISION	BY	APP'R.

MATCHLINE - SEE SHEET 11

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
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1"=30'	M-X-T & R-55
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TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
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SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 10 OF 16

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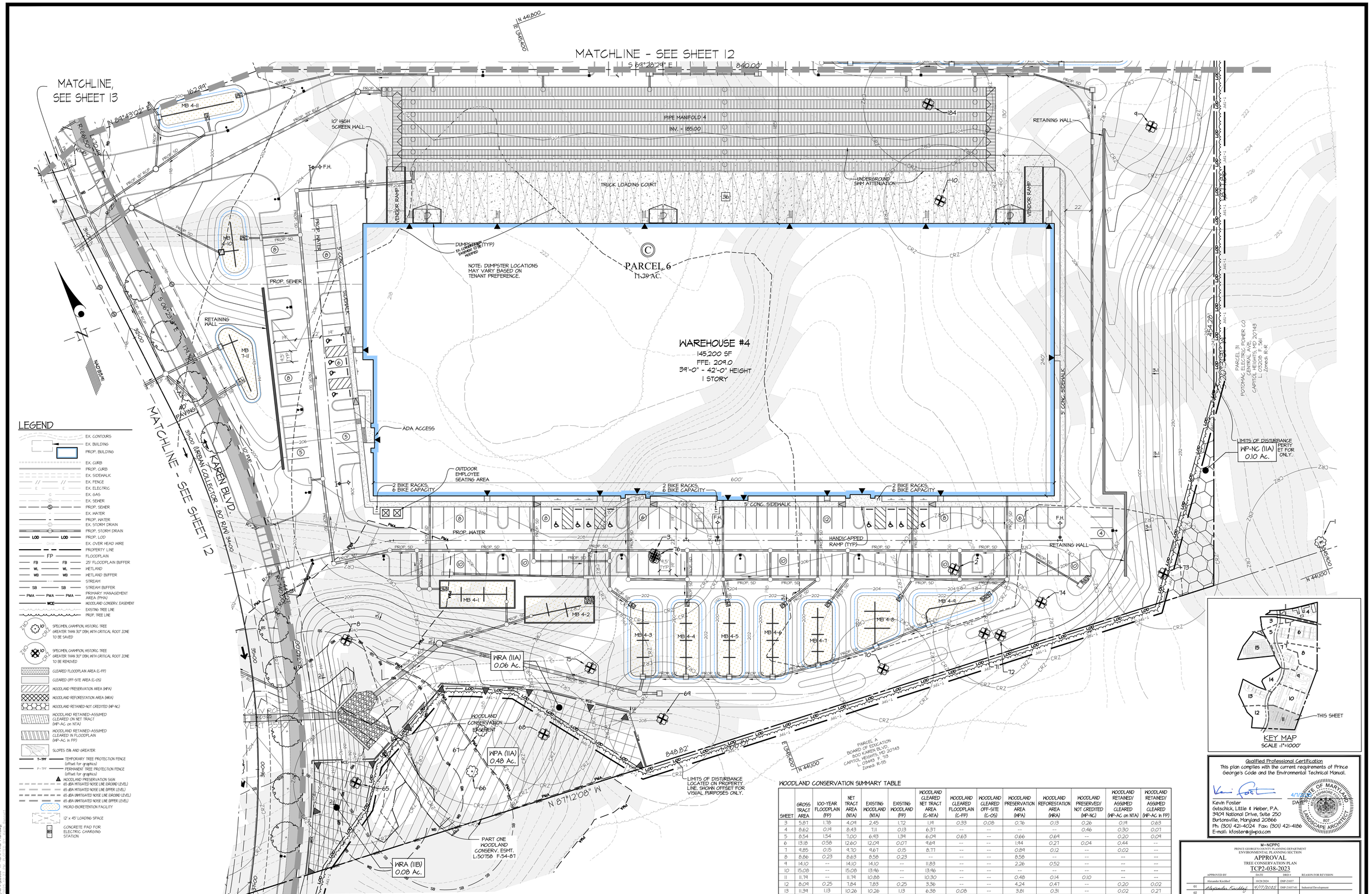

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.14	0.33	0.08	0.76	0.13	0.26	0.14	0.63
4	8.62	0.19	8.43	7.11	0.13	6.31	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.34	6.09	0.63	--	0.66	0.64	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.64	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.61	0.15	8.77	--	--	0.84	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.46	--	13.46	--	--	--	--	--	--	--
11	11.74	--	11.74	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.41	--	0.20	0.02
13	11.34	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	121.15	114.08	5.51	84.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 84.25 Woodland Clearing on the Net Tract Area (C-NTA) = 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
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Qualified Professional Certification
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4/17/2025
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STATE OF MARYLAND LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
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DESIGNED BY:	XXX
DRAWN BY:	XXX
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GRAPHIC SCALE
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1 inch = 30 ft.

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SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 11 OF 16

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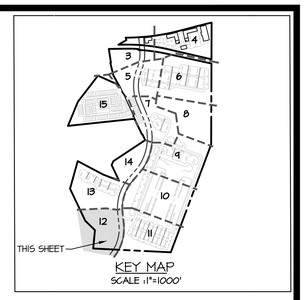

LEGEND

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- 12' x 45' LOADING SPACE
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WOODLAND CONSERVATION SUMMARY TABLE

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6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.21	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.84	0.12	--	0.02	--
8	8.86	0.23	8.63	8.38	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.34	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.47	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	121.15	114.08	5.51	84.25 (A)	1.19 (B)	0.08	21.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 84.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster 4/17/2025
DATE

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

STATE OF MARYLAND — KEVIN C. FOSTER — No. 807 — LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY:	DATE:	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21057	
01	Alexander Kirchhof	4/17/2025	DSP-21057-01	Industrial Development
02				
03				
04				
05				

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE	REVISION	BY	APP'R.
XXX				
DRAWN BY: XXX				
CHECKED BY: TMR				

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE: 1"=30'
DATE: APRIL 2025
ZONING: M-X-T & R-55
TAX MAP – GRID: 073-E1

TYPE II TREE CONSERVATION PLAN

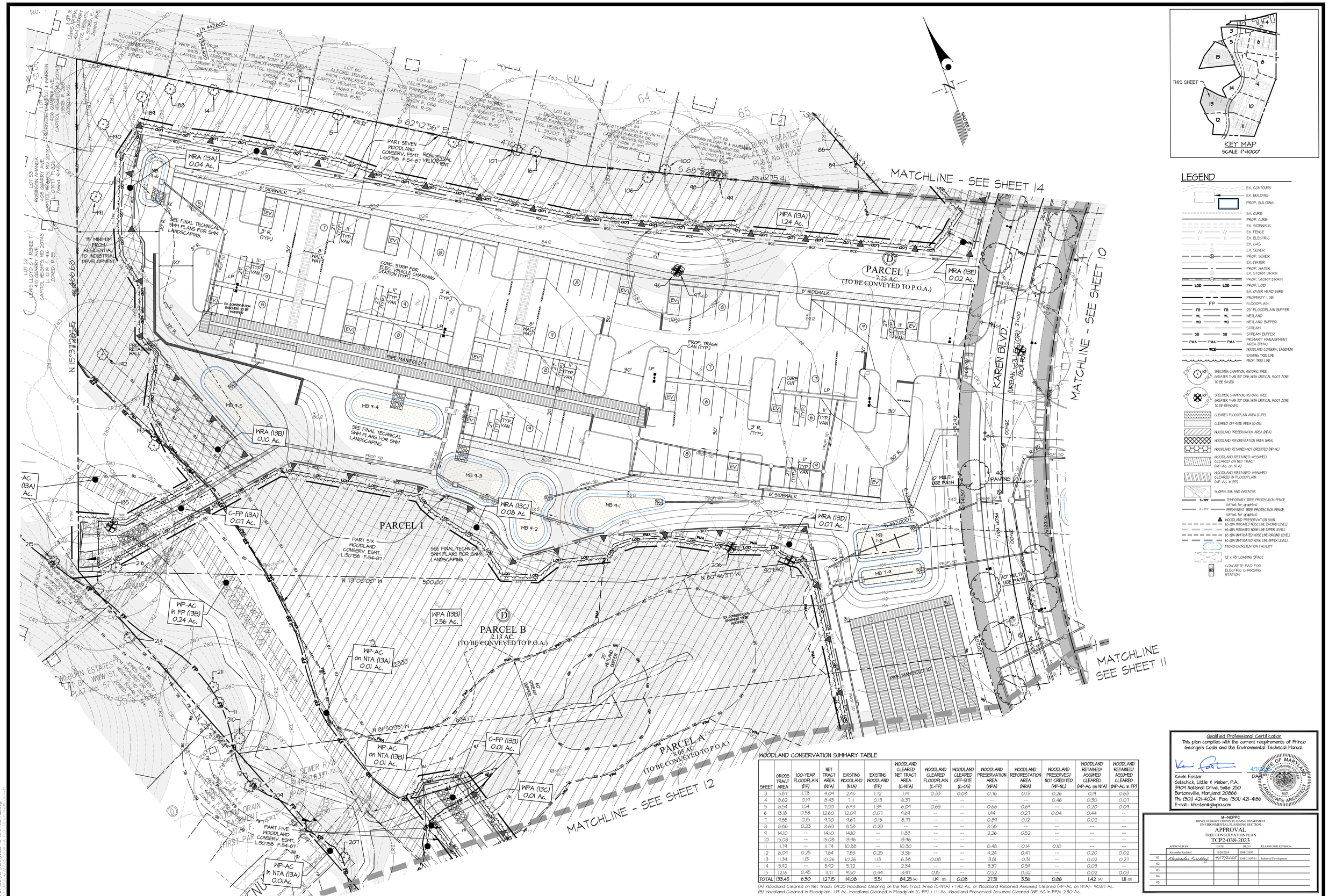
GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030
SHEET 12 OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCP1\22030-12 TCP1 Final Plan.dwg, Layout: 12 - 24x36 Plan, Jun 04, 2024 - 3:34pm, Kirchhof



LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FLOODPLAIN
- 25' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- STREAM
- STREAM BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- T-TPF — TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- P-TPF — PERMANENT TREE PROTECTION FENCE (offset for graphics)
- WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- CONCRETE PAD FOR ELECTRIC CHARGING STATION

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.18	4.09	2.45	1.72	1.14	0.33	0.08	0.76	0.13	0.26	0.14	0.63
4	8.62	0.14	8.43	1.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.43	1.34	6.04	0.63	--	0.66	0.64	--	0.20	0.04
6	13.18	0.58	12.60	12.09	0.07	9.64	--	--	1.44	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.84	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.46	--	13.46	--	--	--	--	--	--	--
11	11.74	--	11.74	10.86	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.34	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.27
14	5.42	--	5.42	5.12	--	2.34	--	--	3.31	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.47	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	84.25 (A)	1.14 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 84.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.14 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

4/17/2025

Kevin Foster
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STATE OF MARYLAND — KEVIN FOSTER — No. 807 — LANDSCAPE ARCHITECT

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	Alexander Kirchhof	10/28/2024	DSP-21037	
02	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
03				
04				
05				

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DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: TMR

DATE	REVISION	BY	APP'R.

GRAPHIC SCALE: 30 0 15 30 60 — 1 inch = 30 ft.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=30'	M-X-T & R-55
DATE	TAX MAP – GRID
APRIL 2025	073–E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 13 OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP1\TCP1 Final Plan.dwg

KEY MAP
SCALE 1"=1000'

LEGEND

- EX. CONTOURS
- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LOD — PROP. LOD
- OHW — EX. OVER HEAD WIRE
- PROPERTY LINE
- FP — FLOODPLAIN
- FB — 25' FLOODPLAIN BUFFER
- WL — WETLAND
- WB — WETLAND BUFFER
- STREAM
- SB — STREAM BUFFER
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- WCE — WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- CRZ 10 — SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED
- CRZ 10 — SPECIMEN, CHAMPION, HISTORIC TREE GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION AREA (WRA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- WOODLAND RETAINED-ASSUMED CLEARED ON NET TRACT (WP-AC on NTA)
- WOODLAND RETAINED-ASSUMED CLEARED IN FLOODPLAIN (WP-AC in FP)
- SLOPES 15% AND GREATER
- T-TPF — TEMPORARY TREE PROTECTION FENCE (offset for graphics)
- P-TPF — PERMANENT TREE PROTECTION FENCE (offset for graphics)
- ▲ WOODLAND PRESERVATION SIGN
- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- EV — CONCRETE PAD FOR ELECTRIC CHARGING STATION

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.78	4.09	2.45	1.72	1.19	0.33	0.08	0.76	0.13	0.26	0.19	0.63
4	8.62	0.19	8.43	7.11	0.13	6.37	--	--	--	--	0.46	0.30	0.07
5	8.54	1.54	7.00	6.93	1.39	6.09	0.63	--	0.66	0.69	--	0.20	0.09
6	13.18	0.58	12.60	12.09	0.07	9.69	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.79	--	11.79	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.47	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.27
14	5.92	--	5.92	5.72	--	2.34	--	--	3.37	0.59	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	119.08	5.51	89.25 (A)	1.19 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

(A) Woodland Cleared on Net Tract: 89.25 Woodland Clearing on the Net Tract Area (C-NTA) + 1.42 Ac. of Woodland Retained Assumed Cleared (WP-AC on NTA)= 90.67 Ac.
(B) Woodland Cleared in Floodplain: 1.19 Ac. Woodland Cleared in Floodplain (C-FP) + 1.11 Ac. Woodland Preserved Assumed Cleared (WP-AC in FP)= 2.30 Ac.

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
4/1/2025
DATE

Kevin Foster
Gutschick, Little & Weber, P.A.
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E-mail: kfoster@glwpa.com

KEVIN ASHMORE FOSTER
807

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				

GLW
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: XXX				
DRAWN BY: XXX				
CHECKED BY: TMR	DATE	REVISION	BY	APP'R.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=30'	M-X-T & R-55
DATE	TAX MAP - GRID
APRIL 2025	073-E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.
22030

SHEET
14 OF 16

L:\CADD\DRAWINGS\22030\PLANS BY GLW\TCP\TCPII\22030
PLOTTED: 4/17/2025 9:24 AM, LAST SAVED: 4/7/2025 12:37

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED NET TRACT AREA (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND REFORESTATION AREA (WRA)	WOODLAND PRESERVED/ NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC on NTA)	WOODLAND RETAINED/ ASSUMED CLEARED (WP-AC in FP)
3	5.87	1.18	4.04	2.45	1.12	1.14	0.33	0.08	0.76	0.13	0.26	0.14	0.63
4	8.62	0.19	8.43	7.11	0.13	6.31	--	--	--	--	0.46	0.30	0.01
5	8.54	1.54	7.00	6.43	1.34	6.04	0.63	--	0.66	0.64	--	0.20	0.04
6	13.18	0.58	12.60	12.04	0.07	9.64	--	--	1.94	0.27	0.04	0.44	--
7	9.85	0.15	9.70	9.67	0.15	8.77	--	--	0.89	0.12	--	0.02	--
8	8.86	0.23	8.63	8.58	0.23	--	--	--	8.58	--	--	--	--
9	14.10	--	14.10	14.10	--	11.83	--	--	2.26	0.52	--	--	--
10	15.08	--	15.08	13.96	--	13.96	--	--	--	--	--	--	--
11	11.74	--	11.74	10.88	--	10.30	--	--	0.48	0.14	0.10	--	--
12	8.09	0.25	7.84	7.83	0.25	3.36	--	--	4.24	0.41	--	0.20	0.02
13	11.39	1.13	10.26	10.26	1.13	6.38	0.08	--	3.81	0.31	--	0.02	0.21
14	5.42	--	5.42	5.12	--	2.34	--	--	3.37	0.54	--	0.03	--
15	12.16	0.45	11.71	9.50	0.44	8.97	0.15	--	0.52	0.32	--	0.02	0.03
TOTAL	133.45	6.30	127.15	114.08	5.51	84.25 (A)	1.14 (B)	0.08	27.51	3.56	0.86	1.42 (A)	1.11 (B)

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LEGEND

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- EX. BUILDING
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- EX. CURB
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- EX. SIDEWALK
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- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FP FLOODPLAIN
- FB 25' FLOODPLAIN BUFFER
- WL WETLAND
- WB WETLAND BUFFER
- STREAM
- SB STREAM BUFFER
- PMA PRIMARY MANAGEMENT AREA (PMA)
- WCE WOODLAND CONSERV. EASEMENT
- EXISTING TREE LINE
- PROP. TREE LINE
- SPECIMEN, CHAMPION, HISTORIC TREE (GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE SAVED)
- SPECIMEN, CHAMPION, HISTORIC TREE (GREATER THAN 30" DBH, WITH CRITICAL ROOT ZONE TO BE REMOVED)
- CLEARED FLOODPLAIN AREA (C-FP)
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- P-TPF PERMANENT TREE PROTECTION FENCE (offset for graphics)
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- 65 dBA MITIGATED NOISE LINE (GROUND LEVEL)
- 65 dBA MITIGATED NOISE LINE (UPPER LEVEL)
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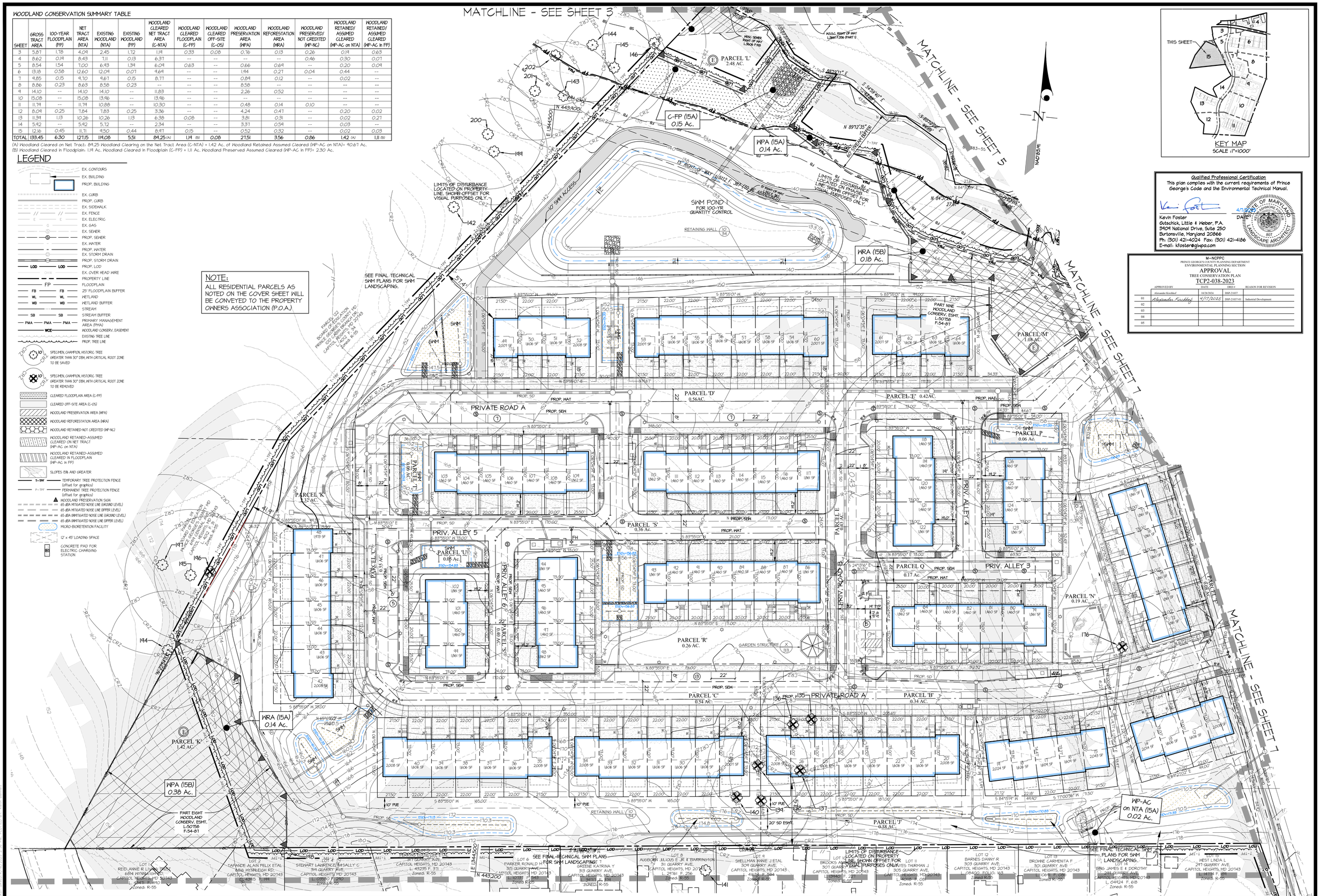
- 65 dBA UNMITIGATED NOISE LINE (UPPER LEVEL)
- MICRO-BIORETENTION FACILITY
- 12' x 45' LOADING SPACE
- CONCRETE PAD FOR ELECTRIC CHARGING STATION

NOTE:

ALL RESIDENTIAL PARCELS AS NOTED ON THE COVER SHEET WILL BE CONVEYED TO THE PROPERTY OWNERS ASSOCIATION (P.O.A.)



Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster
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3909 National Drive, Suite 250
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4/10/2025 DATE

STATE OF MARYLAND — KEVIN MICHAEL FOSTER — No. 807 — LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				

DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	TMR

DATE	REVISION	BY	APP'R.

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GRAPHIC SCALE: 30 0 15 30 60 — 1 inch = 30 ft.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
5410 Edson Lane, Suite 220
Rockville, MD 20852
bberman@bermanenterprises.com
ATTN: BRIAN BERMAN

SCALE	ZONING
1"=30'	M-X-T & R-55
DATE	TAX MAP – GRID
APRIL 2025	073-E1

TYPE II TREE CONSERVATION PLAN

GLENWOOD HILLS

PROPOSED PARCELS 1-6 & A-E, BLOCKS A-D;
LOTS 1 - 126, PARCELS A - H, J - N & P -U, BLOCK E AND PARCELS A & B, BLOCK F

SEAT PLEASANT ELECTION DISTRICT No. 18 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 22030

SHEET 15 OF 16

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STANDARD NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-21037-01. If DSP-21037-01 expires, then this TCP2 also expires and is no longer valid.
2. 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 $4.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developed Tier and is zoned M-X-T & R-55.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to Central Avenue (MD 214) which is classified as a Arterial roadway.
9. This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

Tree Preservation and Retention Notes

a. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
c. The location of all temporary tree protection fencing (TPFs) shown on this pan shall be flagged or staked in the field prior to the pre-construction meeting, upon approval of the locations by the county inspector, installation of the TPFs may begin.
d. All temporary TPFs required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for this project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
e. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

f. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
g. A tree is considered hazardous if a condition is present which leads a Certified Arborist or 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.
h. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using chain saw. Crrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
i. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question 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 tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
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.
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

Afforestation and Reforestation Notes

a. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
b. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
c. 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 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
d. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
e. Afforestation/ reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
f. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
g. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
h. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated $4.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes:

1. 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 permit.

   The Soil Testing Laboratory
   Agronomy Department,
   H.J. Patterson Hall
   University of Maryland
   College Park, Maryland 20742.

   These field tests will be processed for $15 each, which includes the soil laboratory sending the test results to the Cooperative Extension Service of Prince George's County at the University of Maryland, who will then 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.
6. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.
10. Fencing & Signage: Permanent tree protection fence (split rail fence) shall be placed at the rear of all lots that abut afforestation areas. (See Afforestation Area Fence Detail) The fencing and afforestation areas abutting proposed lots is subject to further evaluation at the time of builder site plans.
11. Planting Method: Consult the Planting Detail(s) shown on this plan. Mechanical row planting is allowed as an alternative planing method for Planting Areas 19, 20 & 53 only.
12. Mulching: Apply 2" thick layer of wood chip 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 5 lbs./acre. No fescue grass type should be used in any planting area ground stabilization. For all planting areas, (including Area 19, 20 & 53 that may contain existing turtgrass groundcover), any existing fescue type grass shall be eliminated at each planting site or planting row with chemical herbicides. (Round-up or similar type)
14. Mowing: No mowing may occur within the limits of the afforestation/reforestation area.
15. Survival Check for Bond Release: The planting area 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.

FOUR-YEAR MANAGEMENT PLAN FOR RE/ AFFORESTION AREAS

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

Year 1: Site preparation and Tree Planting Survival check once annually (September-November) see Note 1) Watering is needed (2 x month) Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2) Survival check once annually (September-November) Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2) Survival check (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 alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

When Off-Site Woodland Conservation is proposed:

Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

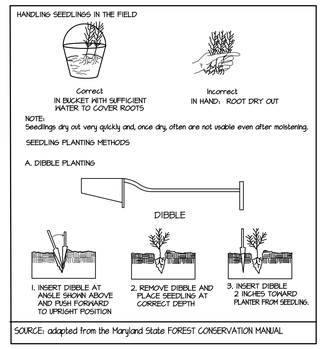
When woodlands and/or specimen, historic or champion trees are to remain:

a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. 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. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and 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 decomposition.

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

d. 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 cutting of trees.

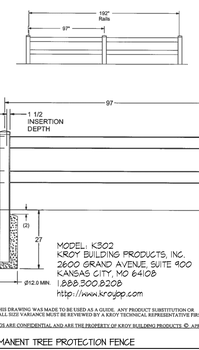


4 HANDLING AND PLANTING OF SEEDLINGS NTS

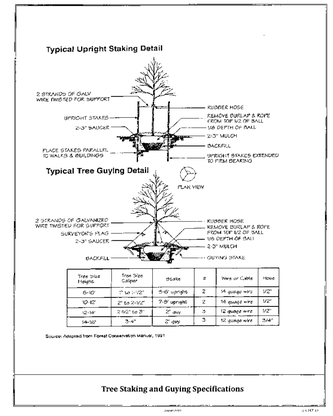
3 ft. 2-Rail PreFab Classic Ranch Rail

Required Material per 10' Section

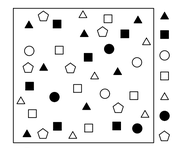
Parts List for K-302		
QTY	DESCRIPTION	LENGTH
3	6 x 6 Routed GS Post	10'
3	5 x 5 Ext. Long Cap	N/A
2	1 1/2 x 5 1/2 Rib Notch Rail	16 ft



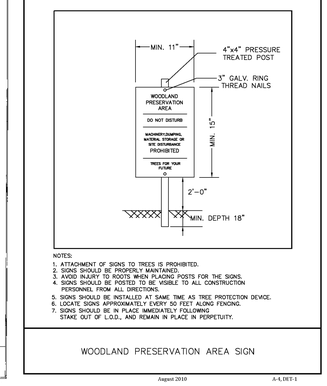
8 PERMANENT TREE PROTECTION FENCE NTS
3 ft. 2-Rail PreFab Vinyl Classic Ranch Rail or M-NCPPC Approved Equal



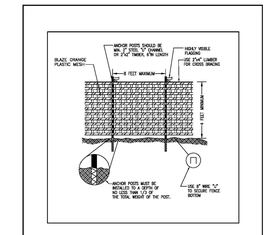
1 TREE STAKING & GUYING SPECIFICATIONS NTS



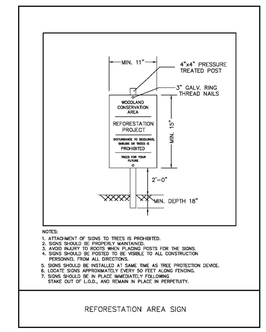
5 TYPICAL RANDOM PLANTING DETAIL NTS



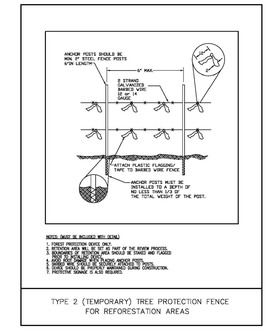
2 TREE PROTECTION SIGNAGE-WOODLAND PRESERVATION AREA NTS



3 TYPE I (TEMPORARY) TREE PROTECTION FENCE FOR WOODLAND PRESERVATION AREAS NTS



6 TREE PROTECTION SIGNAGE-REFORESTATION AREA NTS



7 TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS NTS

PLANTING SCHEME & SCHEDULE

PLANTING AREA - REFORESTATION AREAS
3.46 Ac. Planting Area, 3,460 Seedlings Required
1000 Seedlings/ Acre

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	692	whips
Quercus rubra/ Red Oak	19%	657	whips
Nyssa sylvatica/ Black Gum	18%	622	whips
Acer rubrum/ Red Maple	18%	622	whips
Betula nigra/ River Birch	9%	311	whips
Sassafras albidum/ Sassafras	8%	277	whips
Diospyros virginiana/ Persimmon	8%	277	whips

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

4/11/2025
DATE

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Burtonsville, Maryland 20866
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STATE OF MARYLAND — KEVIN FOSTER — No. 807 — LANDSCAPE ARCHITECT

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-038-2023

	APPROVED BY	DATE	DSP#	REASON FOR REVISION
	Alexander Kirchhof	10/28/2024	DSP-21037	
01	Alexander Kirchhof	4/17/2025	DSP-21037-01	Industrial Development
02				
03				
04				
05				

GLW PLANNING | ENGINEERING | SURVEYING
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: XXX			
DRAWN BY: XXX			
CHECKED BY: KAF			
DATE	REVISION	BY	APP'R.

PREPARED FOR:
GLENWOOD HILLS VENTURE, LLC
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