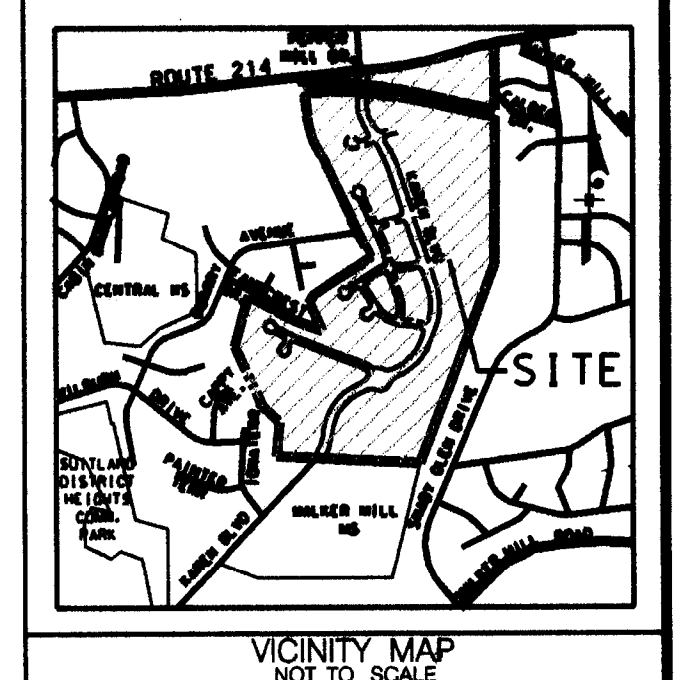


TYPE II TREE CONSERVATION PLANS

GLENWOOD HILLS

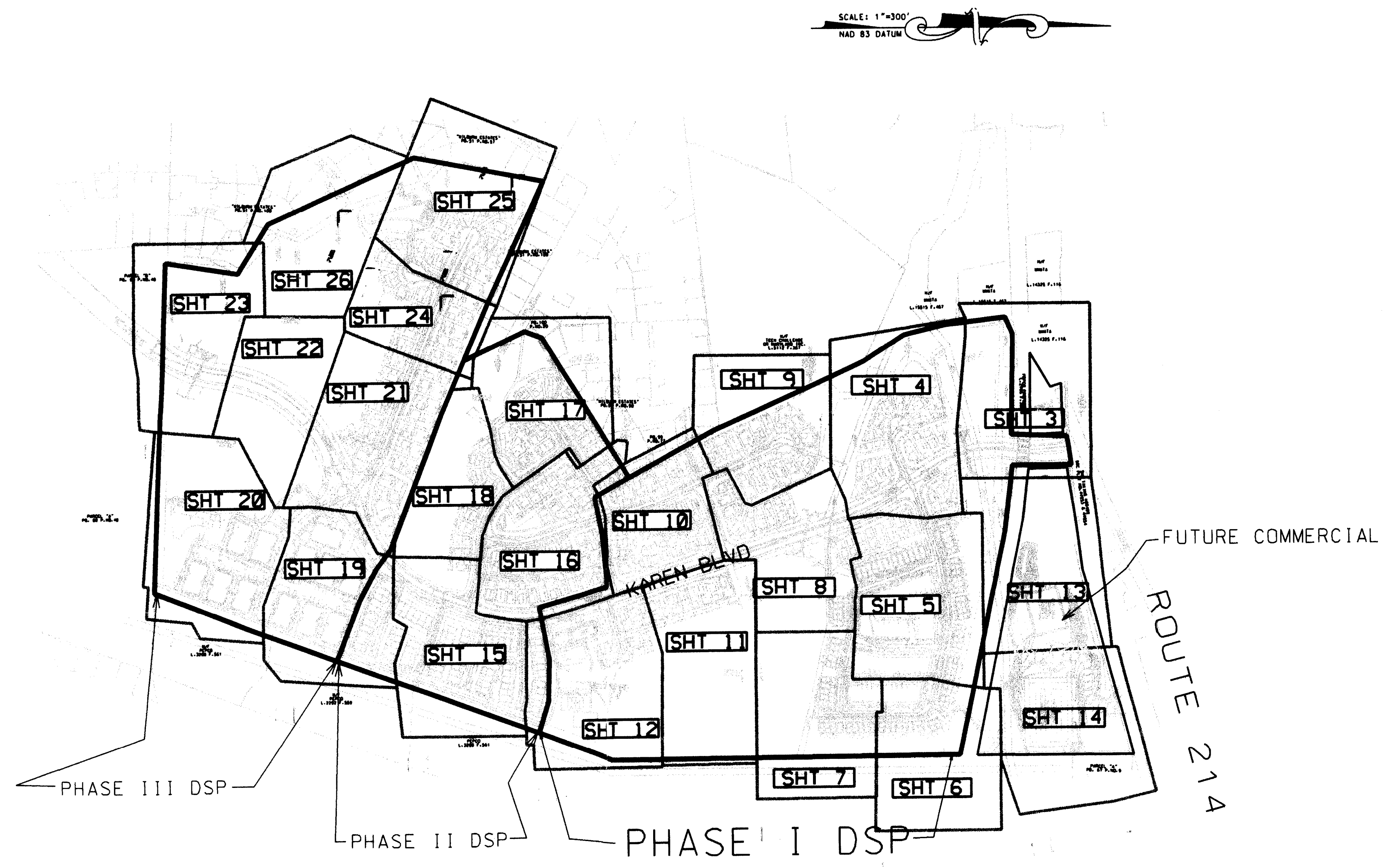


18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

INDEX OF SHEETS

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- Type II Tree Conservation Plan Notes
- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
 - The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
 - Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbance to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
 - All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- Notes to include on Plans when appropriate:
- The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
 - All tree planting for woodland replacement, reforestation or afforestation or afforestation will be completed prior to use and occupancy permit. Failure to establish the woodland replacement reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by the DPW&T Inspector.
 - Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
 - Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place in perpetuity.
 - The DPW&T Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
 - Results of survival checks for all tree plantings shall be reported to the DPW&T Inspector for the site and M-NCPPC, Environmental Planning Section.
 - Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
- NAME:
BUSINESS NAME:
ADDRESS:
PHONE NUMBER:



LOCATION MAP
SCALE: 1" = 300'

Woodland Conservation Worksheet for Prince George's County

Zone	
Gross Tract:	121.42
Floodplain:	0.00
Previously Dedicated Land:	0.00
Net Tract (NTA):	116.57

Include acreage in the corresponding columns for each zone.

WOODLAND HILLS	
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y/n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots? (y/n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	36.98 acres
Clearing permitted w/o reforestation =	77.98 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	114.98	4.88	
Woodland Conservation Threshold (NTA) =	15.00%	17.49	
Smaller of a or b		17.49	
Woodland above WCT		97.47	
Woodland cleared		77.58	0.00
Smaller of d or e		76.58	
Clearing above WCT (0.25 : 1) replacement requirement		18.89	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	5.00%	0.00	
Woodland Conservation Required		36.88	

Woodland Conservation Provided:

	(acres)
Woodland Preservation	32.84
Afforestation / Reforestation	4.18
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	36.83

Area of woodland not cleared: 39.40 acres
Woodland retained not part of requirements: 1.76 acres

Prepared by: Donald Mitchell
Signature: [Signature]
Date: 5/14/10

MITCHELL ENGINEERING, LLC
7704 KILBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

EDGE MANAGEMENT NOTES

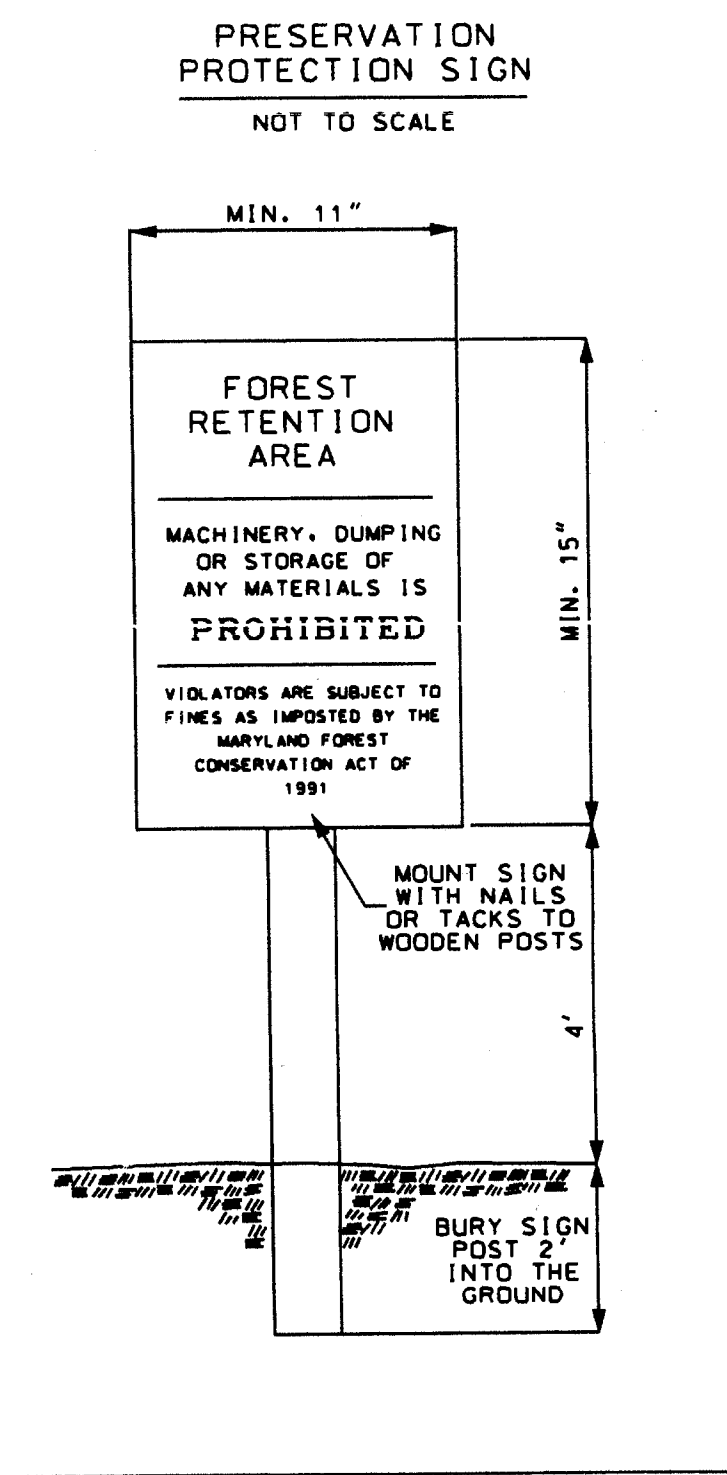
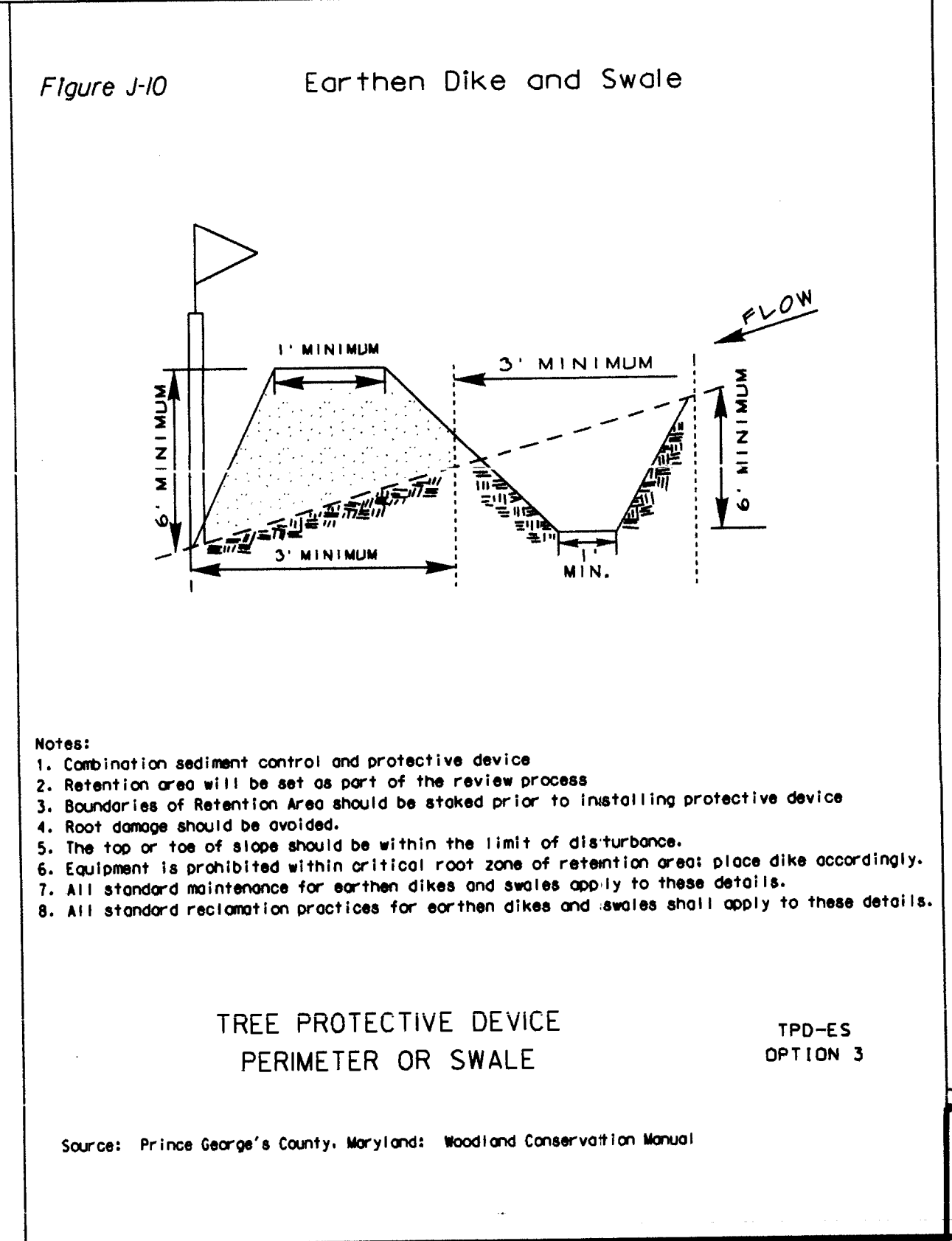
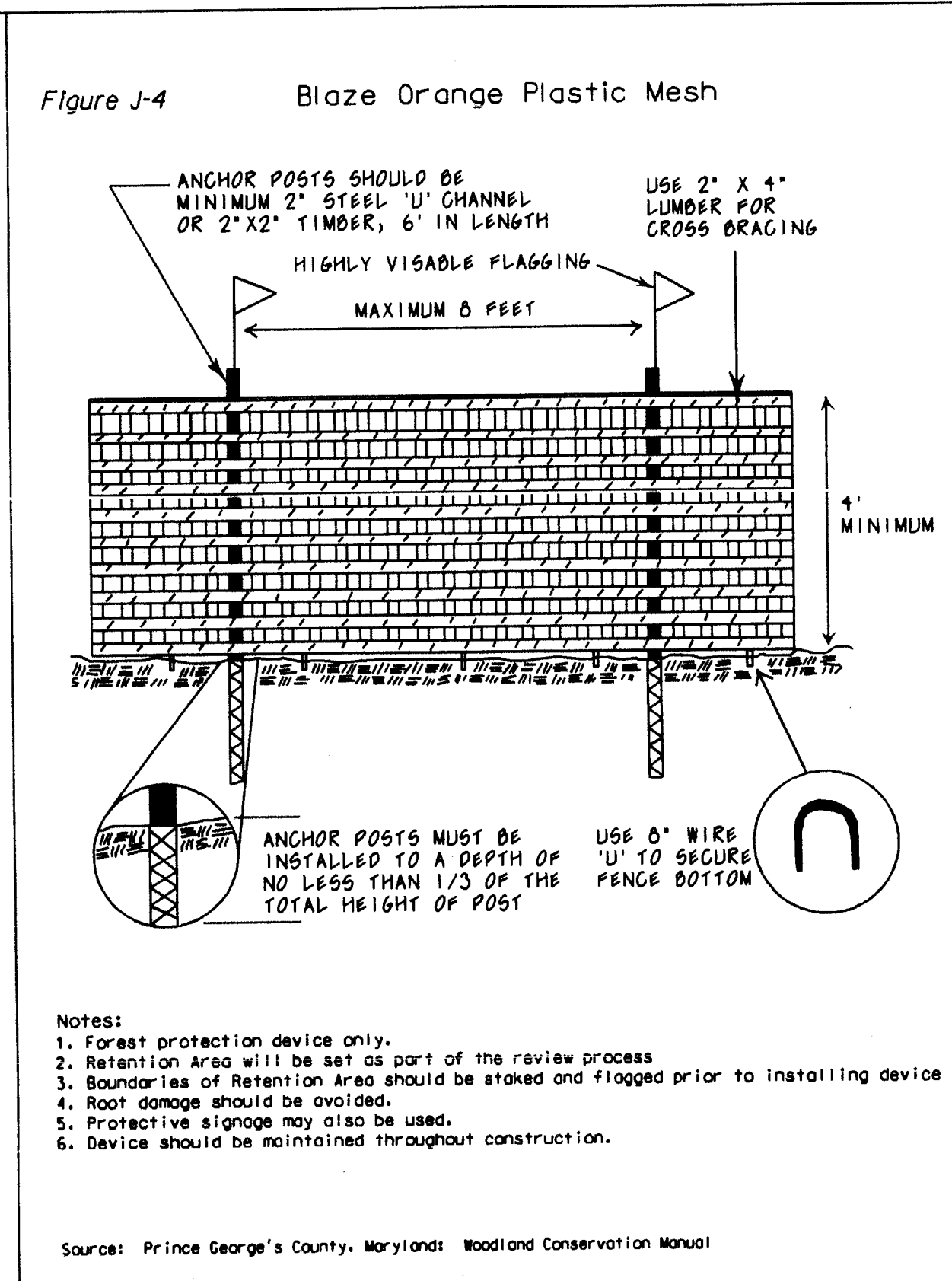
- All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at ground level with a saw or clippers and then immediately applying a herbicide to the cut surface in accordance with the method approved for that registered herbicide.
- Below is a list of species fitting this classification:

Garlic Mustard	Tall Fescue	K31 Fescue
Common Reed	Japanese Knotweed	Mile-a-minute Vine
Lesser Celandine	Porcelain Berry	Cinnamon Vine
Climbing Euonymus	Wintercreeper Japanese	Honeysuckle Kudzu
English Ivy	Periwinkle	Wisteria
Japanese Barberry	Rustling Olive	Autumn Olive
Winged Euonymus	Privet	Bush Honeysuckles
Borodoo	Common Buckthorn	European Buckthorn
Multiflora rose	Wineberry	Japanese Spirea
Carolinian	Norway Maple	Trees of Heaven
White Mulberry	Empress Tree	Sweet Cherry

In addition the following native species may be cleared within 75 feet of an edge due to the nuisance nature of the plants when growing in the proximity of residences.

Poison Ivy	Greenbrier	Blackberry
------------	------------	------------

- All hazardous trees within 75 feet of an edge may be pruned by a professional arborist or a Licensed Tree Expert in order to correct the potential problem. In the event the problem cannot be corrected by pruning, the tree may be removed. A tree is considered hazardous if there is a potential for property damage or the possibility of personal injury. A 50 foot tall tree that is 75 feet from an edge and 120 feet from a target is not a hazardous tree. A hazardous tree must exhibit characteristics that would lead to the failure of one or more parts of the tree which would then impact the target area.
- If tree removals reduce the stocking levels below 65 square feet of basal area per acre the property owner shall replant trees in the disturbed area in order to return the stocking levels to 65 square feet of basal area within five (5) years.
- Pruning shall be done in accordance with approved arboricultural standards. Pruning shall not be done in such a manner as to be injurious to the tree. The State of Maryland requires that pruning not done by the property owner shall be done by a Professional Arborist or a Licensed Tree Expert.
- Tilling the soils in the Forest Conservation Areas in order to seed with grasses is not permitted. However, the property owner may sow with shade tolerant grasses within 30 feet of an edge. The use of Kentucky 31 fescue is not acceptable.



OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

APPROVAL
Environmental Planning Section
TREE CONSERVATION PLAN
TCP-II / 049 / 07-02

Approved By: K. SHOUARS Date: 2/12/08

M-NCPPC APPROVALS

PROJECT NAME:	GLENWOOD HILLS		
PROJECT NUMBER:	DSP-07003/07046/07048		
Approval or Revision	Date	Initials	Certification Date
10-18-07	HZ		2-29-08
01	3-25-10	CS	6-10-10
10-7-08	HZ		12-13-10

TREE CONSERVATION PLAN II
COVER SHEET

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

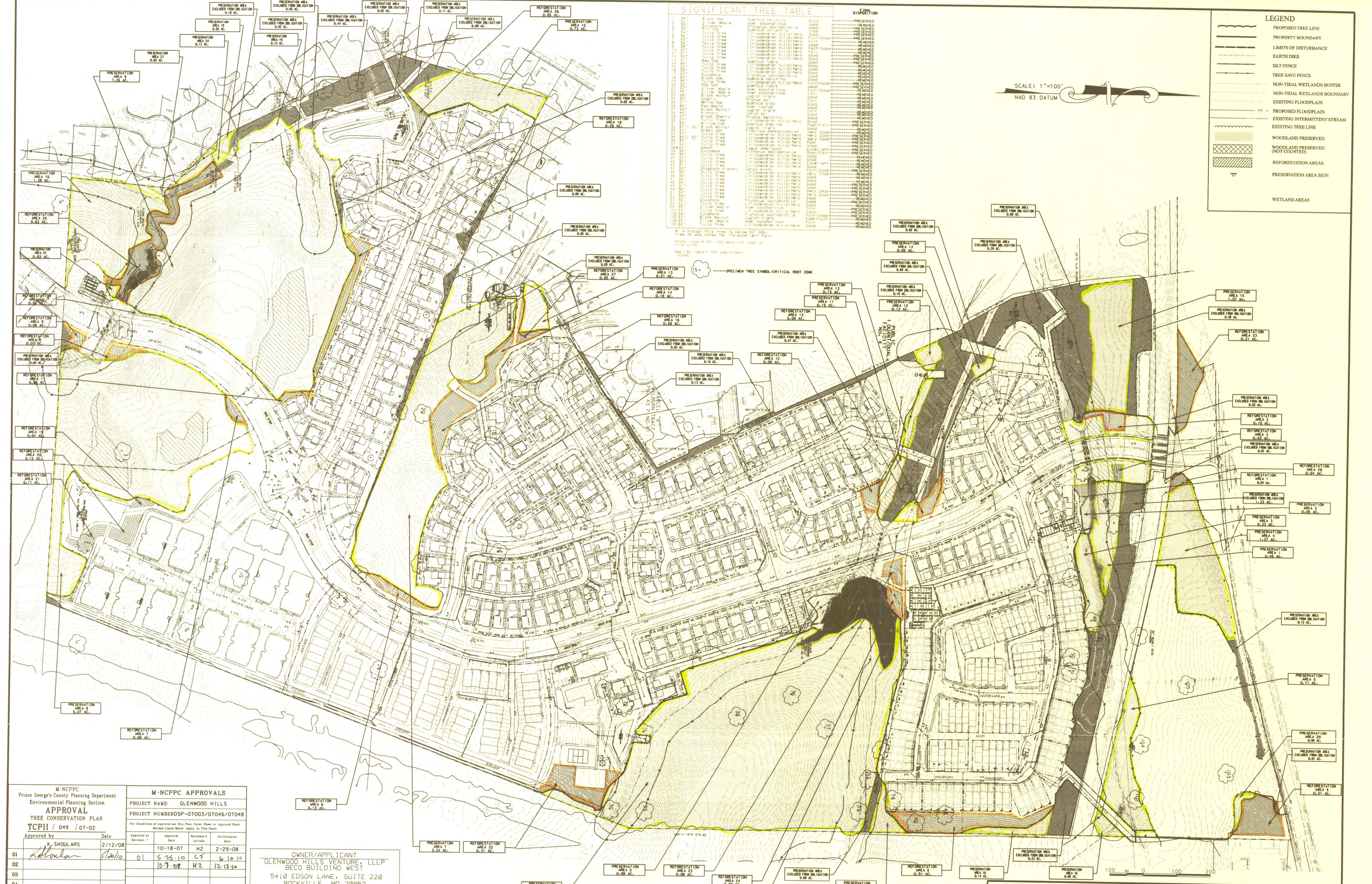
GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 150'

SHEET 1 of 26

PROJECT NO.



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11 / 049 / 07-02	
Approved by	Date
K. SHOULARS	2/12/08
01	10-18-07
02	5-25-10
03	10-7-07
04	
05	

M-NCPPC APPROVALS PROJECT NAME: GLENWOOD HILLS PROJECT NUMBER: SP-07003/07046/07048 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised List Below Apply to This Sheet	
Approval or Revision	Approval Date
01	10-18-07
02	5-25-10
03	10-7-07
04	
05	

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERNAN
PHONE: 301-816-1555

MITCHELL ENGINEERING, LLC
7704 KILBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

1	Added Stream Restoration, U.I.T. 100 YR FP & PEPCO/DPW&T/WSSC R/w changes	DBM	9/28/08
2	Revised	BY	DATE
3	WSSC 200 Sheet	201 SE6, 201 SE7	
4	201 SE6, 201 SE7	202 SE6, 202 SE7	
5	202 SE6, 202 SE7		

Copyright: ABC The Map People Permitted Use Number: 200384 Map: 19 Grid Tax Map: 83-84-85-C3-C4-C5 Zoning Category: MXT	W-NCPPC 200 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7 WSSC 200 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7
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TYPE II TCP
COMPOSITE SHEET

STATE OF MARYLAND
DONALD R. BECKWITH
GOVERNOR

MISS UTILITY NOTE
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DSP07046 APPROVED PLAN

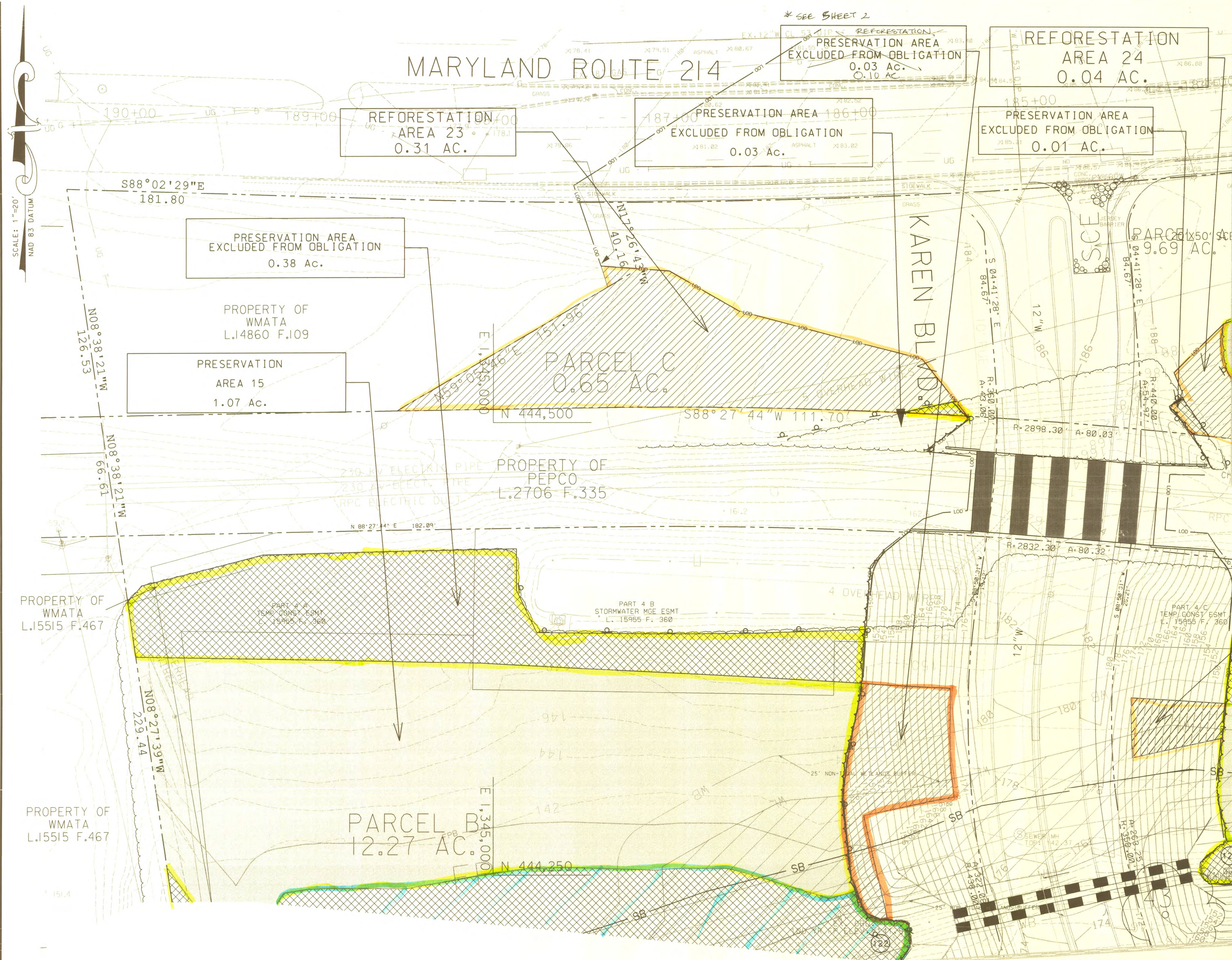
GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 2 OF 26

PROJECT NO.

PROJECT NO.



LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- EXISTING INTERMITTENT STREAM
- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- REFORESTATION AREAS
- PRESERVATION AREA SIGN
- WETLAND AREAS

MATCHLINE SEE SHT 13

E 1,345,500

N 444,500

REFORESTATION AREA 3
0.03 AC.

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLC
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 049 / 07-02			
Approved by		Date	
K. SHOUCLARS		2/12/08	
01	K. Shouclars	2/12/08	
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: SP-07003/07046/07048			
For Conditions of Approval see Site Plan, Cover Sheet or Approval Sheet. Noted Limit Dates Apply to This Sheet.			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	H2	2-29-08
01	5-25-10	CS	6-10-10
	10-7-08	H2	12-13-10

DSP07046

MATCHLINE SEE SHT 4

PHASE I **APPROVED PLAN**

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=20'

SHEET 3 OF 26

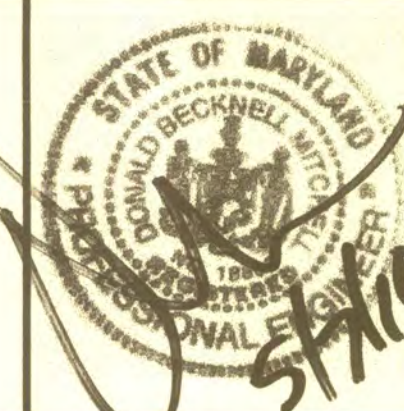
PROJECT NO.

MITCHELL ENGINEERING, LLC

7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
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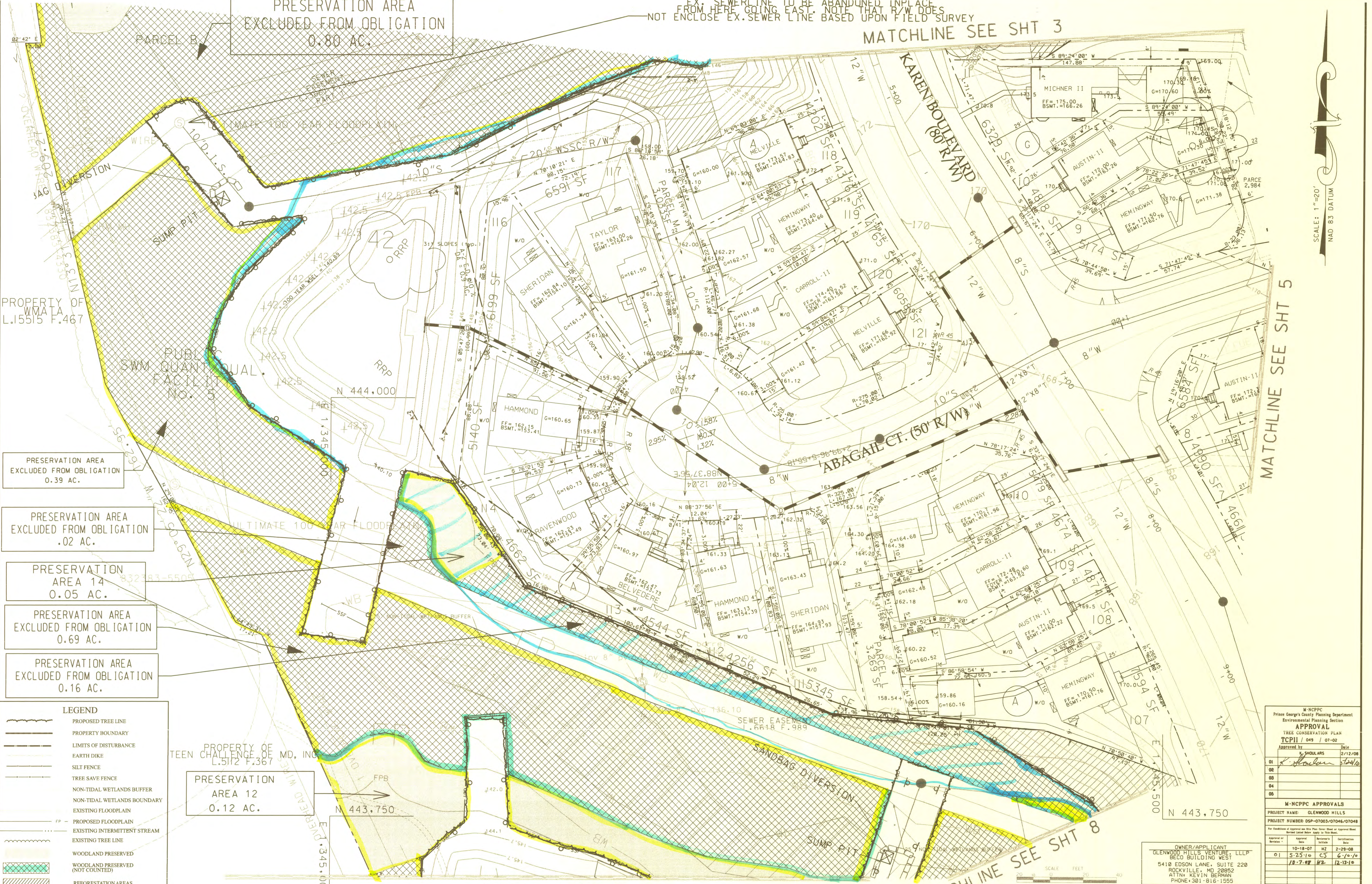
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Tax Map 73 D2,E1,E2		Zoning Category: MKT	
M-NCPPC 200 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7		WSSC 200 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7	
1 Added Stream Restoration, 100 YR FP & PEPCO/DPWAT/WSSC R/w changes	DBM	9/28/05	
NO.	DATE	BY	DATE
1	DECEMBER 2006	CAD Standards Version: MICROSTATION 8.1	V8-2004
Designed: DBM		Technician:	Checked:

TYPE II TREE CONSERVATION PLAN



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-297-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE UTILITY COMPANIES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

REVISIONS		DATE	BY	DATE
1	Added Stream Restoration .uit, 100 YR FP & PEPCO/DP&T/WSSC R/w changes	9/28/09	DBM	
DESIGNED: DBM		CHECKED:		

Map	19 Grid	B3, B4, B5, C3, C4, C5
Tax Map		
73 D2-E1-E2		MXT
M-NCPPC 2007 Sheet		
201 SE6, 201 SE7		
202 SE6, 202 SE7		
WSSC 2007 Sheet		
201 SE6, 201 SE7		
202 SE6, 202 SE7		

TYPE II TREE CONSERVATION PLAN

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
NATURAL RESOURCES

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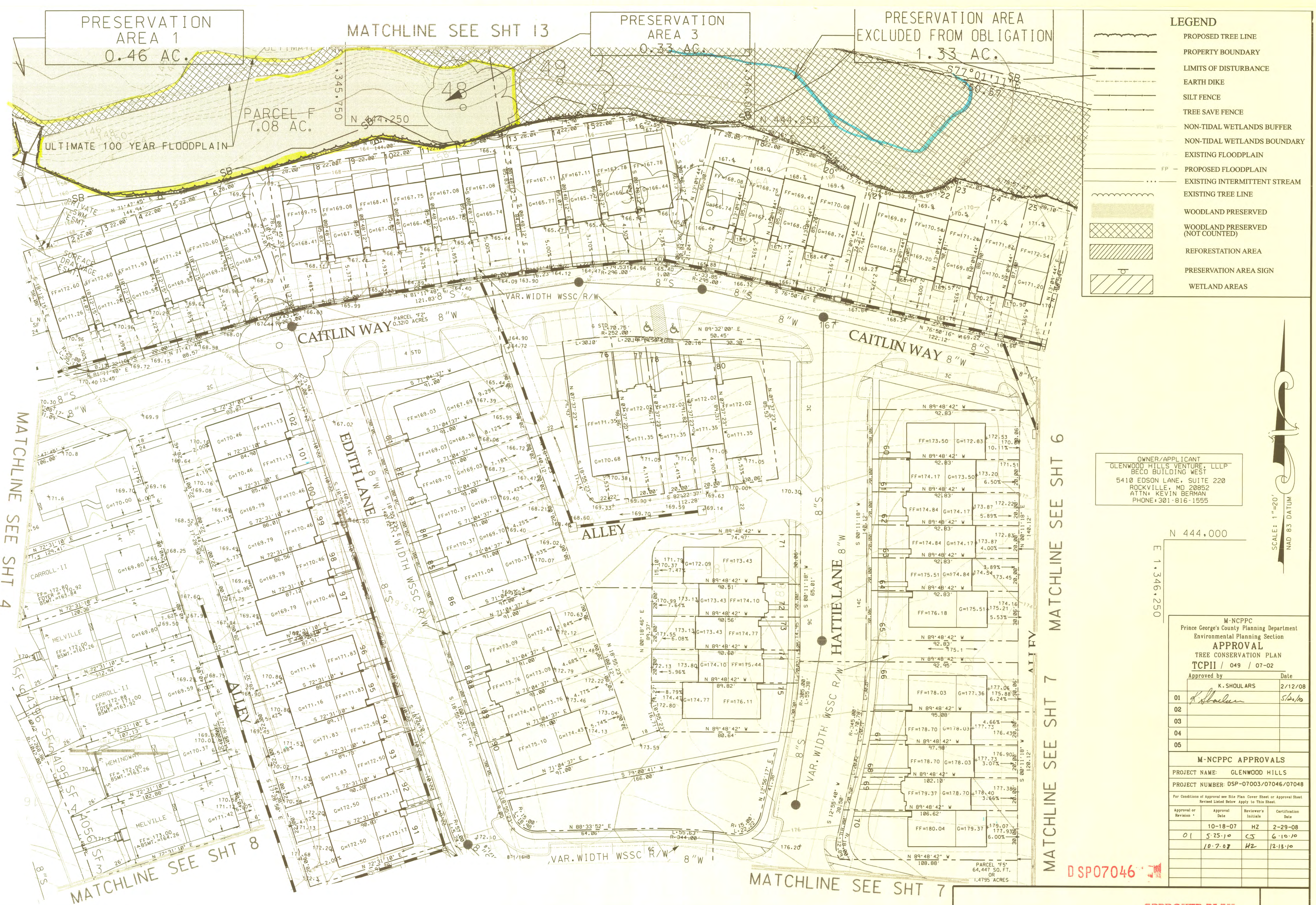
DSP07046 APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 4 OF 26

PROJECT NO.



PRESERVATION AREA
EXCLUDED FROM OBLIGATION
1.33 AC.

MATCHLINE SEE SHT 14

PRESERVATION
AREA 5
0.71 AC.

PRESERVATION
AREA 16
0.09 AC.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.23 AC.

PROPERTY OF
PEPCO
PARCEL 31
L.3208 F.561

PRESERVATION
AREA 21
0.14 AC.

*REFORESTATION
AREA 5
0.51 AC.

LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- EXISTING INTERMITTENT STREAM
- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- REFORESTATION AREA
- PRESERVATION AREA SIGN
- WETLAND AREAS

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PHONE: 301-816-1555

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 049 / 07-02

Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
01	5-25-10	CS	6-10-10
02	10-7-08	HZ	12-13-10

M-NCPPC APPROVALS

PROJECT NAME:	GLENWOOD HILLS
PROJECT NUMBER:	DSP-07003/07046/07048
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet.	

DSP07046

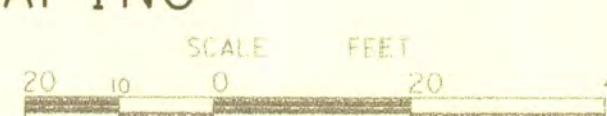
APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

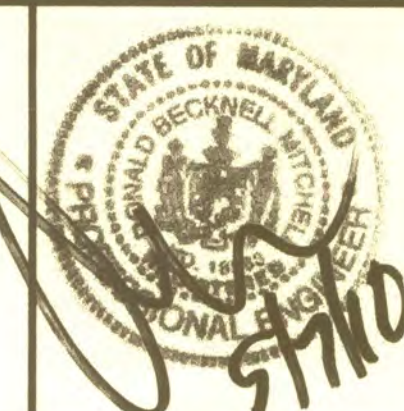
SHEET 6
OF 26
PROJECT NO.

*AREA ALSO INCLUDES BUFFER LANDSCAPING



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TYPE II TREE
CONSERVATION PLAN

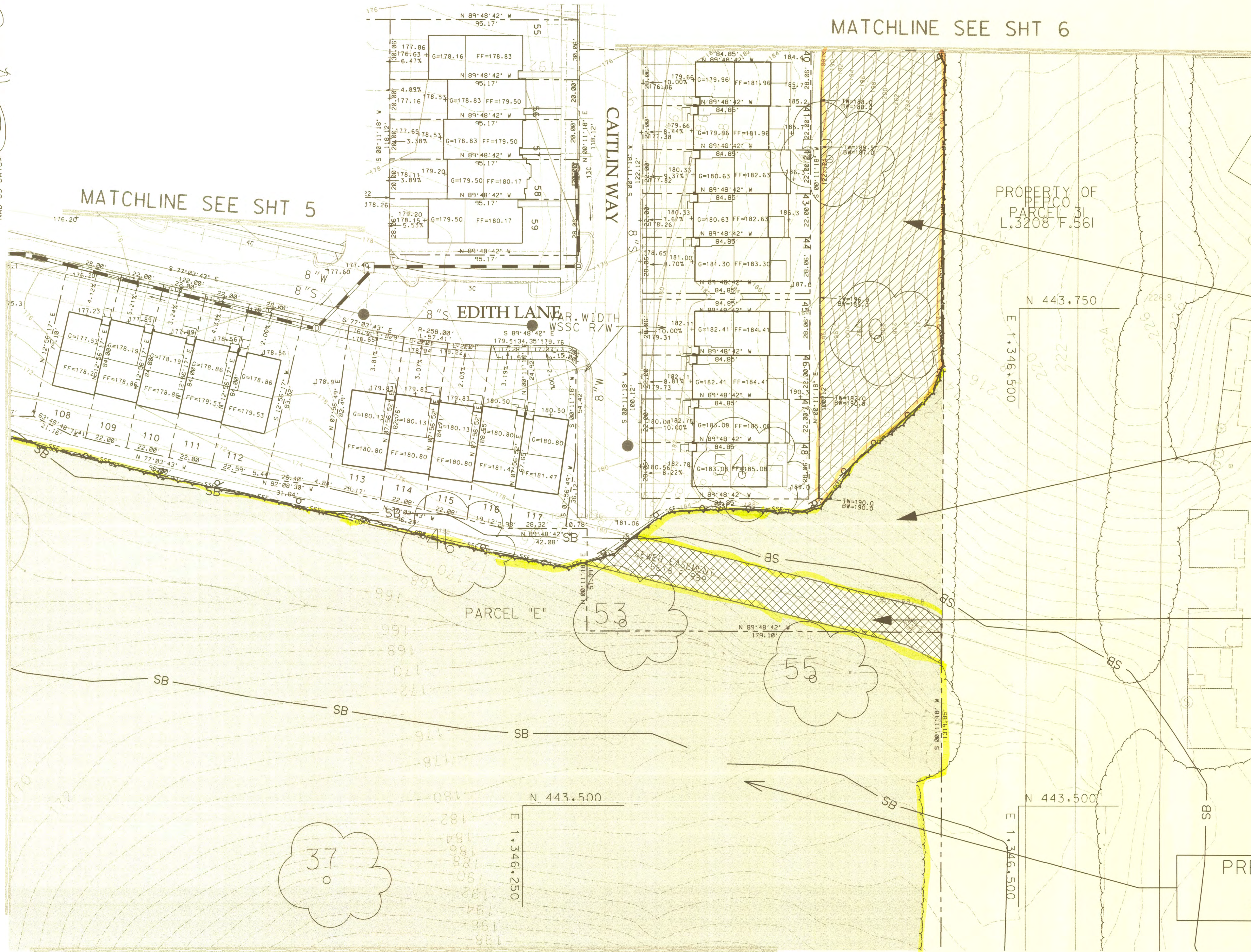
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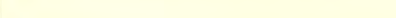
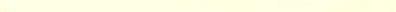
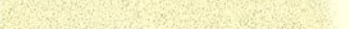
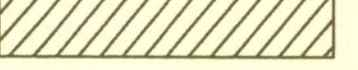
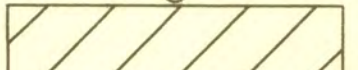
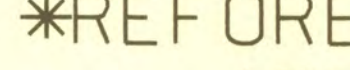
1	Added Stream Restoration, Util. 100 YR FP & PEPCO/DP&T/WSSC R/W changes	DBM	9/28/05
2	Revisions	BY	DATE
3	Revisions	BY	DATE

Designed: DBM
Technician: _____
Checked: _____

Copyright: ADC The Map People Permitted Use Number: 210384 Map: 19 Tax Map: 83-84-85-23-04-05 Zoning Category: MXT
73 D2-E1-E2
M-NCPPC 200 Sheet
201 SE6, 201 SE7 202 SE6, 202 SE7
WSSC 200 Sheet
201 SE6, 201 SE7 202 SE6, 202 SE7



LEGEND

	PROPOSED TREE LINE
	PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	EARTH DIKE
	SILT FENCE
	TREE SAVE FENCE
 WT	NON-TIDAL WETLANDS BUFFER
 NL	NON-TIDAL WETLANDS BOUNDARY
 FP	EXISTING FLOODPLAIN
 FP	PROPOSED FLOODPLAIN
	EXISTING INTERMITTENT STREAM
	EXISTING TREE LINE
	WOODLAND PRESERVED
	WOODLAND PRESERVED (NOT COUNTED)
	REFORESTATION AREA
	PRESERVATION AREA SIGN
	WETLAND AREAS

*REFORESTATION
AREA 5
0.51 AC.

*IN ADDITION TO BUFFER LANDSCAPING

PRESERVATION
AREA 17
0.16 AC.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.08 AC.

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

[illegible]

PRESERVATION
AREA 6
9.28 AC.

DSP07046

APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 20'

SHEET 7

OF 26

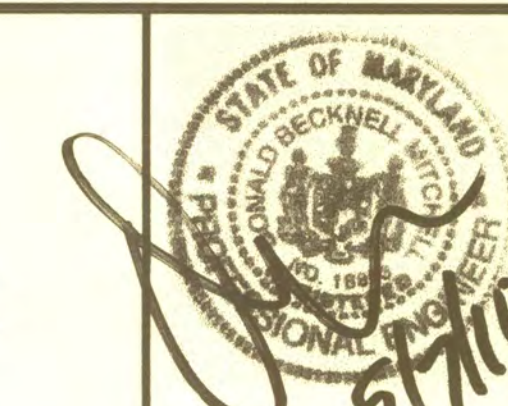
PROJECT NO.

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

										Copyright ADC Permitted Use	
										Map	19 Grid
										Tax Map	
										73	D2.E1.E2
										M-NCPPC 2000 Sheet	
										201 SE6	201 SE7
										202 SE6	202 SE7
1	Added Stream Restoration .Ult. 100 Yr FP & PEPCO/DPW&T/WSSC R/w changes								DBM	9/28/06	
NO.	REVISIONS								BY	DATE	
DATE:	DECEMBER 2006	CAD Standards version: MICROSTATION 8.1						V8-2004	201 SE6	201 SE7	

The Map People Number 21103184 B3.B4.B5.C3.C4.C5	
Zoning Category: MXT	

TYPE II TREE CONSERVATION PLAN



MISS UTILITY NOTE

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- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - TREE SAVE FENCE
 - NON-TIDAL WETLANDS BUFFER
 - NON-TIDAL WETLANDS BOUNDARY
 - EXISTING FLOODPLAIN
 - PROPOSED FLOODPLAIN
 - EXISTING INTERMITTENT STREAM
 - EXISTING TREE LINE
 - WOODLAND PRESERVED
 - WOODLAND PRESERVED (NOT COUNTED)
 - REFORESTATION AREA
 - PRESERVATION AREA SIGN
 - WETLAND AREAS

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 049 / 07-02			
Approved by		Date	
K. SHOULARS		2/12/08	
01			
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan, Cover Sheet or Approval Sheet. Review Listed Below. Apply to This Sheet.			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
01	10-18-07	HZ	2-29-08
	5-25-10	CJ	6-10-10
	10-7-08	HZ	12-18-10

MITCHELL ENGINEERING, LLC

7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

NO.	1	Added Stream Restoration Unit, 100 YR FP & PEPCO/DPW&T/WSSC R/W changes	DBM	9/28/06
DATE	DECEMBER 2006	CAD Standards Version	MICROSTATION 8.1	VB-2004
DESIGNED	DBM	TECHNICIANS		

Copyright ADC The Map People
Map 19 Grid 83-84-85-86-87-88-89-90-91-92-93-94-95
Zone Category: MXT

73	02-E1-E2
201	SE6, 201 SE7
202	SE6, 202 SE7

WSSC 200 Sheet

201	SE6, 201 SE7
202	SE6, 202 SE7

TYPE II TREE CONSERVATION PLAN

MISS UTILITY NOTE

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GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

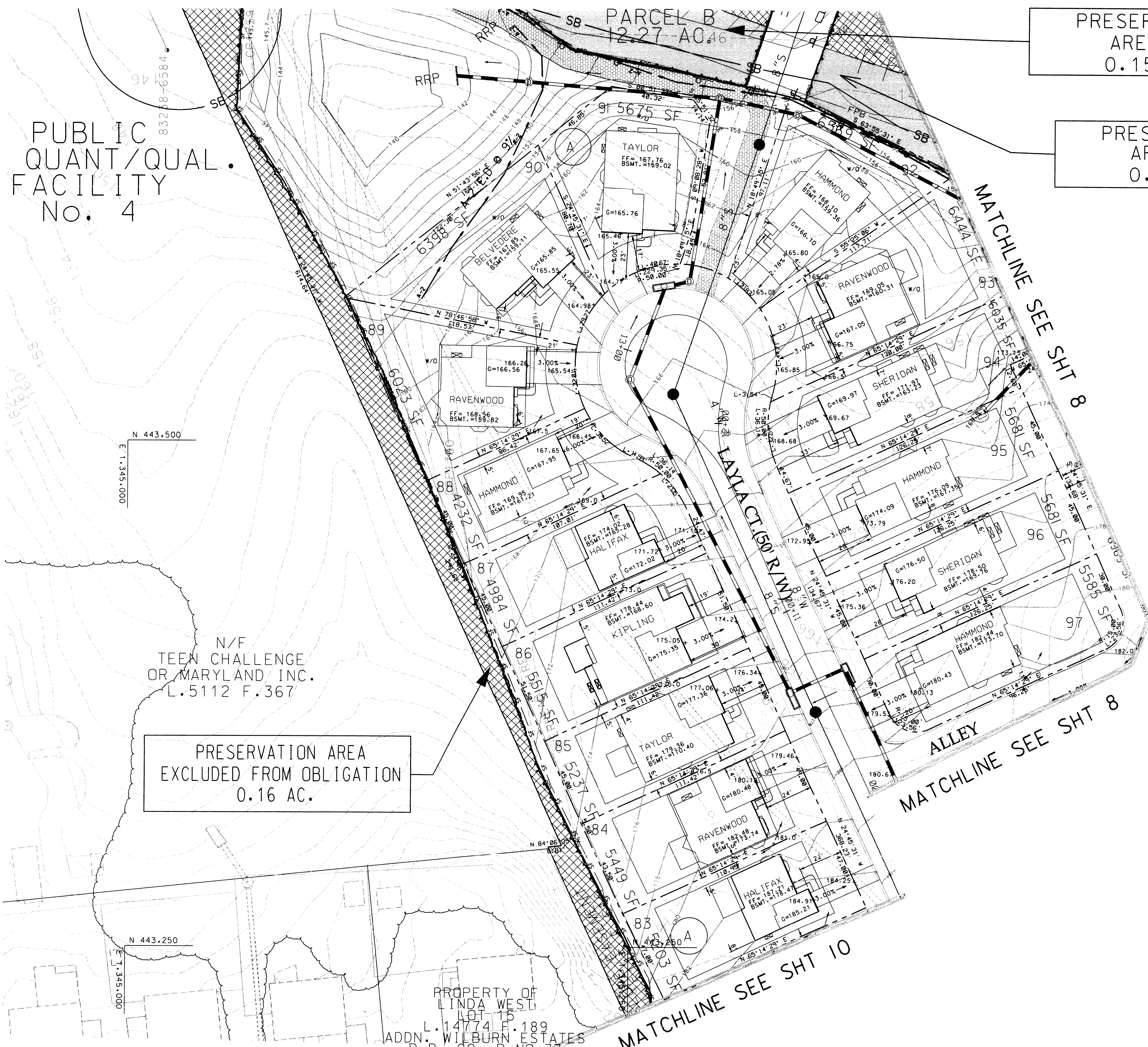
APPROVED PLAN

1"=20'

SHEET 8 OF 26

PROJECT NO.

DSP07046

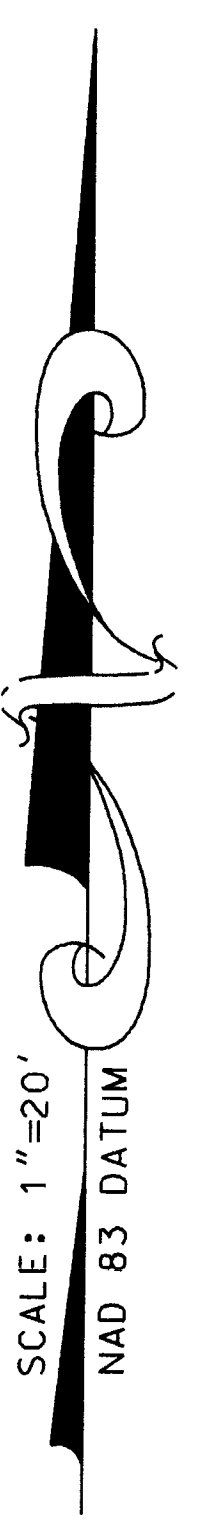


PRESERVATION
AREA 13
0.15 AC.

PRESERVATION
AREA 11
0.15 AC.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.16 AC.

- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
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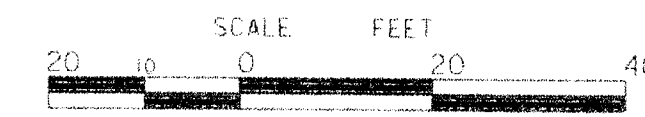


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PHONE 301-816-1555

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP11 / 049 / 07-02

Approved by	Date
S. SHOULARS	2/12/08
01	
02	
03	
04	
05	

M-NCPPC APPROVALS			
PROJECT NAME:		GLENWOOD HILLS	
PROJECT NUMBER:		OSP-07003/07046/07048	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to This Sheet.			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
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01	5-25-10	CJ	6-10-10
	10-7-07	HZ	12-13-07



DSP07046

APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

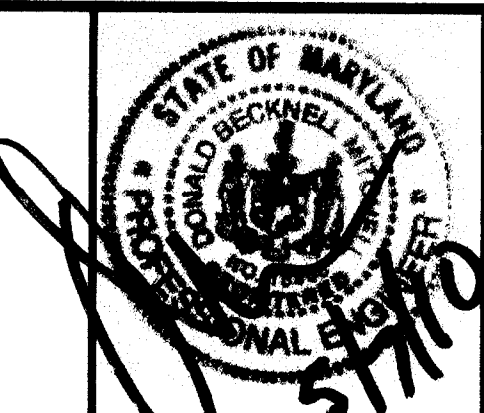
SHEET
9
of
26
PROJECT NO.

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

NO.	1	Added Stream Restoration, Util., 100 YR FP & PERCO/DPWT/WSSC R/w changes	DBM	9/28/09
NO.	2	Revisions	BY	DATE
NO.	3	Revisions	BY	DATE
NO.	4	Revisions	BY	DATE
NO.	5	Revisions	BY	DATE
NO.	6	Revisions	BY	DATE
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NO.	95	Revisions	BY	DATE
NO.	96	Revisions	BY	DATE
NO.	97	Revisions	BY	DATE
NO.	98	Revisions	BY	DATE
NO.	99	Revisions	BY	DATE
NO.	100	Revisions	BY	DATE

Copyright AD: The Map People Permitted Use Number: 2103184	Map 19 Grid 83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.00	Tax Map Zoning Category MXT
M-NCPPC 200 Sheet 201 SE6, 201 SE7 202 SE8, 202 SE9	WSSC 200 Sheet 201 SE6, 201 SE7 202 SE8, 202 SE9	

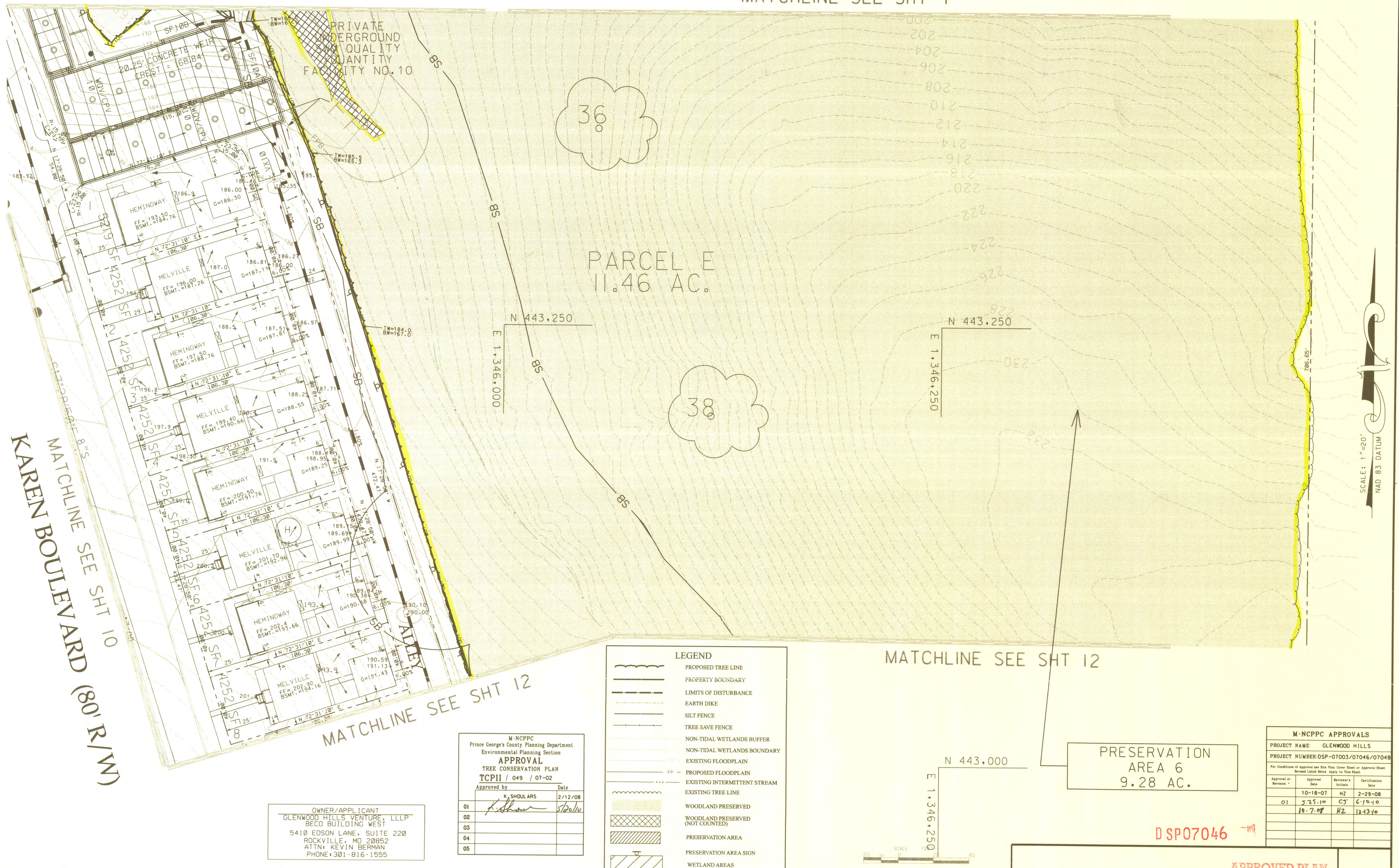
TYPE II TREE
CONSERVATION PLAN



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

GLENWOOD HILLS
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

MATCHLINE SEE SHT 7



SCALE: 1"=20'
NAD 83 DATUM

[illegible]

D SP07046

APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

ONE INCH
1" = 20'

SHEET 11
OF 26

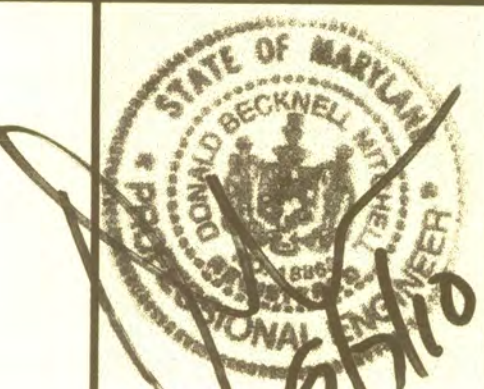
PROJECT NO.

MITCHELL ENGINEERING, LLC
7704 KILBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

[illegible]

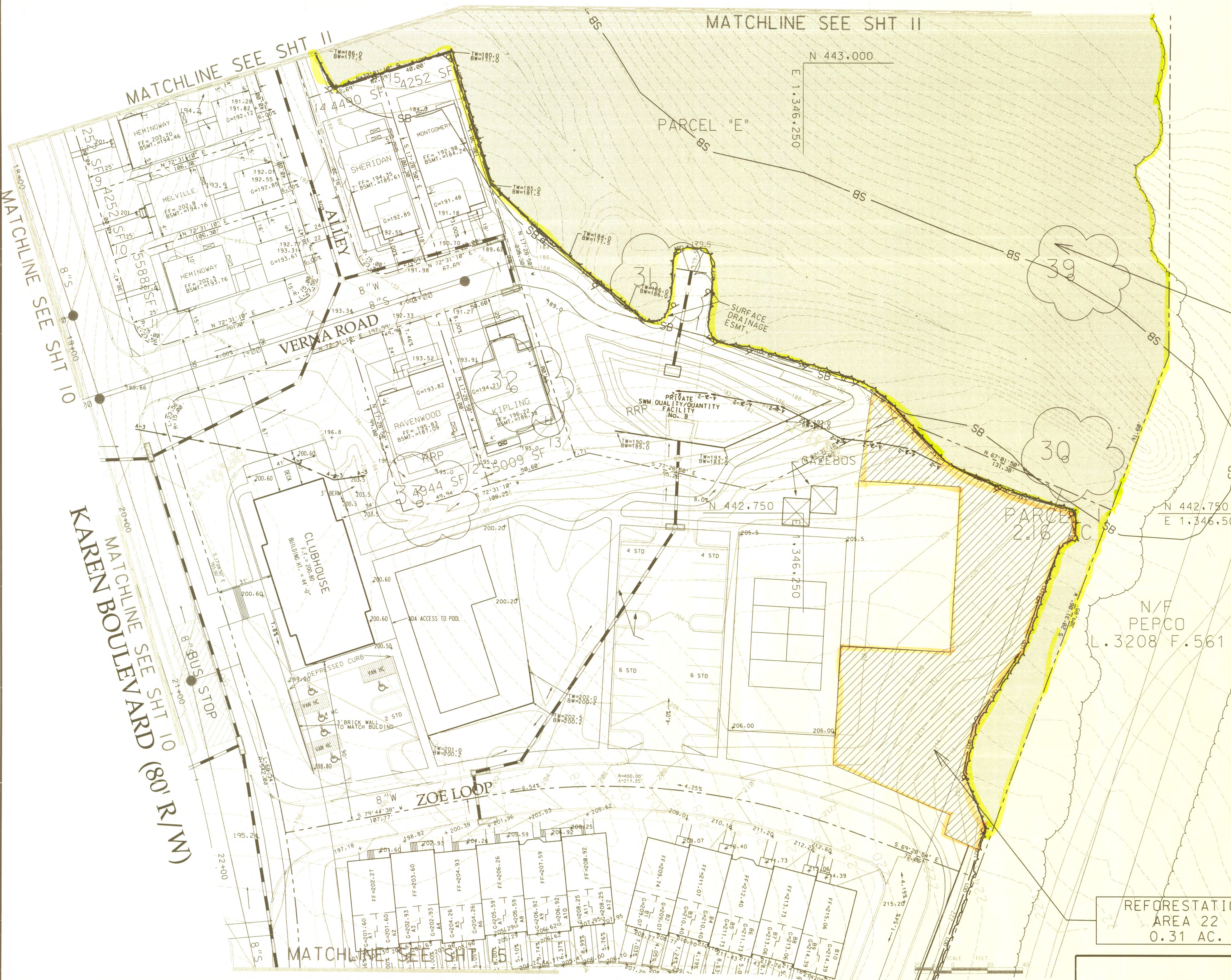
Copyright ADC The Map People Permitted Use Number 2103184	
Map	19 Grid 83.84.85.C3.C4.C5
Tax Map	Zoning Category:
73 D2.E1.E2	MXT
M-NCPPC 200' Sheet	
201 SE6, 201 SE7	
202 SE6, 202 SE7	
WSSC 200' Sheet	
201 SE6, 201 SE7	
202 SE6, 202 SE7	

TYPE II TREE CONSERVATION PLAN



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LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
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- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- REFORESTATION AREA
- PRESERVATION AREA SIGN
- WETLAND AREAS

PRESERVATION AREA 6
9.28 AC.

SCALE: 1"=20'
NAD 83 DATUM

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 049 / 07-02

Approved by	Date
K. SHOULARS	2/12/08
01	
02	
03	
04	
05	

M-NCPPC APPROVALS			
PROJECT NAME:		GLENWOOD HILLS	
PROJECT NUMBER:		OSP-07003/07046/07048	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below. Apply to This Sheet.			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	HZ	2-29-08
01	5-25-10	CJ	6-10-10
	10-7-09	H2	12-13-10

REFORESTATION AREA 22
0.31 AC.

APPROVED PLAN

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

1	Added Stream Restoration - U.I.T. 100 YR. FP & PEPCO/DPWAT/SSC R/W changes	DBM	9/28/05
2	Revisions		
3	Revisions		
4	Revisions		
5	Revisions		
6	Revisions		
7	Revisions		
8	Revisions		
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100	Revisions		

TYPE II TREE
CONSERVATION PLAN

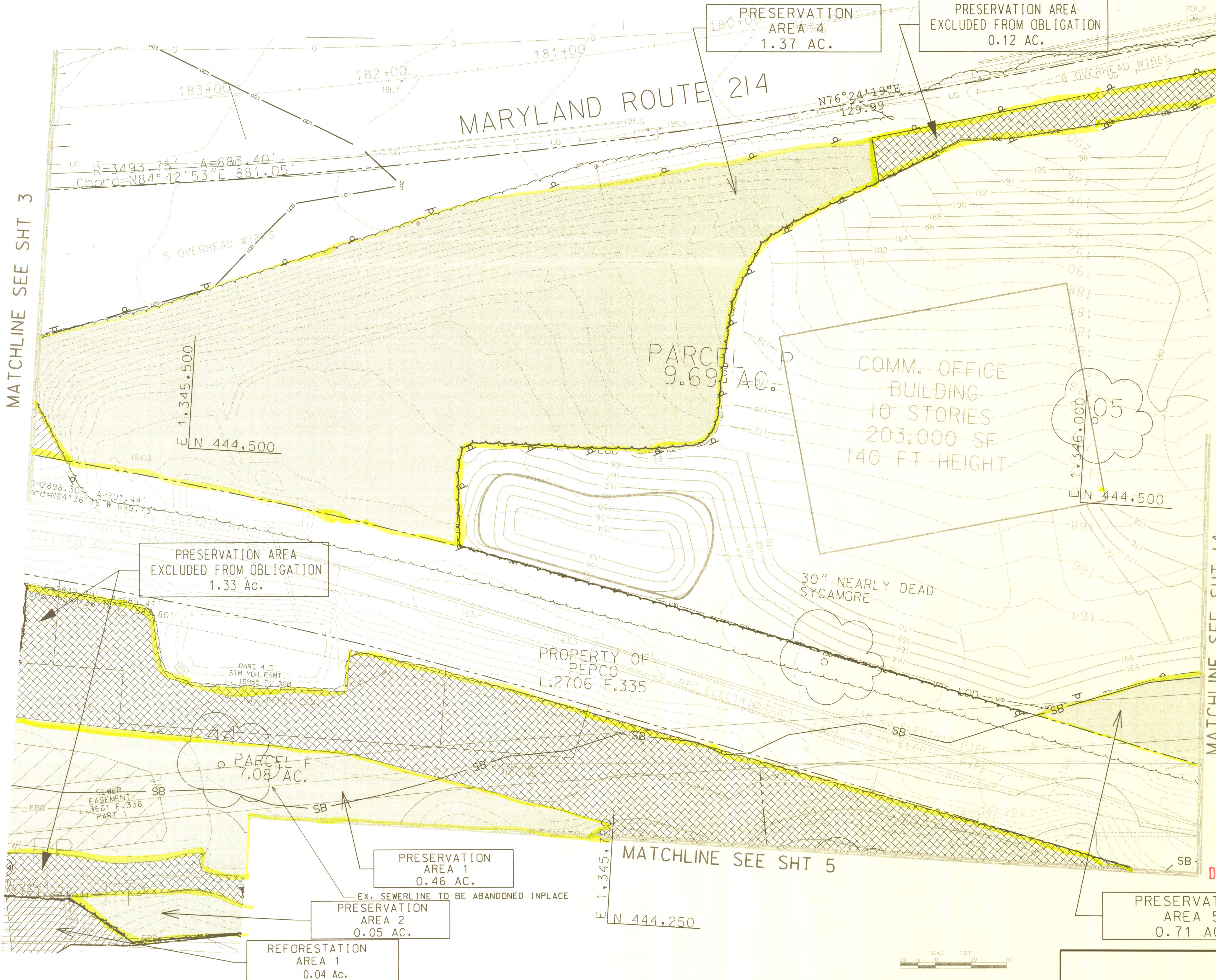


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GLENWOOD HILLS
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=20'
SHEET 12 OF 26
PROJECT NO.

MATCHLINE SEE SHT 3



LEGEND	
	PROPOSED TREE LINE
	PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	EARTH DIKE
	SILTY FENCE
	TREE SAVE FENCE
	NON-TIDAL WETLANDS BUFFER
	NON-TIDAL WETLANDS BOUNDARY
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	WOODLAND PRESERVED (NOT COUNTED)
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	PRESERVATION AREA SIGN
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SCALE: 1"=20'
NAD 83 DATUM

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BECO BUILDING WEST
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ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 049 / 07-02	
Approved by	Date
01 <i>K. Shouals</i>	2/12/08
02	
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04	
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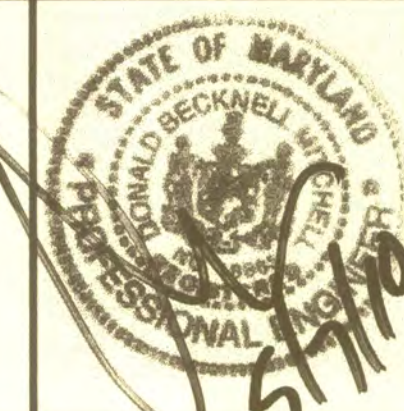
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
01	10-18-07	HZ	2-29-08
02	5-25-10	CS	6-10-10
03	10-7-09	HZ	12-13-10

APPROVED PLAN	
1"=20'	
SHEET	13
OF	26
PROJECT NO.	

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Map	19 Grid 83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.00
Tax Map	73 D2.E1.E2 MXT
M-NCPPC 2007 Sheet	201 SE6, 201 SE7
202 SE6, 202 SE7	
WSSC 2007 Sheet	201 SE6, 201 SE7
202 SE6, 202 SE7	
1	Added Stream Restoration .Ult. 100 YR FP & PEPCO/DPW&T/WSSC R/w changes
NO.	BY DATE
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2	DECEMBER 2006
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35	DECEMBER 2006
36	DECEMBER 2006
37	DECEMBER 2006
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94	DECEMBER 2006
95	DECEMBER 2006
96	DECEMBER 2006
97	DECEMBER 2006
98	DECEMBER 2006
99	DECEMBER 2006
100	DECEMBER 2006

TYPE II TREE
CONSERVATION PLAN



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS
OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING
UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITS BY HAND.
WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS
UTILITY" AT 1-800-251-7777. 48 HOURS PRIOR TO THE START OF
EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS
PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE
ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH
CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE
REVISIONS TO THIS PLAN.

GLENWOOD HILLS
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.12 AC.

MARYLAND ROUTE 214

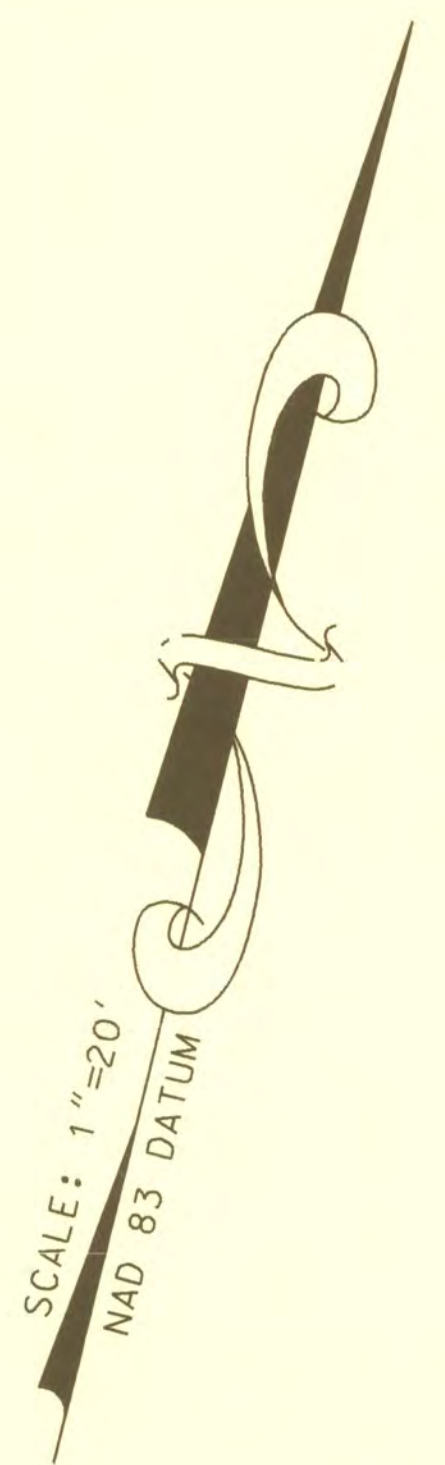
PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.01 AC.

REFORESTATION
AREA 5
0.31 AC.

PRESERVATION
AREA 20
0.06 AC.

PRESERVATION
AREA 5
0.71 AC.

- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - TREE SAVE FENCE
 - NON-TIDAL WETLANDS BUFFER
 - NON-TIDAL WETLANDS BOUNDARY
 - EXISTING FLOODPLAIN
 - FP - PROPOSED FLOODPLAIN
 - EXISTING INTERMITTENT STREAM
 - EXISTING TREE LINE
 - WOODLAND PRESERVED
 - WOODLAND PRESERVED (NOT COUNTED)
 - REFORESTATION AREA
 - PRESERVATION AREA SIGN
 - WETLAND AREAS



SCALE: 1"=20'
NAD 83 DATUM

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

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

APPROVAL
TREE CONSERVATION PLAN
TCP11 / 049 / 07-02

Approved by	Date
K. SHOULARS	2/12/08
01	
02	
03	
04	
05	

M-NCPPC APPROVALS

PROJECT NAME: GLENWOOD HILLS
PROJECT NUMBER: DSP-07003/07046/07048

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revised Listed Below Apply to This Sheet

Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	HZ	2-29-08
01	5-25-10	CJ	6-10-10
	10-7-08	HZ	12-12-10

DSP07046

APPROVED PLAN

GLENWOOD HILLS

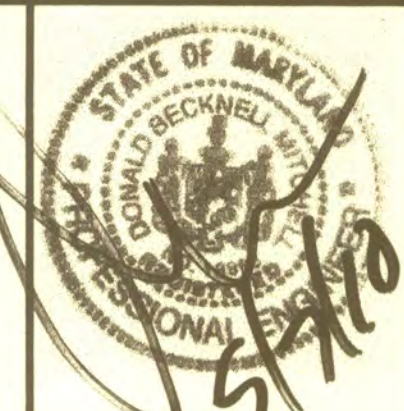
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=20'
SHEET 14
of 26
PROJECT NO.



MISS UTILITY NOTE

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TYPE II TREE CONSERVATION PLAN

Copyright ABC The Map People
Permitted Use Number 210384

Map	Tax Map	Zoning Category
73 D2+E1+E2		MXT

M-NCPPC 2007 Sheet
201 SE6, 201 SE7
202 SE6, 202 SE7

WSSC 2007 Sheet
201 SE6, 201 SE7
202 SE6, 202 SE7

NO.	REVISIONS	DATE	BY	CHECKED
1	Added Stream Restoration .UIT. 100 YR FP & PEPCO/DPWT/WSSC R/w changes	9/28/09		

DATE: DECEMBER 2006
DESIGNED: DBM
TECHNICAL: DBM

CAD Standards Version: MICROSTATION 8.1
Checked:

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- EXISTING INTERMITTENT STREAM
- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- REFORESTATION AREA
- PRESERVATION AREA SIGN
- WETLAND AREAS



SCALE: 1"=20'
NAD 83 DATUM

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC APPROVALS			
Project Name: GLENWOOD HILLS			
Project Number: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
01	10-18-07	HZ	2-29-08
02	5-15-10	CS	6-10-10
03	10-7-08	HZ	12-13-10
04			
05			

APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=20'
SHEET 15
of 26
PROJECT NO.

MATCHLINE SEE SHT 12

REFORESTATION
AREA 6
0.13 AC.

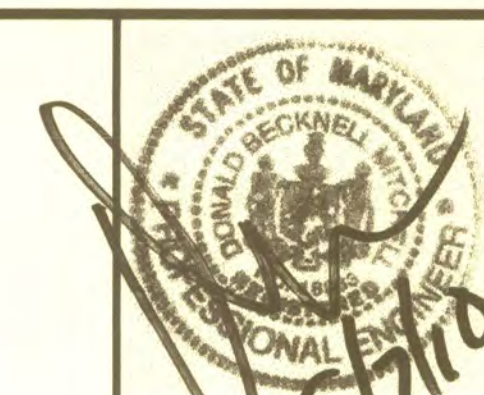
PRESERVATION
AREA 7
3.34 AC.

MATCHLINE SEE SHT 16

MATCHLINE SEE SHT 18

MATCHLINE SEE SHT 15

TYPE II TREE
CONSERVATION PLAN



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7177, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

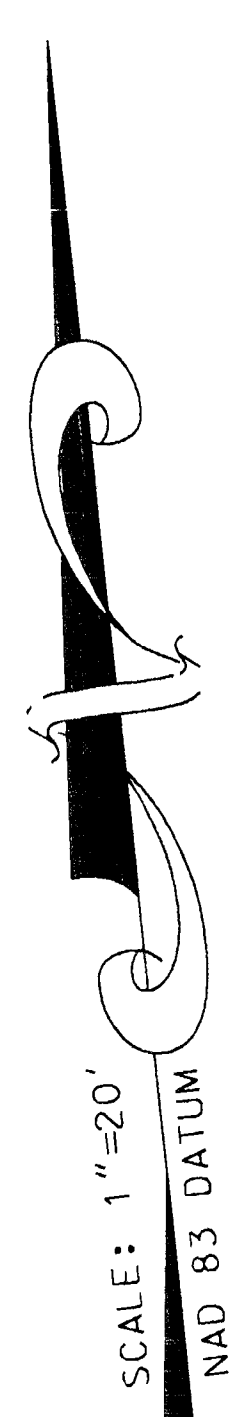
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Added Stream Restoration .uit., 100 YR FP & PEPCO/DPWAT/SSC R/W changes	9/28/05	DBM
Date: DECEMBER 2006 CAD Standards Version: MICROSTATION 8.1 V8-2004			
Designed: DBM Technician			
Checked:			

Copyright 2006 The Map People Permitted Use Number: 200384			
Map	19 Grid	83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00	
Tax Map			
73 D2-E1-E2			MX1
M-NCPPC 200 Sheet			
201 SE6	201 SE7		
202 SE6	202 SE7		
SSC 200 Sheet			
201 SE6	201 SE7		
202 SE6	202 SE7		



PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.13 AC.

- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - TREE SAVE FENCE
 - NON-TIDAL WETLANDS BUFFER
 - NON-TIDAL WETLANDS BOUNDARY
 - EXISTING FLOODPLAIN
 - PROPOSED FLOODPLAIN
 - EXISTING INTERMITTENT STREAM
 - EXISTING TREE LINE
 - WOODLAND PRESERVED
 - WOODLAND PRESERVED (NOT COUNTED)
 - REFORESTATION AREA
 - PRESERVATION AREA SIGN
 - WETLAND AREAS



SCALE: 1"=20'
NAD 83 DATUM

N 442.500
E 1.345.250

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 049 / 07-02			
Approved by	Date		
K. SHOULARS	2/12/08		
<i>K. Shoullars</i>	5/6/08		
01			
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER DSP-07003/07046/07048			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to This Sheet.			
Approval or Revision *	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	H2	2-29-08
01	5-23-10	CS	6-10-10
	10-7-09	H2	12-13-10

MITCHELL ENGINEERING, LLC
7704 KILL BARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

Copyright 2006 The Map People Map 19 Grid 83.84.85.83.84.85	
For Map 73 D2-E1-E2	
M-NCPPC 2007 Sheet	
201 SEE 201 SEE 202 SEE 202 SEE	
MSSC 2007 Sheet	
201 SEE 201 SEE 202 SEE 202 SEE	
Notes: DECEMBER 2006	CAD Standards version: MICROSTATION 8.1 VB-2004
Designed: DBM	Technician: [blank]
Checked: [blank]	Checked: [blank]

**TYPE II TREE
CONSERVATION PLAN**

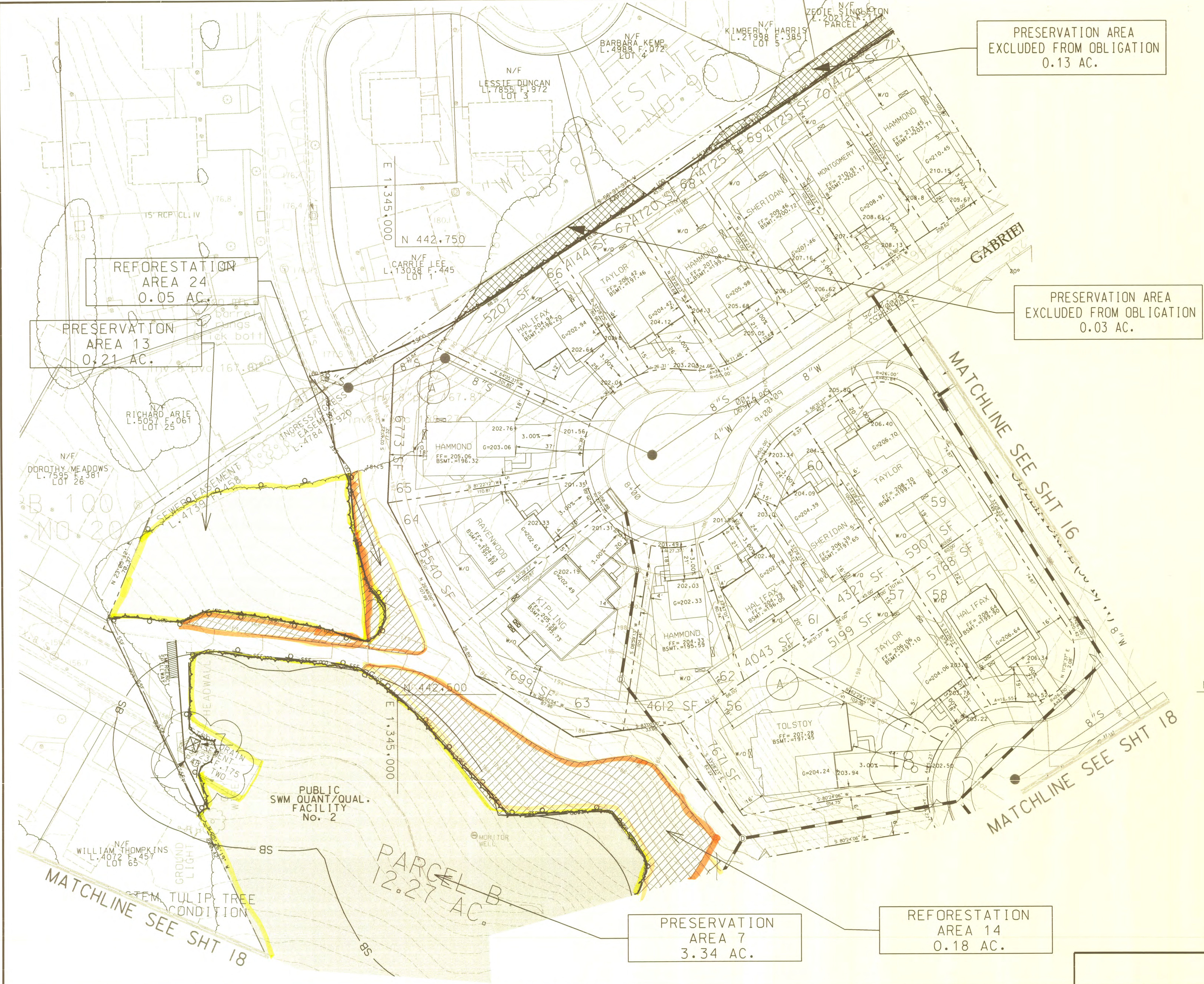
STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
5710

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS AND HANDING WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-957-7171, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, THE START OF EXCAVATION AND THE UTILITY COMPANY, BEFORE PROCEEDING WITH CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DSP07046 APPROVED PLAN

GLENWOOD HILLS
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=20'
SHEET 16 of 26
PROJECT NO.



LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- EXISTING INTERMITTENT STREAM
- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- REFORESTATION AREA
- PRESERVATION AREA SIGN
- WETLAND AREAS



OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

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

APPROVAL
TREE CONSERVATION PLAN
TCPII / 049 / 07-02

Approved by	Date
K. SHOULARS	2/12/08
01	5/20/10
02	
03	
04	
05	

M-NCPPC APPROVALS			
PROJECT NAME:		GLENWOOD HILLS	
PROJECT NUMBER:		DSP-07003/07046/07048	
For Conditions of Approval see Title Page Cover Sheet or Approval Sheet Revised Listed Below. Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	HZ	2-29-08
01	5-25-10	CS	6-10-10
	10-17-09	HZ	12-13-10

APPROVED PLAN

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

Copyright ADI The Map People Permitted Use Number 210384 Map 19 Grid 83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00	Zoning Category: 73 D2-E1-E2 MXT
M-NCPPC 2007 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7	DBM 9/28/09 BY DATE
Added Stream Restoration, Util., 100 Yd FP & PEPCO/DPW&T/WSSC R/W changes	WSSC 2007 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7
Revisions	Checked
Drawn: DBM	Checked:

TYPE II TREE
CONSERVATION PLAN

MISS UTILITY NOTE

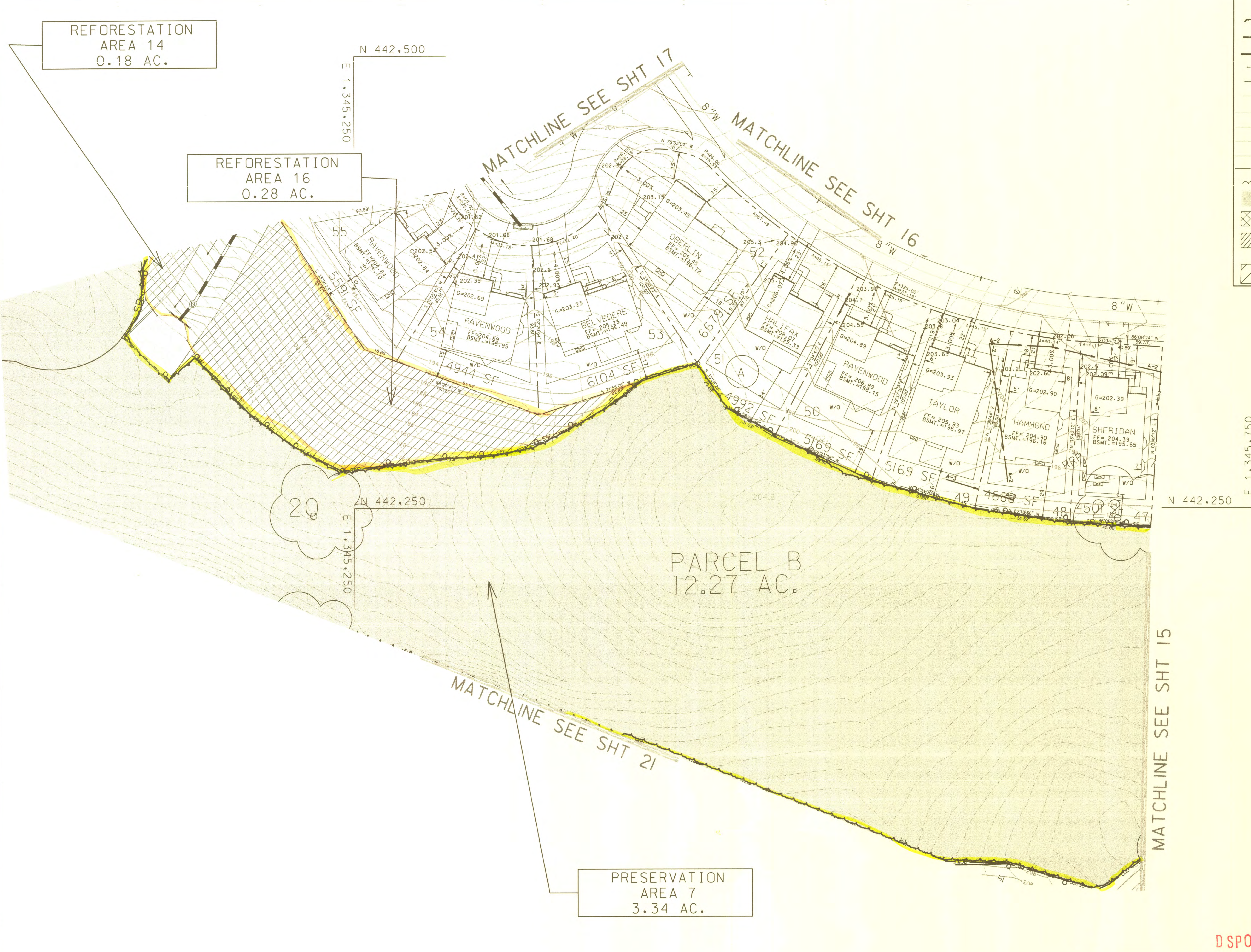
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GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 17
of 26

PROJECT NO.



- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - TREE SAVE FENCE
 - NON-TIDAL WETLANDS BUFFER
 - NON-TIDAL WETLANDS BOUNDARY
 - EXISTING FLOODPLAIN
 - PROPOSED FLOODPLAIN
 - EXISTING INTERMITTENT STREAM
 - EXISTING TREE LINE
 - WOODLAND PRESERVED
 - WOODLAND PRESERVED (NOT COUNTED)
 - REFORESTATION AREA
 - PRESERVATION AREA SIGN
 - WETLAND AREAS

SCALE: 1"=20'
NAD 83 DATUM

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

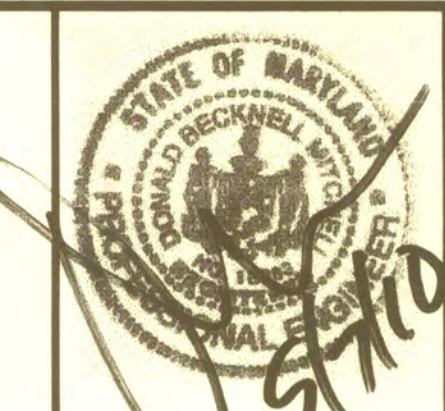
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11/049 /07-02			
Approved by			Date
K. SHOULARS			2/12/08
01	<i>K. Shoullars</i>		
02			
03			
04			
05			
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan, Cover Sheet or Approval Sheet. Revised Sheet Before Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	HZ	2-29-08
01	5-25-10	CJ	6-10-10
	10-7-08	HZ	12-18-10

DSP07046

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

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Map 19 Grid B3-B4-B5-C3-C4-C5	Zoning Category: MXT
M-NCPPC 2007 Sheet	
201 SE6, 201 SE7	202 SE6, 202 SE7
M-NCPPC 2007 Sheet	
201 SE6, 201 SE7	202 SE6, 202 SE7
Date: DECEMBER 2006	
CAD Standards Version: MICROSTATION 8.1 V8-2004	
Revisions: 1. Checkmark	
NO.	REVISIONS
1	Added Stream Restoration, Util. 100 YR FP & PEPCO/DPW&T/WSSC R/w changes.
BY	DATE
DBM	9/28/05

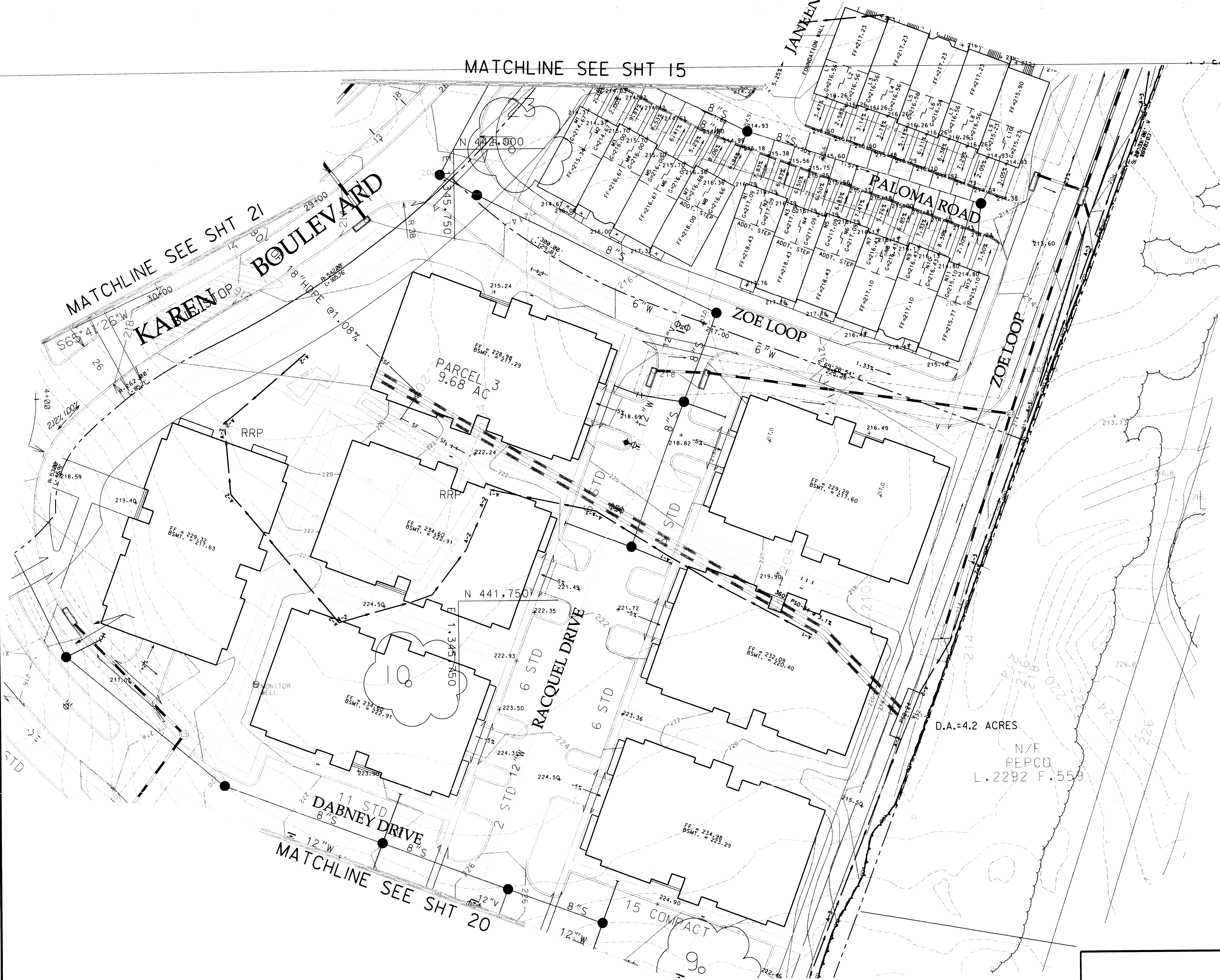
TYPE II TREE
CONSERVATION PLAN



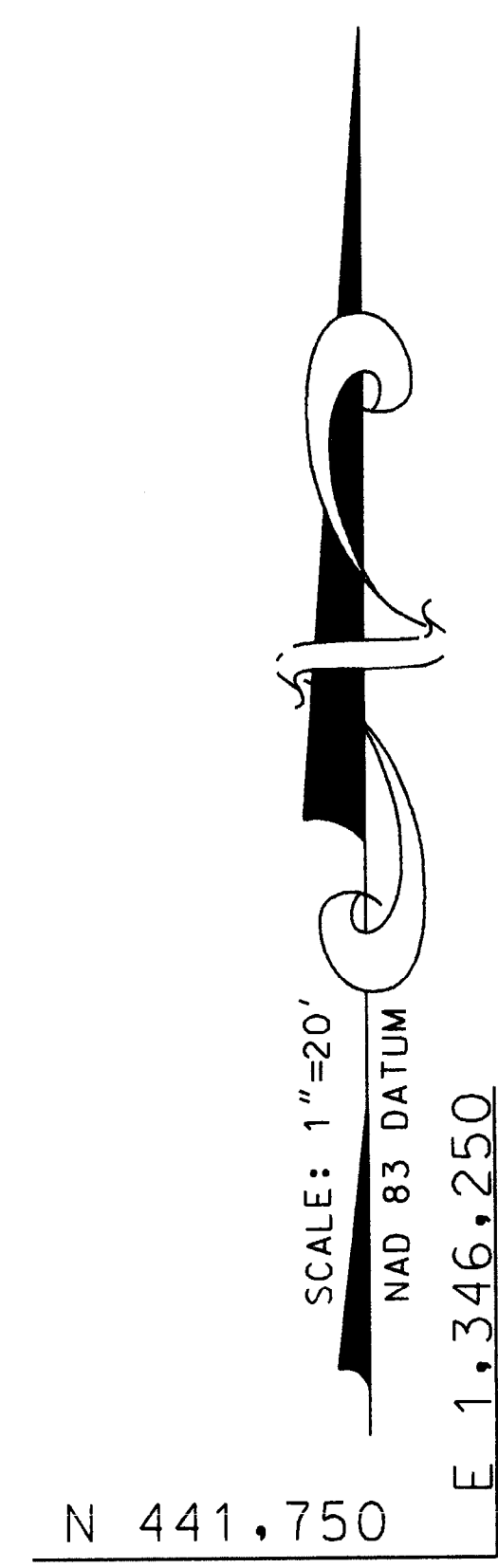
MISS UTILITY NOTE
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GLENWOOD HILLS
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 18
of 26
PROJECT NO.



- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - TREE SAVE FENCE
 - NON-TIDAL WETLANDS BUFFER
 - NON-TIDAL WETLANDS BOUNDARY
 - EXISTING FLOODPLAIN
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 - PRESERVATION AREA SIGN
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OWNER/APPLICANT
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ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 049 / 07-02

Approved by	Date
K. SHOULARS	2/12/08
01	
02	
03	
04	
05	

M-NCPPC APPROVALS

PROJECT NAME: GLENWOOD HILLS

PROJECT NUMBER: OSP-07003/07046/07048

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
 Revised Listed Below Apply to This Sheet.

Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	HZ	2-29-08

01	5.15.10	C5	6.10.10
	10-7-07	H2	12-1-10

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

NO.	1	Added Stream Restoration Util. 100 YR FP & PEPCO/DP&T/WSSC R/W changes	DBM	9/28/09
DATE:	DECEMBER 2006	CAD Standards Version:	MICROSTATION 8.1	V8-2004
Designed:	DBM	Technician:		

Copyright: ADC The Map People	Permitted Use Number: 200384
Map: 19 Grid: 83-84-85-86-87-88-89-90-91-92-93-94-95	Zoning Category: MXT
Tax Map: 73 D2-E1-E2	
M-NCPPC 2007 Sheet: 201 SE6, 201 SE7, 202 SE6, 202 SE7	
WSSC 2007 Sheet: 201 SE6, 201 SE7, 202 SE6, 202 SE7	

TYPE II TREE CONSERVATION PLAN

MISS UTILITY NOTE

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APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

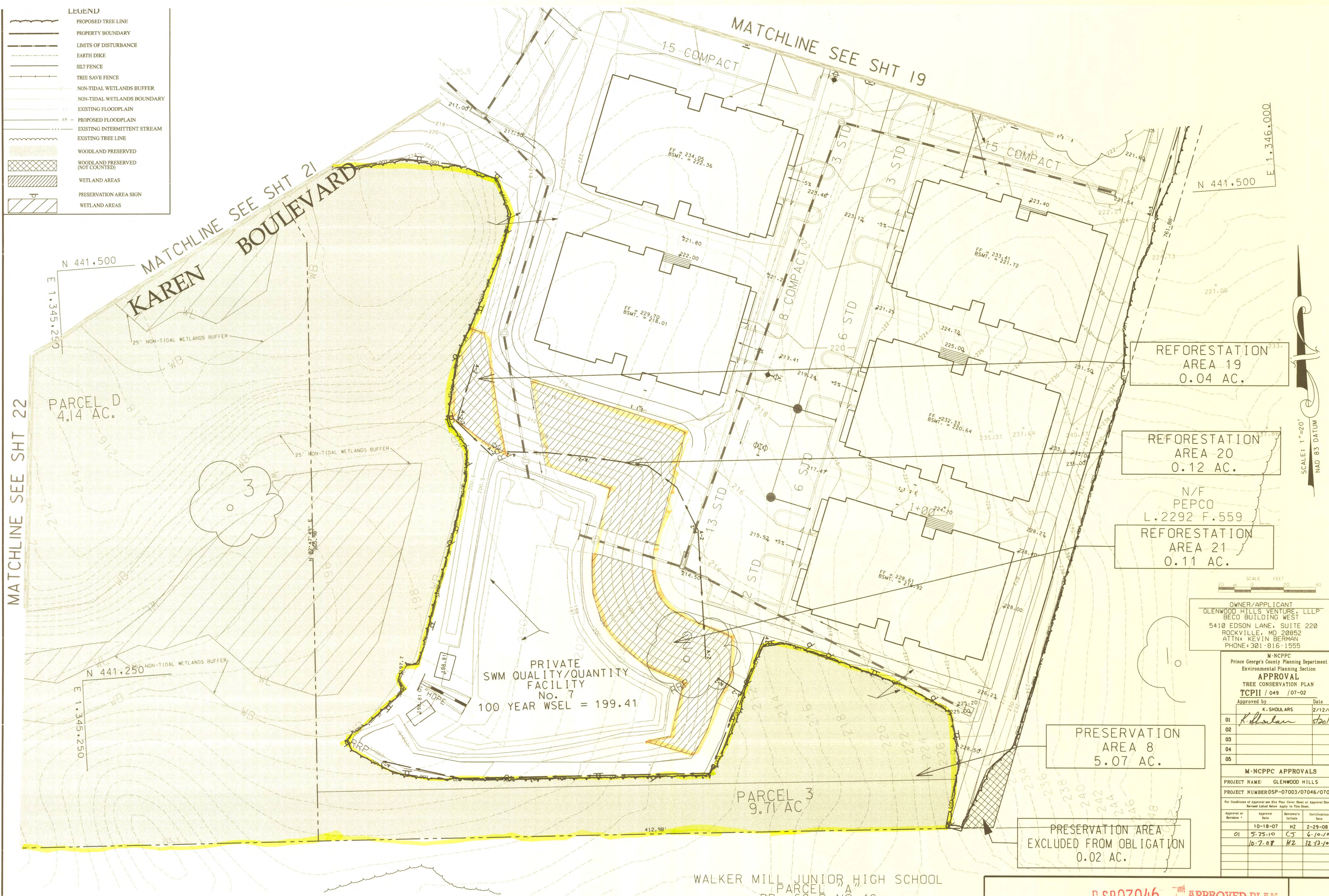
1"=20'

SHEET 19 of 26

PROJECT NO.

LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
- FP - PROPOSED FLOODPLAIN
- EXISTING INTERMITTENT STREAM
- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- WETLAND AREAS
- PRESERVATION AREA SIGN
- WETLAND AREAS



REFORESTATION
AREA 19
0.04 AC.

REFORESTATION
AREA 20
0.12 AC.

N/F
PEPCO
L. 2292 F. 559
REFORESTATION
AREA 21
0.11 AC.

PRESERVATION
AREA 8
5.07 AC.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.02 AC.

OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN	
TCP11 / 049 / 07-02	
Approved by	Date
K. SHOUARS	2/12/08
01	5/20/10
02	
03	
04	
05	

M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan Cover Sheet, or Approval Sheet			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
	10-18-07	HZ	2-29-08
01	5-25-10	CJ	6-10-10
	10-7-07	HZ	12-13-10

MITCHELL ENGINEERING, LLC
7704 KILBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

1 Added Stream Restoration, Util. 100 YR FP & PEPCO/DPWAT/WSSC R/w changes		DBM	9/28/09
NO. REVISIONS		BY	DATE
Date: DECEMBER 2006		CAD Standards Version: MICROSTATION 8.1 V8-2004	
Designed: DBM		Checked:	

Copyright © The Map People Permitted Use Number: 2103184	
Map	19 Grid
Top Map	Zoning Category:
73 D2-E1-E2	MX1
M-NCPPC 2007 Sheet	
201 SE6, 201 SE7	202 SE6, 202 SE7
WSSC 2007 Sheet	
201 SE6, 201 SE7	202 SE6, 202 SE7

TYPE II TREE
CONSERVATION PLAN



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7771, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

DSP07046 APPROVED PLAN

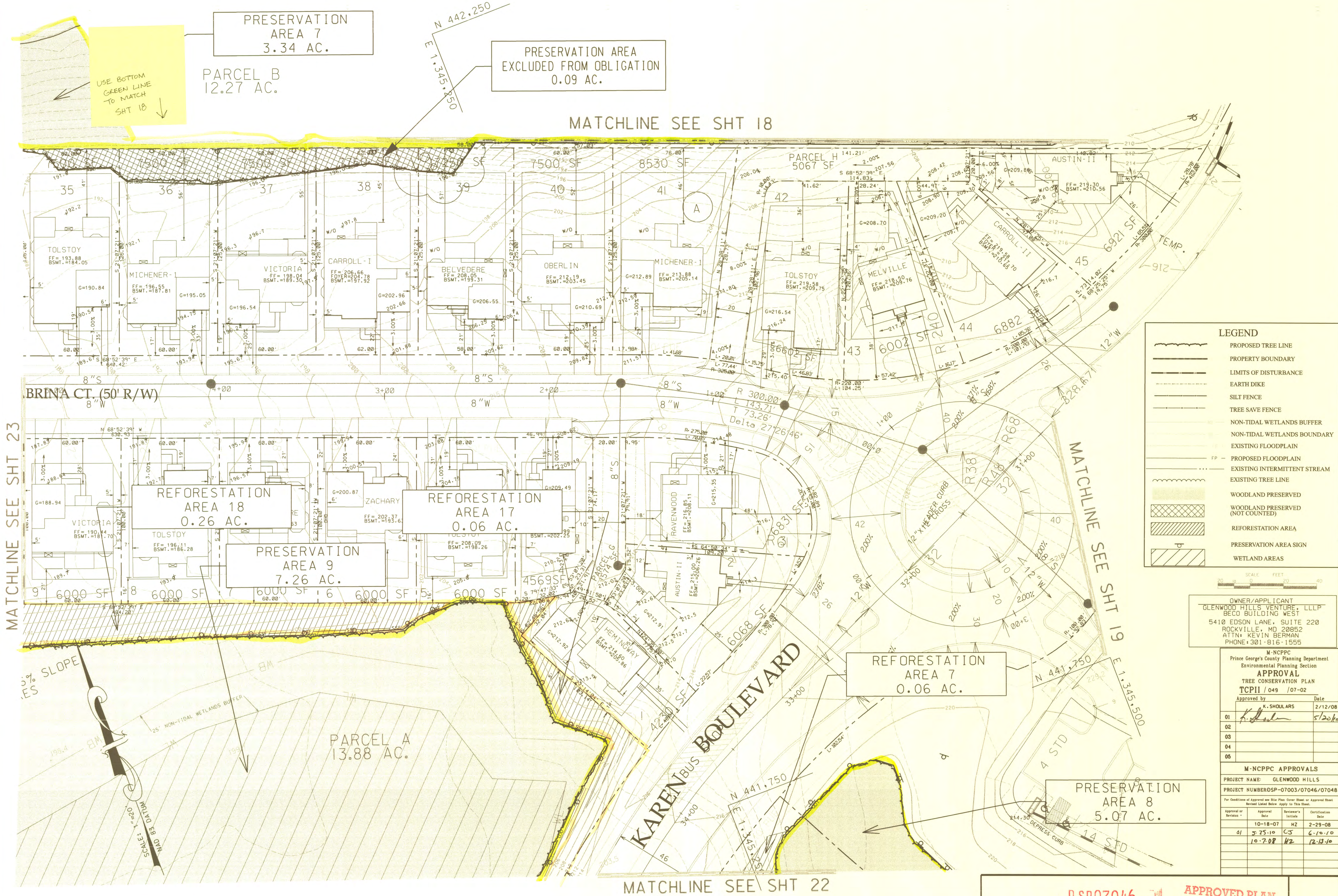
GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1"=20'

SHEET 20 OF 26

PROJECT NO.



LEGEND

- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EARTH DIKE
- SILT FENCE
- TREE SAVE FENCE
- NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- EXISTING INTERMITTENT STREAM
- EXISTING TREE LINE
- WOODLAND PRESERVED
- WOODLAND PRESERVED (NOT COUNTED)
- REFORESTATION AREA
- PRESERVATION AREA SIGN
- WETLAND AREAS



OWNER/APPLICANT
GLENWOOD HILLS VENTURE, LLLP
BECO BUILDING WEST
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCPII / 049 / 07-02

Approval or Revision	By	Date
01	K. Shoullars	2/12/08
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: GLENWOOD HILLS
PROJECT NUMBER: DSP-07003/07046/07048

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revised Listed Below Apply to This Sheet.

Approval or Revision	By	Date	Reviewer's Initials	Certification Date
01	5-25-10	CS	6-10-10	
	10-7-08	HZ	12-13-10	

MITCHELL ENGINEERING, LLC
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LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

REVISIONS	
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Date: DECEMBER 2006
Designed: DBM
Checked: DBM

CAD Standards Version: MICROSTATION 8.1
V8-2004

Map	
19 Grid	03-81-85-01-04-05
Tax Map	
73 D2-E1-E2	MXT
201 SE6, 201 SE7	
202 SE6, 202 SE7	

WSSC 200 Sheet
201 SE6, 201 SE7
202 SE6, 202 SE7

TYPE II TREE
CONSERVATION PLAN

STATE OF MARYLAND
PRINCE GEORGE'S COUNTY

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DSP07046 **APPROVED PLAN**

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 21 OF 26
PROJECT NO.

MATCHLINE SEE SHT 25

PARCEL A
3.88 AC.

KAREN BOULEVARD

PRESERVATION
AREA 9
7.26 AC.

REFORESTATION
AREA 17
0.06 AC.

REFORESTATION
AREA 7
0.06 AC.

E 1,345,250
N 441,750

PRESERVATION
AREA 8
5.07 AC.

PARCEL 3
9.68 AC

PARCEL D
4.11 AC.

N 441,500
E 1,345,250

MATCHLINE SEE SHT 20

REFORESTATION
AREA 10
0.03 AC.

REFORESTATION
AREA 8
0.07 AC.

MATCHLINE SEE SHT 23

LEGEND	
	PROPOSED TREE LINE
	PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	EARTH DIKE
	SILT FENCE
	TREE SAVE FENCE
	NON-TIDAL WETLANDS BUFFER
	NON-TIDAL WETLANDS BOUNDARY
	EXISTING FLOODPLAIN
	PROPOSED FLOODPLAIN
	EXISTING INTERMITTENT STREAM
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	WOODLAND PRESERVED (NOT COUNTED)
	REFORESTATION AREA
	PRESERVATION AREA SIGN
	WETLAND AREAS

SCALE: 1"=20'
NAD 83 DATUM

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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11 / 049 / 07-02			
Approved by	Date	Approved by	Date
01 K. Shoullars	2/12/08	02	5/20/10
03		04	
05			
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DP-07003/07046/07048			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to This Sheet.			
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	5-25-10	CJ	6-10-10
	10-7-08	HZ	12-12-10

DSP07046

APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

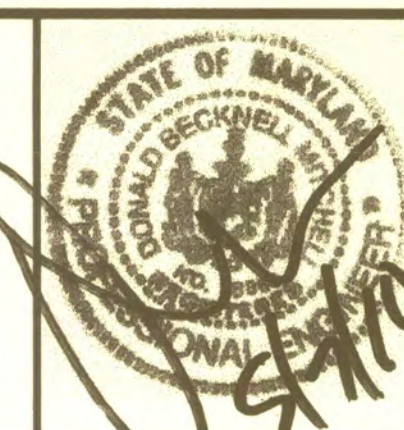
SHEET
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OF
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LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

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NO.	REVISIONS	BY	DATE
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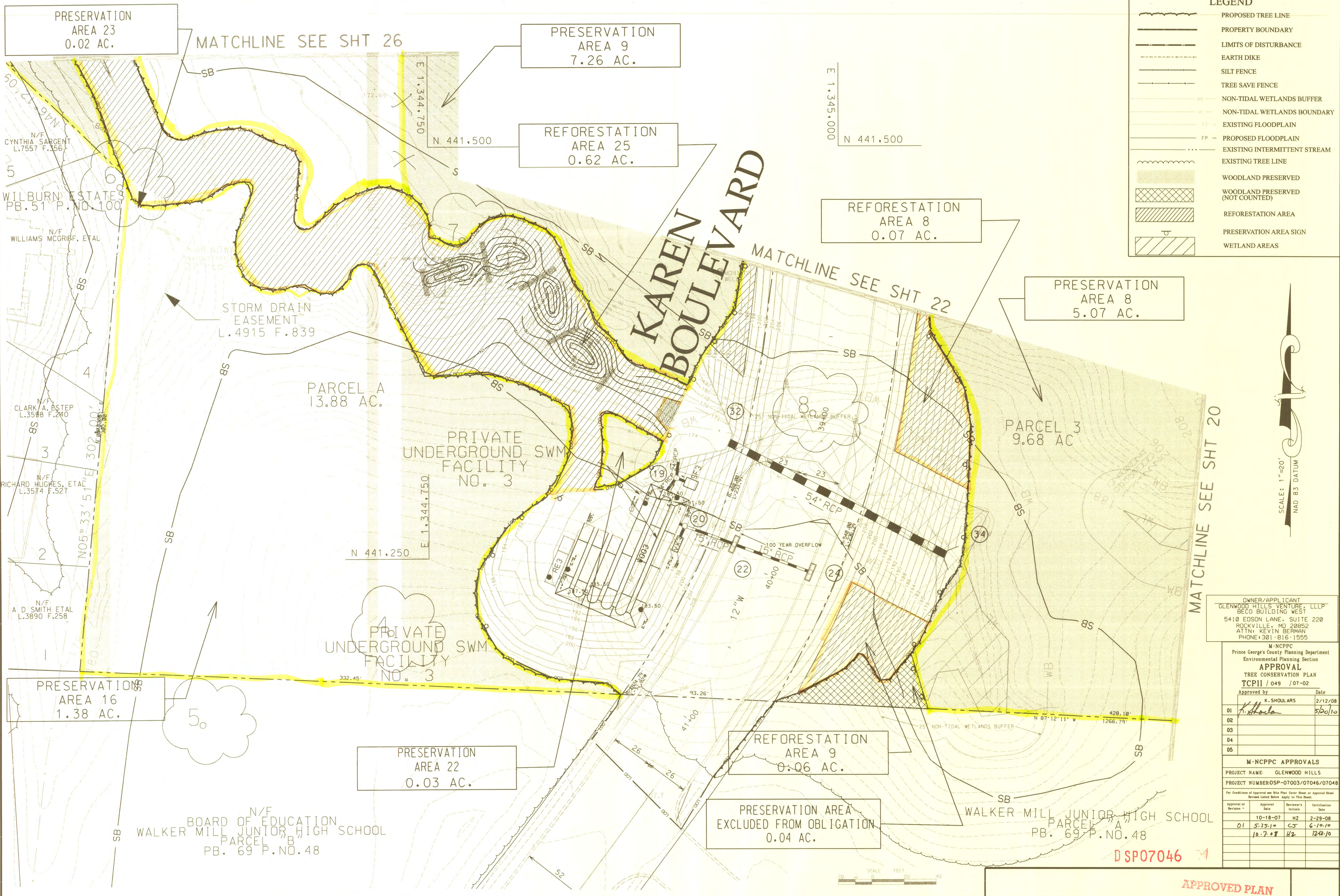
Copyright: AEC The Map People Permitted Use Number: 210384	Map 19 Grid 83-B4-B5-C3-C4-C5	Top Map Zoning Category: MXT
73 D2-E1-E2		
M-NCPPC 200 Sheet		
201 SE6, 201 SE7		
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TYPE II TREE
CONSERVATION PLAN



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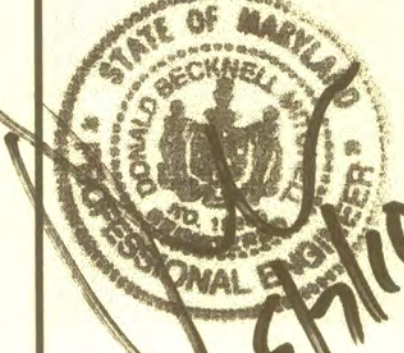


OWNER/APPLICANT GLENWOOD HILLS VENTURE, LLLP BECO BUILDING WEST 5410 EDSON LANE, SUITE 220 ROCKVILLE, MD 20852 ATTN: KEVIN BERMAN PHONE: 301-816-1555			
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11 / 049 / 07-02			
Approved by		Date	
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PROJECT NAME: GLENWOOD HILLS			
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For Conditions of Approval on Site Plan, Open Street or Approval Sheet Revised Listed Below Apply to This Sheet.			
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Email: Mitchellengineering@hotmail.com

Copyright © ADC The Map People Permitted Use Number 2103184	
Map 13 Grid 83.84, 85.03, 84.15	Tax Map Zoning Categories MX1
M-NCPPC 2007 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7	
1 Added Stream Restoration .Uit. 100 YR FP & PEPCO/DPW&T/WSSE R/W changes	DBM 9/28/06
NO. 1	DATE
DATE: DECEMBER 2006	DESIGNED: RHM
CAD Standards Version: MICROSTATION 8.1 V8-2004	TECHNICAL: [blank]
Checked: [blank]	WSSE 2007 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7

TYPE II TREE CONSERVATION PLAN



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-1777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPROVED PLAN

GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



SCALE: 1"=20'
NAD 83 DATUM

SHEET 23 of 26

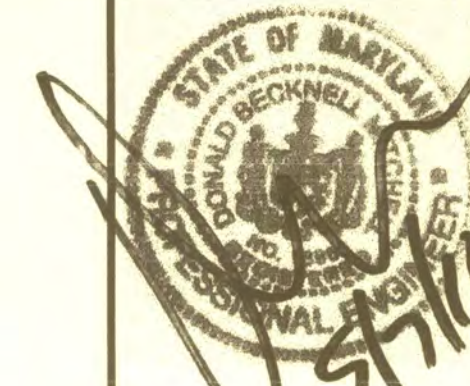
PROJECT NO.

MITCHELL ENGINEERING, LLC
7704 KILLBARRON DRIVE
LAUREL, MARYLAND 20707
301-356-7235, FAX 301-776-2360
Email: Mitchellengineering@hotmail.com

NO.	DATE	REVISIONS	DESIGNED	BY	DATE
1	DECEMBER 2006	Added Stream Restoration, 100 YR FP & PEPCO/DP&T/WSSC R/w changes	DBM	9/28/06	
2	DECEMBER 2006	CAD Standards Version: MICROSTATION 8.1 V8-2004	DBM	9/28/06	
3	DECEMBER 2006	Revised Stream Restoration, 100 YR FP & PEPCO/DP&T/WSSC R/w changes	DBM	9/28/06	

Copyright ABC The Map People Permitted Use Number 210384 Map 19 Grid 83.84.85.86.87.88.89.90.91.92.93.94.95 Tax Map Zoning Category: MXT M-NCPPC 2007 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7 WSSC 2007 Sheet 201 SE6, 201 SE7 202 SE6, 202 SE7	
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TYPE II TREE CONSERVATION PLAN



MISS UTILITY NOTE

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GLENWOOD HILLS

18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET
24
OF
26
PROJECT NO.

LEGEND

	PROPOSED TREE LINE
	PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	EARTH DIKE
	SILT FENCE
	TREE SAVE FENCE
	NON-TIDAL WETLANDS BUFFER
	NON-TIDAL WETLANDS BOUNDARY
	EXISTING FLOODPLAIN
	PROPOSED FLOODPLAIN
	EXISTING INTERMITTENT STREAM
	EXISTING TREE LINE
	WOODLAND PRESERVED
	WOODLAND PRESERVED (NOT COUNTED)
	REFORESTATION AREA
	PRESERVATION AREA SIGN
	WETLAND AREAS

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.09 AC.

MATCHLINE SEE SHT 25

MATCHLINE SEE SHT 17

PRESERVATION
AREA 7
3.34 AC.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.05 AC.

REFORESTATION
AREA 18
0.26 AC.

PRESERVATION
AREA 9
7.26 AC.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.02 AC.

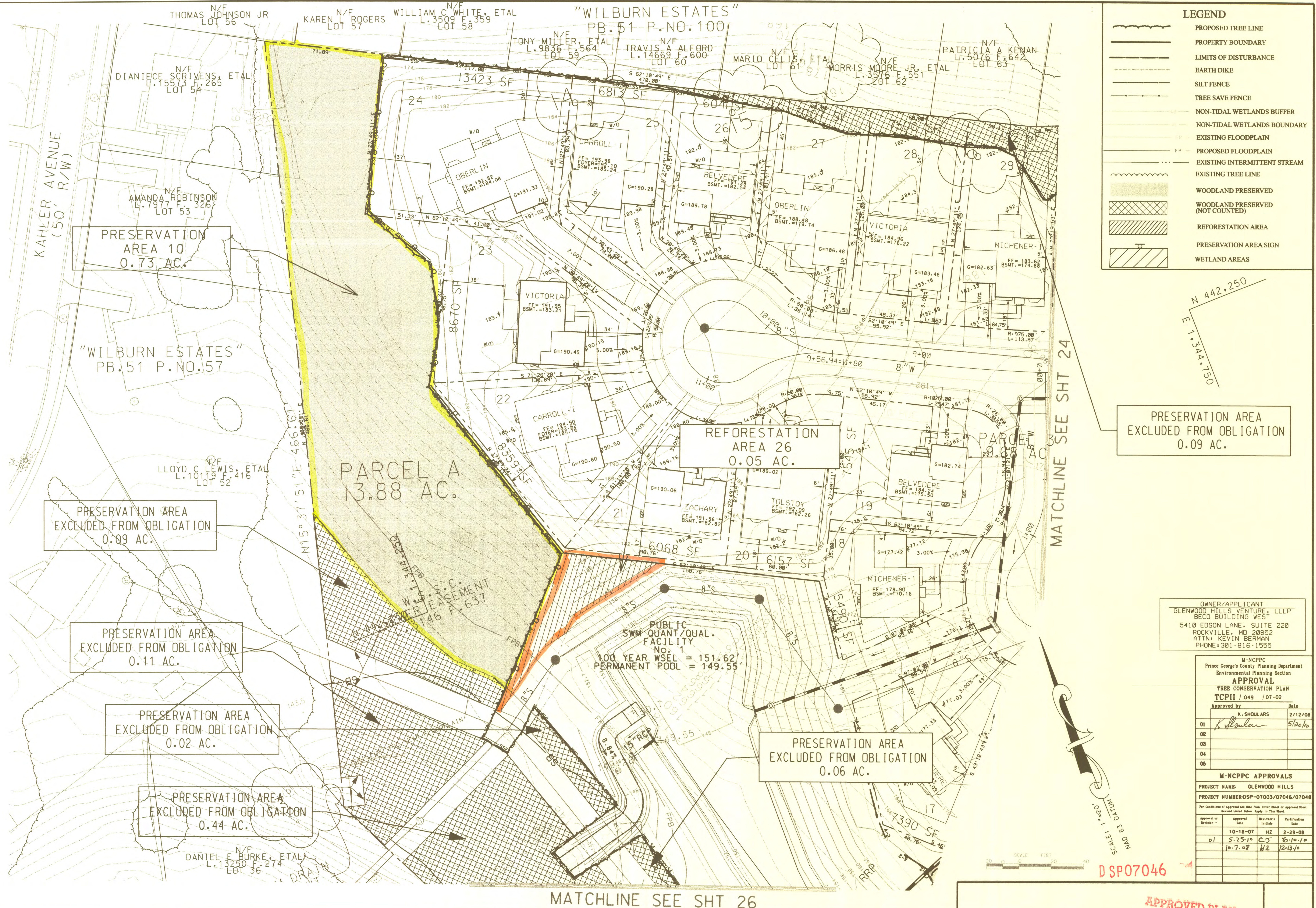
OWNER/APPLICANT
GLENWOOD HILLS VENTURE, L.L.P.
BECO BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
ATTN: KEVIN BERMAN
PHONE: 301-816-1555

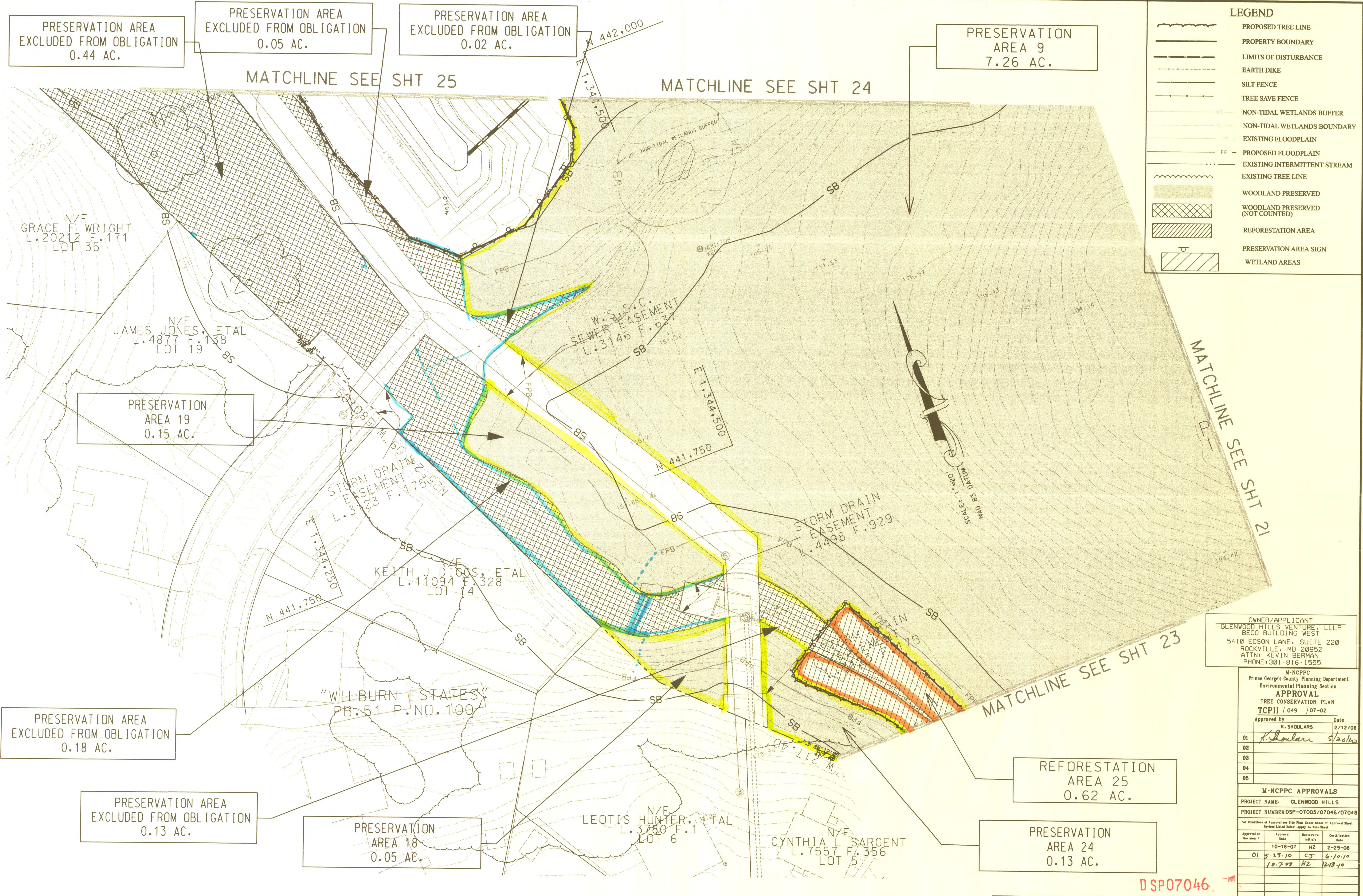
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 049 / 07-02	
Approved by	Date
K. SHOULARS	2/12/08
01	
02	
03	
04	
05	

M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet.			
Approval or Revision	Date	Reviewer's Initials	Certification Date
01	5-25-10	CJ	2-29-08
	10-7-09	HZ	6-10-10
			12-18-10

DSP07046

APPROVED PLAN





- LEGEND**
- PROPOSED TREE LINE
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - TREE SAVE FENCE
 - NON-TIDAL WETLANDS BUFFER
 - NON-TIDAL WETLANDS BOUNDARY
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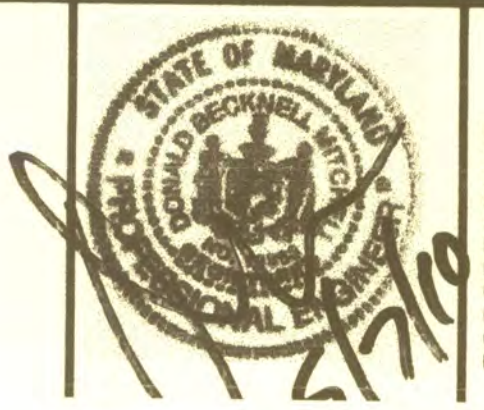
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 049 / 07-02			
Approved by	Date		
01 K. SHOLARS	2/12/08		
02			
03			
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05			
M-NCPPC APPROVALS			
PROJECT NAME: GLENWOOD HILLS			
PROJECT NUMBER: DSP-07003/07046/07048			
For Conditions of Approval see Site Plan, Cover Sheet, or Approval Sheet. Revised Listed Below Apply to This Sheet.			
Approval or Revision	Approval Date	Reviewer's Initials	Certification Date
01	5-23-10	CS	6-10-10
	10-7-08	H2	12-13-10

MITCHELL ENGINEERING, LLC
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LAUREL, MARYLAND 20707
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Email: Mitchellengineering@hotmail.com

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Map	19 Grid	83-84-85-86-87-88	Zoning Category
	73 D2-E1-E2		MXT
M-NCPPC 2007 Sheet			
201 SE6	201 SE7	202 SE6	202 SE7
WSSC 2007 Sheet			
201 SE6	201 SE7	202 SE6	202 SE7
Date: DECEMBER 2006 CAD Standards Version: MICROSTATION 8.1 V8-2004			

Map	19 Grid	83-84-85-86-87-88	Zoning Category
	73 D2-E1-E2		MXT
M-NCPPC 2007 Sheet			
201 SE6	201 SE7	202 SE6	202 SE7
WSSC 2007 Sheet			
201 SE6	201 SE7	202 SE6	202 SE7

TYPE II TREE
CONSERVATION PLAN



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GLENWOOD HILLS
18TH / SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN
SHEET 26 OF 26
PROJECT NO.