GREATER MORNING STAR APOSTOLIC CHURCH & THE VENUE

TYPE II TREE CONSERVATION PLAN

No. 053-02-03

OVERALL WCO WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I -Establishing Site Information- (Enter acres for each zone)				
1	Zone:	I-3	R-T	R-55	Totals
2	Gross Tract:	37.08	10.72	6.20 *	54.00
3	Floodplain:	0.00	0.00	0.00 *	0.00
4	Previously Dedicated Land:	0.00	0.00	0.00 *	0.00
5	Net Tract (NTA):	37.08	10.72	6.20 *	54.00

6	TCP Number	TCP2-053-03	Revision # 3
7	Property Description or Subdivision Name:	The Venue (Greater Morning Star Pentacostal Church)	
8	Is this site subject to the 1989 or 1991 Ordinance	N	
9	Is this site subject to the 1991 Ordinance	Y	
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N	
11	Is this one (1) single family lot? (Y or N)	N	
12	Are there prior TCP approvals which include a	N	
13	combination of this lots? (Y or N)		
14	Is any portion of the property in a WC Bank? (Y or N)	N	
15	Break-even Point (preservation) =	9.58	acres
16	Clearing permitted w/o reforestion=	2.53	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		12.11	0.00	
18	Woodland Conservation Threshold (WCT) =	16.57%	8.95		
19	Smaller of 17 or 18		8.95		
20	Woodland above WCT		3.16		
21	Woodland cleared		7.48	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		3.16		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.79		
24	Woodland cleared below WCT		4.32		
25	Clearing below WCT (2:1 replacement requirement)		8.63		
26	Afforestation Required Threshold (AFT) =	7.50%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**14.05**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29	Woodland Preservation		4.58		
30	Afforestation / Reforestation		4.64		
31	Natural Regeneration		4.83 *		
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		0.00		
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**		**14.05**	acres	

41	Area of woodland not cleared	4.63	acres
42	Net tract woodland retained not part of requirements:	0.05	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	14.05	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	0.05	acres

47 Prepared by:

Signed Date

*NOTE: 3.63 Ac. (Natural Regeneration Area per approved TCP2-053-02) plus an additional 1.20 Ac. (Natural Regeneration Area that has grown since the approval of TCP2-053-02) for a total of 4.83 AC per this TCPI 014-2019.

CHURCH PROPERTY WCO WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I -Establishing Site Information- (Enter acres for each zone)				
1	Zone:	I-3	R-T	R-55	Totals
2	Gross Tract:	36.67	2.19	0.00	38.86
3	Floodplain:	0.00	0.00	0.00	0.00
4	Previously Dedicated Land:	0.00	0.00	0.00	0.00
5	Net Tract (NTA):	36.67	2.19	0.00	38.86

6	TCP Number	TCP2-053-03	Revision # 3
7	Property Description or Subdivision Name:	The Venue (Greater Morning Star Pentacostal Church)	
8	Is this site subject to the 1989 or 1991 Ordinance	N	
9	Is this site subject to the 1991 Ordinance	Y	
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N	
11	Is this one (1) single family lot? (Y or N)	N	
12	Are there prior TCP approvals which include a	N	
13	combination of this lots? (Y or N)		
14	Is any portion of the property in a WC Bank? (Y or N)	N	
15	Break-even Point (preservation) =	6.26	acres
16	Clearing permitted w/o reforestion=	1.31	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		7.57	0.00	
18	Woodland Conservation Threshold (WCT) =	15.28%	5.94		
19	Smaller of 17 or 18		5.94		
20	Woodland above WCT		1.63		
21	Woodland cleared		2.94	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		1.63		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.41		
24	Woodland cleared below WCT		1.31		
25	Clearing below WCT (2:1 replacement requirement)		2.62		
26	Afforestation Required Threshold (AFT) =	7.50%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**7.85**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29	Woodland Preservation		4.58		
30	Afforestation / Reforestation		3.07 *		
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		0.00		
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**		**7.65**	acres	

41	Area of woodland not cleared	4.63	acres
42	Net tract woodland retained not part of requirements:	0.05	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	7.65	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	0.05	acres

47 Prepared by:

Signed Date

*To mitigate clearing 2.94 acres of forest on the church property, The Venue is responsible for bonding, planting and maintaining reforestation/afforestation areas:

WRA-4A - 0.17 Acres
WRA-10A - 0.44 Acres
WRA-5B - 0.18 Acres
WRA-6A - 0.12 Acres
Total 0.91 Acres

The following reforestation/afforestation areas shown on this TCPII (53-02-03) were planted previously per TCP II (53-02-01) and are shown here for clarity:

WRA-6C - 0.81 Acres
WRA-10B - 1.03 Acres
WRA-11A - 0.44 Acres
Total 2.33 Acres

THE VENUE PROPERTY WCO WORKSHEET

Venue-Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I -Establishing Site Information- (Enter acres for each zone)				
1	Zone:	I-3	R-T	R-55	Totals
2	Gross Tract:	0.39	8.55	6.20	15.14
3	Floodplain:	0.00	0.00	0.00	0.00
4	Previously Dedicated Land:	0.00	0.00	0.00	0.00
5	Net Tract (NTA):	0.39	8.55	6.20	15.14

6	TCP Number	TCP2-053-03	Revision # 3
7	Property Description or Subdivision Name:	The Venue (Greater Morning Star Pentacostal Church)	
8	Is this site subject to the 1989 or 1991 Ordinance	N	
9	Is this site subject to the 1991 Ordinance	Y	
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N	
11	Is this one (1) single family lot? (Y or N)	N	
12	Are there prior TCP approvals which include a	N	
13	combination of this lots? (Y or N)		
14	Is any portion of the property in a WC Bank? (Y or N)	N	
15	Break-even Point (preservation) =	3.31	acres
16	Clearing permitted w/o reforestion=	1.23	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		4.54	0.00	
18	Woodland Conservation Threshold (WCT) =	19.87%	3.01		
19	Smaller of 17 or 18		3.01		
20	Woodland above WCT		1.53		
21	Woodland cleared		4.54	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		1.53		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.38		
24	Woodland cleared below WCT		3.01		
25	Clearing below WCT (2:1 replacement requirement)		6.02		
26	Afforestation Required Threshold (AFT) =	7.50%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**6.40**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29	Woodland Preservation		0.00		
30	Afforestation / Reforestation		1.57 *		
31	Natural Regeneration (provided on church property)		4.83		
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		0.00		
38	Off-site WCA (natural regen) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**6.40**	acres	

41	Area of woodland not cleared	0.00	acres
42	Net tract woodland retained not part of requirements:	0.00	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	0.00	acres
45	On-site woodland conservation alternatives provided	0.00	acres
46	On-site woodland retained not credited	0.00	acres

47 Prepared by:

Signed Date

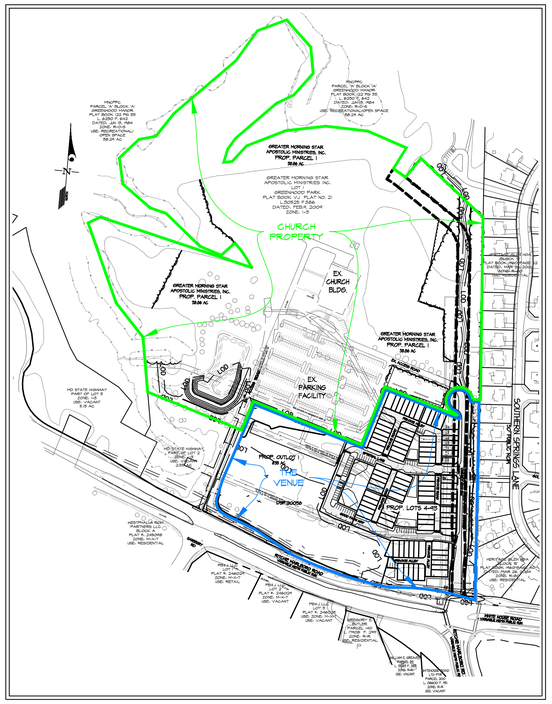
*To mitigate clearing 4.54 acres of forest on The Venue property, The Venue is responsible for bonding, planting and maintaining reforestation/afforestation areas:

WRA-4A - 0.49 Acres
WRA-5A - 0.33 Acres
WRA-6B - 0.58 Acres
Total 1.40 Acres

DATA TABLES

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	I-3, R-T, R-55
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	74-F4
ADMINISTRATIVE	WSSC GRID (SHEET 20)	202SE04
ADMINISTRATIVE	POLICY ANALYSIS ZONE (PAZ)	N/A
ADMINISTRATIVE	PLANNING AREA	73
ADMINISTRATIVE	ELECTION DISTRICT (ED)	13-KENT
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ-COG)	1085
ADMINISTRATIVE	PG TRAFFIC ANALYSIS ZONE (TAZ-PG)	2452

SITE STATISTICS	TOTAL
GROSS TRACT AREA	54.00 AC
EXISTING 100 YR FLOODPLAIN	0.00 AC
NET TRACT	54.00 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	12.11 AC
EXISTING WOODLAND TOTAL	12.11 AC
EXISTING PMA	1.90 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	1314 LF
RIPARIAN (WOODED) BUFFER UP TO 300' WIDE	0.00 AC



KEY MAP
SCALE: 1"=250'

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
29	COVER SHEET
18-28	TREE CONSERVATION PLANS
30	TREE CONSERVATION DETAIL SHEET

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- STEEP SLOPES (15% AND GREATER)
- SPLIT RAIL FENCE
- ZONING
- PROPERTY LINE
- PROPOSED CURB, GUTTER & PAVING
- PROPOSED SEWER
- SOILS
- 65dBA (UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
- 65dBA MITIGATED NOISE LINES (GROUND LEVEL)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND CLEARING AREA (C-NTA)
- WOODLAND AFFORESTATION (WRA)
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED WATER

EXISTING UTILITY NOTES

1.) UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND 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. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240.314.8567 (48 HOURS BEFORE).

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.

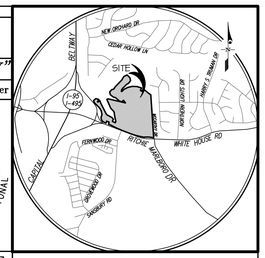
6.) DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

SOILS

SYMBOL	SOIL NAME	PRIME FARMLAND	K-FACTOR	HYDRIC	HYDROLOGIC GROUP	DRAINAGE CLASS
AdA	Adelphia-Holmdel complex, 0 to 2% slopes	YES	0.37	NO	C	Moderately well drained
AnB	Annapolis-Urban land complex, 0 to 5% slopes	NO	0.24	NO	C	Well drained
CnB	Collington-West complex, 2 to 5% slopes	YES	0.17	NO	B	Well drained
CnC	Collington-West complex, 5 to 10% slopes	YES	0.17	NO	B	Well drained
CnD	Collington-West complex, 10 to 15% slopes	NO	0.17	NO	B	Well drained
CnF	Collington-West complex, 25 to 40% slopes	NO	0.17	NO	B	Well drained
WrE	Marr-Dodon complex, 15 to 25% slopes	NO	0.20	NO	B	Well drained

ACCORDING TO USDA - NRCS SOIL SURVEY
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/ accessed [January/02/2018].

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



VICINITY MAP
SCALE: 1" = 2,000'

STANDARD NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for DSP 02018 & DSP 2003B. If DSP 02018 & DSP 2003B 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 Developing Tier and is zoned R-T/R-55/I-3.
7. The property is adjacent to Ritchie Marlboro Road which is a designated historic roadway.
8. The property is adjacent to Ritchie Marlboro RDad which is classified as an arterial roadway.
4. This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

Tree Preservation and Retention Notes

10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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.
13. 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.
14. 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

15. 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.
16. 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.
17. 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. Corrective 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.
18. 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 may 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

19. 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.
20. 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.
21. 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. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
22. 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.
23. 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.
24. 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.
25. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
26. 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.
27. 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.

Natural Regeneration Notes

28. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
29. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
30. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
31. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
32. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
33. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
34. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
35. If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.06	0.00	0.00	0.23	0.44	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.41	0.00	0.00	0.00	0.00	0.41	0.11	0.00	0.00	1.13
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

Property Owners Awareness Certificate

I/ We Greenwood Park, 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.

DocuSigned by: Gregory S. Balian — its President — 12/14/2020
Owner — 3E7FE2F09E4A3F... — 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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE
APPLICATION NO.: DSP-20038 & AC-20014
TCP NO.: TCP2-053-02-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021
SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack — Date: 2021.05.19 10:37:13 -04'00'
Authorized Signature

3 STAR APOSTOLIC ENUE
ject or Approval Sheet
Project Number:

PLEASE MAKE SUREYOU'RE USING THE LATEST VERSION OF THIS FORM

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

LANDSCAPE ARCHITECT 807 KEVIN FOSTER STATE OF MARYLAND
05/05/2021

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY:	DATE	DRD #	REASON FOR REVISION
	JOHN MARKOVICH	07/15/2003	DSP-02018	
01	KIM FINCH	08/21/2005	DSP-02018	UPDATED PER SITE PLAN REVISION
02			DSP-02018, DSP-20038	REVISED TO INCLUDE THE VENUE DSP-06 TOWNHOUSE LOTS
03	Mary Rea	5/12/2021	DSP-20038	
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: MFC
DRAWN BY: TMS
CHECKED BY: MFC

DATE	REVISION	BY	APP'R.

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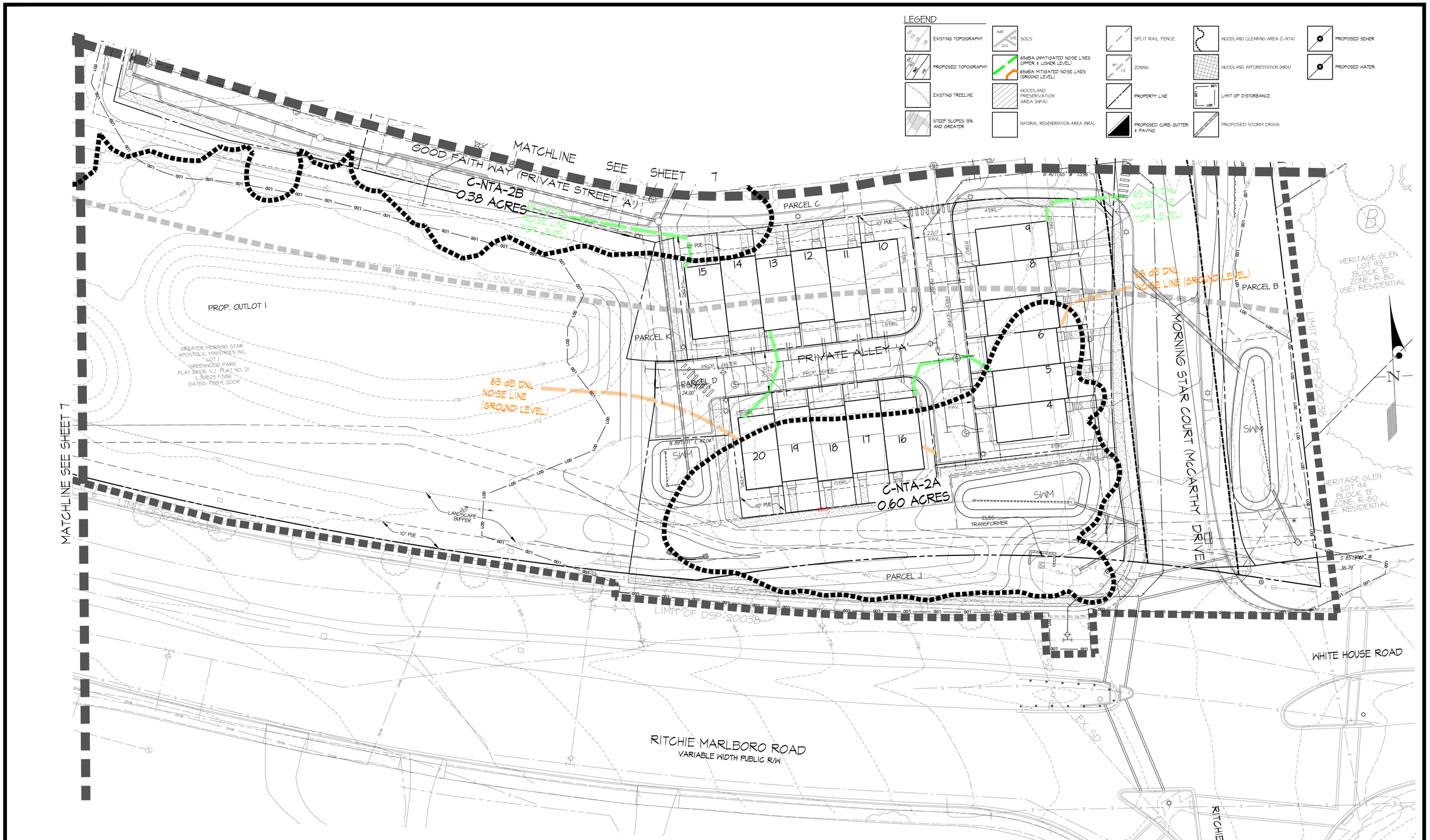
GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
AS SHOWN	R-T/R-55/I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TYPE II TREE CONSERVATION PLAN
THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21
KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 1 OF 13



WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.49	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.49	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.57	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.97	0.00	0.00	0.00	0.00	0.97	0.17	0.00	0.00	1.13
10	4.84	0.00	4.84	0.94	0.00	0.00	0.00	0.00	0.94	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.77
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.47
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

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

LANDSCAPE ARCHITECT 807 KEVIN ANTHONY FOSTER STATE OF MARYLAND
05/05/2021

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	KIM FINCH	08/21/2005	DSP-02018	UPDATED PER SITE PLAN REVISION
02			DSP-02018, DSP-20038	REVISED TO INCLUDE THE VENUE DSP-06 TOWNHOUSE LOTS
03	Mary Rea	5/12/2021	DSP-20038	
04				
05				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE

APPLICATION NO.: DSP-20038 & AC-20014

TCP NO.: TCP2-053-02-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021

SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

APOSTOLIC

val Sheet
ber

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: MFC
DRAWN BY: TMS
CHECKED BY: MFC

DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 2 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCPII\16079TCPII-02.dwg

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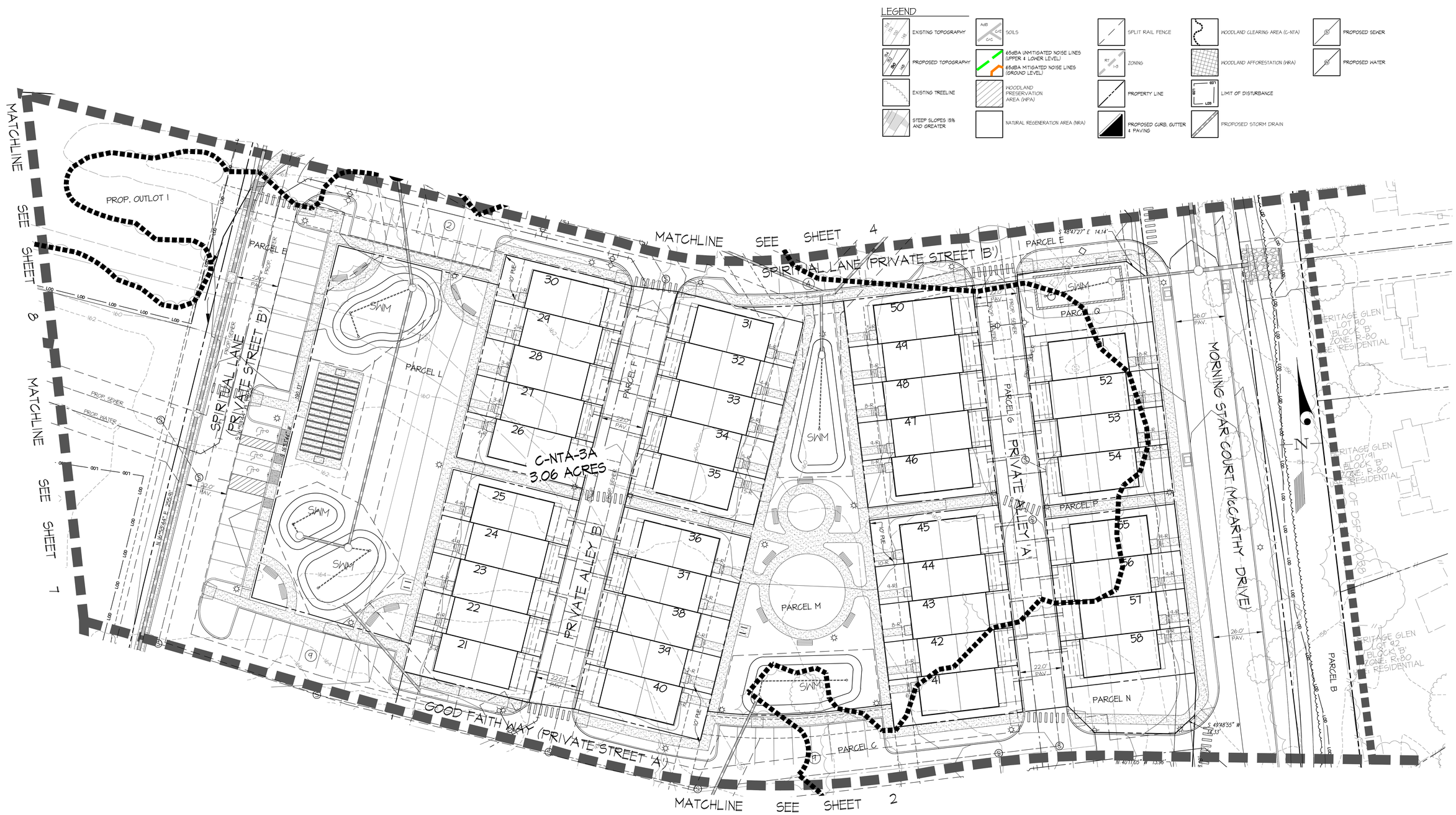

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.98	0.00	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	**4.25**	**0.00**	**4.25**	**3.06**	**0.00**	**3.06**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.48	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.49	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.98	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.91	0.11	0.00	0.00	1.13
10	4.84	0.00	4.84	0.94	0.00	0.00	0.00	0.00	0.94	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

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

LANDSCAPE ARCHITECT 807 KEVIN ALBERTUS FOSTER STATE OF MARYLAND 05/05/2021

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	JOHN MARKOVICH	07/15/2005	DSP-02018	
02	KIM FINCH	08/21/2005	DSP-02018	UPDATED PER SITE PLAN REVISION
03	Mary Rea 5/12/2021		DSP-03018, DSP-20058	REVISED TO INCLUDE THE VENUE DSP-00 TOWNHOUSE LOTS
04			DSP-20058	
05				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE

APPLICATION NO.: DSP-20038 & AC-20014

TCP NO.: TCP2-053-02-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'

AUTHORIZED SIGNATURE

STAR APOSTOLIC NUE

...et or Approval Sheet
...ject Number

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: MFC			
DRAWN BY: TMS			
CHECKED BY: MFC			
DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 3 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCP1\16079TCPII-03.dwg, 5/12/2021 10:44 AM, Mary Rea, 1:1, 1=1 BW, Julie Stravinskas

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NOTES:

1) REFORESTATION/AFFORESTATION/NATURAL REGENERATION PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.

2) WRA-4A - INSTALL TREE PROTECTION DEVICES AND SIGNAGE PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE FIRST HOME TO BE CONSTRUCTED ON LOTS 81-93.

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	**6.54**	**0.00**	**6.54**	**0.09**	**0.00**	**0.06**	**0.00**	**0.00**	**0.03**	**0.49**	**0.00**	**0.00**	**0.01**
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.19	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.50
9	6.22	0.00	6.22	0.87	0.00	0.00	0.00	0.00	0.87	0.37	0.00	0.00	1.13
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	JOHN MARKOVICH	05/15/2003	DSP-02018	
01	KIM FINCH	06/21/2005	DSP-02018/ DSP-20018	UPDATED PER SITE PLAN REVISION
02			DSP-02018/ DSP-20018	REVISED TO INCLUDE THE VENUE (DSP-20038) AND MORNING STAR COURT (DSP-20014)
03	Mary Rea	5/12/2021	DSP-20038	
04				
05				

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

LANDSCAPE ARCHITECT 807 KEVIN ANTHONY FOSTER STATE OF MARYLAND
05/05/2021

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE
APPLICATION NO.: DSP-20038 & AC-20014
TCP1 NO.: TCP2-053-02-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021.
SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

TCP2 NOTES

STAR APOSTOLIC UE

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:	MFC
DRAWN BY:	TMS
CHECKED BY:	MFC

DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 4 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCPII\16079TCPII-04.dwg, 5/5/2021 10:34:11 AM, PDF-XCHANGE PRINTER DRIVER, By: Julie Stewartson

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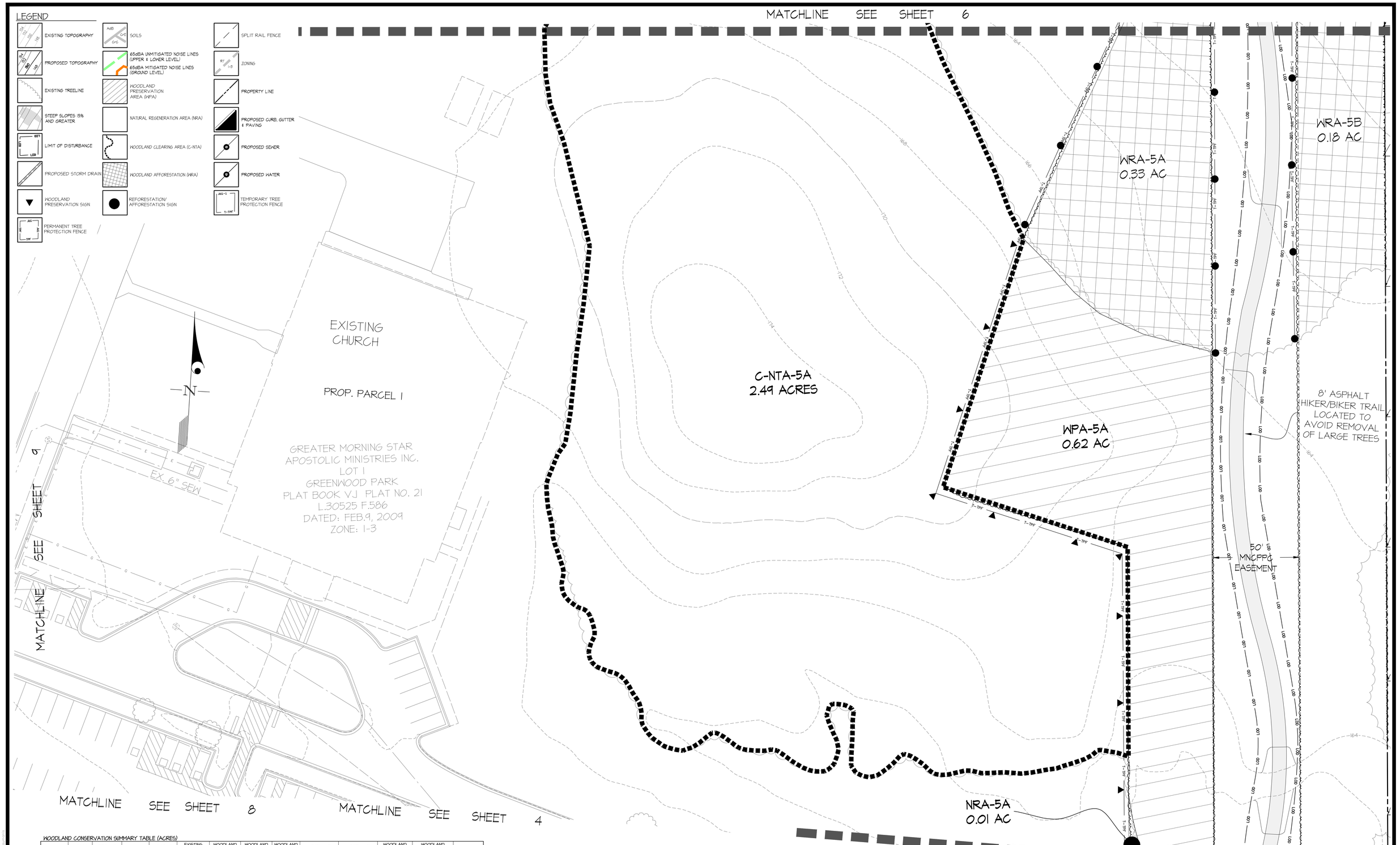

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

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2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.04	0.00	0.06	0.00	0.00	0.23	0.44	0.00	0.00	0.01
5	**8.23**	**0.00**	**8.23**	**3.11**	**0.00**	**2.44**	**0.00**	**0.00**	**0.62**	**0.51**	**0.00**	**0.00**	**0.01**
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.41	0.00	0.00	0.00	0.00	0.41	0.11	0.00	0.00	1.13
10	4.84	0.00	4.84	0.94	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE

APPLICATION NO.: DSP-20036 & AC-20014

TCP NO.: TCP2-053-02-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'

AUTHORIZED SIGNATURE

ING STAR APOSTOLIC
: VENUE

ur Sheet or Approval Sheet

Revision numbers must be included in the Project Number

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

LANDSCAPE ARCHITECT 807
05/05/2021
KEVIN BURTON FOSTER
STATE OF MARYLAND

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	JOHN MARKOVICH	07/15/2003	DSP-02018	
01	KIM FINCH	08/21/2005	DSP-02018	UPDATED PER SITE PLAN REVISION
02			DSP-20018	REVISED TO INCLUDE THE
			DSP-20036	VENUE: DSP-90 TOWNHOUSE LOTS
03	Mary Rea	5/12/2021	DSP-20036	
04				
05				

NOTES:

1.) REFORESTATION/AFFORESTATION/NATURAL REGENERATION PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.

2.) WRA-5A - INSTALL TREE PROTECTION DEVICES AND SIGNAGE PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE FIRST HOME TO BE CONSTRUCTED ON LOTS 81-83.

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: MFC			
DRAWN BY: TMS			
CHECKED BY: MFC			
DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 5 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCP1\16079TCP1-05.dwg
Plotted On May 05, 2021 By: Tyler Stoyanovich

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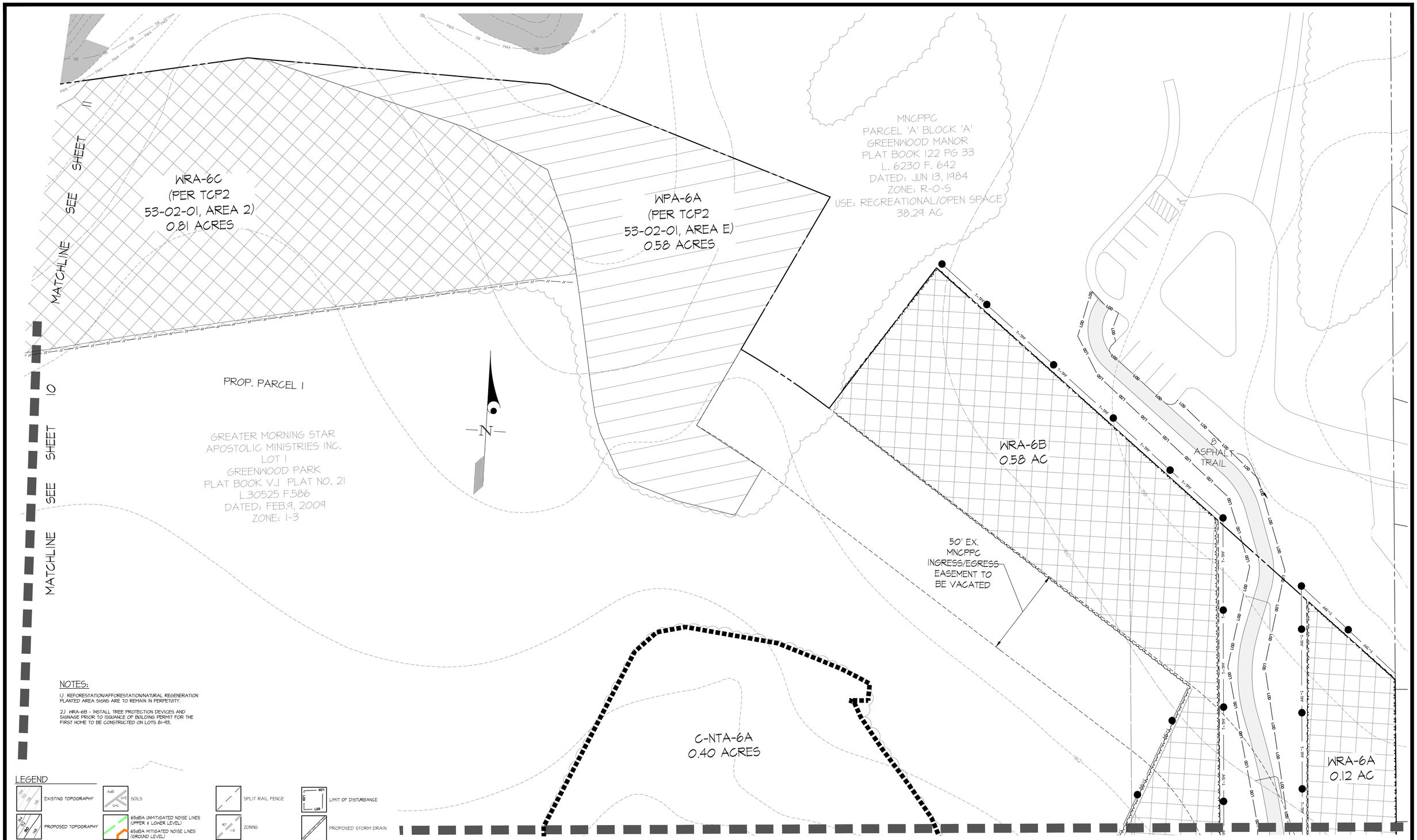

NOTES:

1.) REFORESTATION/AFFORESTATION/NATURAL REGENERATION PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.

2.) WRA-6B - INSTALL TREE PROTECTION DEVICES AND SIGNAGE PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE FIRST HOME TO BE CONSTRUCTED ON LOTS 81-93.

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- STEEP SLOPES 15% AND GREATER
- PROPOSED WATER
- TEMPORARY TREE PROTECTION FENCE
- SOILS
- 65dBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
- 65dBA MITIGATED NOISE LINES (GROUND LEVEL)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND CLEARING AREA (C-NTA)
- WOODLAND AFFORESTATION (WRA)
- SPLIT RAIL FENCE
- ZONING
- PROPERTY LINE
- PROPOSED CURB, GUTTER & PAVING
- PROPOSED SEWER
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- WOODLAND PRESERVATION SIGN
- PERMANENT TREE PROTECTION FENCE
- REFORESTATION/ AFFORESTATION SIGN

MATCHLINE SEE SHEET 5

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.48	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.25	0.00	0.00	0.01
6	**5.81**	**0.00**	**5.81**	**0.48**	**0.00**	**0.40**	**0.00**	**0.00**	**0.58**	**1.51**	**0.00**	**0.00**	**0.00**
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.57	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.91	0.11	0.00	0.00	1.13
10	4.84	0.00	4.84	0.84	0.00	0.00	0.00	0.00	0.84	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.28	0.50	0.05	0.00	2.77
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	JOHN MARKOVICH	07/15/2003	DSP-02018	
02	KIM FENCH	08/21/2003	DSP-02018	UPDATED PER SITE PLAN REVISION
03	Mary Rea	5/12/2021	DSP-20034 DSP-20038	REVISED TO INCLUDE THE VENUE DSP-90 TOWNHOUSE LOTS
04			DSP-20038	
05				

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

LANDSCAPE ARCHITECT 807 — 05/05/2021 — KEVIN ANTHONY FOSTER — STATE OF MARYLAND

TO be by MAI

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE
APPLICATION NO.: DSP-20038 & AC-20014
TCP NO.: TCP2-053-02-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-00 DATED FEBRUARY 11, 2021
SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

TAR APOSTOLIC UE
or Approval Sheet
REVISION INDICATES THAT THE TECHNICAL IN THE PROJECT Number

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: MFC
DRAWN BY: TMS
CHECKED BY: MFC

DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 6 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCP1\16079TCPII-06.dwg, Jul 19, 2021 - 2:44pm, jtyler Stormwater

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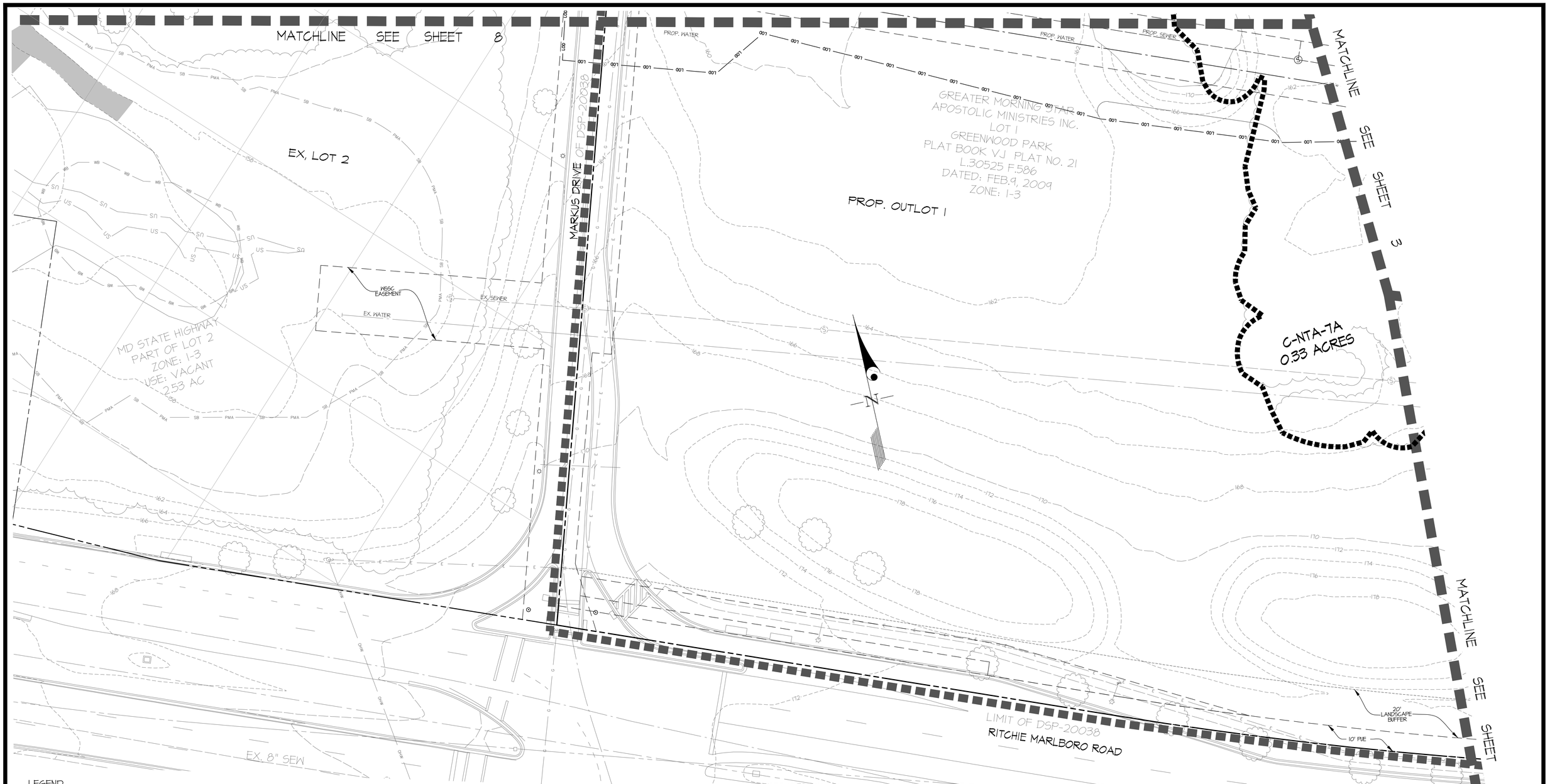

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- STEEP SLOPES 15% AND GREATER
- SOILS
- 65dBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
- 65dBA MITIGATED NOISE LINES (GROUND LEVEL)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
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- WOODLAND CLEARING AREA (C-NTA)
- WOODLAND AFFORESTATION (WRA)
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (NR-AC)	NATURAL REGENERATION AREA (NRA)
2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.44	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.44	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.98	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	**3.40**	**0.00**	**3.40**	**0.33**	**0.00**	**0.33**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.91	0.00	0.00	0.00	0.00	0.91	0.11	0.00	0.00	1.13
10	4.84	0.00	4.84	0.94	0.00	0.00	0.00	0.00	0.94	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.41
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

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

LANDSCAPE ARCHITECT 807 KEVIN ANTHONY FOSTER STATE OF MARYLAND
05/05/2021

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE
APPLICATION NO.: DSP-20038 & AC-20014
TCP NO.: TCPII-053-02-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-08 DATED FEBRUARY 11, 2021.
SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

STAR APOSTOLIC NUE

et or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
	JOHN MARKOVICH	07/15/2003	DSP-02014	
01	KIM FINCH	08/21/2005	DSP-02014	UPDATED PER SITE PLAN REVISION
02			DSP-02018 DSP-20038	REVISED TO INCLUDE THE VENUE DSP-00 TOWNHOUSE LOTS
03	Mary Rea	5/12/2021	DSP-20038	
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

	DATE	REVISION	BY	APP'R.
DESIGNED BY: MFC				
DRAWN BY: TMS				
CHECKED BY: MFC				

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 7 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCPII\16079TCPII-07.dwg, 1:1, 1=1, 5/12/2021 10:42:49 AM, EST, JOB: 16079, BY: Tyler Stigamoto

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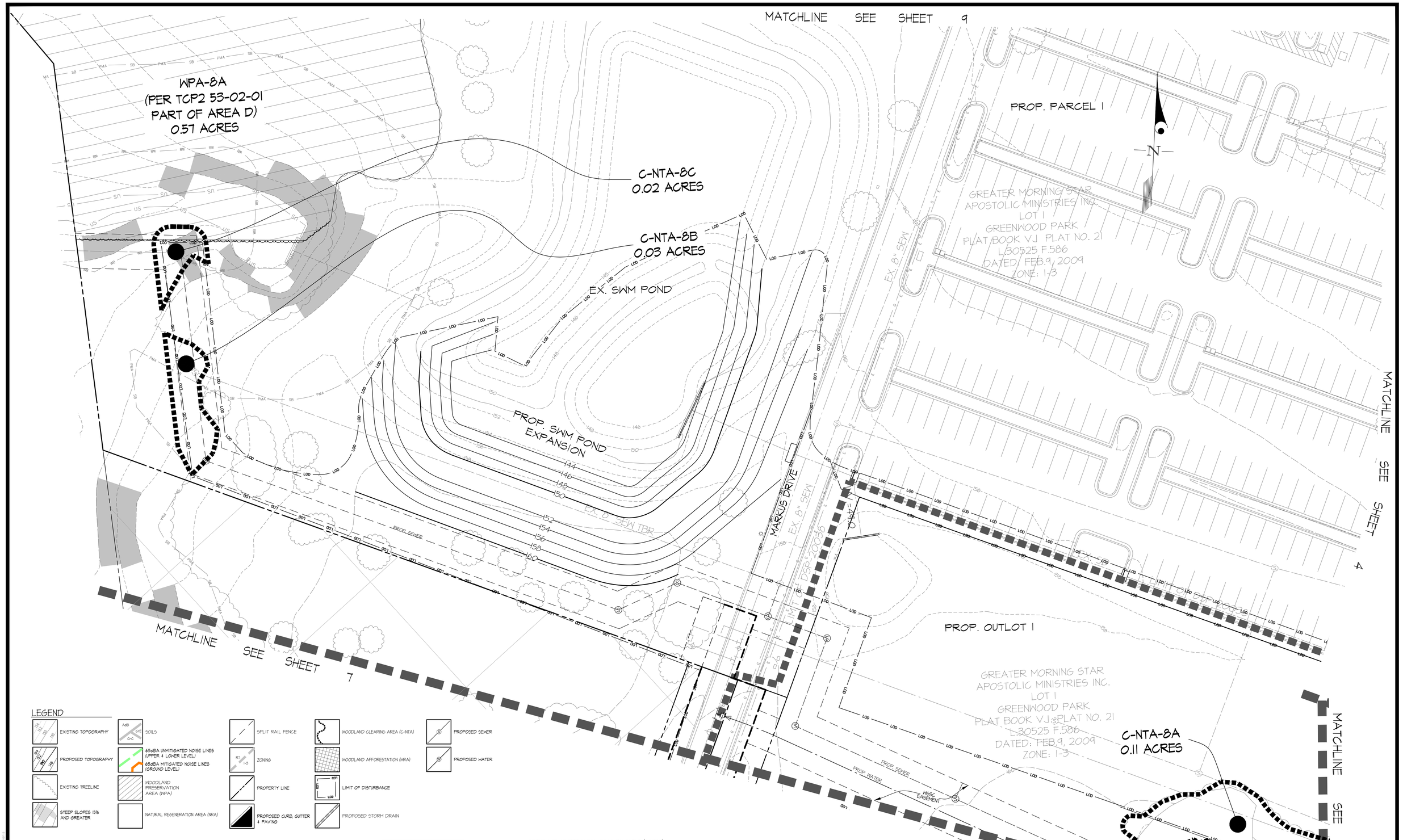

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- STEEP SLOPES 15% AND GREATER
- SOILS
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- 65dBA MITIGATED NOISE LINES (GROUND LEVEL)
- WOODLAND PRESERVATION AREA (WPA)
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WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

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2	3.51	0.00	3.51	0.88	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.49	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.49	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.88	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	**6.52**	**0.00**	**6.52**	**0.75**	**0.00**	**0.16**	**0.00**	**0.00**	**0.59**	**0.00**	**0.00**	**0.00**	**0.00**
9	6.22	0.00	6.22	0.97	0.00	0.00	0.00	0.00	0.87	0.17	0.00	0.00	1.13
10	4.84	0.00	4.84	0.84	0.00	0.00	0.00	0.00	0.84	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.77
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.47
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

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

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LANDSCAPE ARCHITECT 807 — KEVIN FOSTER — STATE OF MARYLAND — 05/05/2021

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04				
05				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE

APPLICATION NO.: DSP-20038 & AC-20014

TCP NO.: TCP2-053-02-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021.

SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

For Conditions or Approval see site plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

STAR APOSTOLIC
UE

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: MFC
DRAWN BY: TMS
CHECKED BY: MFC

DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
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MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 8 OF 13

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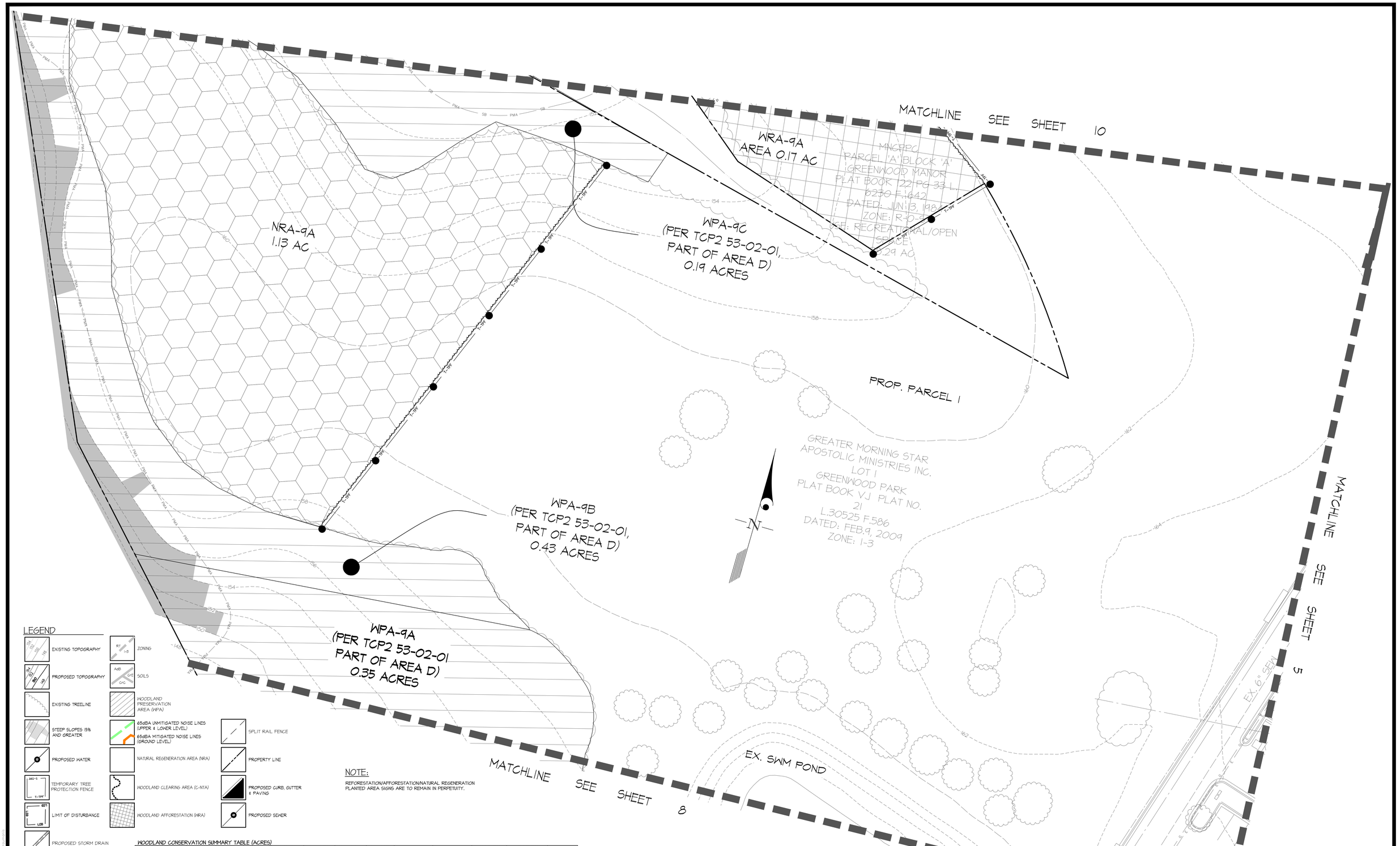

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- STEEP SLOPES 15% AND GREATER
- PROPOSED WATER
- TEMPORARY TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- WOODLAND PRESERVATION SIGN
- PERMANENT TREE PROTECTION FENCE
- REFORESTATION/ AFFORESTATION SIGN
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- WOODLAND PRESERVATION AREA (WPA)
- 65dBA UNMITIGATED NOISE LINES (UPPER & LOWER LEVEL)
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- SPLIT RAIL FENCE
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- PROPOSED SEWER

NOTE:

REFORESTATION/AFFORESTATION/NATURAL REGENERATION PLANTED AREA SIGNS ARE TO REMAIN IN PERPETUITY.

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

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2	3.51	0.00	3.51	0.48	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	4.25	0.00	4.25	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.41	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.49	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.48	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.57	0.00	0.00	0.00	0.00
9	**6.22**	**0.00**	**6.22**	**0.91**	**0.00**	**0.00**	**0.00**	**0.00**	**0.91**	**0.11**	**0.00**	**0.00**	**1.13**
10	4.84	0.00	4.84	0.44	0.00	0.00	0.00	0.00	0.44	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.71
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.47
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

Qualified Professional Certification

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

LANDSCAPE ARCHITECT 807 KEVIN FOSTER STATE OF MARYLAND

05/05/2021

Kevin Foster
Gutschick, Little & Weber, P.A.
3404 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph. (301) 421-4024 Fax. (301) 421-4186
E-mail: kfoster@glwpa.com

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

APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY:	DATE	DRD #	REASON FOR REVISION
	JOHN MARKOVICH	07/15/2005	DSP-02018	
01	KIM FINCH	08/23/2005	DSP-02018	UPDATED PER SITE PLAN REVISION
02			DSP-02018, DSP-20038	REVISED TO INCLUDE THE VENUE DSP-00 TOWNHOUSE LOTS
03	Mary Rea	5/12/2021	DSP-20038	
04				
05				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE

APPLICATION NO.: DSP-20038 & AC-20014

TCP NO.: TCP2-053-02-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021.

SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

STAR APOSTOLIC NUE

et or Approval Sheet
oject Number

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: MFC			
DRAWN BY: TMS			
CHECKED BY: MFC			
DATE	REVISION	BY	APP'R.

0' 10' 20' 40' 80'
SCALE: 1" = 20'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP – GRID
MAY 2021	74-F4

TCP II CONSERVATION PLAN

THE VENUE

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KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 9 OF 13

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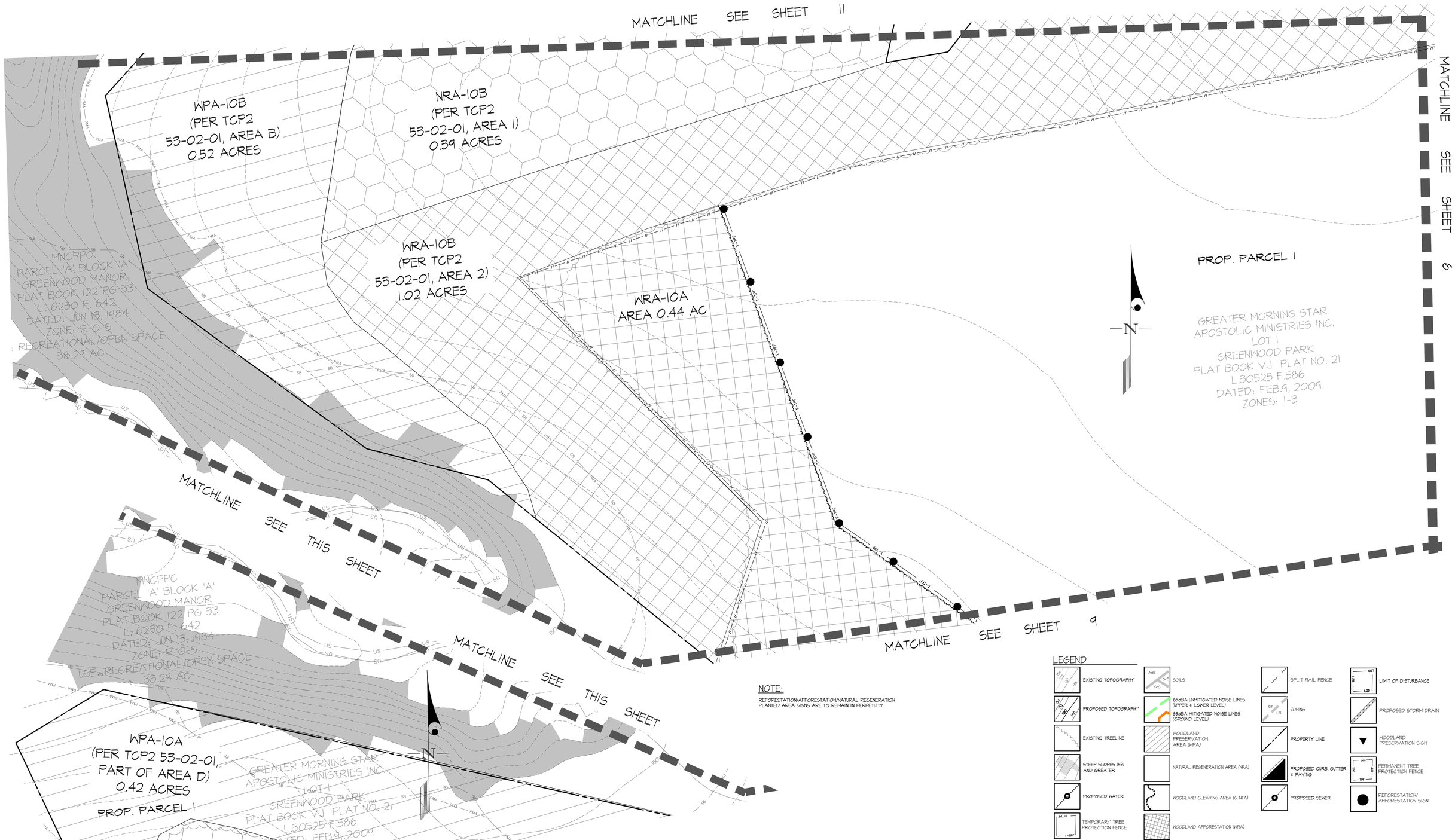

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M-NCPPC
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03	Mary Rea	5/12/2021	DSP-20038	
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05				

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

LANDSCAPE ARCHITECT 807 — 05/05/2021 — KEVIN ESTEBAN FOSTER — STATE OF MARYLAND

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
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Ph: (301) 421-4024 Fax: (301) 421-4186
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8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.57	0.00	0.00	0.00	0.00
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11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.23	0.50	0.05	0.00	2.77
12	1.10	0.00	1.10	0.64	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.47
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Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
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G. L. W. FILE No. 16079

SHEET 10 OF 13

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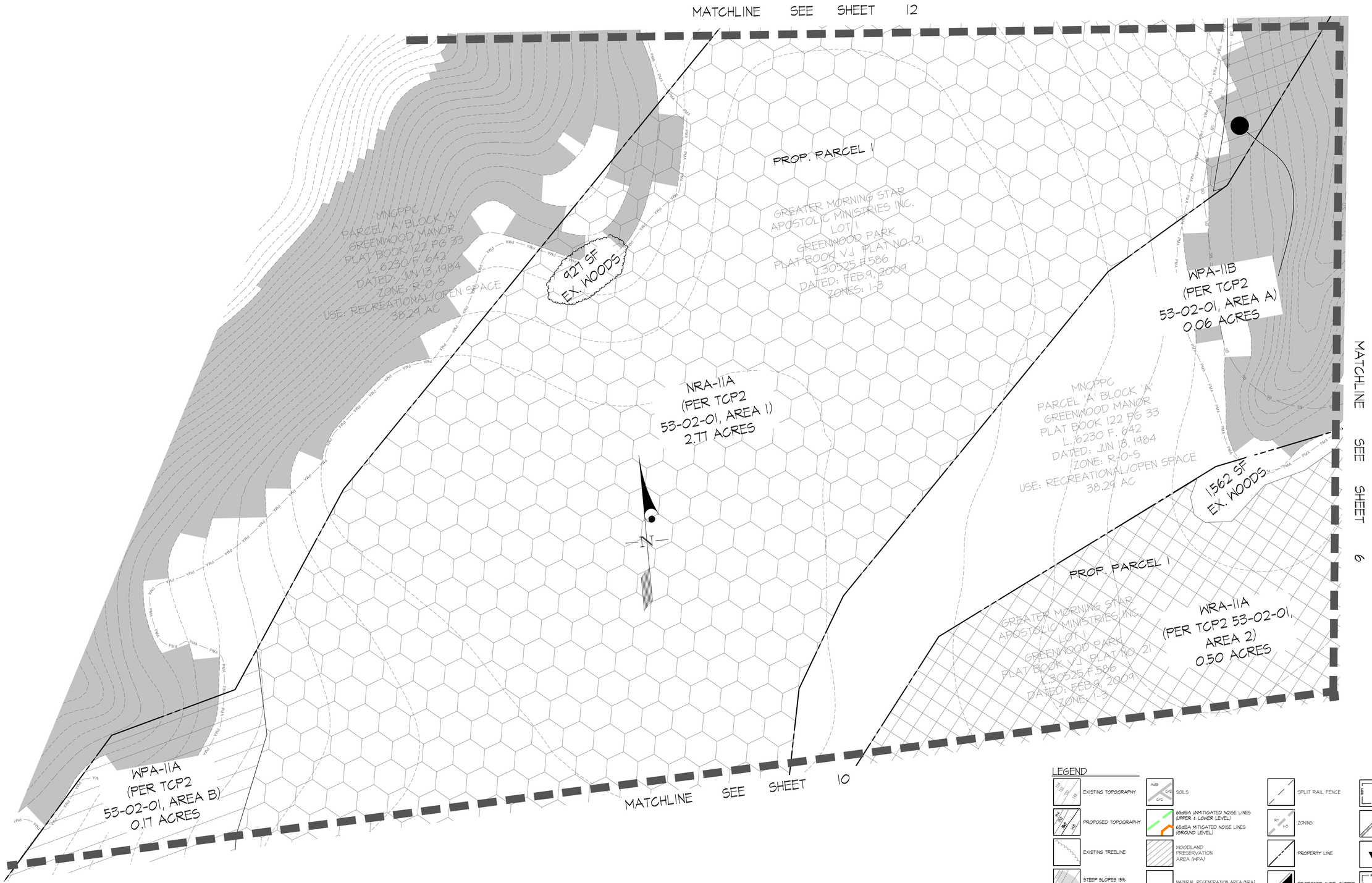

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LANDSCAPE ARCHITECT 807 KEVIN BARTLUNE FOSTER STATE OF MARYLAND
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4	6.54	0.00	6.54	0.09	0.00	0.06	0.00	0.00	0.03	0.44	0.00	0.00	0.01
5	8.23	0.00	8.23	3.11	0.00	2.49	0.00	0.00	0.62	0.51	0.00	0.00	0.01
6	5.81	0.00	5.81	0.98	0.00	0.40	0.00	0.00	0.58	1.51	0.00	0.00	0.00
7	3.40	0.00	3.40	0.33	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	6.52	0.00	6.52	0.73	0.00	0.16	0.00	0.00	0.57	0.00	0.00	0.00	0.00
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DESIGNED BY:			
MFC			
DRAWN BY:			
TMS			
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MFC			
DATE	REVISION	BY	APP'R.

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G. L. W. FILE No. 16079

SHEET 11 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCP\TCPII-11.dwg, Layout: 11 Oct 2020 - 10:11:03 AM EDT, BY: Tyler Simonelli

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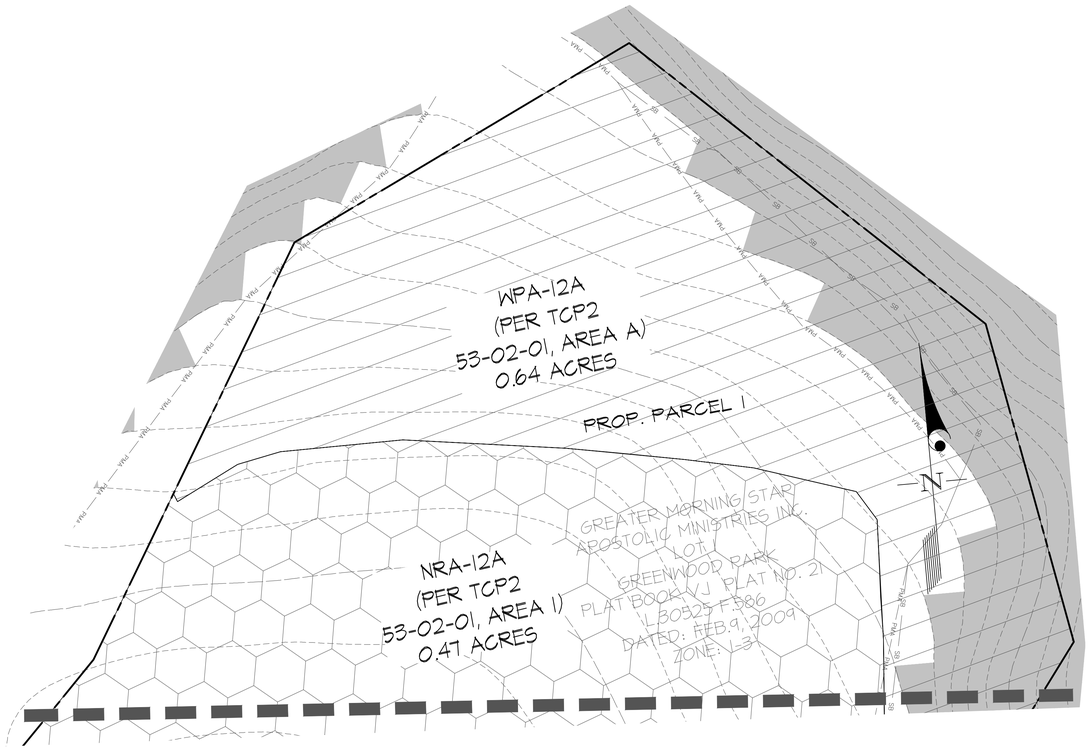

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8	6.52	0.00	6.52	0.13	0.00	0.16	0.00	0.00	0.51	0.00	0.00	0.00	0.00
9	6.22	0.00	6.22	0.97	0.00	0.00	0.00	0.00	0.97	0.17	0.00	0.00	1.13
10	4.84	0.00	4.84	0.94	0.00	0.00	0.00	0.00	0.94	1.46	0.00	0.00	0.44
11	3.53	0.00	3.53	0.28	0.00	0.00	0.00	0.00	0.28	0.50	0.05	0.00	2.77
12	**1.10**	**0.00**	**1.10**	**0.64**	**0.00**	**0.00**	**0.00**	**0.00**	**0.64**	**0.00**	**0.00**	**0.00**	**0.47**
OVERALL	54.00	0.00	54.00	12.11	0.00	7.46	0.00	0.00	4.58	4.64	0.05	0.00	4.83

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

LANDSCAPE ARCHITECT 807 KEVIN FOSTER STATE OF MARYLAND
05/05/2021

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	JOHN MARKOVICH	07/15/2003	DSP-02018	
02	KIM FINCH	08/21/2005	DSP-02018	UPDATED PER SITE PLAN REVISION
03	Mary Rea 5/12/2021		DSP-02018, DSP-20038	REVISED TO INCLUDE THE VENUE DSP-20 TOWNHOUSE LOTS
04				
05				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE

APPLICATION NO.: DSP-20038 & AC-20014

TCP NO.: TCP2-053-02-03

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-00 DATED FEBRUARY 11, 2021

SIGNATURE APPROVAL DATE

Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

Site or Approval Sheet
PLEVIOUSLY APPROVED PLANS DO INCLUDE RE-SUBMITTED Project Number

STAR APOSTOLIC VUE

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: MFC
DRAWN BY: TMS
CHECKED BY: MFC

DATE	REVISION	BY	APP'R.

SCALE: 1" = 20'
0' 10' 20' 40' 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE: 1"=20'
DATE: MAY 2021
ZONING: R-T/R-55/I-3
TAX MAP - GRID: 74-F4

TCP II CONSERVATION PLAN
THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21
KENT ELECTION DISTRICT, NO. 13
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 12 OF 13

L:\CADD\DRAWINGS\16079\PLANS BY GLW\TCP1\16079TCP1-12.dwg, Jul 05, 2021 - 9:44:11 am, EDT BY: Tyler Stepanoski

© GLW 2020

TCP-II PRE-CONSTRUCTION ACTIVITIES

1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.

3. Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided hereon.

TCP-II NOTES FOR TREE CONSERVATION

1. Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of $1.50 per square foot of woodland damaged or destroyed.

2. The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.

3. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas.

4. 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. Three copies of the bonds are submitted with the grading permit application.

5. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. 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 the TPD installation.

6. All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.

7. The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.

8. The following are not allowed within a tree save area:
   - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
   - Dumping of limbs, stumps, and other clearing debris.
   - Driving of any vehicle or equipment.
   - Storage or stockpiling of materials and supplies.
   - Lighting of any fire, including cooking or warming fires.

9. Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the inspector.

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

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.

6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally, they should not be twisted, bailed up, or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the Landscape Architect must be contacted and give his approval before planting may begin. Mechanical row planting is allowed as an alternative planing method for Planting Areas 19, 20 & 53 only.

7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory. If Mechanical row planting is used, all plant species required for each area shall be mixed together prior to placement on the planting machine to provide a random species planting configuration.

8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided by:

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

CONTINUED
PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

These field tests will be processed for #5 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.

9. 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 turfgrass 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.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chain saw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.

2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches in 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 in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

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

NOTE: The use of chain saws 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.

Protection of Reforestation and Afforestation Areas by Developers of Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. 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 II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.

2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which in not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at (14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approval plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

2. Homeowners or property owners may remove trees less than two (2) inches in diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including and variety of Kentucky 31 fescue is not acceptable.

CONTINUED
WOODLAND CONSERVATION AREA MANAGEMENT NOTES

7. The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.

8. The following are not allowed within a tree save area:
   - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
   - Dumping of limbs, stumps, and other clearing debris.
   - Driving of any vehicle or equipment.
   - Storage or stockpiling of materials and supplies.
   - Lighting of any fire, including cooking or warming fires.

9. Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the inspector.

REFORESTATION DATA

TOTAL PROJECT SITE AREA =	54.0 ACRES
REFORESTATION PROVIDED =	4.64 ACRES
REFORESTATION REQUIRED =	4.64 ACRES
CLEARED AREAS =	7.48 ACRES
CLEARED AREAS IN FP=	0.00 ACRES
WOODLAND PRESERVATION AREAS =	4.58 ACRES
WOODLAND PRESERVATION NOT COUNTED =	0.05 ACRES
TOTAL PLANTING REQUIRED:	1,000 SEEDLINGS/ SAPLING TREES PER AC. = 4,000 SEEDLINGS
TOTAL PLANTING PROVIDED:	4.64 AC. - 4,640 SEEDLINGS

PLANTING SCHEME

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-4A
0.44 Ac. Planting Area, 440 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	88	whips
Nyssa sylvatica/ Black Gum	19%	83	whips
Quercus palustris/ Pin Oak	18%	88	whips
Acer rubrum/ Red Maple	18%	88	whips
Sassafras albidum/ Sassafras	9%	45	whips
Cornus florida/ Dogwood	8%	39	whips
Amelanchier canadensis/ Serviceberry	8%	39	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-5A
0.33 Ac. Planting Area, 330 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	67	whips
Nyssa sylvatica/ Black Gum	19%	63	whips
Quercus palustris/ Pin Oak	18%	59	whips
Acer rubrum/ Red Maple	18%	59	whips
Sassafras albidum/ Sassafras	9%	30	whips
Cornus florida/ Dogwood	8%	26	whips
Amelanchier canadensis/ Serviceberry	8%	26	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-5B
0.17 Ac. Planting Area, 170 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	33	whips
Nyssa sylvatica/ Black Gum	19%	32	whips
Quercus palustris/ Pin Oak	18%	31	whips
Acer rubrum/ Red Maple	18%	31	whips
Sassafras albidum/ Sassafras	9%	15	whips
Cornus florida/ Dogwood	8%	14	whips
Amelanchier canadensis/ Serviceberry	8%	14	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-6A
0.12 Ac. Planting Area, 120 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	24	whips
Nyssa sylvatica/ Black Gum	19%	23	whips
Quercus palustris/ Pin Oak	18%	22	whips
Acer rubrum/ Red Maple	18%	22	whips
Sassafras albidum/ Sassafras	9%	11	whips
Cornus florida/ Dogwood	8%	9	whips
Amelanchier canadensis/ Serviceberry	8%	9	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-6B
0.58 Ac. Planting Area, 580 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	116	whips
Nyssa sylvatica/ Black Gum	19%	110	whips
Quercus palustris/ Pin Oak	18%	104	whips
Acer rubrum/ Red Maple	18%	104	whips
Sassafras albidum/ Sassafras	9%	52	whips
Cornus florida/ Dogwood	8%	47	whips
Amelanchier canadensis/ Serviceberry	8%	47	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-6C
0.81 Ac. Planting Area, 810 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	162	whips
Nyssa sylvatica/ Black Gum	19%	154	whips
Quercus palustris/ Pin Oak	18%	146	whips
Acer rubrum/ Red Maple	18%	146	whips
Sassafras albidum/ Sassafras	9%	72	whips
Cornus florida/ Dogwood	8%	65	whips
Amelanchier canadensis/ Serviceberry	8%	65	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-9A
0.17 Ac. Planting Area, 170 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	33	whips
Nyssa sylvatica/ Black Gum	19%	32	whips
Quercus palustris/ Pin Oak	18%	31	whips
Acer rubrum/ Red Maple	18%	31	whips
Sassafras albidum/ Sassafras	9%	15	whips
Cornus florida/ Dogwood	8%	14	whips
Amelanchier canadensis/ Serviceberry	8%	14	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-10A
0.44 Ac. Planting Area, 440 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	88	whips
Nyssa sylvatica/ Black Gum	19%	84	whips
Quercus palustris/ Pin Oak	18%	79	whips
Acer rubrum/ Red Maple	18%	79	whips
Sassafras albidum/ Sassafras	9%	40	whips
Cornus florida/ Dogwood	8%	35	whips
Amelanchier canadensis/ Serviceberry	8%	35	whips

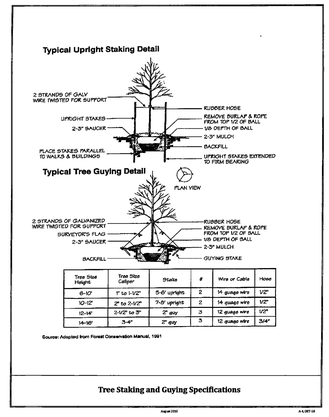
UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-10B
1.03 Ac. Planting Area, 1030 Seedlings Required

BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	206	whips
Nyssa sylvatica/ Black Gum	19%	196	whips
Quercus palustris/ Pin Oak	18%	185	whips
Acer rubrum/ Red Maple	18%	185	whips
Sassafras albidum/ Sassafras	9%	94	whips
Cornus florida/ Dogwood	8%	82	whips
Amelanchier canadensis/ Serviceberry	8%	82	whips

CONTINUED
PLANTING SCHEME

UP-LAND PLANTING AREA - REFORESTATION AREAS WRA-11A
0.50 Ac. Planting Area 500 Seedlings Required

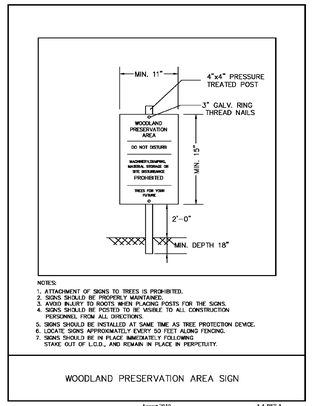
BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/ Sweet Gum	20%	100	whips
Nyssa sylvatica/ Black Gum	19%	95	whips
Quercus palustris/ Pin Oak	18%	90	whips
Acer rubrum/ Red Maple	18%	90	whips
Sassafras albidum/ Sassafras	9%	45	whips
Cornus florida/ Dogwood	8%	40	whips
Amelanchier canadensis/ Serviceberry	8%	40	whips



Source: Adapted from Forest Conservation Manual, 1991

August 2010 A-4, DETS-1

1 TREE STAKING & GUYING SPECIFICATIONS NTS

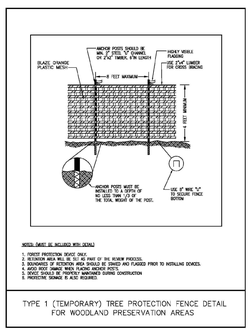


NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

August 2010 A-4, DETS-2

2 TREE PROTECTION SIGNAGE-WOODLAND PRESERVATION AREA NTS

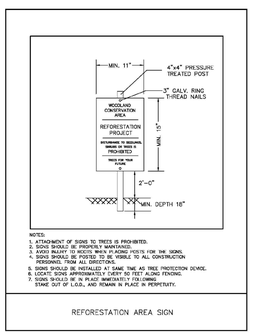
TCP-20.Type I (Temporary) Tree Protection Fence Detail for Woodland Preservation Areas



Prince Georgi's County Planning Department Appendix A-41

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

TCP-18.Reforestation Area Sign



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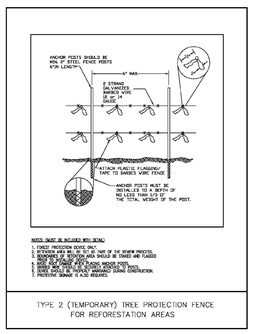
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

Prince Georgi's County Planning Department Appendix A-42

2 TREE PROTECTION SIGNAGE-REFORESTATION AREA NTS

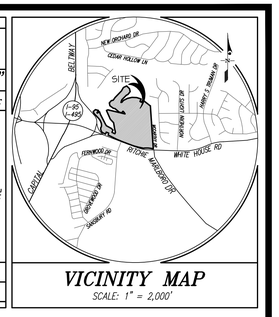
TCP-22.Type 2 (Temporary) Tree Protection Fence for Reforestation Areas



Prince Georgi's County Planning Department Appendix A-43

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

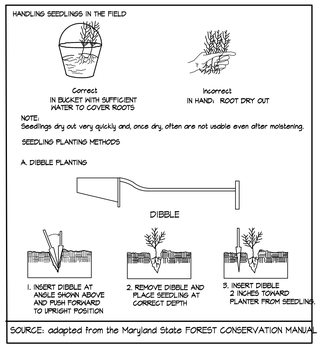
48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



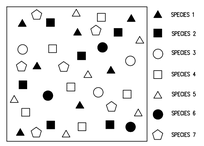
VICINITY MAP
SCALE: 1" = 2,000'

Woodland Preservation Areas (WPA)		Woodland Cleared Areas (C-NTA)		Woodland Afforestation Areas (WRA)	
WPA # 4A	0.03 AC	C-NTA # 2A	0.60 AC	WRA # 4A	0.44 AC
WPA # 5A	0.62 AC	C-NTA # 2B	0.38 AC	WRA # 5A	0.33 AC
WPA # 6A	0.58 AC	C-NTA # 3A	3.06 AC	WRA # 5B	0.17 AC
WPA # 8A	0.57 AC	C-NTA # 4A	0.05 AC	WRA # 6A	0.12 AC
WPA # 9A	0.35 AC	C-NTA # 4B	0.01 AC	WRA # 6B	0.58 AC
WPA # 9B	0.45 AC	C-NTA # 5A	2.49 AC	WRA # 6C	0.81 AC
WPA # 9C	0.19 AC	C-NTA # 6A	0.40 AC	WRA # 9A	0.17 AC
WPA # 10A	0.42 AC	C-NTA # 7A	0.33 AC	WRA # 10A	0.44 AC
WPA # 10B	0.52 AC	C-NTA # 8A	0.11 AC	WRA # 10B	1.03 AC
WPA # 11A	0.17 AC	C-NTA # 8B	0.03 AC	WRA # 11A	0.50 AC
WPA # 11B	0.06 AC	C-NTA # 8C	0.02 AC	TOTAL	4.64 AC
WPA # 12A	0.64 AC	TOTAL	7.48 AC		
TOTAL	4.58 AC				

NOTE: ALL REFORESTATION AREAS TO COUNT AS WOODLAND CONSERVATION.



4 HANDLING AND PLANTING OF SEEDLINGS NTS



5 TYPICAL RANDOM PLANTING DETAIL NTS

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

LANDSCAPE ARCHITECT 807 — KEVIN ANTHONY FOSTER — STATE OF MARYLAND — 05/05/2021

Kevin Foster
Gutschick, Little & Weber, P.A.
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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
TCPII-053-02-03

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
01	JOHN MARKOVICH	07/15/2003	DSP-02018	
02	KIM FINCH	08/21/2003	DSP-02018	UPDATED PER SITE PLAN REVISION
03	Mary Rea	5/12/2021	DSP-02018 DSP-20058	REVISED TO INCLUDE THE VENUE DSP-20 TOWNHOUSE LOTS
04			DSP-20058	
05				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: THE VENUE
APPLICATION NO.: DSP-20038 & AC-20014
TCP NO.: TCP2-053-02-03
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION NO. 2021-09 DATED FEBRUARY 11, 2021
SIGNATURE APPROVAL DATE:
Jill Kosack — Digitally signed by Jill Kosack Date: 2021.05.19 10:37:13 -04'00'
AUTHORIZED SIGNATURE

APOSTOLIC
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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:				
DRAWN BY: TMS				
CHECKED BY: MFC				
	DATE	REVISION	BY	APP'R.

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALIAN
301-864-6500

SCALE	ZONING
AS SHOWN	R-T/R-55/ I-3
DATE	TAX MAP - GRID
MAY 2021	74-F4

TYPE II TREE CONSERVATION PLAN - DETAIL SHEET

THE VENUE
PROPOSED LOTS 4 - 93
PARCELS A-H, J-N, P-T & OUTLOT 1
A RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
PLAT BOOK VJ 183, PLAT 21

KENT ELECTION DISTRICT, NO. 13 — PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 16079

SHEET 13 OF 13

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