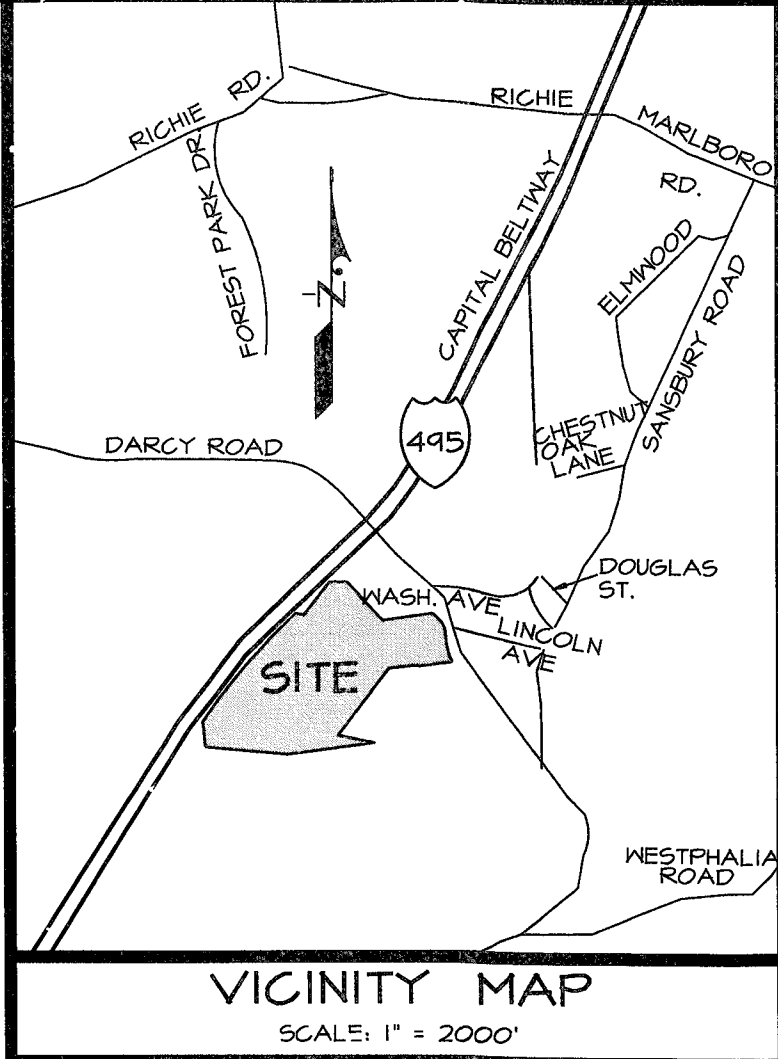


PRESERVATION AREAS (PA)		REFORESTATION AREAS (RA)		FLOODPLAIN CLEARING AREAS (CA-FP)	
No.	AREA (AC)	No.	AREA (AC)	No.	AREA (AC)
1	0.06	1	2.90	1	0.03
2	0.88	2	0.90	2	0.01
3	0.07	3	0.11	TOTAL	0.04
4	1.11	4	0.14	OFF-SITE CLEARING AREAS (CA-OFF)	
5	0.49	5	0.08		
6	0.40	6	0.46	No.	AREA (AC)
7	0.31	7	0.69	1	0.05
8	0.13	TOTAL	5.18	TOTAL	0.05
9	0.07				
10	0.12				
11	0.02				
TOTAL	3.66				

SPECIMEN TREE TABLE				
No.	SIZE	SPECIES	CONDITION	DISPOSITION
1	32"	Yellow poplar	Good	To Be Removed
2	34"	American beech	Good	To Remain

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administration	Tax Grid (TMG)	B2-C3
Administration	WESC Grid (Sheet 20)	2045E04
Administration	Policy Analysis Zone (PAZ)	255E-76
Administration	Planning Area (Plan Area)	6-7B
Administration	Election District (ED)	6
Administration	Councilmanic District (CD)	6
Administration	General Plan 2002 Tier (Tier)	Developing
Administration	Traffic Analysis Zone (COG) (TAZ-COG)	1254
Administration	PG Traffic Analysis Zone (TAZ-PG)	2474



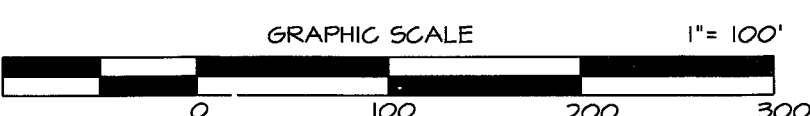
LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LIMITS OF DISTURBANCE	---
EXPANDED BUFFER	---
COUNTY REGULATED STREAM	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRESERVATION AREA	---
REFORESTATION AREA	---
TREE PROTECTION FENCE	---
TEMPORARY TREE PROTECTION FENCE	---
REFORESTATION SIGN	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)	---
65 dBA LINE	---
PRIMARY MANAGEMENT AREA (PMA)	---

Standard Woodland Conservation Worksheet			
Prince George's County			
Section I - Establishing Site Information			
Zone: R-R	Owner: D'ARCY PARTNERS, LLC		
Gross Tract: 56.18 Acres	Address: 9475 LOTTSEFORD ROAD		
Floodplain: 2.11 Acres	LA860, MD 20176		
Prev-Dedicated Land: 0.02 Acres	Phone: (301)491-4402		
Net Tract (NTA): 56.06 Acres	Tax Map: 82	Revision: 10	
	TCP No.	Subdivision/Block/Lot:	D'Arcy Park South
Is this site subject to the 1984 Ordinance? <u>N</u>			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? <u>N</u>			
Are there prior TCP approvals which includes a combo of these lots and/or other lots? <u>N</u>			
Is this a mitigation bank? <u>N</u>			
Break-even Point (preservation) = 10.47 Acres			
Clearing permitted w/o reforestation = 30.64 Acres			
Section II - Determining Requirements			
	Column A PCT/AFT %	Column B Net Tract	Column C Floodplain (ft)
Existing Woodland			2.11
Woodland Conservation Threshold (PCT) =	20.00%		
Smaller of 18 or 14			10.82
Woodland above PCT			36.21
Woodland cleared		41.84	0.04
Woodland cleared above PCT (smaller of 16 or 17)			36.21
Clearing above PCT (0.25 + 1) replacement requirement			9.51
Woodland cleared below PCT			3.55
Clearing below PCT (2.1) replacement requirement			7.09
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site MCA being provided on this property		0.00	
Woodland Conservation Required		24.03 acres	
Section III - Meeting the Requirements			
Woodland Preservation		3.66	
Afforestation / Reforestation		5.18	
Natural Regeneration		0.00	
Specimen/Historic Tree Credit (GRZ area * 2.0)	0.00		
Forest Enhancement Credit (Area * 2.5)	0.00		
Area approved for fee-in-lieu-PFA		0.00	\$0.00
Area approved for fee-in-lieu-PFA		0.00	\$0.00
Credits for Off-site Conservation on another property		15.14	
Off-site MCA (preservation) being provided on this property		0.00	
Off-site MCA (afforestation) being provided on this property		0.00	
Total Woodland Conservation Provided		24.03 Acres	
Area of woodland not cleared		1.21 acres	
Woodland retained but not part of requirements		3.61 acres	
100% Floodplain woodland retained		2.07 acres	
On-site woodland conservation provided		8.81 acres	
On-site woodland retained not credited		5.68 acres	
Plan Certified by: <u>Mike Petrakis</u>			
Address: 1122 Woodmore Road, Suite 200			
Baltimore, MD 21244			
License: Qualified Professional			

Prince George's County Planning Department, M-NCPPC			
TREE CONSERVATION PLAN APPROVAL			
TCP 2 - 34 - 98			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10/12/01		
01 [Signature]	9/16/2017		
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR ROUGH GRADING
D'ARCY PARK SOUTH
LANDS OF
GKG PARTNERSHIP
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20706-4323

APPLICANT
J. P. SQUARED DEVELOPMENT, LLC
4100 HOLLY RIDGE ROAD
ROCKVILLE, MD 20853

T-OV

SHEET 1 OF 5
PSSC 200' SHEET SERIES 203 SE B & 204 SE B

ADC MAP BK LOCATION 19 H-B

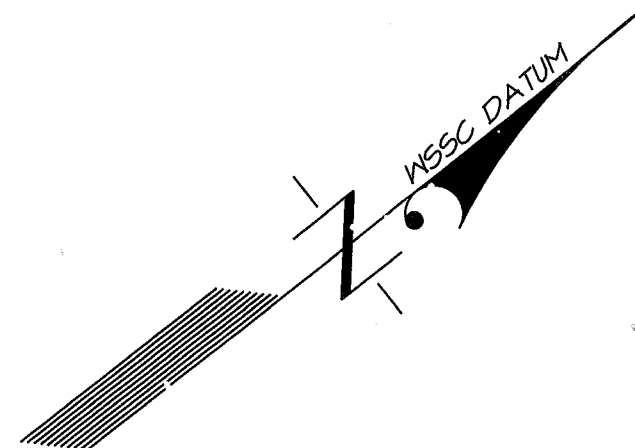
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3/21/17	Revised to show rough grading only	PCN	
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MIR	
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM	
DATE	DESCRIPTION	BY	
REVISIONS		DATE	
11/8/07	PGCPB 07155-107 SHEETS TUP36-RG-OV.dwg, 7/12/2017 4:18:13 PM	November, 2006	54,043-Z

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PROPOSED PARCEL EXHIBIT

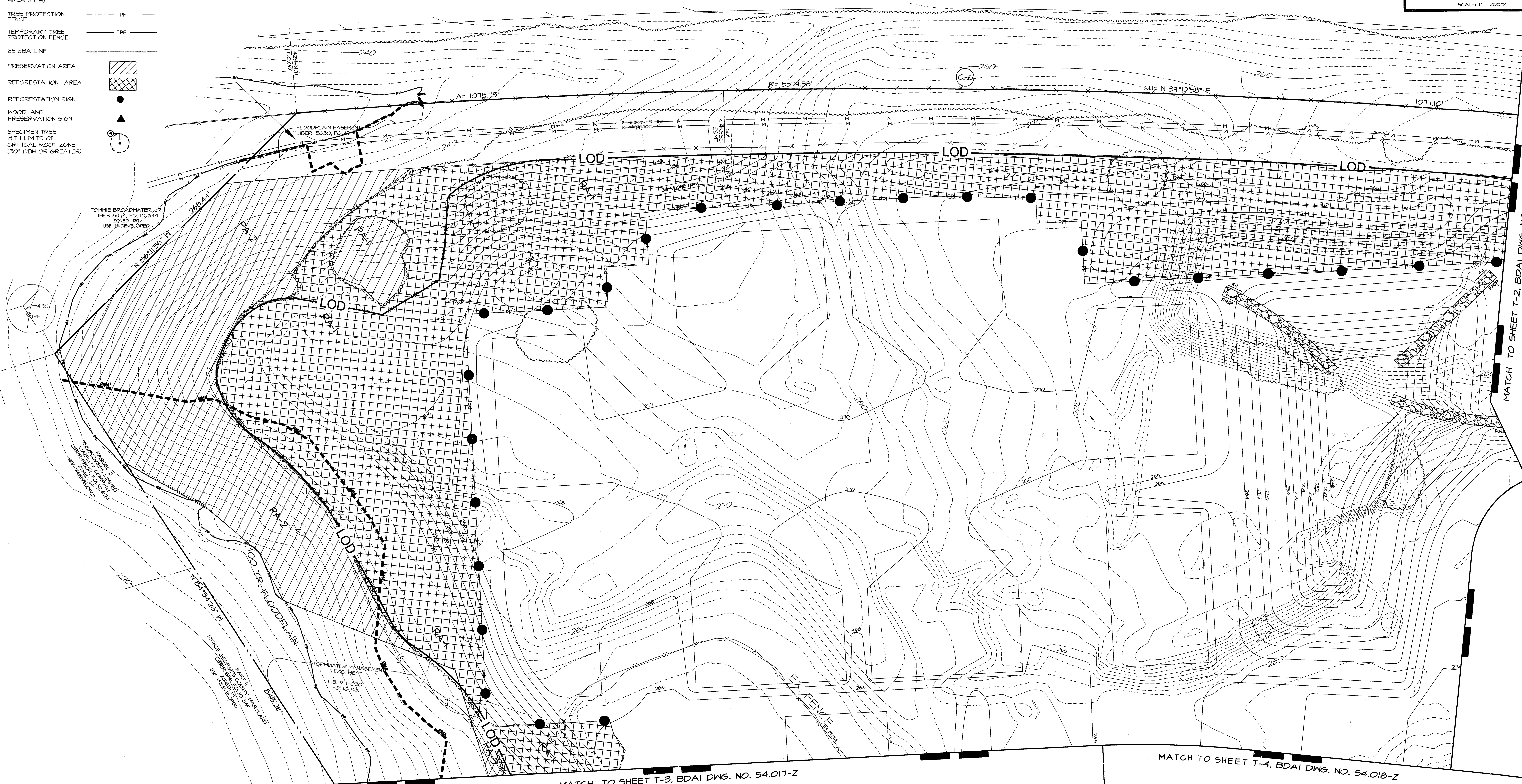
LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LIMITS OF DISTURBANCE	---
EXPANDED BUFFER	---
COUNTY REGULATED STREAM	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
TREE PROTECTION FENCE	---
TEMPORARY TREE PROTECTION FENCE	---
65 dBA LINE	---
PRESERVATION AREA	---
REFORESTATION AREA	---
REFORESTATION SIGN	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30' DBH OR GREATER)	---



KEY MAP
SCALE: 1" = 800'

VICINITY MAP
SCALE: 1" = 2000'



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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98				
Approved by	Date	DRD #	Reason for Revision	
00 John P. Markovich	10/12/01			
01 T. S. W. W.	9/12/07			
02				
03				
04				
05				
06				

OWNER
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20706-4323

APPLICANT
J. P. SQUARED DEVELOPMENT, LLC
4700 HOLLY RIDGE ROAD
ROCKVILLE, MD 20853

TREE CONSERVATION PLAN - TYPE II
FOR ROUGH GRADING
D'ARCY PARK SOUTH
LANDS OF
GKG PARTNERSHIP
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

T-1

SHEET 2 OF 7

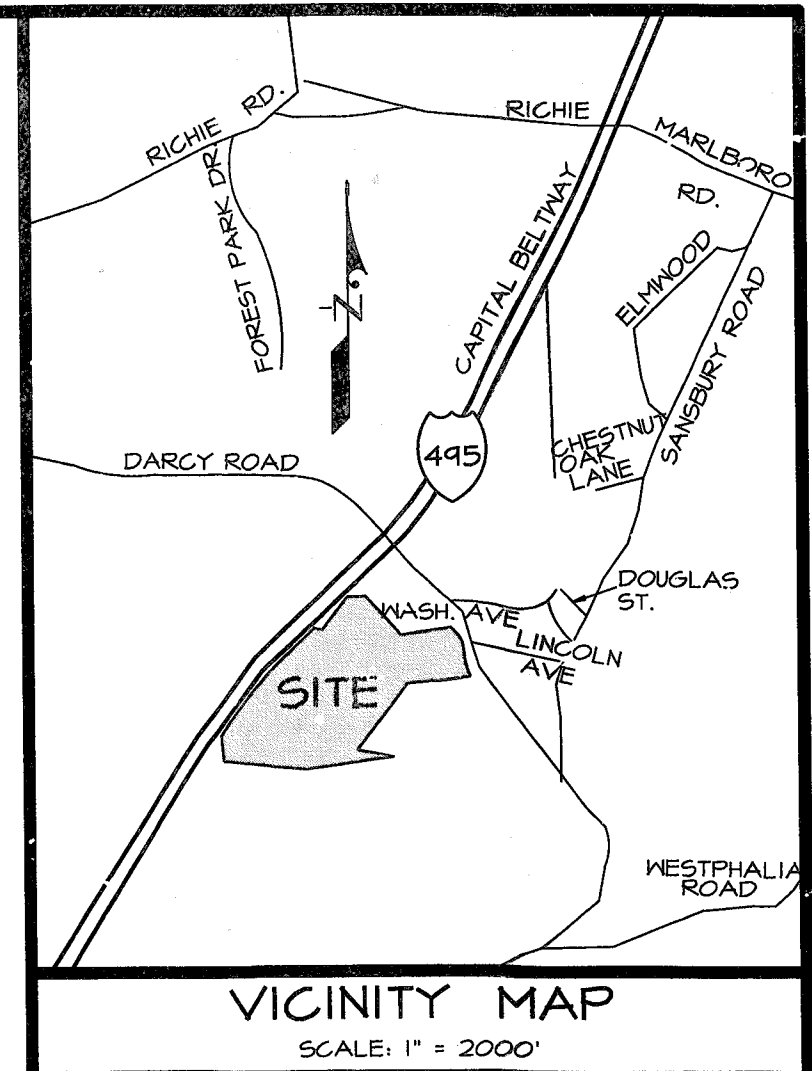
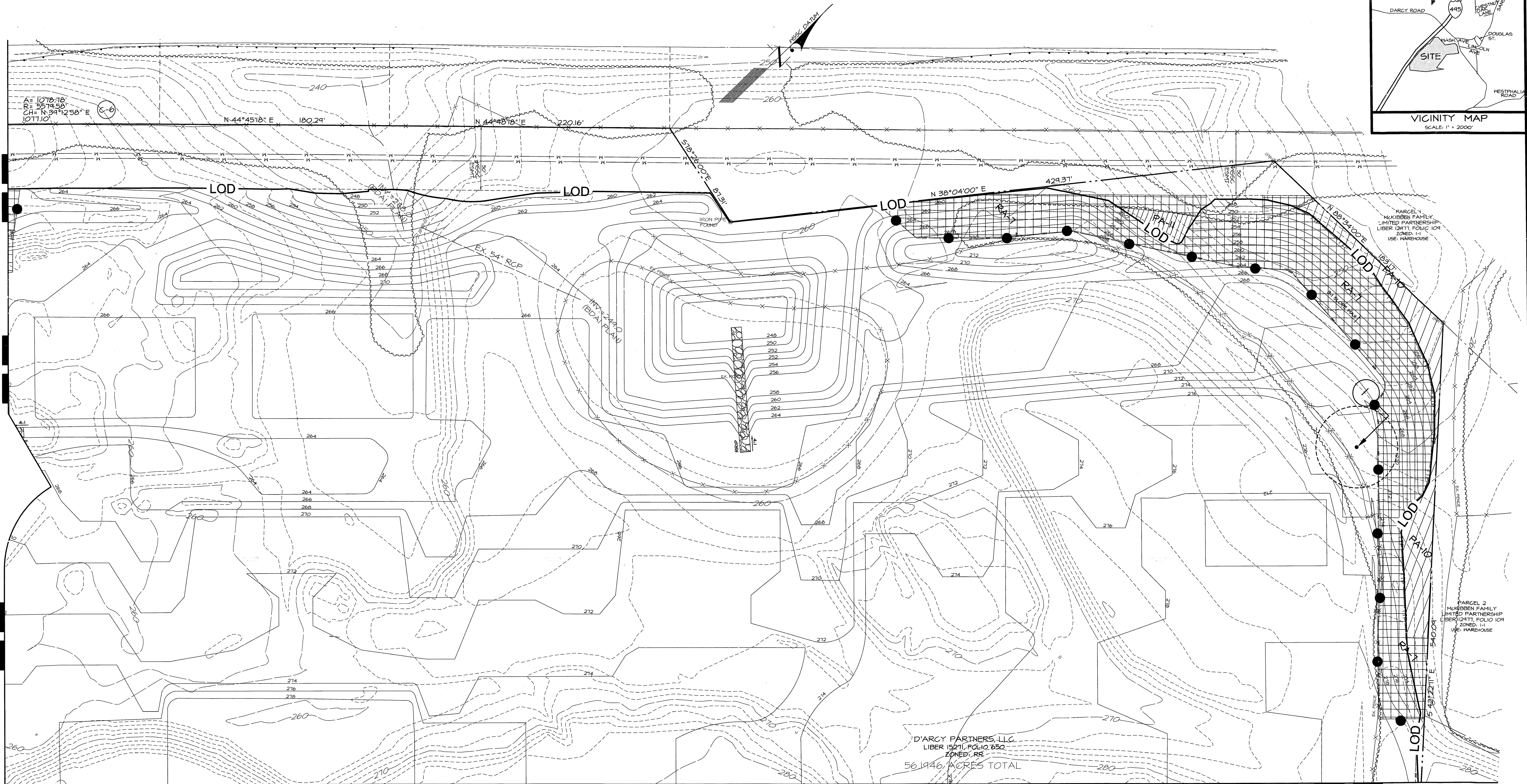
MSSG 2007 SHEET SERIES 203 SE B & 204 SE B

GRAPHIC SCALE
0 30 60 90
1" = 30'

DATE	DESCRIPTION	BY	DATE
3/21/07	Revised to show rough grading only	PCN	
11/8/07	Revised per MNCPPC Staff Report for DSP-06078	MR	
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM	
		BY	
		DATE	
		REVISIONS	
		DATE	

82

MATCH TO SHEET T-1, BDAI DWG. NO. 54.015-Z



LEGEND

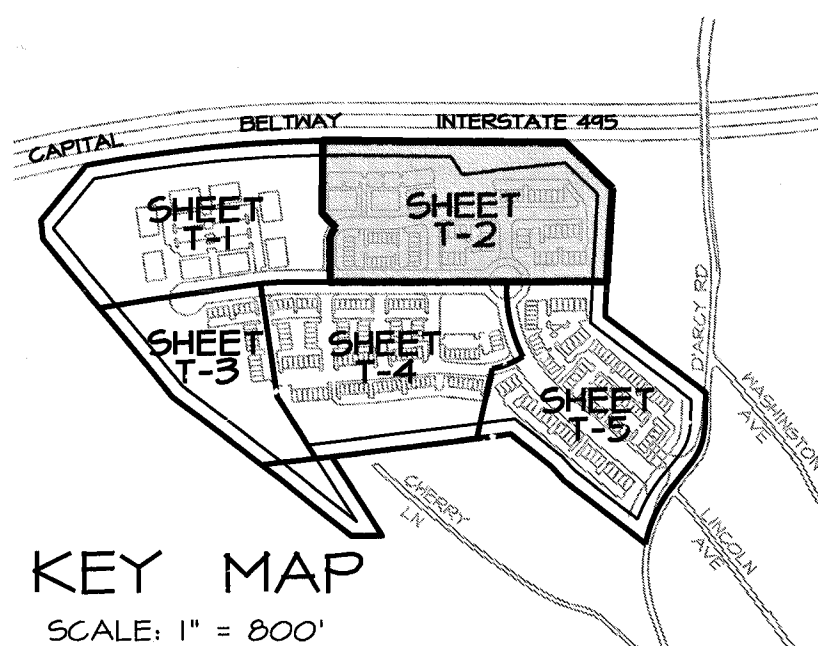
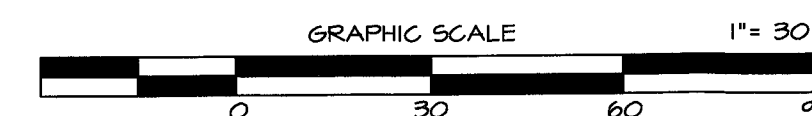
PROPERTY BOUNDARY	---	TREE PROTECTION FENCE	---	PPF	---
EX. CONTOUR	---	TEMPORARY TREE PROTECTION FENCE	---	TPF	---
PROP. CONTOUR	---	65 dBA LINE	---		---
EX. TREELINE	---	PRESERVATION AREA			
LIMITS OF DISTURBANCE	---	REFORESTATION AREA			
EXPANDED BUFFER	---	REFORESTATION SIGN			
COUNTY REGULATED STREAM	---	WOODLAND PRESERVATION SIGN			
STREAM BUFFER (50')	---	SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)			
NONTIDAL WETLAND	---				
EX. WETLAND BUFFER (25')	---				
EX. FLOODPLAIN	---				
PRIMARY MANAGEMENT AREA (PMA)	---				

MATCH TO SHEET T-4, BDAI DWG. NO. 54.018-Z

MATCH TO SHEET T-5, BDAI DWG. NO. 54.019-Z

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10/12/01		
01 Mike Petrolis	9/11/2017		
02			
03			
04			
05			

TREE CONSERVATION PLAN - TYPE II
FOR ROUGH GRADING
D'ARCY PARK SOUTH
LANDS OF
GKG PARTNERSHIP
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



SCALE: 1" = 800'

OWNER
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20706-4323

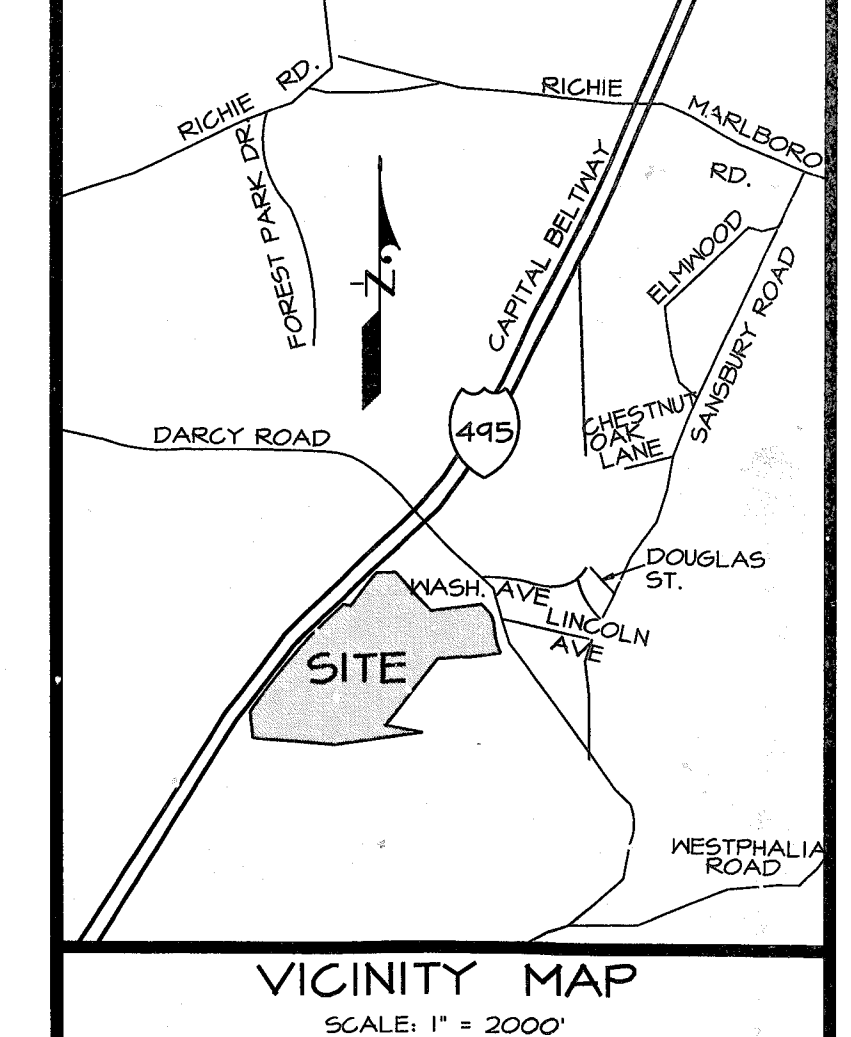
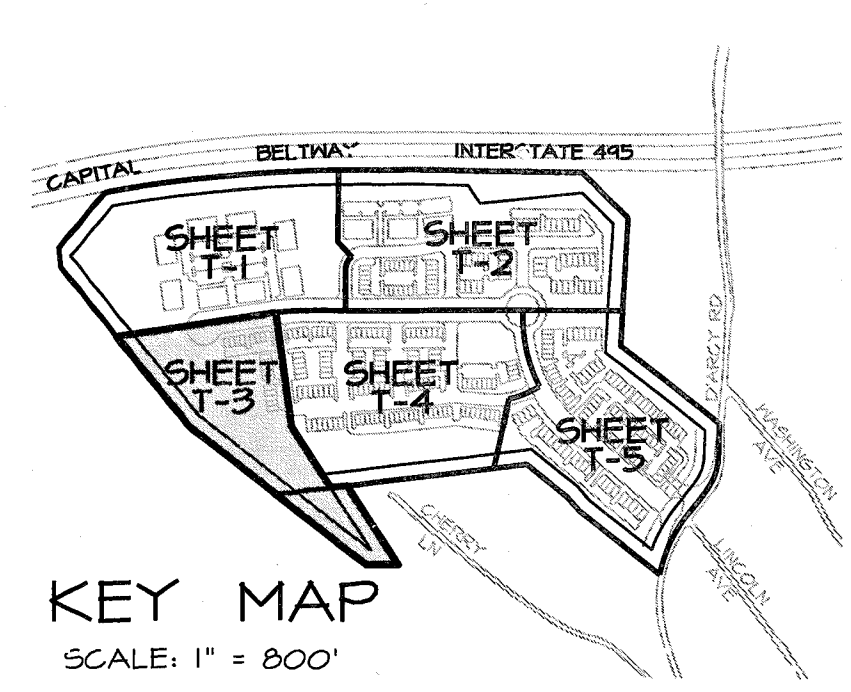
APPLICANT
J. P. SQUARED DEVELOPMENT, LLC
4100 HOLLY RIDGE ROAD
ROCKVILLE, MD 20853

T-2
SHEET 3 OF 7
WSSC 200' SHEET SERIES 203 SE & 204 SE &

DATE	DESCRIPTION	BY	DATE
3/21/17	Revised to show rough grading only	PCN	
11/8/07	Revised per MNCPPC Staff Report for DSP-0607M	MR	
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM	
DATE	DESCRIPTION	BY	DATE
10/12/01			
9/11/2017			
DATE	DESCRIPTION	BY	DATE
11/24/2017			

82

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LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LIMITS OF DISTURBANCE	---
EXPANDED BUFFER	---
COUNTY REGULATED STREAM	---
STREAM BUFFER (50')	---
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EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
TREE PROTECTION FENCE	---
TEMPORARY TREE PROTECTION FENCE	---
65 dBA LINE	---
PRESERVATION AREA	---
REFORESTATION AREA	---
REFORESTATION SIGN	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)	---

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 34 - 98

Approved by	Date	DRD #	Reason for Revision
John P. Markovich	10/12/01		
T. SOURCE	9/12/2007		

**TREE CONSERVATION PLAN - TYPE II
FOR ROUGH GRADING
D'ARCY PARK SOUTH
LANDS OF
GKG PARTNERSHIP
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND**

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OWNER
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20706-4323

APPLICANT
J. P. SQUARED DEVELOPMENT, LLC
4700 HOLLY RIDGE ROAD
ROCKVILLE, MD 20853

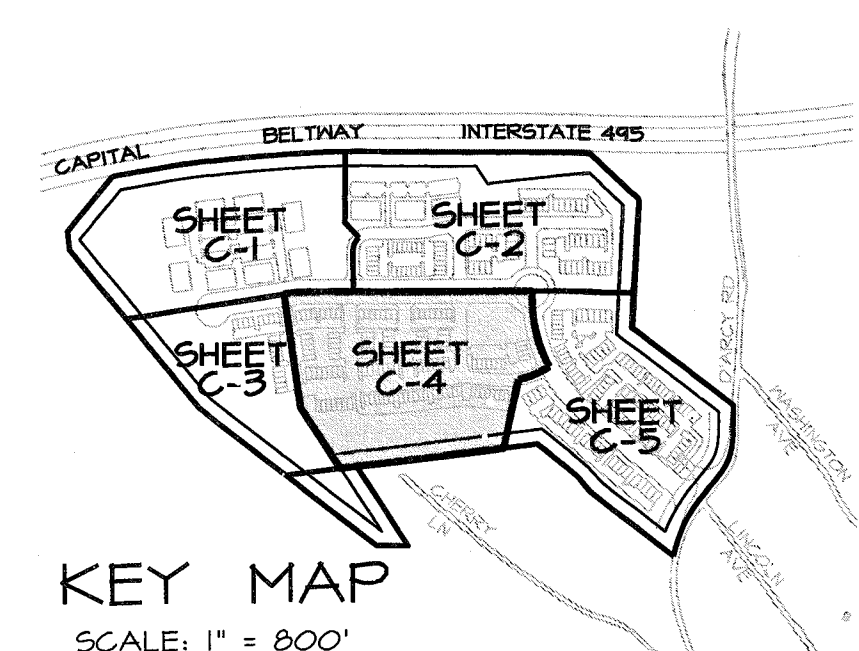
T-3
SHEET 4 OF 7
PSSC 200' SHEET SERIES 203 SE 8 & 204 SE 8
ADC MAP BK LOCATION 14 H-8

June 28, 2017
DATE
Mike Petrakis
Qualified Professional
CONAR 08.19.06.01

DATE	DESCRIPTION	BY
3/21/17	Revised to show rough grading only	PCN
11/8/07	Revised per MNCPPC Staff Report for DSP-06074	MR
8/1/07	Revised per PSSC No. 06-220 Resolution	KM

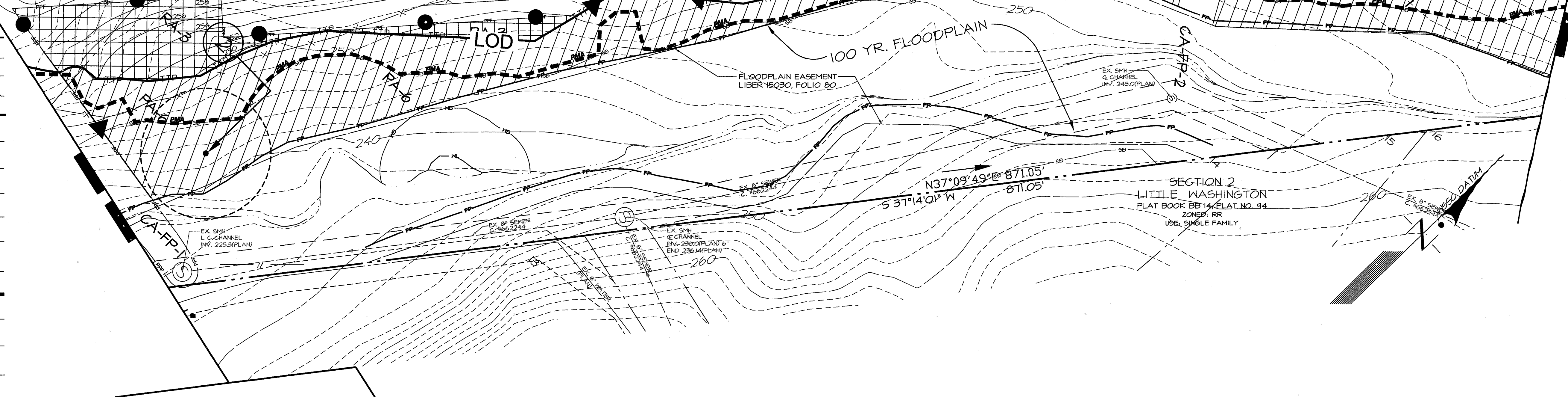
1721 WOODMERE ROAD, SUITE 200
WYOMING, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-3000
FAX (301) 430-3000
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J-91155
DATE November, 2006
54.046-Z

MATCH TO SHEET T-2, BDAI DWG. NO. 54.016-Z



272

MATCH TO SHEET T-3, BDAI DWG. NO. 54.017-2



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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 – 34 – 98			
	Approved by	Date	Reason for Revision
00	John P. Markovich	10/12/01	
01	↓ S. GURWICZ	9/12/2007	
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE I
FOR ROUGH GRADING
D'ARCY PARK SOUTH
LANDS OF
GKG PARTNERSHIP
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20706-4323

APPLICANT
J. P. SQUARED DEVELOPMENT, LLC
4700 HOLLY RIDGE ROAD
ROCKVILLE, MD 20853

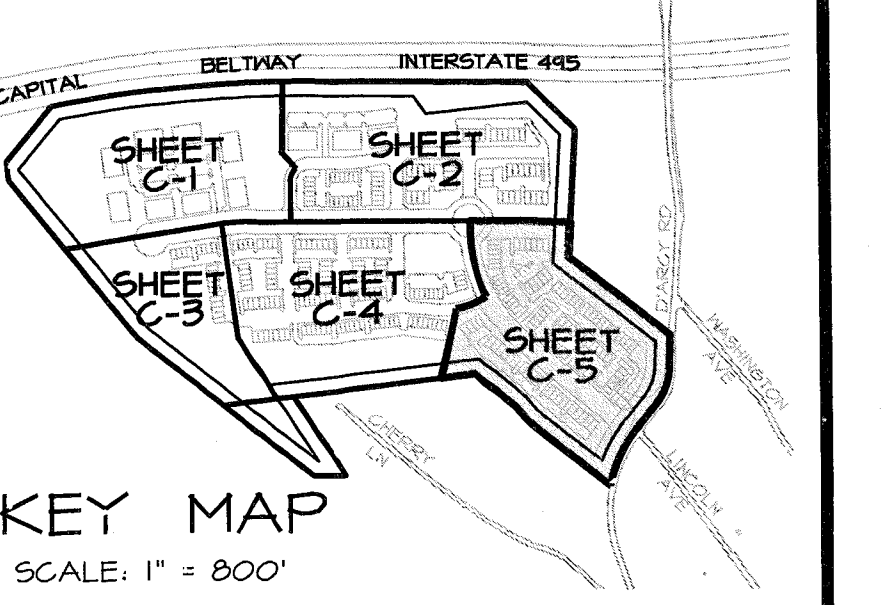
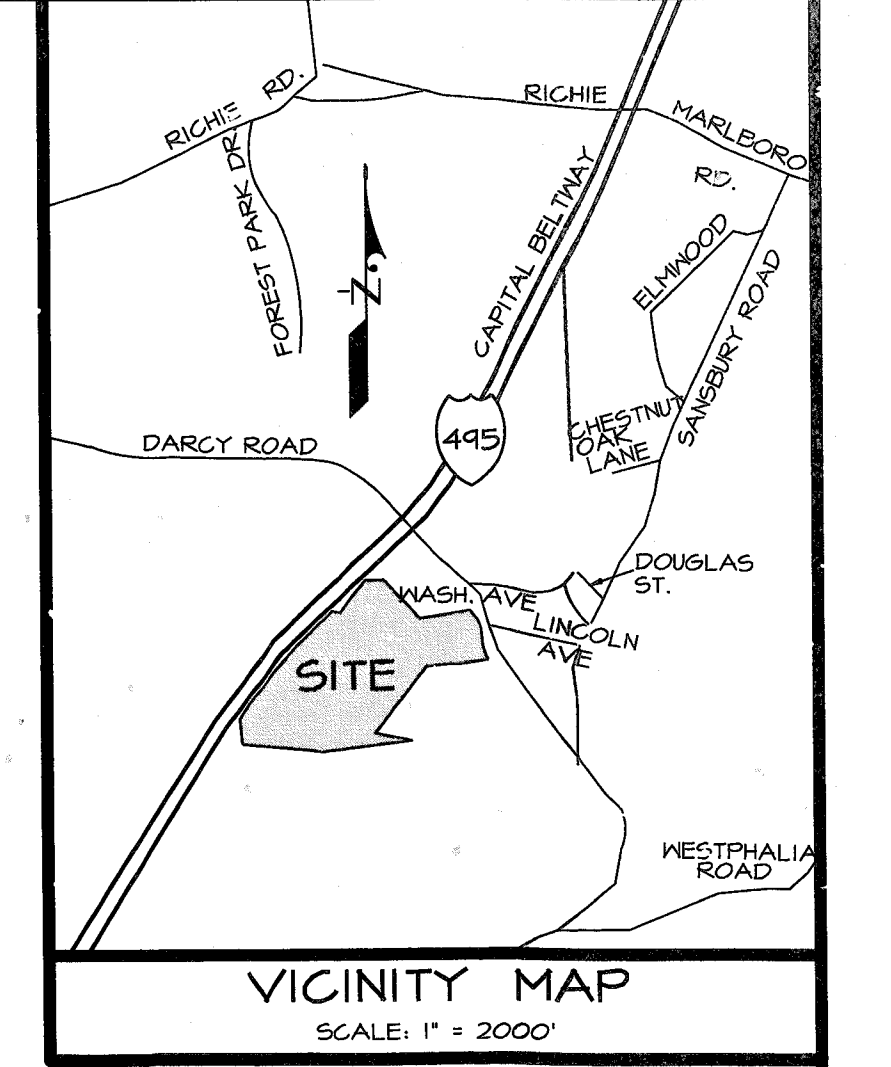
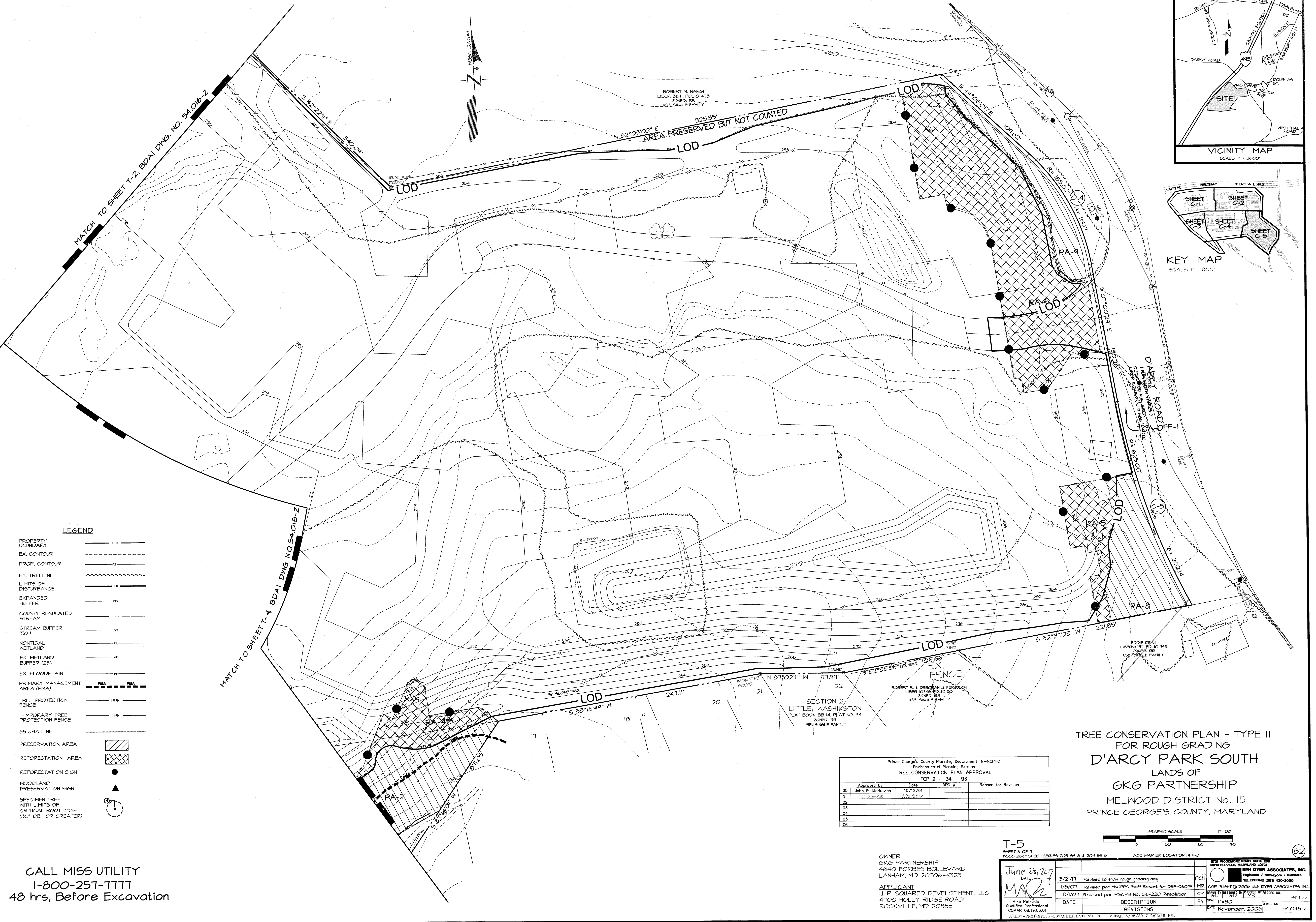
T-4

SHEET 5 OF 7
WEEK 200' SHEET SERIES 203 SE A & 204 SE A

ADL MAP BK LOCATION 14 H-8		1721 WOODMERE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20701	(87)
gh drawing only	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners	
C Staff Report for DSP #06079	MR	TELEPHONE (301) 430-2000	
CB No. 06-220 Resolution	KM	COPYRIGHT © 2006 BEN DYER ASSOCIATES, BEN DYER & COMPANY, P.C. ALL RIGHTS RESERVED BY DESIGN	
SCRIPTION	BY	DATE "1=30"	J-9115
REVISIONS		November, 2006	54.047

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- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - PRIMARY MANAGEMENT AREA (PMA)
 - TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - 65 dBA LINE
 - PRESERVATION AREA
 - REFORESTATION AREA
 - REFORESTATION SIGN
 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10/12/01		
01 T. S. Markovich	9/12/2017		
02			
03			
04			
05			
06			

OWNER
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20106-4323

APPLICANT
J. P. SQUARED DEVELOPMENT, LLC
4100 HOLLY RIDGE ROAD
ROCKVILLE, MD 20853

TREE CONSERVATION PLAN - TYPE II
FOR ROUGH GRADING
D'ARCY PARK SOUTH
LANDS OF
GKG PARTNERSHIP
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

T-5
SHEET 6 OF 7
MSSC 2001 SHEET SERIES 203 SE B & 204 SE B
ADG MAP BK LOCATION 14 H-B

June 28, 2017
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

3/21/17	Revised to show rough grading only	PCN
11/8/17	Revised per MNCPPC Staff Report for DSP-06074	MR
8/1/17	Revised per PGCPB No. 06-220 Resolution	KM
DATE	DESCRIPTION	BY
DATE	REVISIONS	BY

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20711
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Engineers / Surveyors / Planners
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J-47155
November, 2006
54.048-Z

