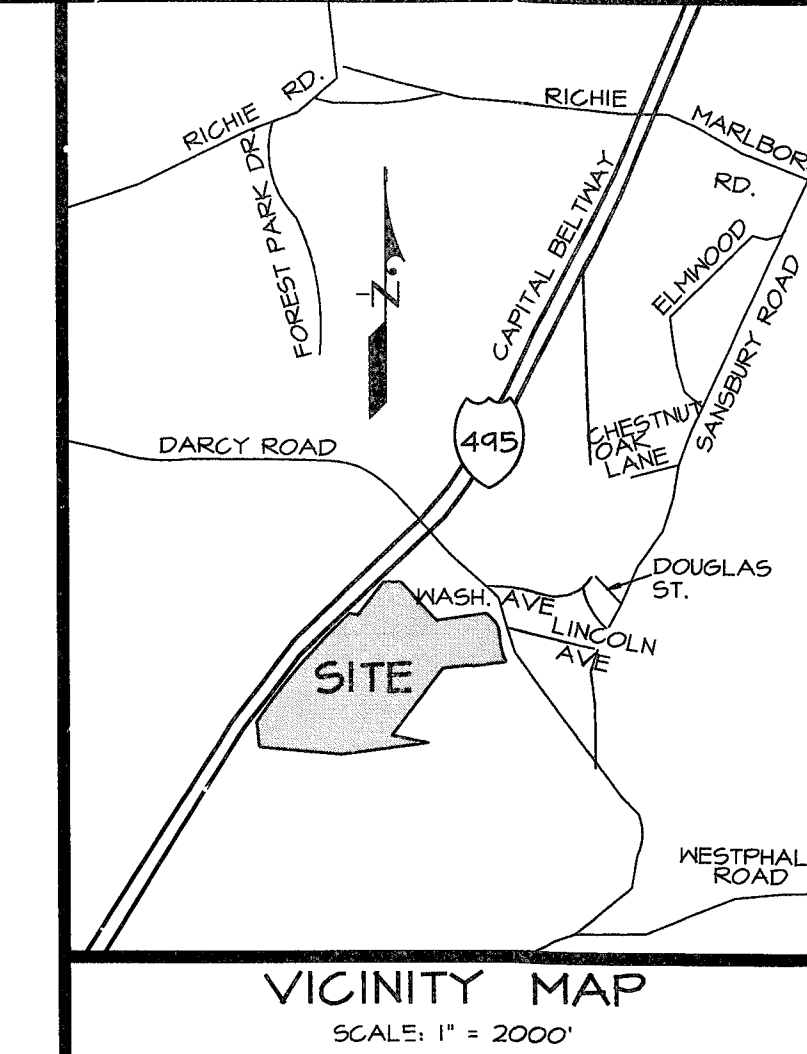


PRESERVATION AREAS (PA)		REFORESTATION AREAS (RA)		FLOODPLAIN CLEARING AREAS (CA-FP)	
No.	AREA (AC)	No.	AREA (AC)	No.	AREA (AC)
1	0.06	1	2.90	1	0.03
2	0.88	2	0.90	2	0.01
3	0.07	3	0.11	TOTAL	0.04
4	1.11	4	0.14	OFF-SITE CLEARING AREAS (CA-OFF)	
5	0.49	5	0.08		
6	0.40	6	0.46		
7	0.31	7	0.69		
8	0.13	TOTAL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

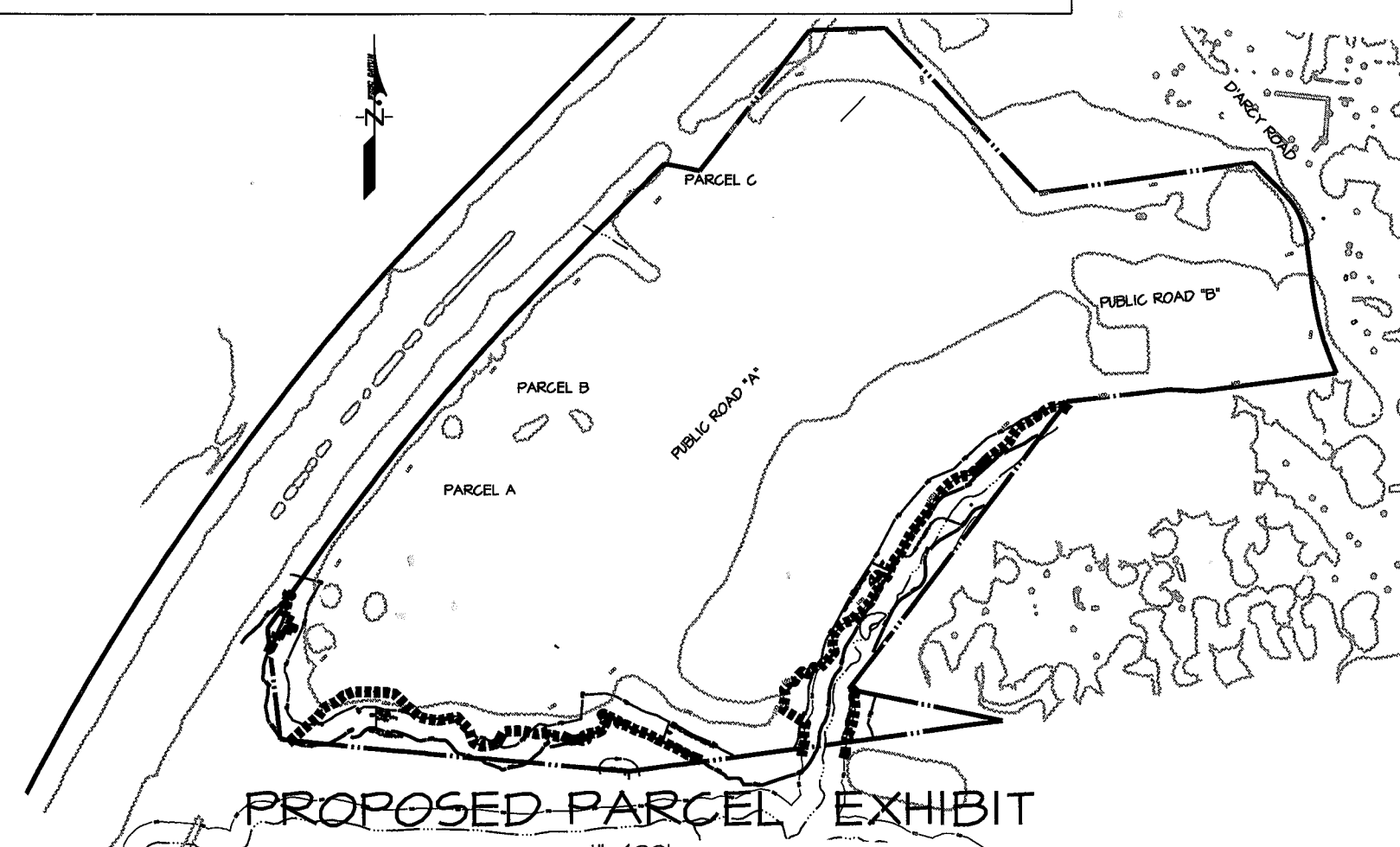
GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administration	Tax Grid (TMG)	B2-C3
Administration	WESC Grid (Sheet 20)	2045E04
Administration	Policy Analysis Zone (PAZ)	255E-76
Administration	Planning Area (Plan Area)	6-7B
Administration	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 Georges County				
Section I - Establishing Site Information				
Zone: R-R	Owner: D'ARCY PARTNERS, LLC			
Gross Tract: 56.18 Acres	Address: 9475 LOTSFORD ROAD			
Floodplain: 2.11 Acres	LAGO, MD 20776			
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 Off-site	Column D Impacts (ft)
Existing Woodland		41.11	2.11	
Woodland Conservation Threshold (WCT) =	20.00%	10.82		
Smaller of 18 or 14		10.82		
Woodland above WCT		36.24		
Woodland cleared		41.84	0.04	0.05
Woodland cleared above WCT (smaller of 16 or 17)		38.24		
Clearing above WCT (0.25 + 1) replacement requirement		9.51		
Woodland cleared below WCT		3.55		
Clearing below WCT (2.1) replacement requirement		1.09		
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	0.00		
Forest Enhancement Credit (Area * 2.5)	0.00	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		15.19		
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: Name: Mike Petrakis				
Address: 1122 Woodmore Road, Suite 200				
Baltimore, MD 21204				
License: Qualified Professional				



CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

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	
DATE: July 12, 2017		DATE: 3/21/17		Revised to show rough grading only	
BY: Mike Petrakis		DATE: 11/8/07		Revised per MNCPPC Staff Report for DSP-06079	
DESCRIPTION: TREE CONSERVATION PLAN - TYPE II FOR ROUGH GRADING		DATE: 8/1/07		Revised per PGCPB No. 06-220 Resolution	
REVISIONS:		DATE: November, 2006		BY: J-47155	
DRAWING NO: 54,043-Z		PROJECT NO: 54,043-Z		DATE: November, 2006	

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



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 District Council	8/17/2008	DSP-06079	P.B. RES 07-224	
02 T. SURGE	9/12/2007	N/A	N/A	
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

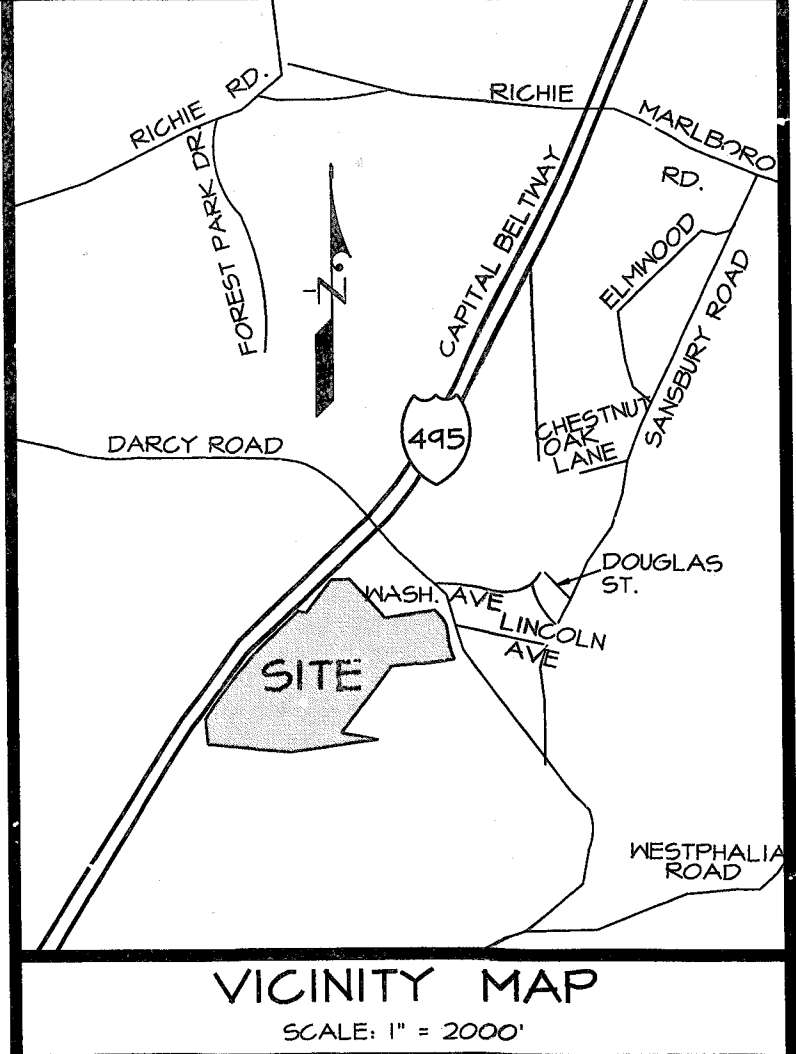
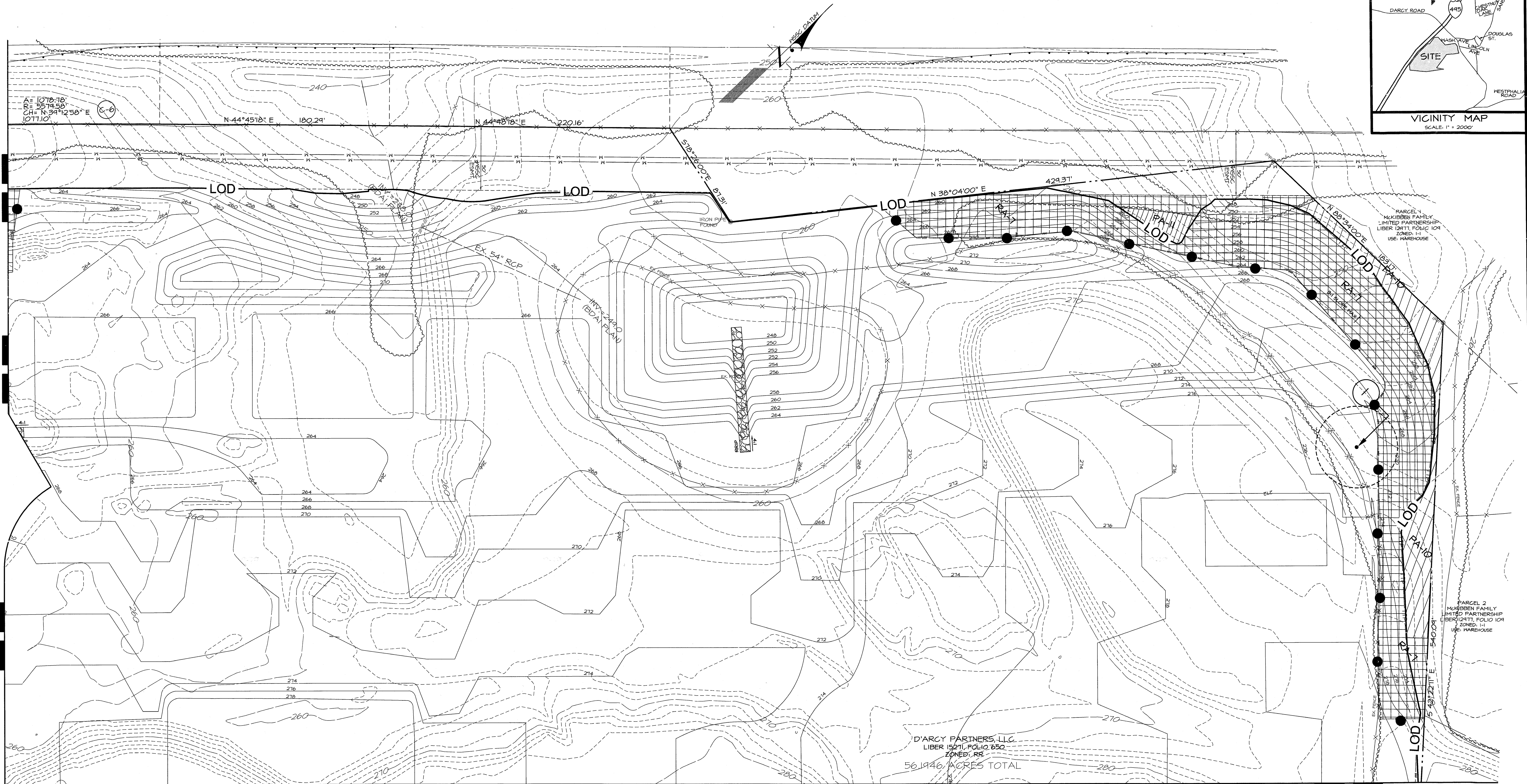
NSCC 2007 SHEET SERIES 203 SE B & 204 SE B

GRAPHIC SCALE
0 30 60 90
1" = 30'

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
3/21/07	Revised to show rough grading only	PCN	11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR
8/1/07	Revised per PGCPC No. 06-220 Resolution	KM	8/1/07	Revised per PGCPC No. 06-220 Resolution	KM
8/19/06	Revisions	BY	8/19/06	Revisions	BY
8/19/06	Revisions	BY	8/19/06	Revisions	BY

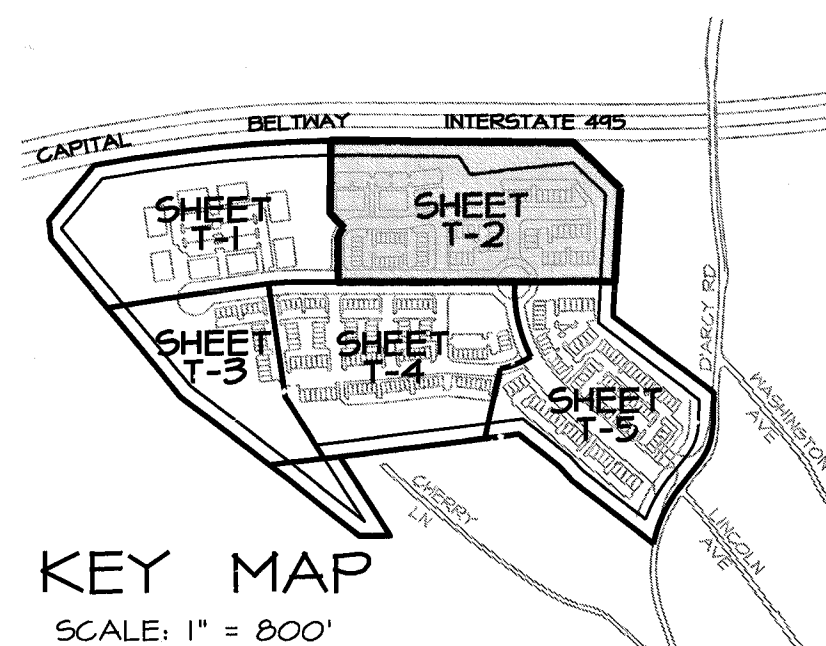
82

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



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LEGEND		
PROPERTY BOUNDARY	---	TREE PROTECTION FENCE
EX. CONTOUR	---	TEMPORARY TREE PROTECTION FENCE
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)
NON-TIDAL WETLAND	---	
EX. WETLAND BUFFER (25')	---	
EX. FLOODPLAIN	---	
PRIMARY MANAGEMENT AREA (PMA)	---	

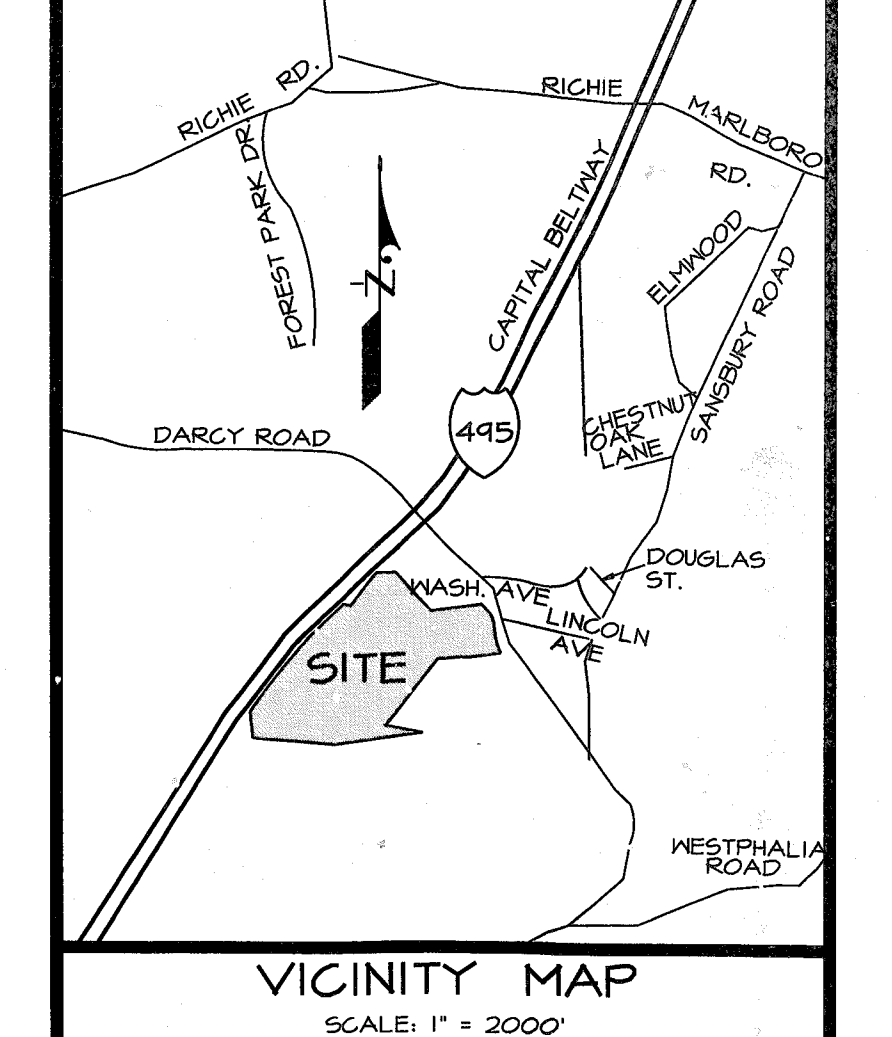
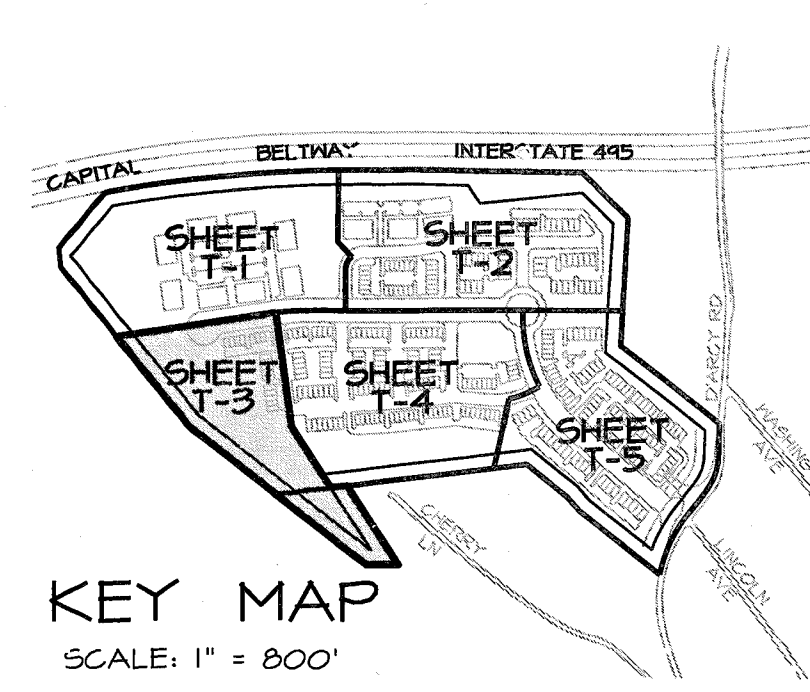


Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98			
Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10/12/01		
01 District Council	6/17/2008	DSP-06079	P.B. RES 07-224
02 J. P. Markovich	9/12/2007	N/A	N/A
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

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 2007 SHEET SERIES 203 SE & 204 SE & B ADG MAP B/C LOCATION 19.11.0		GRAPHIC SCALE 0 30 60 90 1" = 30'	
DATE June 28, 2007	DATE 3/21/07	REVISION Revised to show rough grading only	PCN 11/8/07
DATE 8/1/07	DATE 8/1/07	REVISION Revised per MNCPPC Staff Report for DSP-06079	MR 8/1/07
DATE 8/1/07	DATE 8/1/07	REVISION Revised per PGCPB No. 06-220 Resolution	KM 8/1/07
DATE 8/1/07	DATE 8/1/07	REVISION Revised per PGCPB No. 06-220 Resolution	BY 8/1/07
DATE 8/1/07	DATE 8/1/07	REVISION Revised per PGCPB No. 06-220 Resolution	DATE November, 2006
DATE 8/1/07	DATE 8/1/07	REVISION Revised per PGCPB No. 06-220 Resolution	DATE November, 2006



LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LIMITS OF DISTURBANCE	---
EXPANDED BUFFER	---
COUNTY REGULATED STREAM	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
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EX. FLOODPLAIN	---
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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
01 John P. Markovich	10/12/01		
02 District Council	8/17/2008	DSP-06079	P.B. RES 07-224
03	9/12/2017	N/A	N/A
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

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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

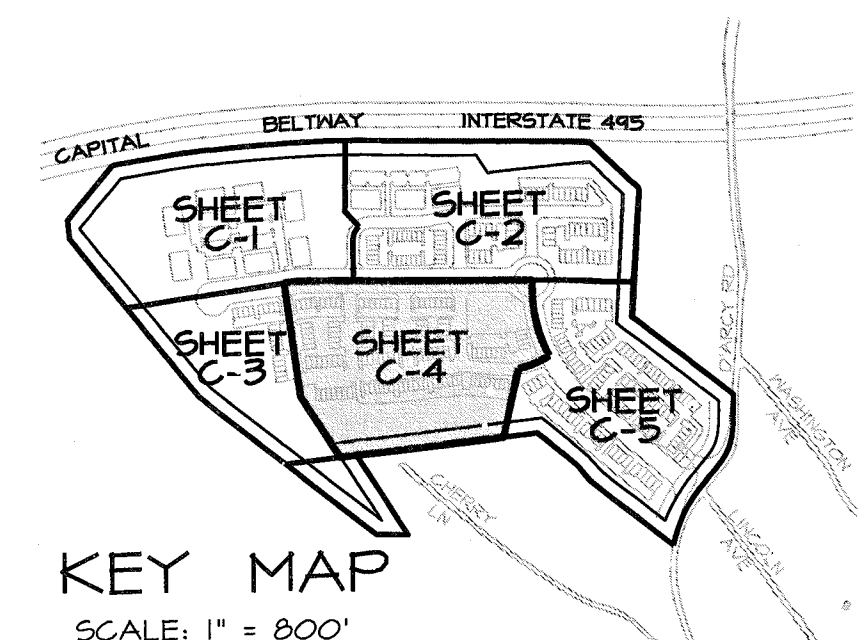
T-3
SHEET 4 OF 7
PSSC 200' SHEET SERIES 203 SE 8 & 204 SE 8
ADC MAP BK LOCATION 14 H-8

DATE	3/21/17	Revised to show rough grading only	PCN
DATE	11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR
DATE	8/1/07	Revised per PSSC No. 06-220 Resolution	KM
DATE		DESCRIPTION	BY
DATE		REVISIONS	BY

Mike Petrakis
Qualified Professional
CONAR 08.19.06.01

1971 WOODBONE ROAD, SUITE 200
MIDLAND, MICHIGAN 48672
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (506) 430-3000
FAX (506) 430-3000
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J-91155
SCALE 1" = 30'
DATE November, 2006
54.046-Z

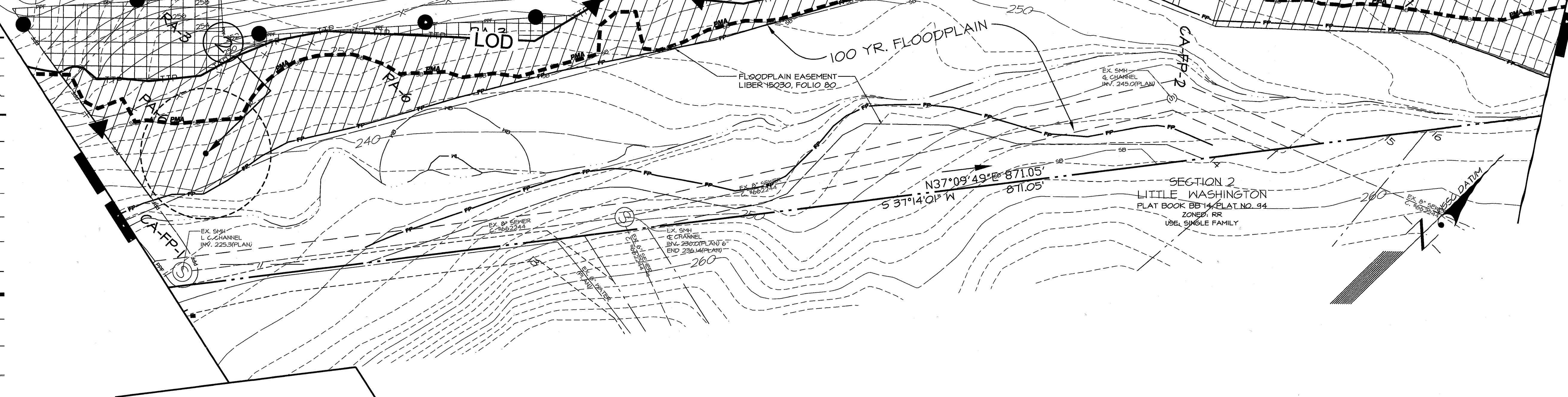
MATCH TO SHEET T-2, BDAI DWG. NO. 54.016-Z



272

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

MATCH TO SHEET T-5, BDAI DWG. NO. SA019-Z



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48 hrs. Before Excavation

Price George's County Planning Department, M-NCPPC Environment 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	DISTRICT COUNCIL	8/17/2005	DSP-06079	P.B. RES 07-224
02	T. SURGE	7/12/2017	N/A	N/A
03				
04				
05				

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

ADK: MAP BK LOCATION 19 H-

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

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DRAWN BY DESIGNED BY CHECKED BY RECORD NO.

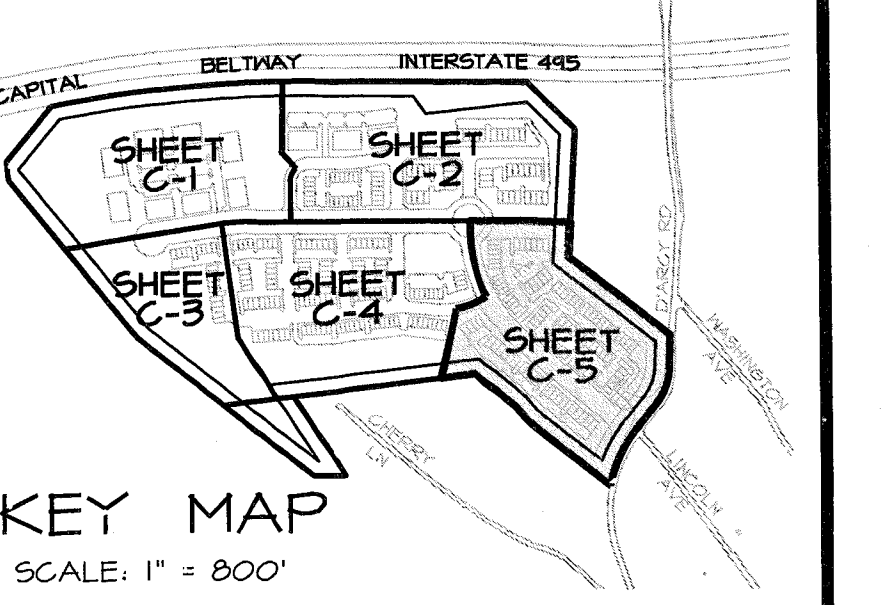
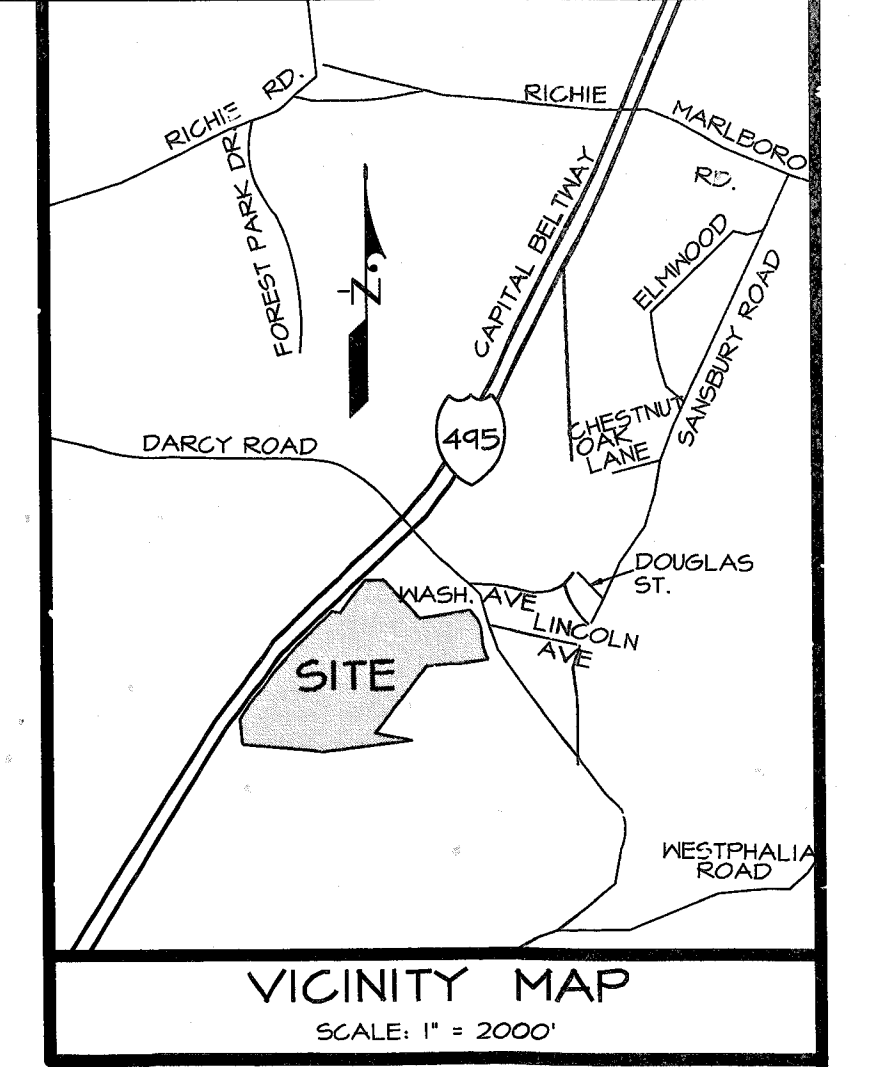
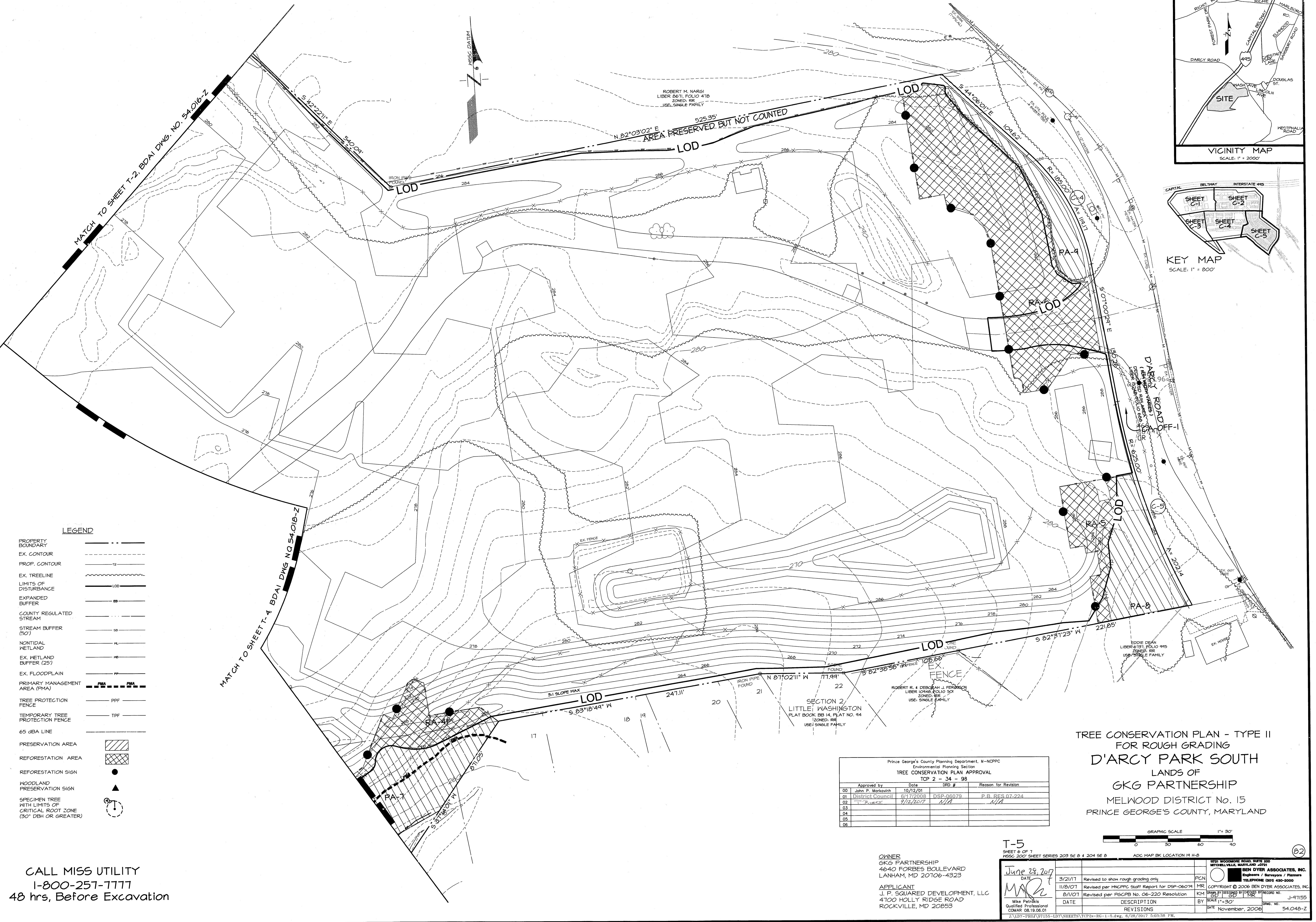
DATE 11/30/06 DRG. NO. 54047

June 28, 2017 DATE  Mike Petrakis Qualified Professional	3/21/17 Revised to show rough grading only 11/8/07 Revised per MNCPPC Staff Report for DSP-060719 8/1/07 Revised per PGCBP No. 06-220 Resolution
DATE	DESCRIPTION DEVIATIONS

J:\LD7-PROJ\97155-LD7\SHEETS\TCP2s-RG-1-5.dwg, 6/28/2017 5:03:00 PM

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48 hrs. Before Excavation

- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
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 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)



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

Approved by	Date	ORD #	Reason for Revision
John P. Markovich	10/12/01		
District Council	6/17/2008	DSP-06079	P.B. RES. 07-224
"J. RIVERS"	9/12/2017	N/A	N/A

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 20106-4323

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

T-5
SHEET 6 OF 7
WSSC 200' SHEET SERIES 203 SE B & 204 SE B
ADG MAP BK LOCATION 19 H-B

June 28, 2017
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
3/21/17	Revised to show rough grading only	PCN
11/8/17	Revised per MNCPPC Staff Report for DSP-06079	MR
6/11/17	Revised per PGCPB No. 06-220 Resolution	KM
		BY
		BY

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J-47155
November, 2006
54.048-Z

