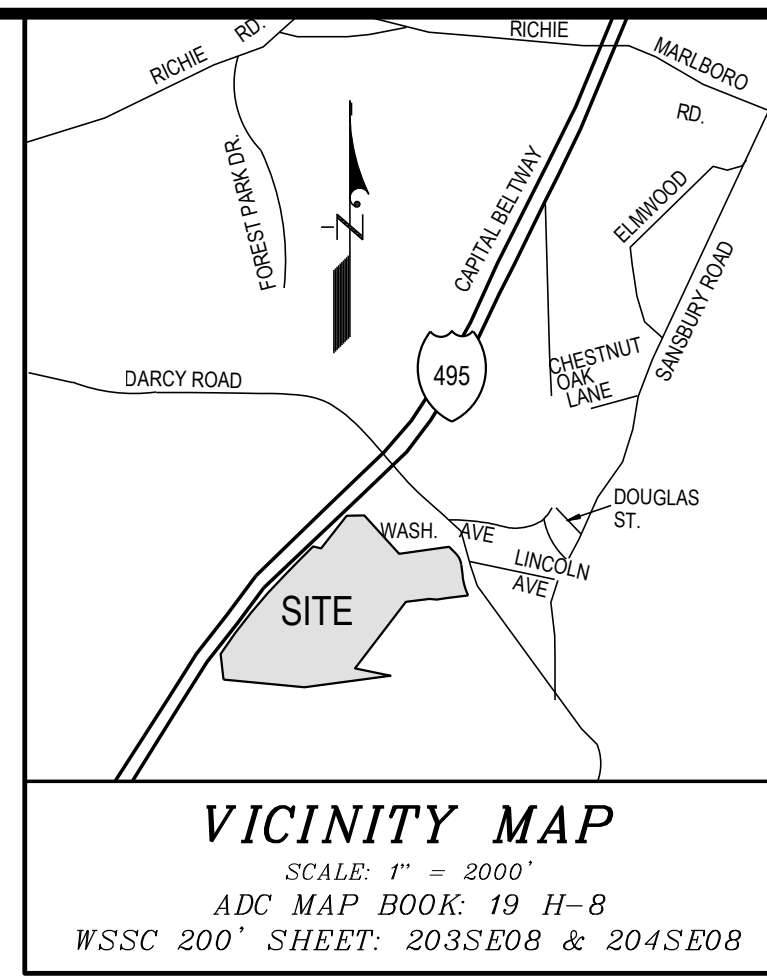
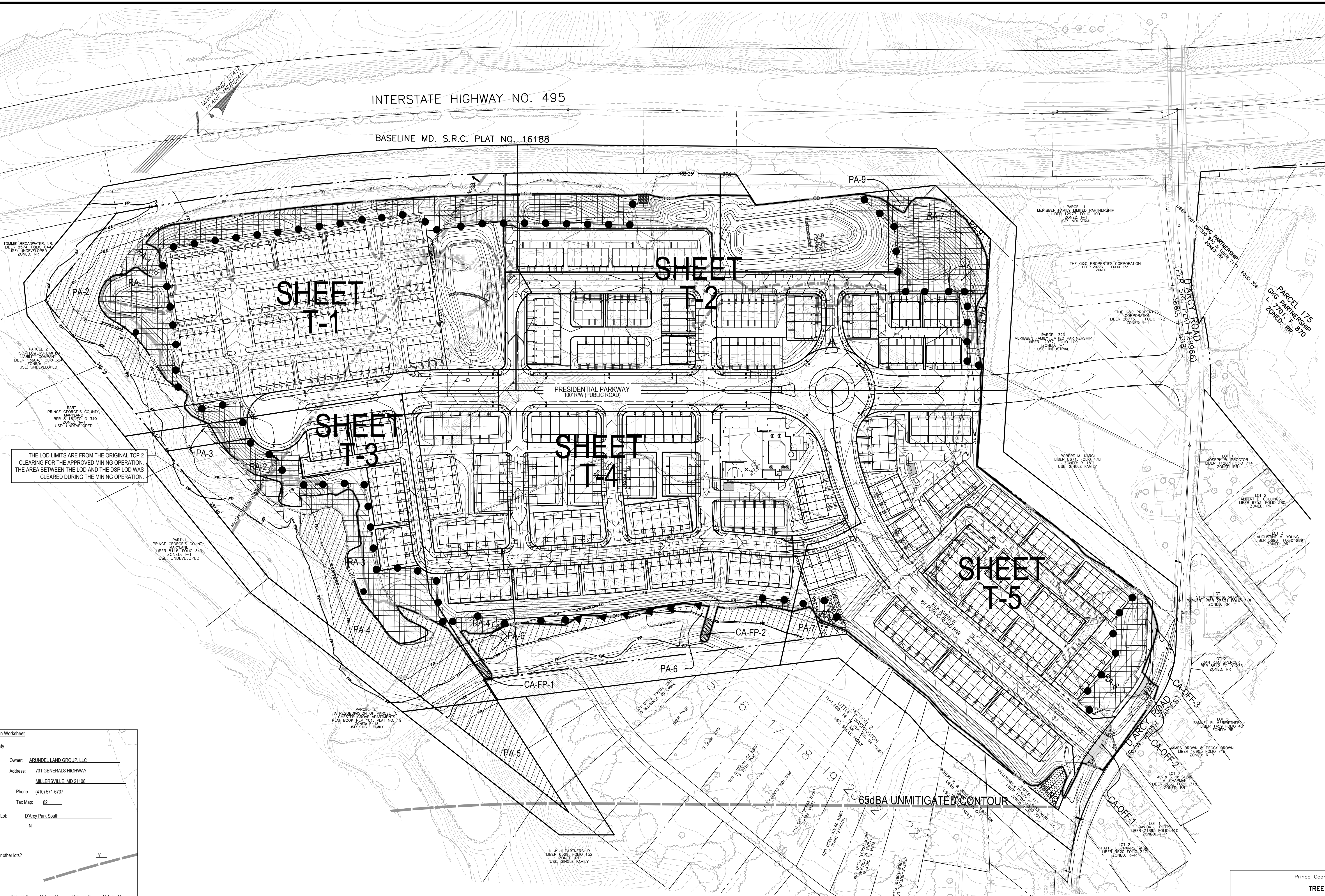




- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - LIMIT OF DISTURBANCE
 - LIMIT OF DISTURBANCE DSP-06079-04
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - EXPANDED BUFFER
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
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 - EX. FLOODPLAIN
 - TREE PROTECTION FENCE (TEMPORARY)
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 - 65dBA UNMITIGATED NOISE LINE
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Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

Zone: B-R
Gross Tract: 56.19 Acres
Floodplain: 2.11 Acres
Prev. Dedicated Land: 0.00 Acres
Net Tract (NTA): 54.08 Acres

Owner: ARUNDEL LAND GROUP, LLC
Address: 731 GENERALS HIGHWAY, MILLERSVILLE, MD 21108
Phone: (410) 571-6737
Tax Map: 82

Subdivision/Block/Lot: Darcy Park South

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TCP approvals which includes a combo of these lots and/or other lots? Y

Is this a mitigation bank? N

Break-even Point (preservation) = 18.47 Acres
Clearing permitted w/ reforestation = 30.64 Acres

Section II - Determining Requirements

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland	49.11		2.11	
Woodland Conservation Threshold (WCT) =	20.00%	10.82		
Smaller of 13 or 14		10.82		
Woodland above WCT		38.29		
Woodland cleared		42.00	0.04	0.09
Woodland cleared above WCT (smaller of 16 or 17)		38.29		
Clearing above WCT (0.25 : 1) replacement requirement		9.57		
Woodland cleared below WCT		3.71		
Clearing below WCT (2:1 replacement requirement)		7.41		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		24.23 acres		
Section III - Meeting the Requirements				
Woodland Preservation	3.41			
Afforestation / Reforestation	5.63			
Natural Regeneration	0.00			
Specimen/Historic Tree Credit (CRZ area "2.0")	0.00	0.00		
Forest Enhancement Credit (Area "25")	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 WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		24.23 Acres		
Area of woodland not cleared		7.11 acres		
Woodland retained but not part of requirements:		3.70 acres		
100yr-floodplain woodland retained		2.07 acres		
On-site woodland conservation provided:		6.04 acres		
On-site woodland retained not credited:		5.77 acres		
Plan Certified by:	Mike Petrakis Address: 11721 Woodmore Road, Suite 200 Westchase, MD 21227 License: Qualified Professional			

PRESERVATION AREA (PA)	
No.	AREA (AC)
1	0.06
2	0.88
3	0.07
4	1.11
5	0.49
6	0.35
7	0.31
8	0.12
9	0.02
Total	3.41

REFORESTATION AREA (RA)	
No.	AREA (AC)
1*	2.28
2*	0.43
3	1.04
4	0.11
5*	0.13
6	0.49
7	1.15
Total	5.63

*AFFORESTATION

WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
No.	AREA (AC)
1	0.09
Total	0.09

FLOODPLAIN CLEARING AREAS (CA-FP)	
No.	AREA (AC)
1	0.03
2	0.01
Total	0.04

OFF-SITE CLEARING AREAS (CA-OFF)	
No.	AREA (AC)
1	0.05
2	0.02
3	0.02
Total	0.09

SPECIMEN TREE TABLE					
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments
1	Yellow poplar	Liriodendron tulipifera	32"	Good	To be removed
2	American beech	Fagus grandifolia	34"	Good	To remain

OWNER / DEVELOPER
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731 GENERALS HIGHWAY
MILLERSVILLE, MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410) 571-6737

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	82-C3
Administrative	WSSC Grid (Sheet 20)	204SE09
Administrative	Policy Analysis Zone (PAZ)	255E-76
Administrative	Planning Area (Plan Area)	6-78
Administrative	Election District (ED)	6
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1254
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2474

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. Morkovich	10/12/01	N/A	Original Approval-Surface mining
01 T. Burke	10/25/18	DSP-06079	Revised per DSP-06079
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03 J. Burke	7/04/19	DSP-06079-01	Revised for new layout
04 [Signature]	9/16/2020	DSP-06079-04	Revised for new layout
05			
06			

DSP-06079-04
OVERALL
TREE CONSERVATION PLAN - TYPE 2
LANDS OF ARUNDEL LAND GROUP
LOTS 1-303, PARCELS A-Z
(RESUBDIVISION OF PARCEL 113)
WESTRIDGE
(FORMERLY DARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=100'

0 100' 200' 300'

DATE	DESCRIPTION	PCN	BY
12/05/18	Revised for new layout		
DATE	DESCRIPTION	REVISIONS	

T-OV

Sept 11, 2020 DATE

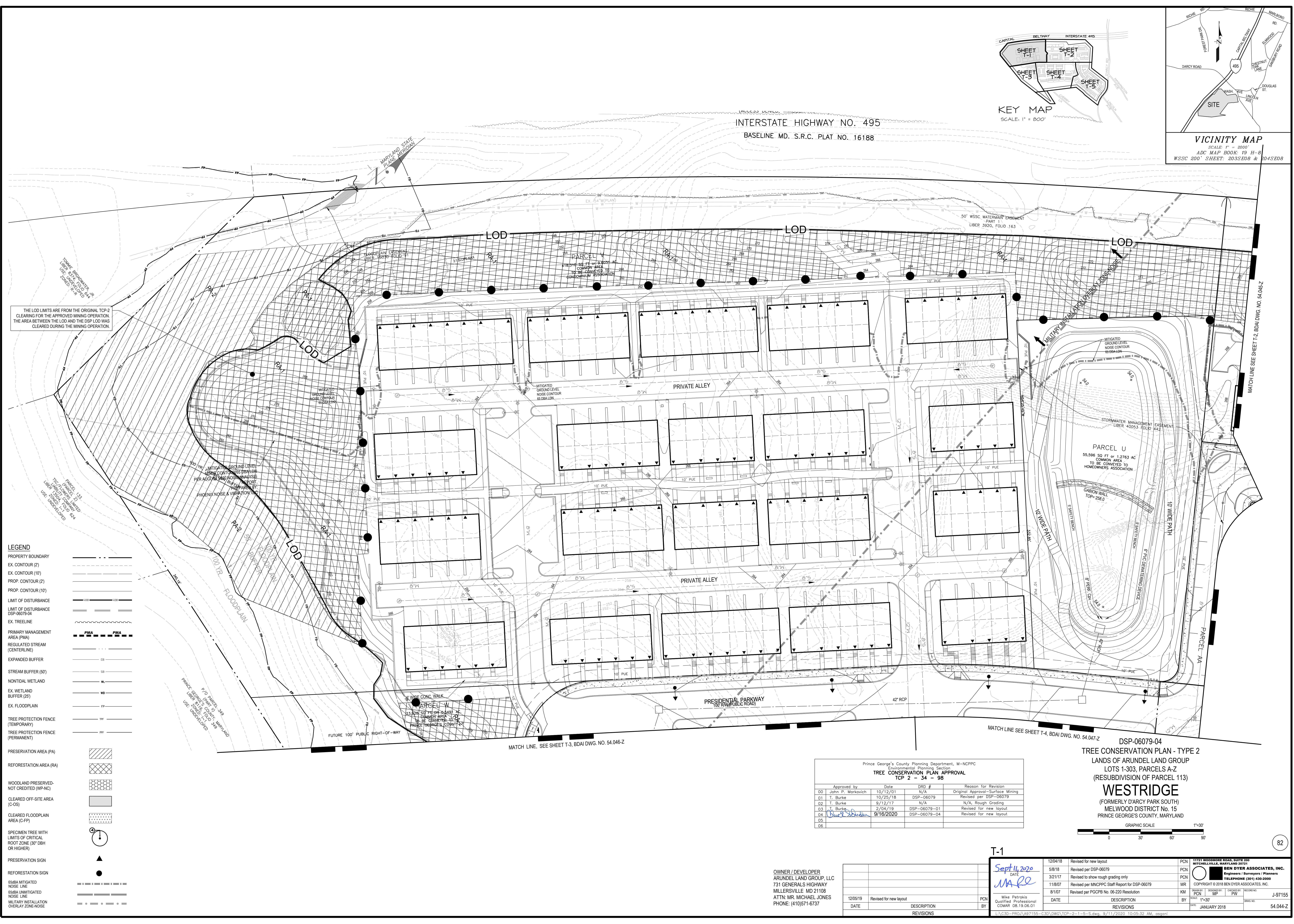
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

12/04/18	Revised for new layout	PCN	11721 WOODMORE ROAD, SUITE 200 MIDDLERIDGE, MARYLAND 20721
5/8/18	Revised per DSP-06079	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
3/21/17	Revised to show rough grading only	PCN	TELEPHONE (301) 430-2000
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR	COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM	
DATE	DESCRIPTION	BY	J-97155
DATE	DESCRIPTION	REVISIONS	

SCALE: 1"=100'

JANUARY 2018

54.043-2



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 - PRESERVATION SIGN
 - REFORESTATION SIGN
 - 55/60A MITIGATED NOISE LINE
 - 55/60A UNMITIGATED NOISE LINE
 - MILITARY INSTALLATION OVERLAY ZONE-NOISE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98				
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04 <i>Mike Petrolis</i>	9/16/2020	DSP-06079-04	Revised for new layout	
05				
06				

OWNER / DEVELOPER
ARUNDEL LAND GROUP, LLC
731 GENERALS HIGHWAY
MILLERSVILLE MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410) 571-6737

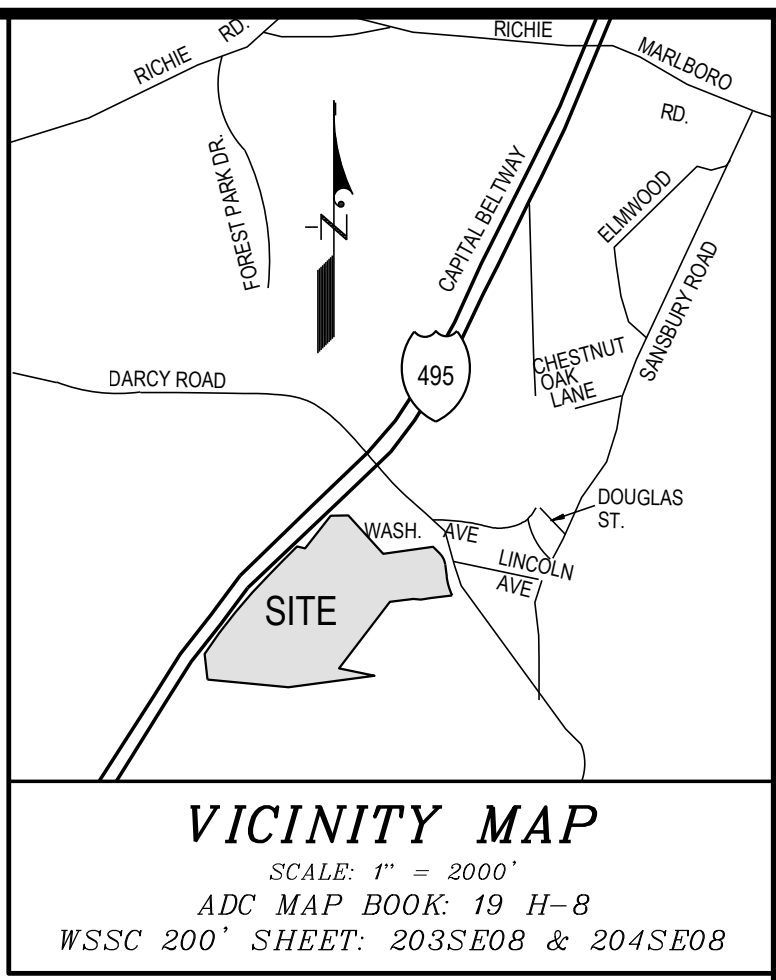
DATE	DESCRIPTION	PCN	BY
12/05/19	Revised for new layout		
REVISIONS			

T-1

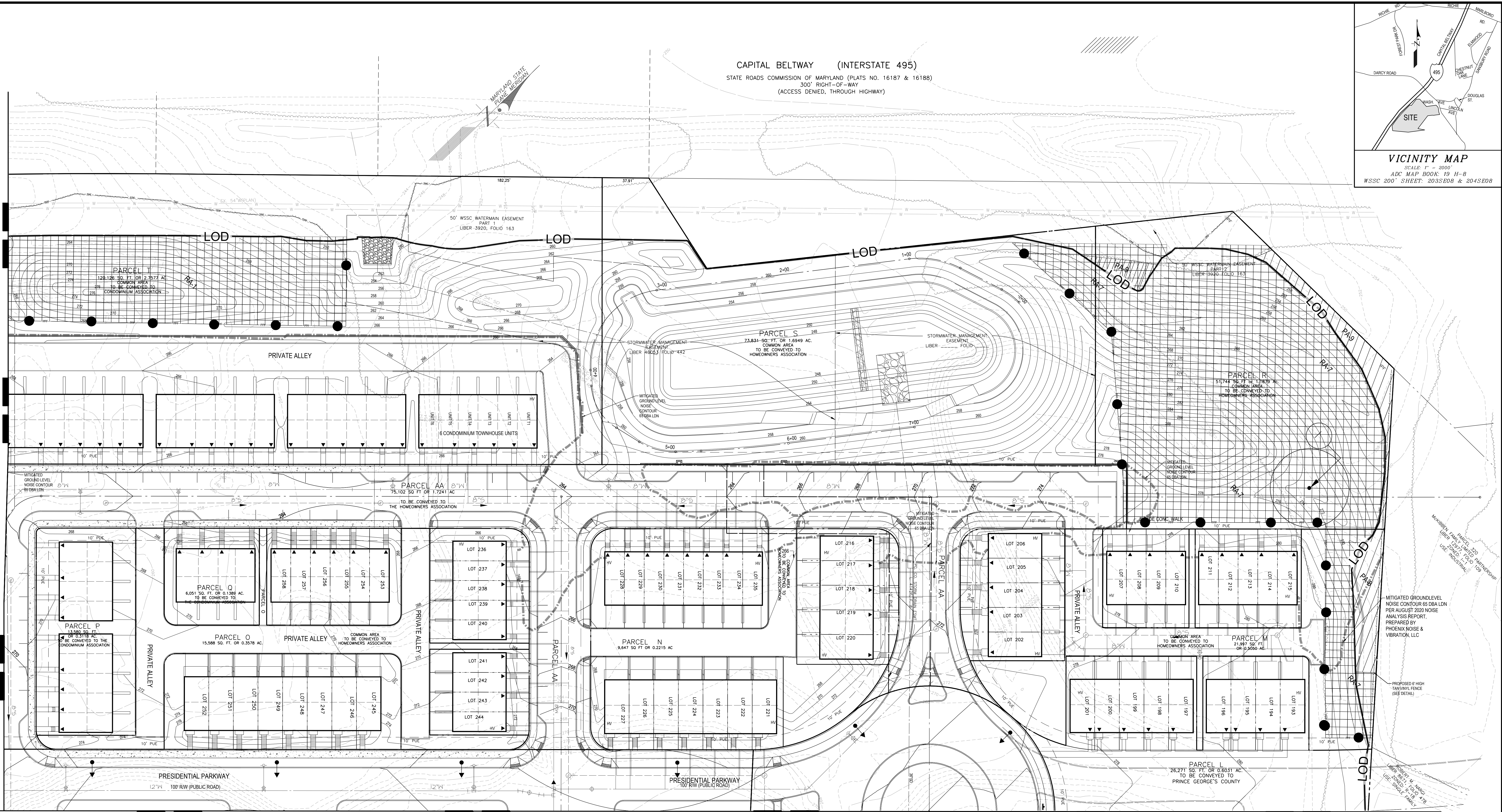
12/04/18	Revised for new layout	PCN	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
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3/21/17	Revised to show rough grading only	PCN	TELEPHONE (301) 430-2000
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR	COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM	
DATE	DESCRIPTION	REVISIONS	J-97155
DATE	DATE	DATE	DATE
1/1/2018	JANUARY 2018	54.044-Z	

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CAPITAL BELTWAY (INTERSTATE 495)
STATE ROADS COMMISSION OF MARYLAND (PLATS NO. 16187 & 16188)
300' RIGHT-OF-WAY
(ACCESS DENIED, THROUGH HIGHWAY)



MATCHLINE, SEE SHEET T-1, BDAI DWG. NO. 54.044-Z

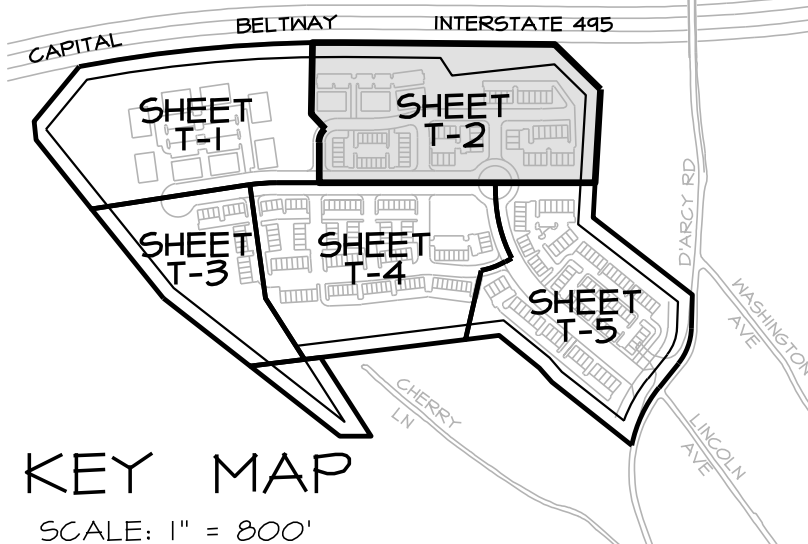


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MATCHLINE, SEE SHEET T-5, BDAI DWG. NO. 54.048-Z

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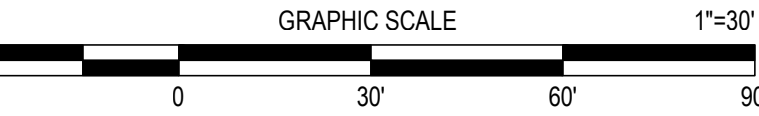
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 34 - 98

Approved by	Date	DRD #	Reason for Revision
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DSP-06079-04
TREE CONSERVATION PLAN - TYPE 2
LANDS OF ARUNDEL LAND GROUP
LOTS 1-303, PARCELS A-Z
(RESUBDIVISION OF PARCEL 113)
WESTRIDGE
(FORMERLY D'ARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

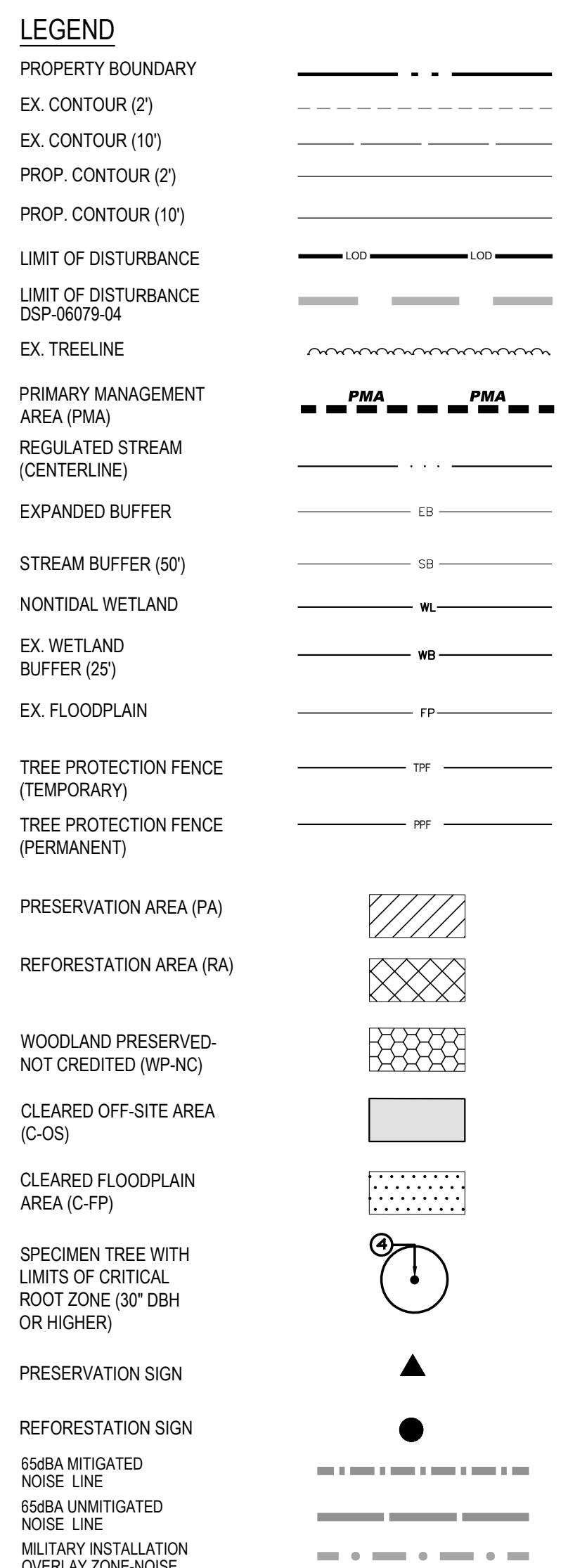
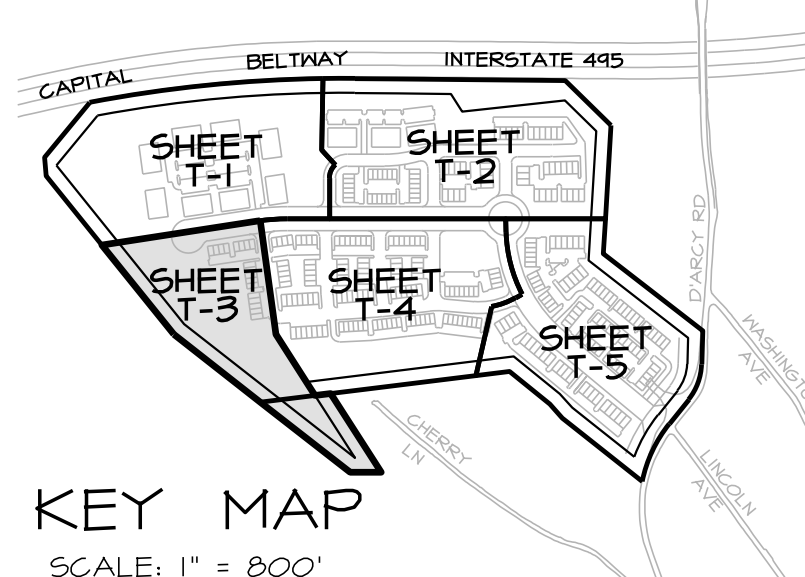


OWNER / DEVELOPER
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731 GENERALS HIGHWAY
MILLERSVILLE, MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410) 571-6737

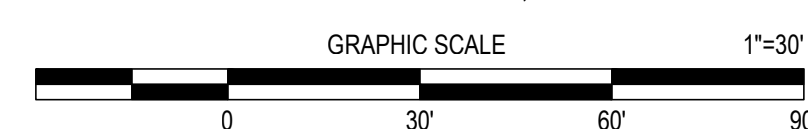
DATE	DESCRIPTION	PCN	BY
12/05/19	Revised for new layout		

T-2

12/04/18	Revised for new layout	PCN	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20711
5/8/18	Revised per DSP-06079	PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
3/21/17	Revised to show rough grading only	PCN	TELEPHONE (301) 430-2000
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR	COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM	DATE: 1/30/2020
DATE	DESCRIPTION	BY	J-97155
1/30/2020	Revised for new layout	PCN	54.045-Z

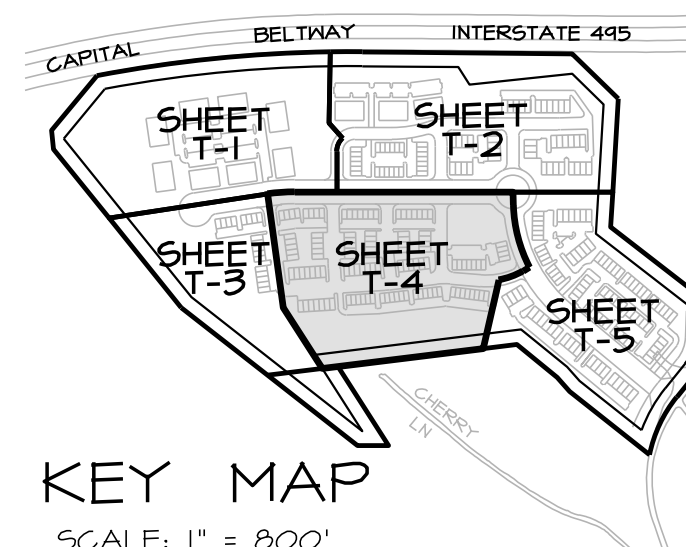
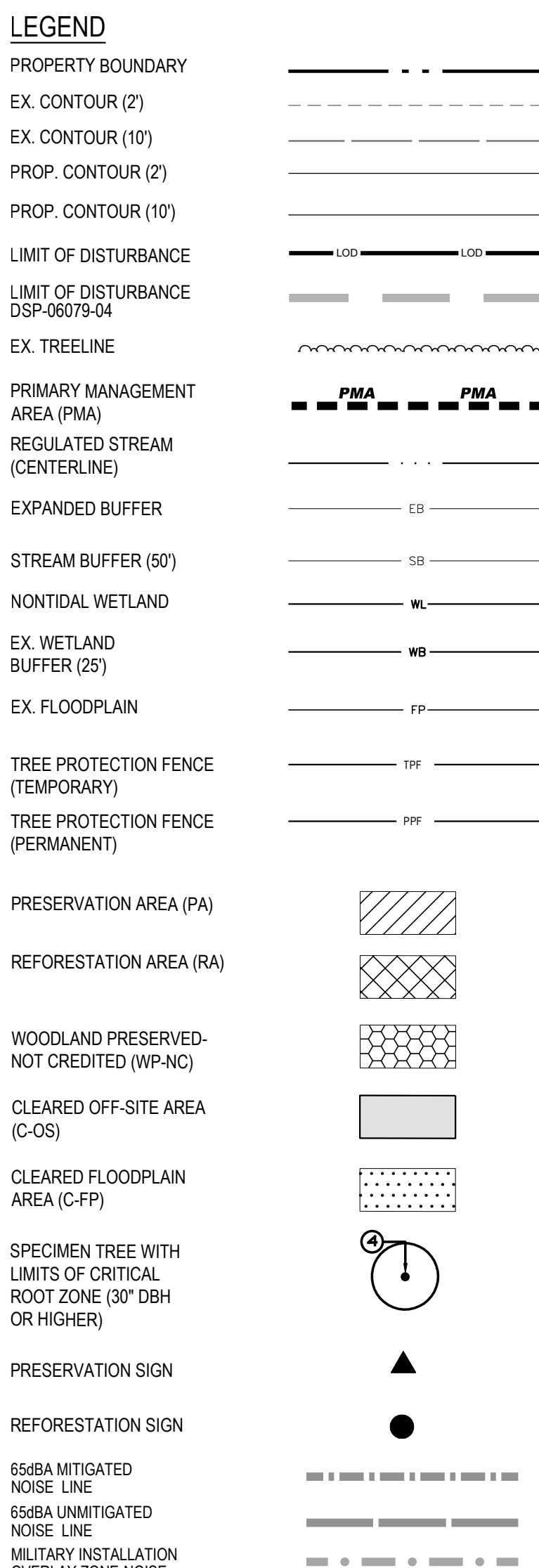


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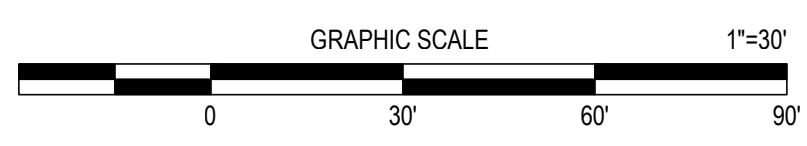
OWNER / DEVELOPER
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731 GENERALS HIGHWAY
MILLERSVILLE MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410)571-6737

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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98				
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03	T. Burke	2/04/19	DSP-06079-01	Revised for new layout
04	<i>Bluey S. Gordon</i>	9/16/2020	DSP-06079-04	Revised for new layout
05				
06				

DSP-06079-04
TREE CONSERVATION PLAN - TYPE 2
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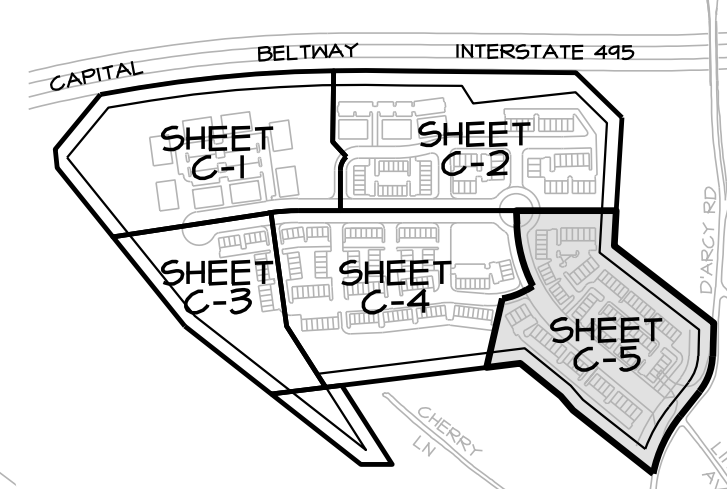
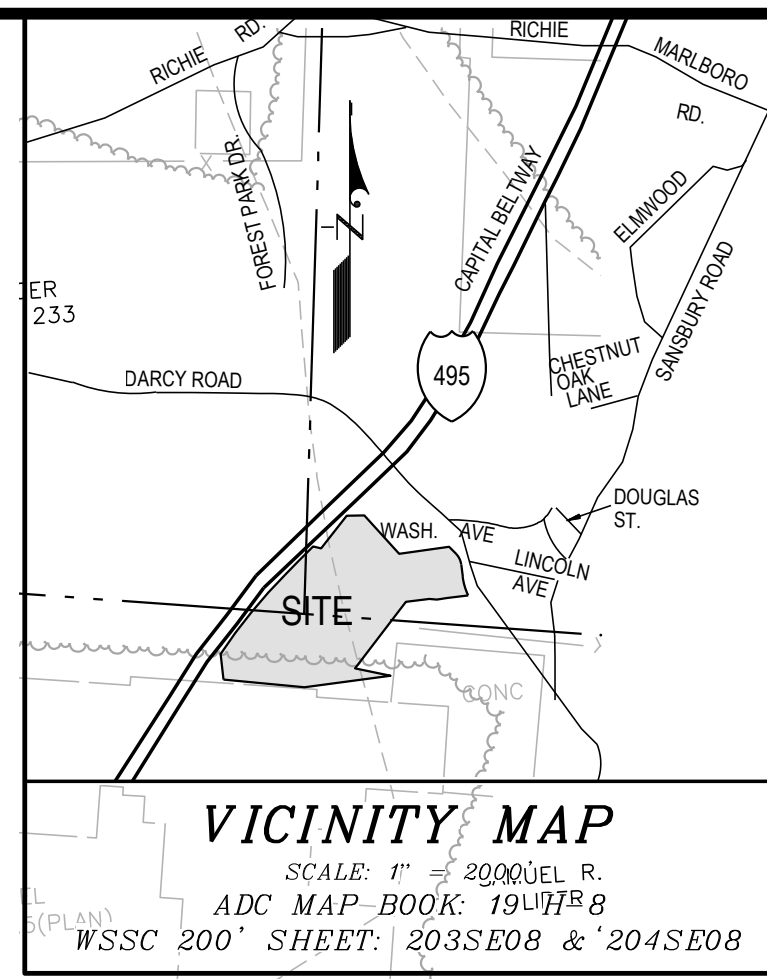
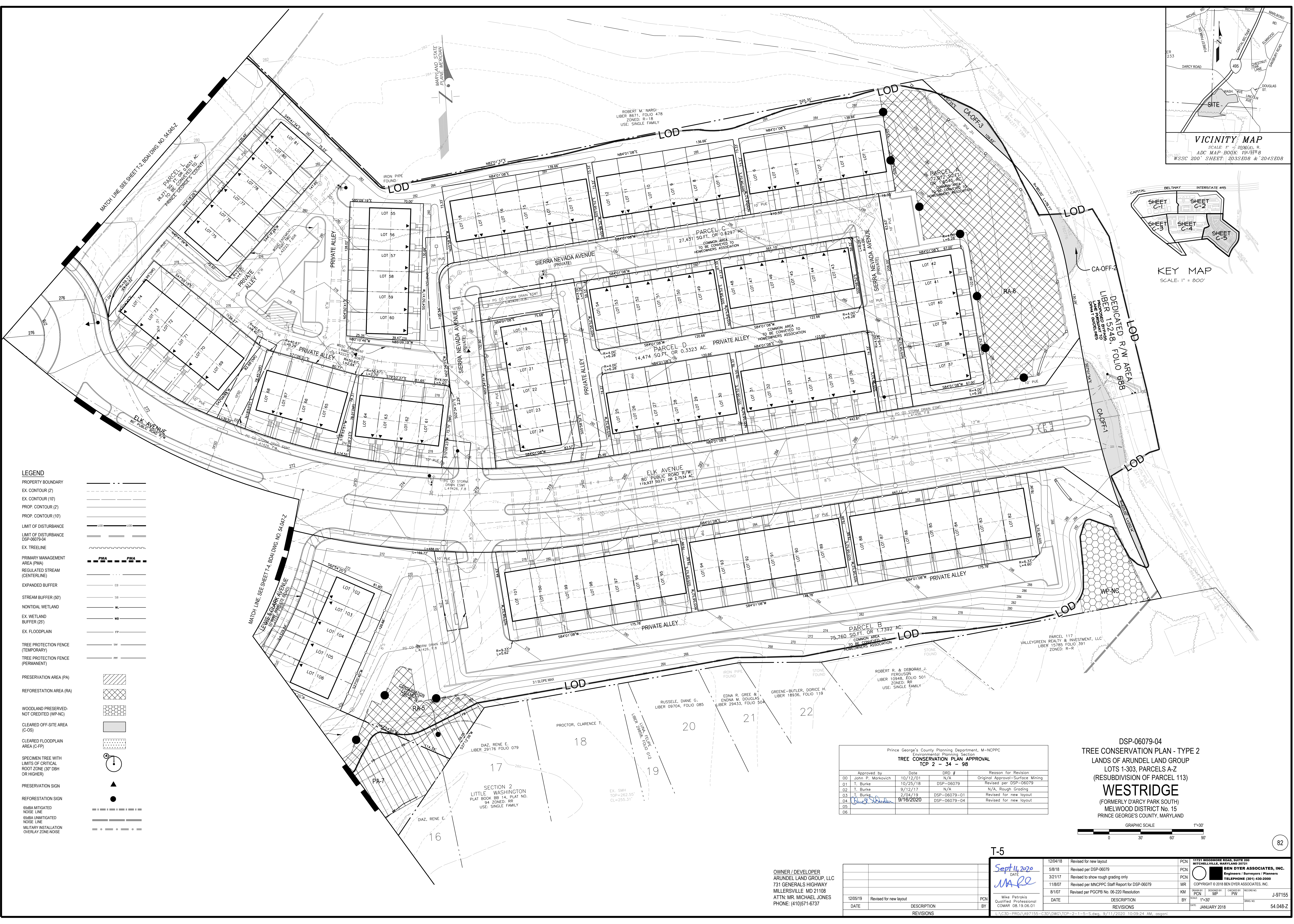


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12/05/19	Revised for new layout	P
DATE	DESCRIPTION	
	REVISIONS	

T-4

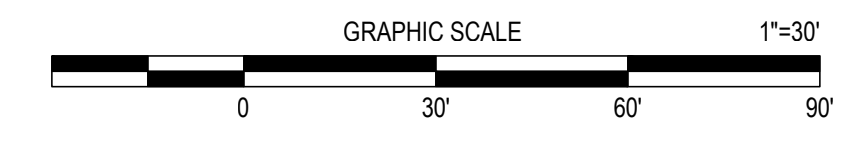
 Sept 14, 2020 DATE	12/04/18	Revised for new layout	PCN	11721 WOODMORE ROAD, SUITE 200 MONTICELLO, ILLINOIS 61801	
	5/8/18	Revised per DSP-06079	PCN	 BEN DYER ASSOCIATES, INC.	
	3/21/17	Revised to show grading only	PCN	 BEN DYER ASSOCIATES, INC.	
	11/8/07	Revised per MNCPST Staff Report for DSP-06079	MIR	 BEN DYER ASSOCIATES, INC.	
	8/1/07	Revised per PGCPB No. 06-220 Resolution	KM		
	DATE	DESCRIPTION	BY	DATE	DATE
		REVISIONS			
Mike Petrakis Qualified Professional COMAR 08-19-06-01 JDH/ST: 06/04/2018					



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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 34 - 98			
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DSP-06079-04
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ATTN: MR. MICHAEL JONES
PHONE: (410) 571-6737

DATE	DESCRIPTION	PCN	BY
12/05/19	Revised for new layout		
REVISIONS			

T-5

Sept 14, 2020
DATE
MAPE
Mike Petrolis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	PCN	BY
12/04/18	Revised for new layout	PCN	
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REVISIONS			

11721 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY: PCN
CHECKED BY: MP
DESIGNED BY: PW
DATE: JANUARY 2018
DWG. NO.: J-97155
54.048-2

