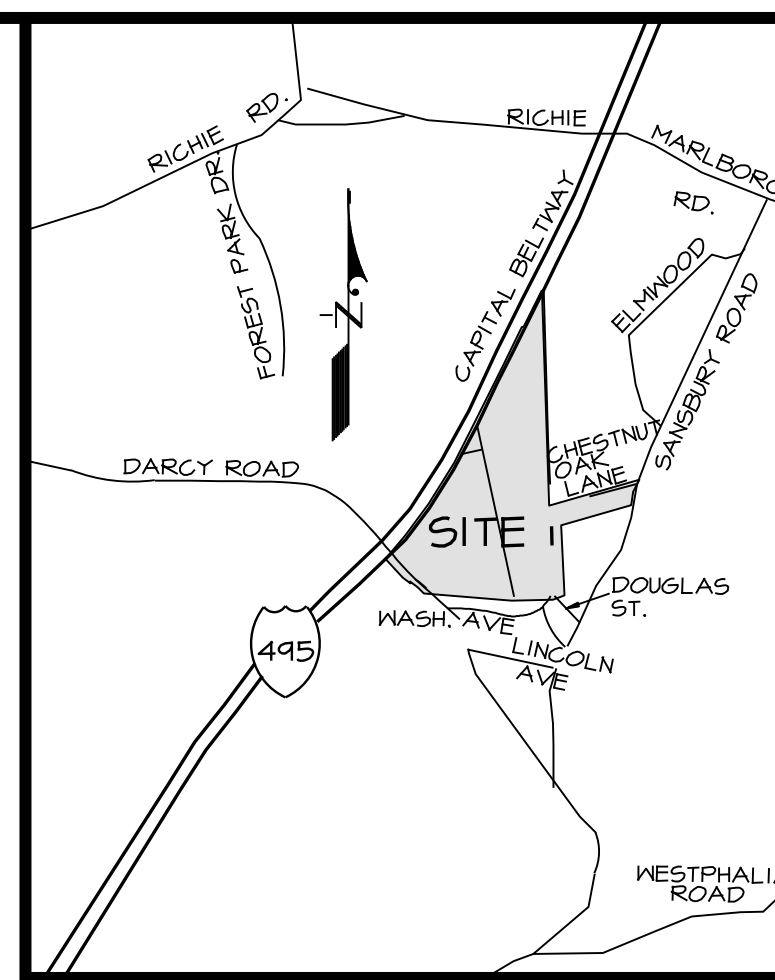


CLEARING OFF-SITE (CA-OFF)	
No.	AREA (AC)
1	0.06
2	0.47
3	0.01
TOTAL	0.54

Woodland Conservation Worksheet for Prince George's County, Maryland			
Zone:			
Gross Tract:	R-R		Include acreages only in columns for which there is a corresponding zone.
Floodplain:	71.92		
Previously Dedicated Land:	2.40		
Net Tract (NTA):	69.52	0.00	
Property Description or Subdivision Name:			
Is this site subject to the 1989 Ordinance?			
Break-even Point (preservation acres) =	N		
Acres of Net Tract clearing permitted w/o reforestation=	24.63		
	42.89		
Woodland Conservation Requirement Calculations:			
Existing Woodland on Net Tract (acres)		67.52	
Existing Woodland in Floodplain (acres)		2.17	
Woodland Conservation Threshold (NTA) =	20.00%	13.90	
Smaller of a or c		13.90	
Woodland above WCT		50.62	
Plan Number: (This must be completed for each phase)			
Plan Phase or Name:			
Total area in this application (acres)		66.26	5.66
Floodplain area in this application (acres)		2.40	0.00
Net Tract area in the application (acres)		63.86	5.66
Woodland on the Net Tract for this phase (acres)		64.21	3.31
Woodland in the Floodplain for this phase		2.17	0.00
Woodland Cleared on Net Tract for this phase		43.09	11.48
Woodland Cleared in Floodplain for this phase		0.00	0.51
Off-site Woodland Clearing (1:1)		0.00	0.54
Off-site Mitigation provided on this property		0.00	0.00
Cumulative acres of Net Tract Woodland cleared		43.09	54.57
Cumulative acres of Floodplain Woodland cleared		0.00	0.51
Smaller of d or e		43.09	53.62
Woodland Clearing below WCT		0.00	0.95
Replacement for clearing above the WCT (0.25 : 1)		10.77	13.40
Replacement for clearing below the WCT (2 : 1)			
Aforestation Threshold (AFT) =	15.00%	0.00	0.00
Cumulative Woodland Conservation Required		24.68	29.31
Latest phase indicates cumulative requirement through that phase of work			
Woodland Conservation Provided:			
Preservation		21.12	-12.23
Reforestation		0.00	8.00
Afforestation		0.00	
Area approved for fee-in-lieu			
Credit for Off-Site Mitigation on another property		0.00	12.42
Off-Site Mitigation provided on this property			
Total Woodland Conservation Provided		21.12	29.31
Woodland saved on this phase but not counted		0.00	4.06
Existing Net Tract Woodland in later phases		3.31	0
Retained 9/1/04.			

Prepared by:
License Number:

MAO Oct. 7, 2021
Signature Date



LEGEND

PROPERTY BOUNDARY	_____ . . . _____
EX. CONTOUR	_____ - - - - - _____
PROP. CONTOUR	_____ 12 _____
EX. TREELINE	_____ ~~~~~~ _____
LIMITS OF DISTURBANCE	_____ █ _____ █ _____
PRIMARY MANAGEMENT AREA (PMA)	_____ PMA _____
COUNTY REGULATED STREAM	_____ _____
STREAM BUFFER (50')	_____ 50' _____
NONTIDAL WETLAND	_____ WL _____
EX. WETLAND BUFFER (25')	_____ WB _____
EX. FLOODPLAIN	_____ FP _____
LIMITS OF MINING (PHASE I CLEARINGS)	_____ * * * * * _____
PHASE 2 CLEARING AREA	[Solid Gray Box]
FLOODPLAIN CLEARING	[Box with Dotted Pattern]
PRESERVATION AREA	[Box with Diagonal Line Pattern]
REFORESTATION AREA	[Box with Cross-Hatch Pattern]
TREE PROTECTION FENCE	_____ PPF _____
TEMPORARY TREE PROTECTION FENCE	_____ TPF _____
TREE PROTECTION SIGNAGE (REFORESTATION)	●
TREE PROTECTION SIGNAGE (PRESERVATION)	▲
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)	① [Tree Symbol]
65 dBA LINE	_____ █ _____
PROPOSED RETAINING WALL	_____ _____
PROPOSED NOISE BARRIER WALL	_____ _____
PROPOSED CHAIN LINK FENCE	_____ x _____
PROPOSED WOOD SCREEN FENCE	_____ // _____
PROPOSED CURB AND GUTTER	_____ _____

NOTE:

The surface drainage easements shown are to allow for upstream property owners to discharge storm water runoff onto the subject property and are not intended to be cleared, graded or otherwise disturbed.

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

Prince George's County Planning Department, M–NCPDC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2–78–92			
	Approved by	Date	DRD # Reason for Revision Revised to reflect RGCRB No. 07–225 Resolution & for DSP–06080
00	Lonnie Dorr	10–09–1992	DSP–06080
01			
02			
03			
04			
05			
06			

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



T-OV		0 100 200 300			
SHEET 1 OF 4					
P502 2000 SHEET SERIES 203 SE @ 204 SE @					
ADG MAP BIC LOCATION 114-B					
10/10/12		Revised to reflect proposed ROW 01-225 Resolution		H-M	
11/1/12		Revised per MNCPP Staff Report for DSP-06080		K-M	
8/1/17		Revised to reflect PCC Staff 06-218 Resolution		K-M	
7/18/17		Revised to reflect proposed road dedication ROW		K-M	
7/13/17		Revised for proposed sound barrier		K-M	
		DESCRIPTION		BY	
DATE		REVISIONS			
DATE		DESCRIPTION		BY	

1251 WOODMOORE ROAD, SUITE 300
MIDWICH, ILLINOIS 60459-1071

BEN DYER ASSOCIATES, INC.
Engineers, Architects, Surveyors & Planners
TELEPHONE: (312) 430-2000

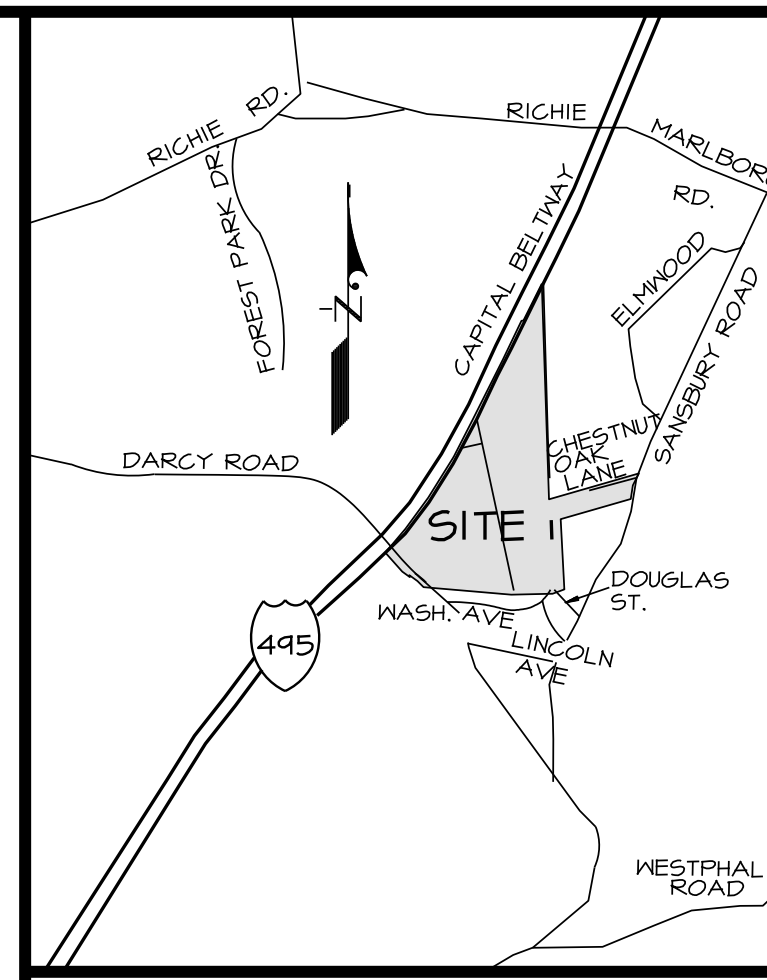
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ELECTRONIC, MECHANICAL, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING.

DATE: DEC 2006

PROJECT NO. 06-218

PROJECT NAME: J-47155

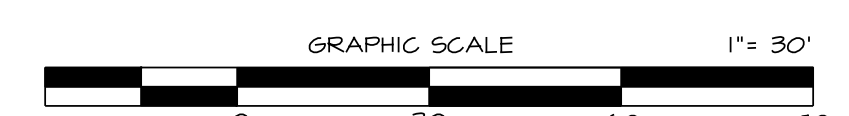
DRAWN: 54.02-12



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA (PMA)
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - LIMITS OF MINING (PHASE I CLEARING)
 - PHASE 2 CLEARING AREA
 - FLOODPLAIN CLEARING
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)
 - 65 dBA LINE
 - PROPOSED RETAINING WALL
 - PROPOSED NOISE BARRIER WALL
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WOOD SCREEN FENCE
 - PROPOSED CURB AND GUTTER

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-78-92				
	Approved by	Date	DRD #	Reason for Revision
00	Lonnie Darr	10-09-1992	DSP-06080	Revised to reflect PGCPB No. 07-225 Resolution & for DSP-06080
01				
02				
03				
04				
05				
06				

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



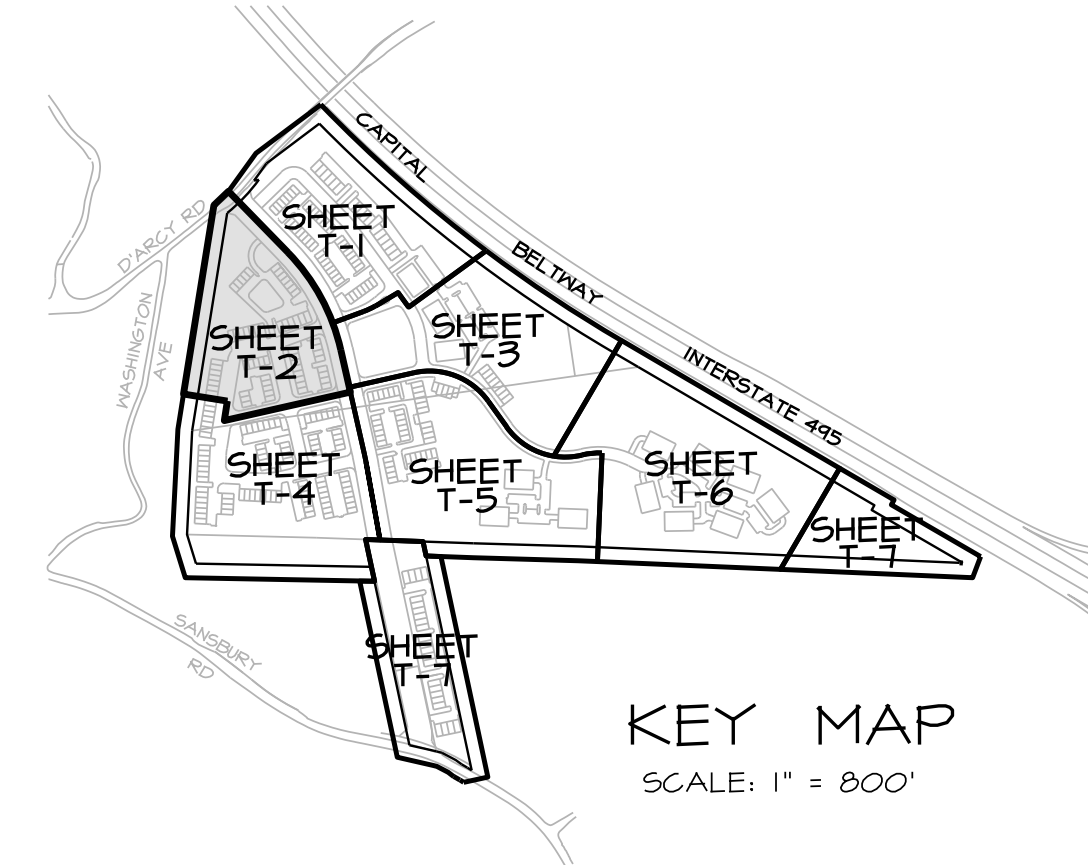
T-2
SHEET 3 OF 9
W55G 200' SHEET SERIES 203 SE B & 204 SE B

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/01/21	Revised to reflect PDCPB No. 07-225 Resolution & for DSP-06080	MR	11/11/01	Revised per MNCPPC Staff Report for DSP-06080	MR
8/11/01	Revised to reflect PDCPB No. 06-219 Resolution	KM	7/15/01	Revised to reflect proposed road dedication ROW	KM
7/13/01	Revised for proposed sound barrier	MR	10/11/01	Revised to reflect proposed sound barrier	MR
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/19/01	Revisions	MR	10/19/01	Revisions	MR

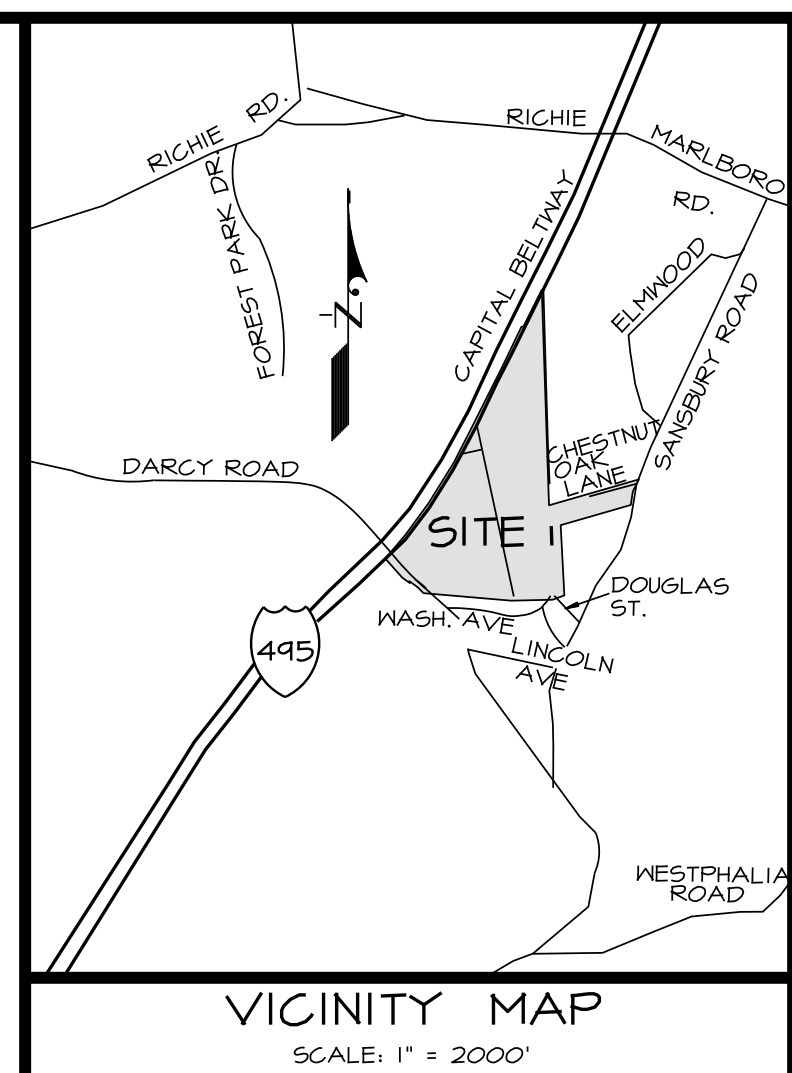
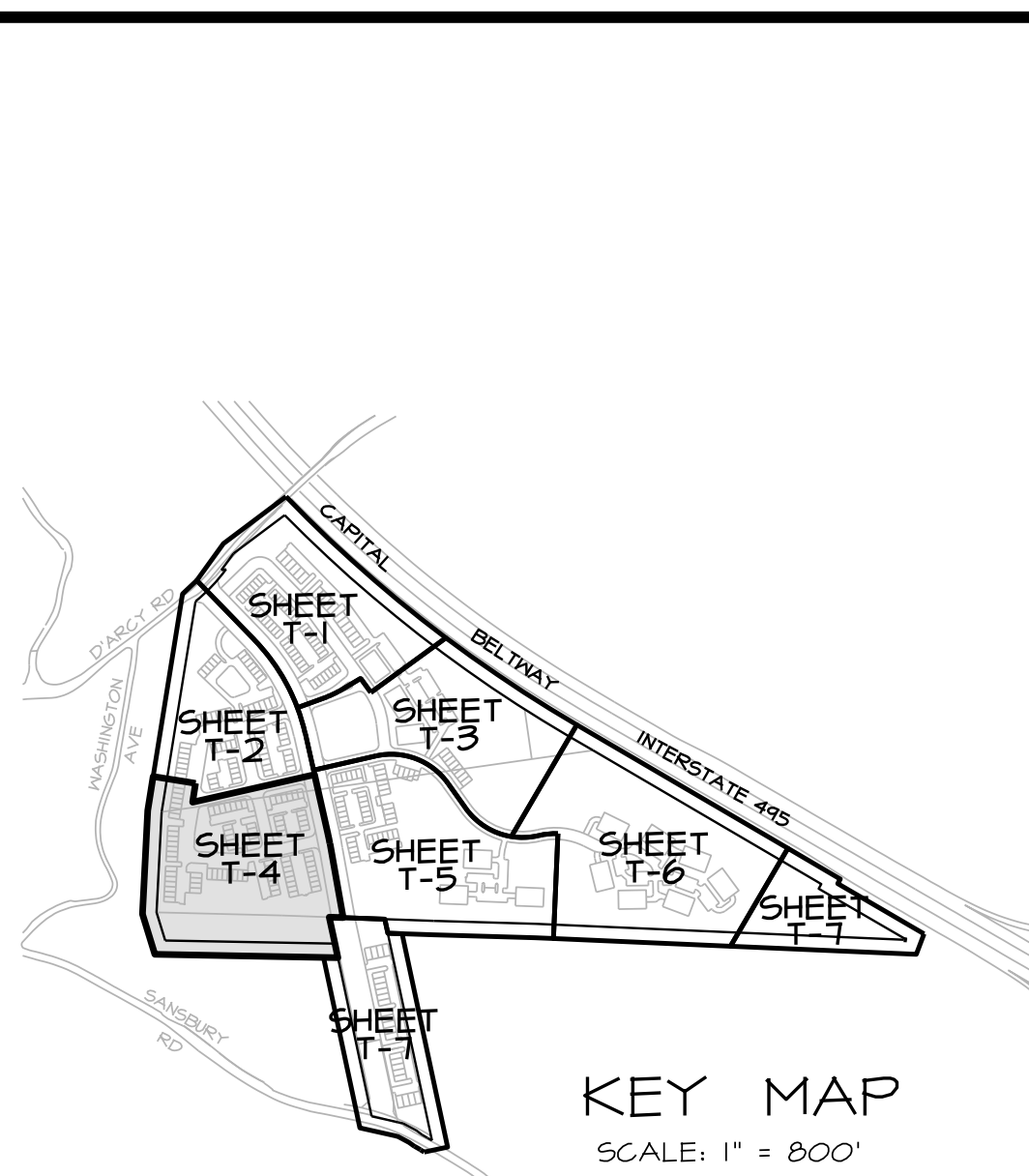
OWNER / APPLICANT
GKG PARTNERSHIP
4640 FORBES BOULEVARD
LANHAM, MD 20706-4323

Mike Petralis
Qualified Professional
COMAR 08.19.06.01

1721 WOODMERE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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J-47155
SCALE 1" = 30'
DATE DEC 2006
DWG. NO. 54.023-Z



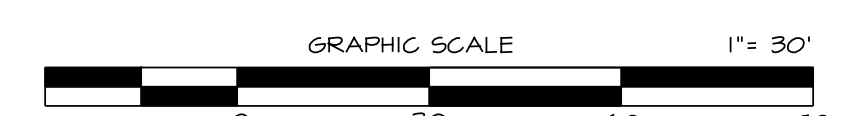
CALL MISS UTILITY
1-800-251-7177
48 hrs, Before Excavation



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA (PMA)
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - LIMITS OF MINING (PHASE 1 CLEARING)
 - PHASE 2 CLEARING AREA
 - FLOODPLAIN CLEARING
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION FENCE
 - TEMPORARY TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)
 - 65 dBA LINE
 - PROPOSED RETAINING WALL
 - PROPOSED NOISE BARRIER WALL
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WOOD SCREEN FENCE
 - PROPOSED CURB AND GUTTER

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-78-92			
Approved by	Date	DRD #	Reason for Revision
00	Lonnie Darr	10-09-1992	DSP-06080
01			Revised to reflect PCPCB No. 07-225 Resolution & for DSP-06080
02			
03			
04			
05			
06			

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



CALL MISS UTILITY
1-800-251-7177
48 hrs, Before Excavation

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

T-4
SHEET 5 OF 9
WSSG 200' SHEET SERIES 203 SE 8 & 204 SE 8
ADG MAP BK LOCATION 19 H-8

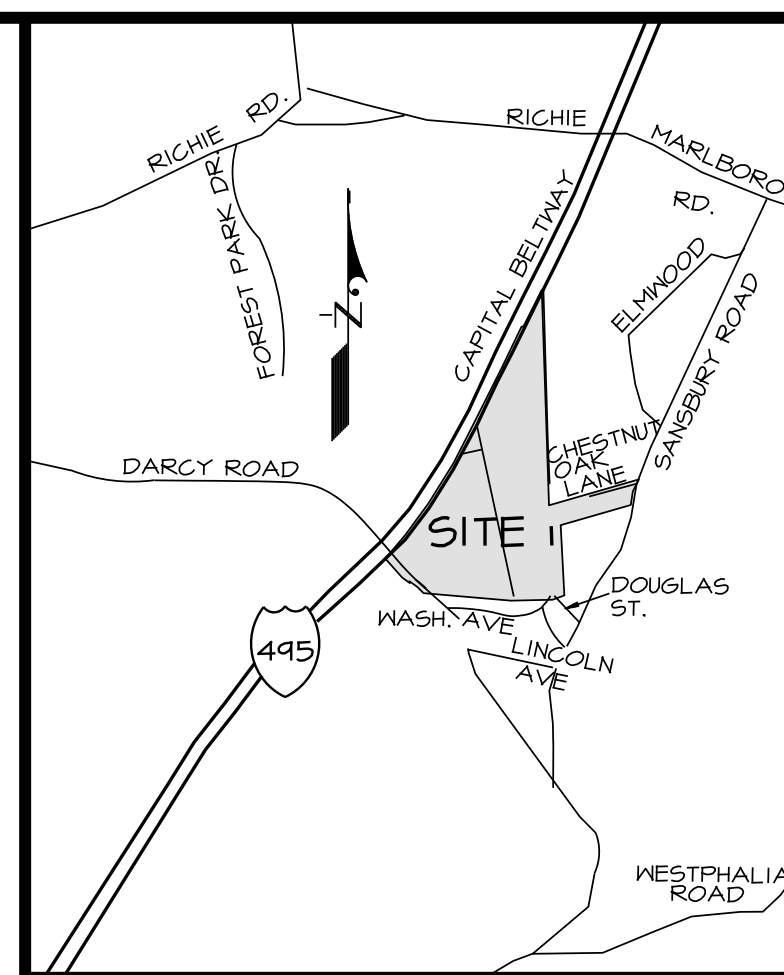
Oct 7, 2021
DATE

MAP
Mike Petralis
Qualified Professional
COMAR 08.19.06.01

10/01/21	Revised to reflect PCPCB No. 07-225 Resolution & for DSP-06080	MR
11/11/01	Revised per MNCPPC Staff Report for DSP-06080	MR
8/11/01	Revised to reflect PCPCB No. 06-219 Resolution	KM
7/15/01	Revised to reflect proposed road dedication ROW	KM
7/13/01	Revised for proposed sound barrier	MR
DATE	DESCRIPTION	BY
	REVISIONS	

10721 WOODMOOR ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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J-47155
SCALE 1" = 30'
DATE DEC 2006
DWG. NO. 54.025-Z

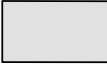
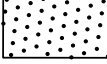
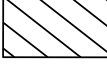
MATCH TO SHEET T-3, BDAI DWG. NO. 54.024-Z



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

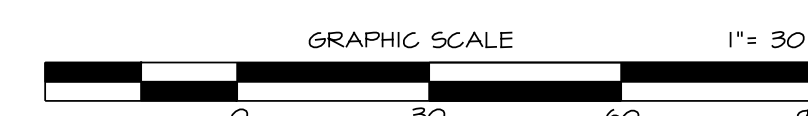
PROPERTY BOUNDARY	----	----
EX. CONTOUR	----	----
PROP. CONTOUR	----	12
EX. TREELINE	~~~~~	
LIMITS OF DISTURBANCE	=====	
PRIMARY MANAGEMENT AREA (PMA)	-----	PMA
COUNTY REGULATED STREAM	-----	
STREAM BUFFER (50')	-----	50
NONTIDAL WETLAND	-----	RL
EX. WETLAND BUFFER (25')	-----	WB
EX. FLOODPLAIN	-----	FP
LIMITS OF MINING (PHASE I CLEARING)		
PHASE 2 CLEARING AREA		
FLOODPLAIN CLEARING		
PRESERVATION AREA		
REFORESTATION AREA		
TREE PROTECTION FENCE	-----	PPF
TEMPORARY TREE PROTECTION FENCE	-----	TPF
TREE PROTECTION SIGNAGE (REFORESTATION)		
TREE PROTECTION SIGNAGE (PRESERVATION)		
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)		
65' DBA LINE	=====	
PROPOSED RETAINING WALL	-----	
PROPOSED NOISE BARRIER WALL	-----	
PROPOSED CHAIN LINK FENCE	-----	x
PROPOSED WOOD SCREEN FENCE	-----	//
PROPOSED CURB AND GUTTER	-----	

MATCH TO SHEET T-7, BDAI DWG. NO. 54.028-Z

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-78-92			
	Approved by	Date	DRD # Reason for Revision
00	Lonnie Darr	10-09-1992	DSP-06080 Revised to reflect RUCPB No. 07-225 Resolution & for DSP-06080
01			
02			
03			
04			
05			
06			

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

KEY MAP
SCALE: 1" = 800'



T-6

SHEET 7 OF 9

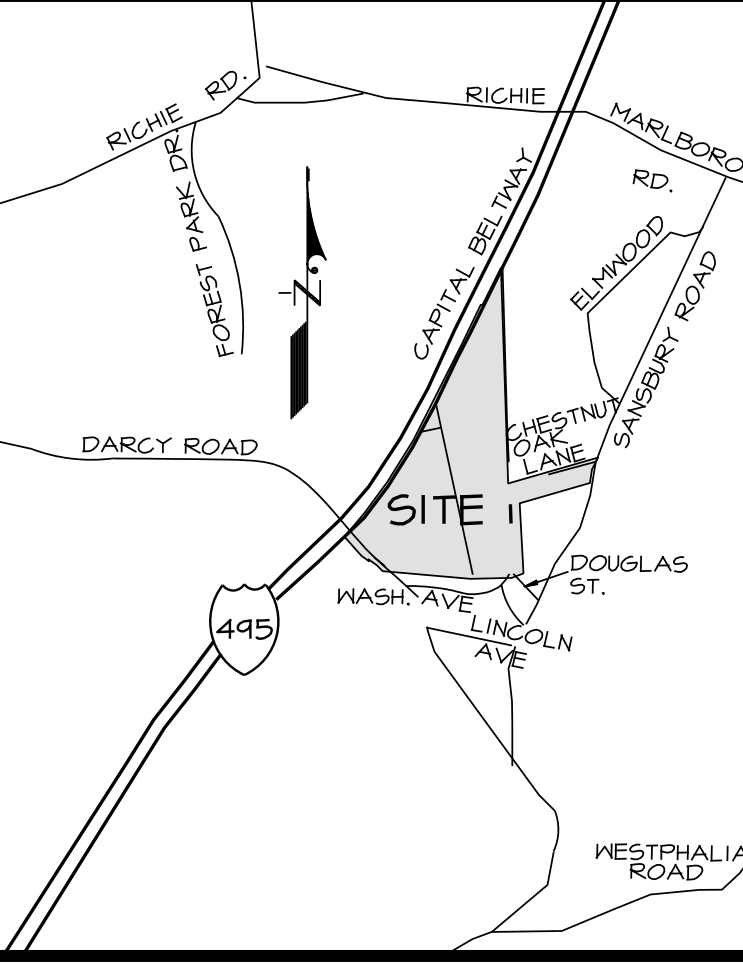
5CPB No. 07-225 Resolution

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

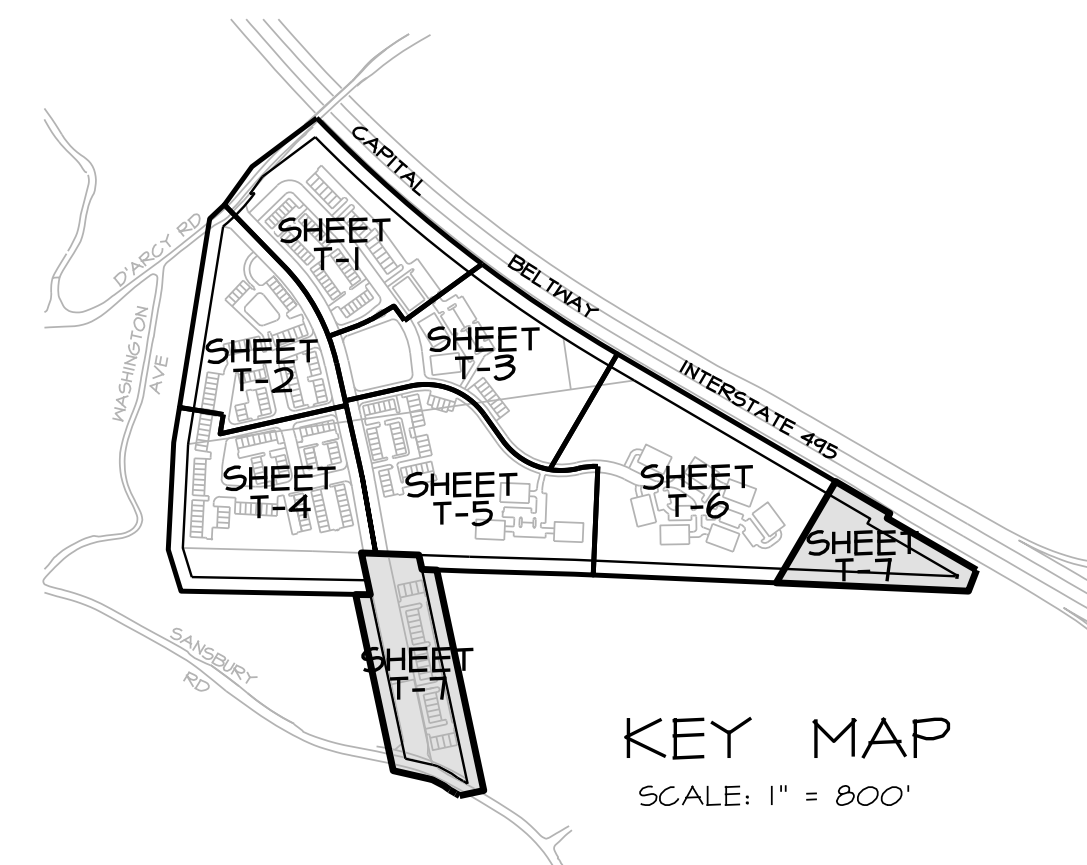
CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

DATE	DESCRIPTION	BY	DATE	TIME	DATE	TIME
04/07/2021	10/01/21 Revised per MNCPRC staff Report for DSP-06080 4 for DSP-06080	MR MITCHELLVILLE, MARYLAND 20721				
	11/01/07 Revised per MNCPRC staff Report for DSP-06080	MR BEN DYER ASSOCIATES, INC. engineers / surveyors / planners				
	08/01/07 Revised to reflect POCPRC No. 06-219 Resolution	MR MICHAEL J. BRYAN BRYAN ASSOCIATES, INC.				
	7/10/07 Revised to reflect proposed road dedication ROW	MR BEN DYER ASSOCIATES, INC. engineers / surveyors / planners				
	7/13/07 Revised for proposed sound barrier	MR JANIS D. BRYAN BRYAN ASSOCIATES, INC.				
DATE	DESCRIPTION	BY	DATE	TIME	DATE	TIME
	REVISIONS					
			DEC 2006		54,021-Z	

J:\LD7-PROJ\97155-LD7\SHEETS\TCP2n-1-7.dwg, 10/7/2021 3:00:38 PM, gorch

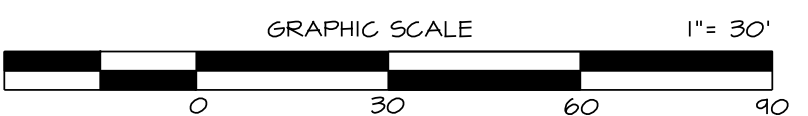


LEGEND	
PROPERTY BOUNDARY	_____ - - - _____
EX. CONTOUR	_____
PROP. CONTOUR	_____ -12 _____
EX. TREELINE	~~~~~
LIMITS OF DISTURBANCE	=====
PRIMARY MANAGEMENT AREA (PMA)	_____ PMA _____
COUNTY REGULATED STREAM	_____ . . . _____
STREAM BUFFER (50')	_____ SB _____
NONTIDAL WETLAND	_____ NL _____
EX. WETLAND BUFFER (25')	_____ NB _____
EX. FLOODPLAIN	_____ FP _____
LIMITS OF MINING (PHASE I CLEARING)	• • • • •
PHASE 2 CLEARING AREA	
FLOODPLAIN CLEARING	
PRESERVATION AREA	
REFORESTATION AREA	
TREE PROTECTION FENCE	_____ PPF _____
TEMPORARY TREE PROTECTION FENCE	_____ TPF _____
TREE PROTECTION SIGNAGE (REFORESTATION)	
TREE PROTECTION SIGNAGE (PRESERVATION)	
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)	
65 DBA LINE	=====
PROPOSED RETAINING WALL	=====
PROPOSED NOISE BARRIER WALL	=====
PROPOSED CHAIN LINK FENCE	_____ X _____
PROPOSED WOOD SCREEN FENCE	===== //
PROPOSED CURB AND GUTTE	=====



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-78-92			
	Approved by	Date	DRD # Reason for Revision Revised to reflect PDOP No. 07-225 Resolution & for DSP-06080
00	Lonnie Darr	10-09-1992	DSP-06080
01			
02			
03			
04			
05			
06			

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



T-7
SHEET 8 OF 9
WSSC 200' SHEET SERIES 203 SE & 204 SE &
ADG MAP BK LOCATION IS H-8

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

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

04/7/2021	10/01/21	Revised to reflect FCCPC No. 01-2259 Resolution & for DSP-06080	MP	1721 WOODMERE ROAD, SUITE 200 MTELEWILLE, MARYLAND 20711
DATE	11/1/21	Revised per MNCFPC Staff Report for DSP-06080	MP	 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
	8/1/21	Revised to reflect FCCPC No. 06-21H Resolution	KM	
	7/18/21	Revised to reflect proposed road dedication ROW	KM	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. ALL RIGHTS RESERVED. NO OTHER REPRODUCTION PERMITTED WITHOUT WRITTEN PERMISSION.
Mike Petrakis	7/13/21	Revised for proposed sound barrier	MR	SCALE 1"=30'
Qualified Professional COMAR 08.19.06.01	DATE	DESCRIPTION	BY	DATE DEC 2006 54-028-Z
		REVISIONS		

