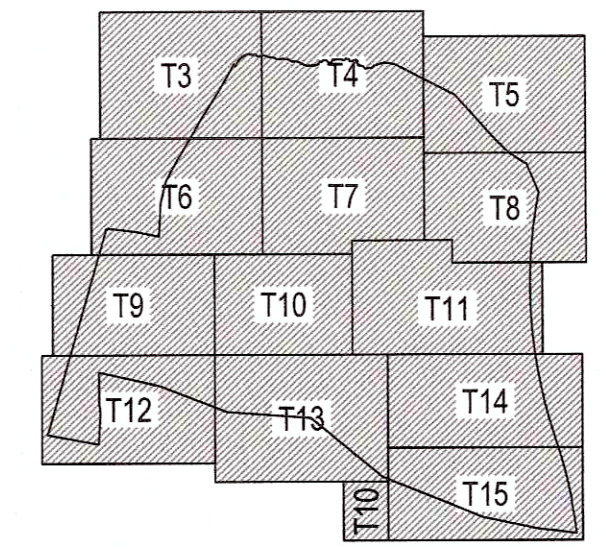
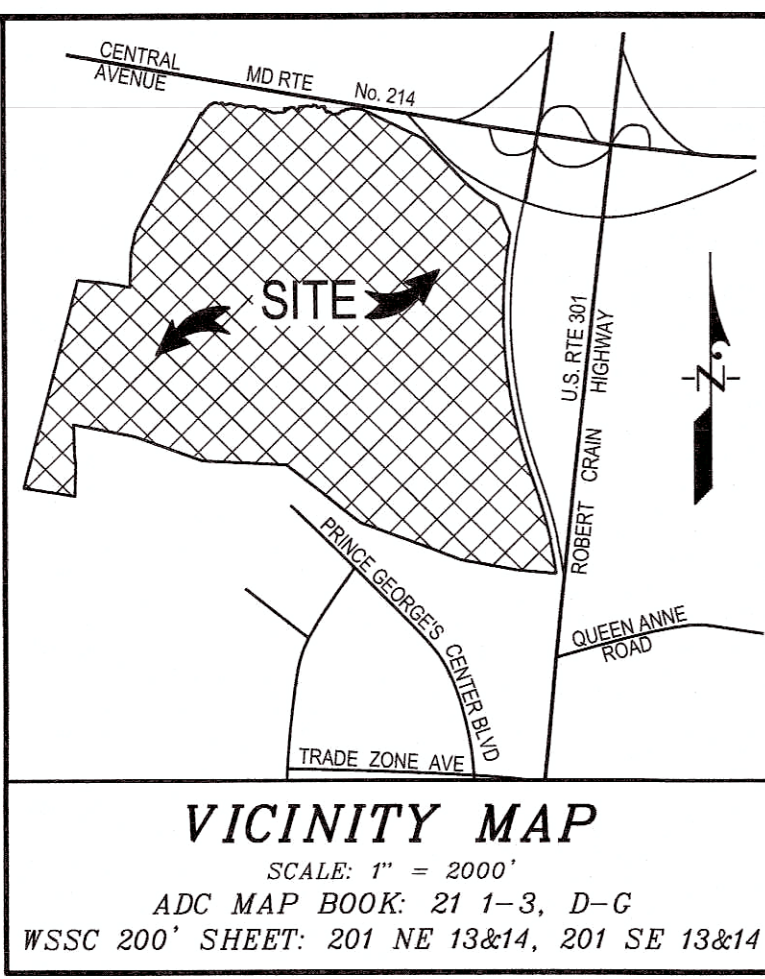


CLEARING AREAS (CA)	
AREA	ACRES
1	188.91
TOTAL	188.91

PRESERVATION AREAS (PA)	
AREA	ACRES
1	12.60
2	30.47
3	18.91
4	32.44
5	6.37
6	0.31
7	5.29
8	0.71
9	1.95
TOTAL	104.05



KEY MAP
SCALE 1" = 200'



VICINITY MAP
SCALE 1" = 2000'
ADC MAP BOOK: 21 1-3, D-G
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14

NOTE: All woodland conservation areas shall be placed in a perpetual protection easement in accordance with COMAR requirements prior to the issuance of a grading permit for this site.

LEGEND

- EX. CONTOUR _____
PROP. CONTOUR _____ 200'
EX. TREELINE _____
LOD _____ 100'
PROPERTY BOUNDARY _____
WATERS OF THE U.S. _____
STREAM BUFFER (50') _____ SB
NONTIDAL WETLAND _____ WL
EX. WETLAND BUFFER (25') _____ WB
EX. FLOODPLAIN _____ FP
PRIMARY MANAGEMENT AREA (PMA) _____ PMA
WOODLAND PRESERVATION _____
TREE PROTECTION FENCE _____ TP
TREE PROTECTION SIGNAGE _____
SPECIMEN TREE (30" DBH OR GREATER) _____
65 dBA Ldn _____
NOISE CONTOUR _____

Standard Woodland Conservation Worksheet
for
Prince George's County

Section I - Establishing Site Information
Zone: M-1
Gross Tract: 381.52 Acres
Floodplain: 84.72 Acres
Prev Dedicated Land: 0.00 Acres
Net Tract (NTA): 381.52 Acres

Owner: The Michael Companies
Address: 10100 Business Parkway
Lanham, MD 20706
Phone: 410-469-4000
Tax Map: 70
Subdivision/Block/Lot: Karoline LLC/Colington Corporate Center 30th

Is this site subject to the 1989 Ordinance? N
Is this one (1) single family lot? N
Are there prior TOP approvals which include a control of these lots and/or other lots? N
Is this a mitigation bank? N
Break-even Point (preservation) = 100.42 Acres
Clearing permitted w/ reforestation = 198.78 Acres

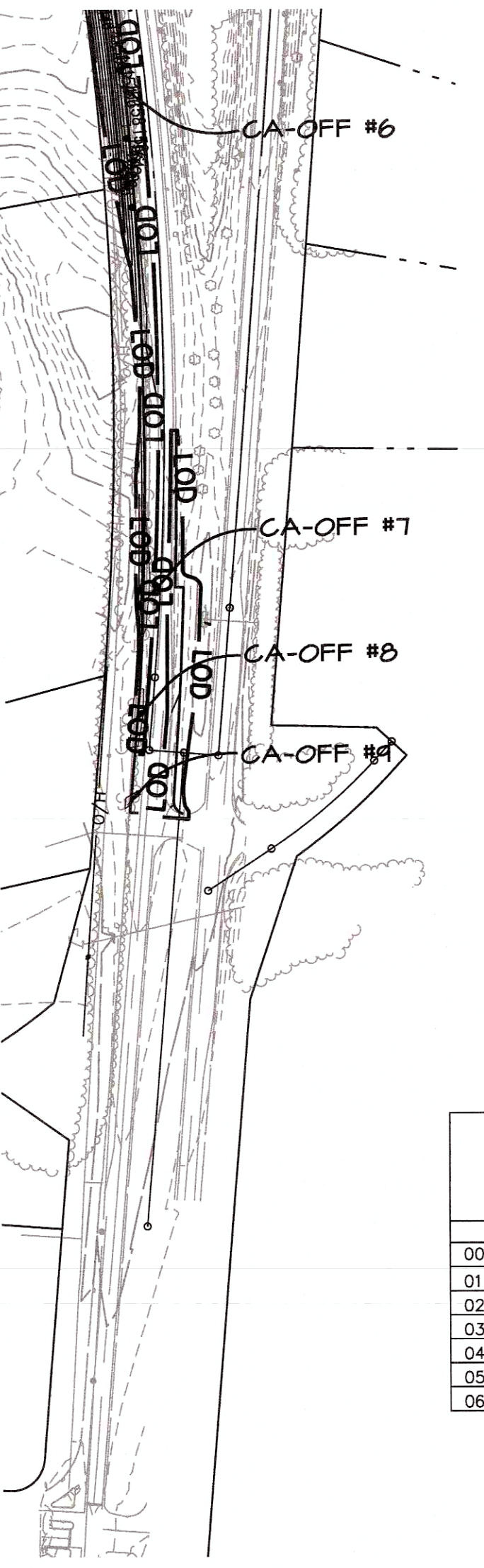
Section II - Determining Requirements

	Column A WCTAFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland				
Woodland Conservation Threshold (WCT) =	15.00%	57.23		
Smaller of 13 or 14		57.23		
Woodland above WCT		245.95		
Woodland cleared		188.91	1.82	2.83
Woodland cleared above WCT (smaller of 13 or 14)		188.91		
Clearing above WCT (0.25 : 1) replacement requirement		47.02		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Attenuation Threshold (AT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		198.78 acres		

Section III - Meeting the Requirements

Woodland Preservation	109.05
Reforestation / Reforestation	0.00
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CRZ area 2.0)	0.00
Forest Enhancement Credit (Area 2.5)	0.00
Area approved for fee-in-lieu PFA	0.00
Area approved for fee-in-lieu PFA	0.00
Credits for Off-site Conservation on another property	0.00
Off-site WCA (preservation) being provided on this property	0.00
Off-site WCA (reforestation) being provided on this property	0.00
Total Woodland Conservation Provided	109.05 Acres
Area of woodland not cleared	114.27 acres
Woodland retained but not part of requirements	5.22 acres

Plan Certified by: Mike Petralia
Address: 11721 Woodmore Road, Suite 200
Methuen, MA 02041
License: Qualified Professional



Floodplain is included in the net tract per HB-588 (2007)

OFFSITE CLEARING AREAS (CA-OFF)

AREA	ACRES
1	1.91
2	0.03
3	0.08
4	0.54
5	0.03
6	0.16
7	0.04
8	0.03
9	0.01
TOTAL	2.83

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
For approval use only

APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)
APPLICATION NO.: DSP-050402
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH ANNO AND DIRECTOR APPROVAL DATED FEBRUARY 5, 2008
SIGNATURE APPROVAL DATE: 1/14/2010
Jill Kosack
11721 WOODMORE ROAD, SUITE 200
METHUEN, MA 02041
ARINGTON

M-NPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TOP II / 126 / 05
Approved by: K. SHOUCLARS
DATE: 10-15-07
01
02
03
04
05
06

Prince George's County Planning Department, M-NPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TOP 2-126-05

Approved by	Date	PRO #	Reason for Revision
K. SHOUCLARS	5-24-06	DSP-05042	
K. FINCH	10-15-07	DSP-05042-01	
Kim Finch	1/14/2010	DSP-05042-02	

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE
0 200 400 600

12/13/19 Revised rough grading, road layout & trail CEG
DATE DESCRIPTION BY

Required Road Improvements - Per Resolution

- Southbound U.S. Route 301 widening, from MD Route 214 to Queen Anne Bridge Road
- U.S. Route 301 at Central Avenue & Old Central Avenue
- U.S. Route 301 at Site Entrance/ Median Crossover

DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER
SOUTH LAKE PARTNERS, LLC
4780 OWINGS MILLS BLVD
OWINGS MILLS, MD 21117

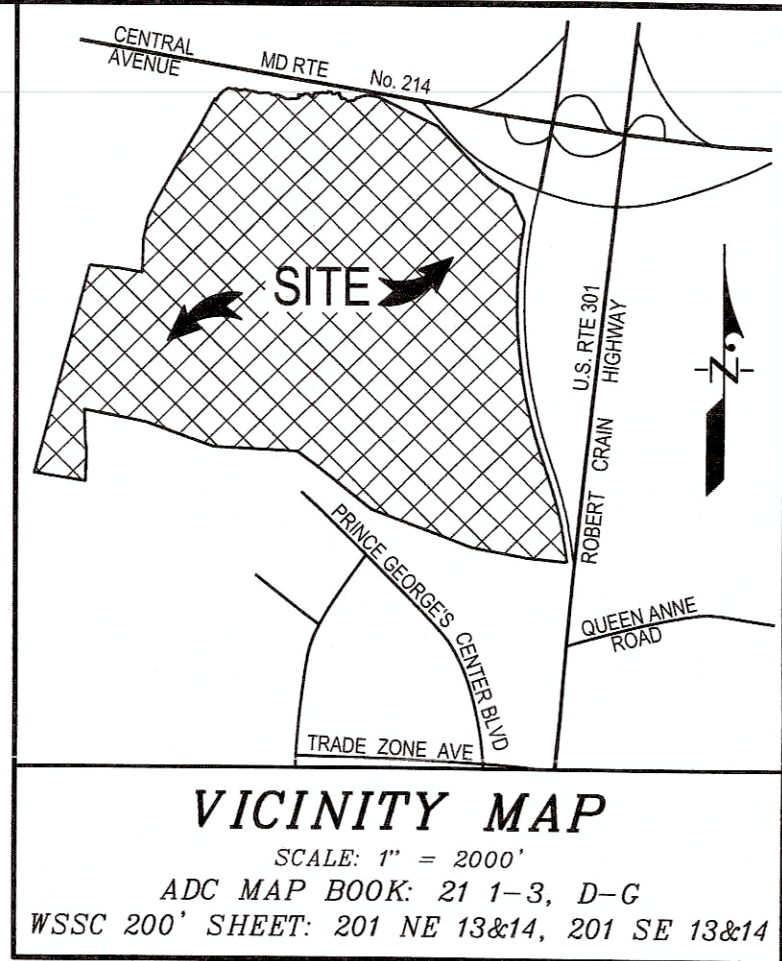
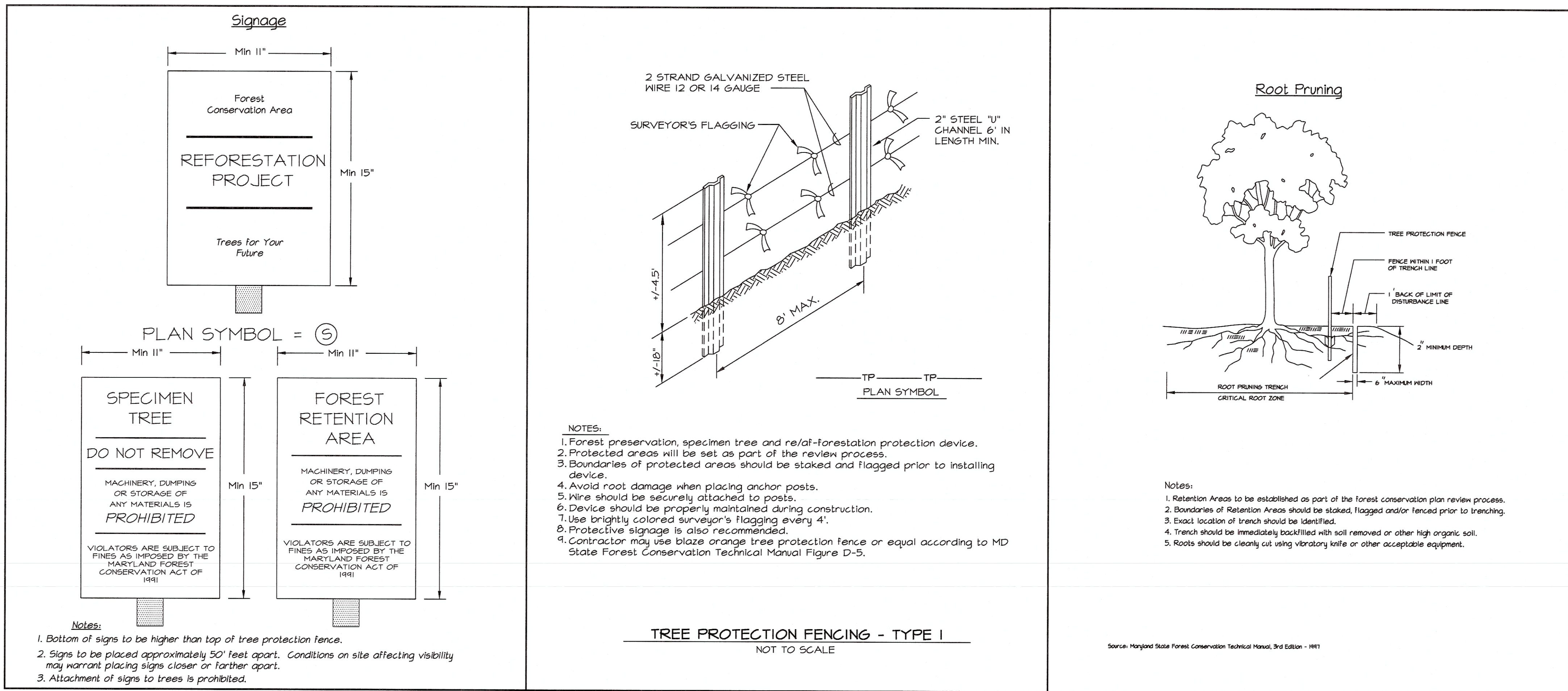
T1
SHEET 1 OF 15

11/21/17 Revised per DSP-05042-02 PCN
10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 KJM
6/07/07 Revised to include the floodplain in the net tract per HB-588 KJM
4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 MR
1/26/06 Revised per MNCPPC Resolution MR
10/11/05 Revised per MNCPPC Env. Planning Comments dated 10/05/05 MR
DATE REVISIONS DESCRIPTION BY

11721 WOODMORE ROAD, SUITE 200
METHUEN, MASSACHUSETTS 02041
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
J-B01051
1" = 200'
JUNE 2005 54.023-Z

SPECIMEN TABLE				
No.	Size	Species	Condition	Disposition
51	30"	Pin Oak	Good	To Remain
52	43"	Red Maple	Fair, some rot at 4'	To Remain
53	35"	Yellow Poplar	Good	To Remain
54	36"	Yellow Poplar	Good	To Remain
55	36.5"	Yellow Poplar	Good	To Remain
56	32.5"	Southern Red Oak	Good	To Be Removed
57	35.5"	Yellow Poplar	Good	To Remain
58	37"	Yellow Poplar	Good	To Remain
59	33"	Yellow Poplar	Good	To Be Removed
60	41"	Yellow Poplar	Fair, rot & "Y" at 2'	To Be Removed
61	40"	Yellow Poplar (twin 24")	Good	To Remain
62	41.5"	Yellow Poplar	Good	To Be Removed
63	35"	White Oak	Fair, some interior rot at base	To Be Removed
64	33.5"	Yellow Poplar	Good	To Be Removed
65	33.5"	Yellow Poplar	Fair, large canker at 20'	To Be Removed
66	32"	Southern Red Oak	Fair, some rot	To Be Removed
67	33"	Yellow Poplar	Good, nice crown	To Be Removed
68	45.5"	Yellow Poplar	Good	To Be Removed
69	36"	Yellow Poplar	Good, in group of 4 large (26-28') trees	To Be Removed
70	36"	Chestnut Oak	Fair, small canker at base	To Be Removed
71	34.5"	White Oak	Good, lost big limb	To Be Removed
72	38"	White Oak	Good	To Be Removed
73	31"	White Oak	Good, lopsided crown	To Be Removed
74	40"	White Oak	Good, "Y" at 10'	To Be Removed
75	41"	White Oak	Good	To Remain
76	37"	White Oak	Good, "Y" at 10'	To Remain
77	30"	Yellow Poplar	Fair, rot at base	To Be Removed
78	30"	White Oak	Good	To Remain
79	41.5"	Southern Red Oak	Fair, lost big limb	To Remain
80	34"	Yellow Poplar	Good	To Remain
81	34"	Yellow Poplar	Good	To Be Removed
82	31"	Red Maple	Fair	To Remain
83	39"	Chestnut Oak	Good	To Remain
84	31"	Chestnut Oak	Good	To Be Removed
85	33"	Yellow Poplar	Good	To Be Removed
86	46"	Northern Red Oak	Good	To Remain
87	45"	Yellow Poplar	Fair, rot at base	To Remain
88	45"	Yellow Poplar	Fair	To Be Removed
89	35"	Yellow Poplar	Good	To Remain

SPECIMEN TABLE				
No.	Size	Species	Condition	Disposition
51	30"	Pin Oak	Good	To Remain
52	43"	Red Maple	Fair, some rot at 4'	To Remain
53	35"	Yellow Poplar	Good	To Remain
54	36"	Yellow Poplar	Good	To Remain
55	36.5"	Yellow Poplar	Good	To Remain
56	32.5"	Southern Red Oak	Good	To Be Removed
57	35.5"	Yellow Poplar	Good	To Remain
58	37"	Yellow Poplar	Good	To Remain
59	33"	Yellow Poplar	Good	To Be Removed
60	41"	Yellow Poplar	Fair, rot & "Y" at 2'	To Be Removed
61	40"	Yellow Poplar (twin 24")	Good	To Remain
62	41.5"	Yellow Poplar	Good	To Be Removed
63	35"	White Oak	Fair, some interior rot at base	To Be Removed
64	33.5"	Yellow Poplar	Good	To Be Removed
65	33.5"	Yellow Poplar	Fair, large canker at 20'	To Be Removed
66	32"	Southern Red Oak	Fair, some rot	To Be Removed
67	33"	Yellow Poplar	Good, nice crown	To Be Removed
68	45.5"	Yellow Poplar	Good	To Be Removed
69	36"	Yellow Poplar	Good, in group of 4 large (26-28') trees	To Be Removed
70	36"	Chestnut Oak	Fair, small canker at base	To Be Removed
71	34.5"	White Oak	Good, lost big limb	To Be Removed
72	38"	White Oak	Good	To Be Removed
73	31"	White Oak	Good, lopsided crown	To Be Removed
74	40"	White Oak	Good, "Y" at 10'	To Be Removed
75	41"	White Oak	Good	To Remain
76	37"	White Oak	Good, "Y" at 10'	To Remain
77	30"	Yellow Poplar	Fair, rot at base	To Be Removed
78	30"	White Oak	Good	To Remain
79	41.5"	Southern Red Oak	Fair, lost big limb	To Remain
80	34"	Yellow Poplar	Good	To Remain
81	34"	Yellow Poplar	Good	To Be Removed
82	31"	Red Maple	Fair	To Remain
83	39"	Chestnut Oak	Good	To Remain
84	31"	Chestnut Oak	Good	To Be Removed
85	33"	Yellow Poplar	Good	To Be Removed
86	46"	Northern Red Oak	Good	To Remain
87	45"	Yellow Poplar	Fair, rot at base	To Remain
88	45"	Yellow Poplar	Fair	To Be Removed
89	35"	Yellow Poplar	Good	To Remain

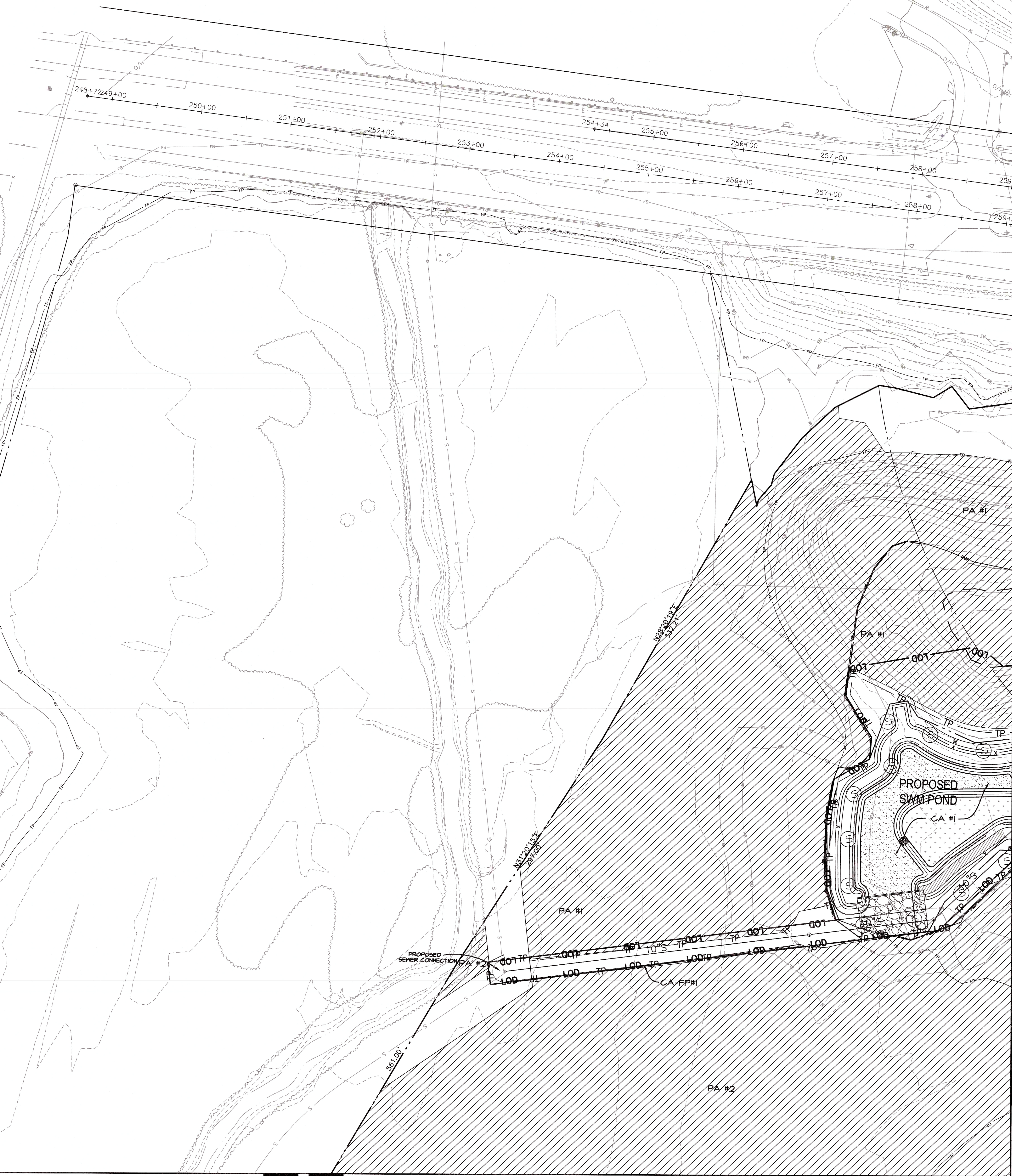
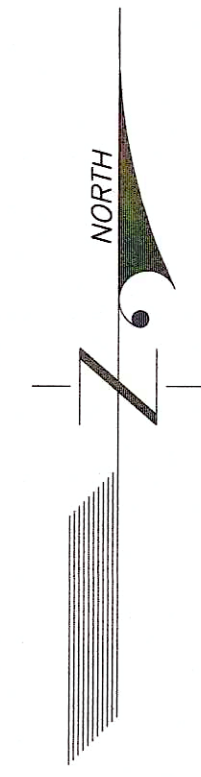


- ## PRE-CONSTRUCTION ACTIVITIES

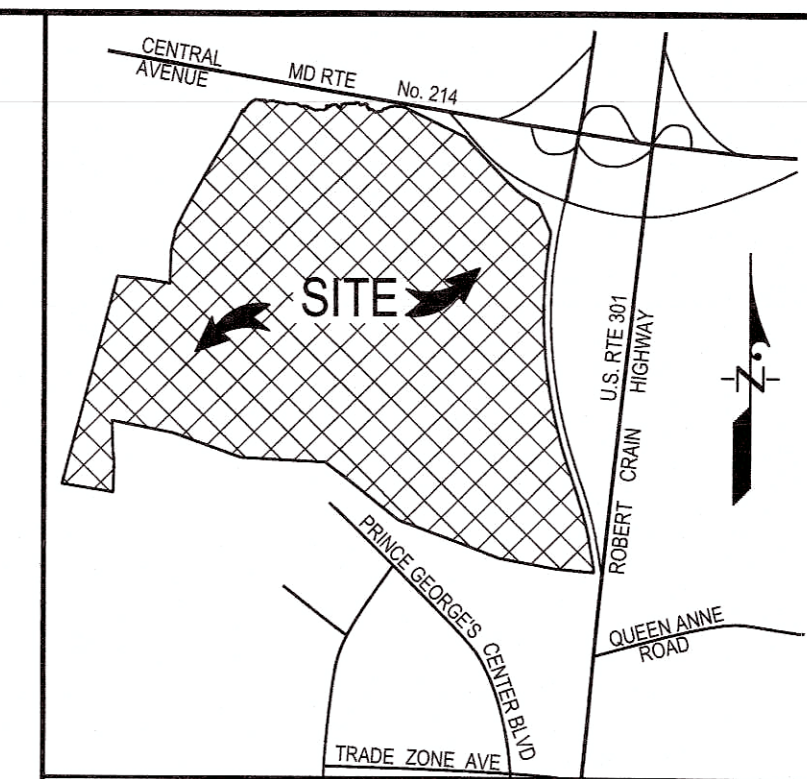
1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other 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.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-125-05				
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	
01	K. FINCH	10-15-07	DSP-05042-01	
02	<i>Kim Finch</i>	<i>11/14/2020</i>	DSP-05042-02	
03				
04				
05				
06				

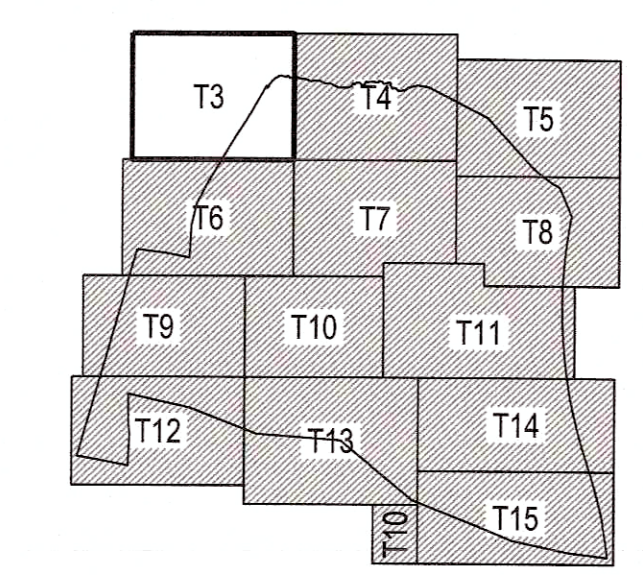
TREE CONSERVATION PLAN - TYPE II
 FOR
 ROUGH GRADING AND INFRASTRUCTURE
 SOUTH LAKE
 OUTPARCELS 'C' THRU 'H'
 (FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
 QUEEN ANNE DISTRICT NO.7
 PRINCE GEORGE'S COUNTY, MARYLAND



- LEGEND**
- EX. CONTOUR -----
 - PROP. CONTOUR ----- 200
 - EX. TREELINE -----
 - LOD -----
 - PROPERTY BOUNDARY -----
 - WATERS OF THE U.S. -----
 - STREAM BUFFER (50') ----- SB
 - NONTIDAL WETLAND ----- WL
 - EX. WETLAND BUFFER (25') ----- WB
 - EX. FLOODPLAIN ----- FP
 - PRIMARY MANAGEMENT AREA (PMA) ----- PMA
 - WOODLAND PRESERVATION -----
 - TREE PROTECTION FENCE ----- TP
 - TREE PROTECTION SIGNAGE -----
 - SPECIMEN TREE (30" DBH OR GREATER) -----
 - 65 dBA Ldn NOISE CONTOUR -----



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-G
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



KEY MAP
SCALE: 1" = 2000'

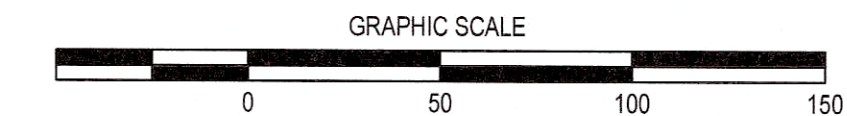
MATCH LINE "F-F" (SEE SHEET T-4, BDAI DWG. NO. 54.028-Z)

MATCH LINE "A-A" (SEE SHEET T-6, BDAI DWG. NO. 54.028-Z)

M-NOPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 2-126-05	
APPROVED BY	DATE
K. SHOLARS	5-24-06
01	10-15-07
02	
03	
04	
05	
06	

Prince George's County Planning Department, M-NOPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 Kim Finch	1/14/2020	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND

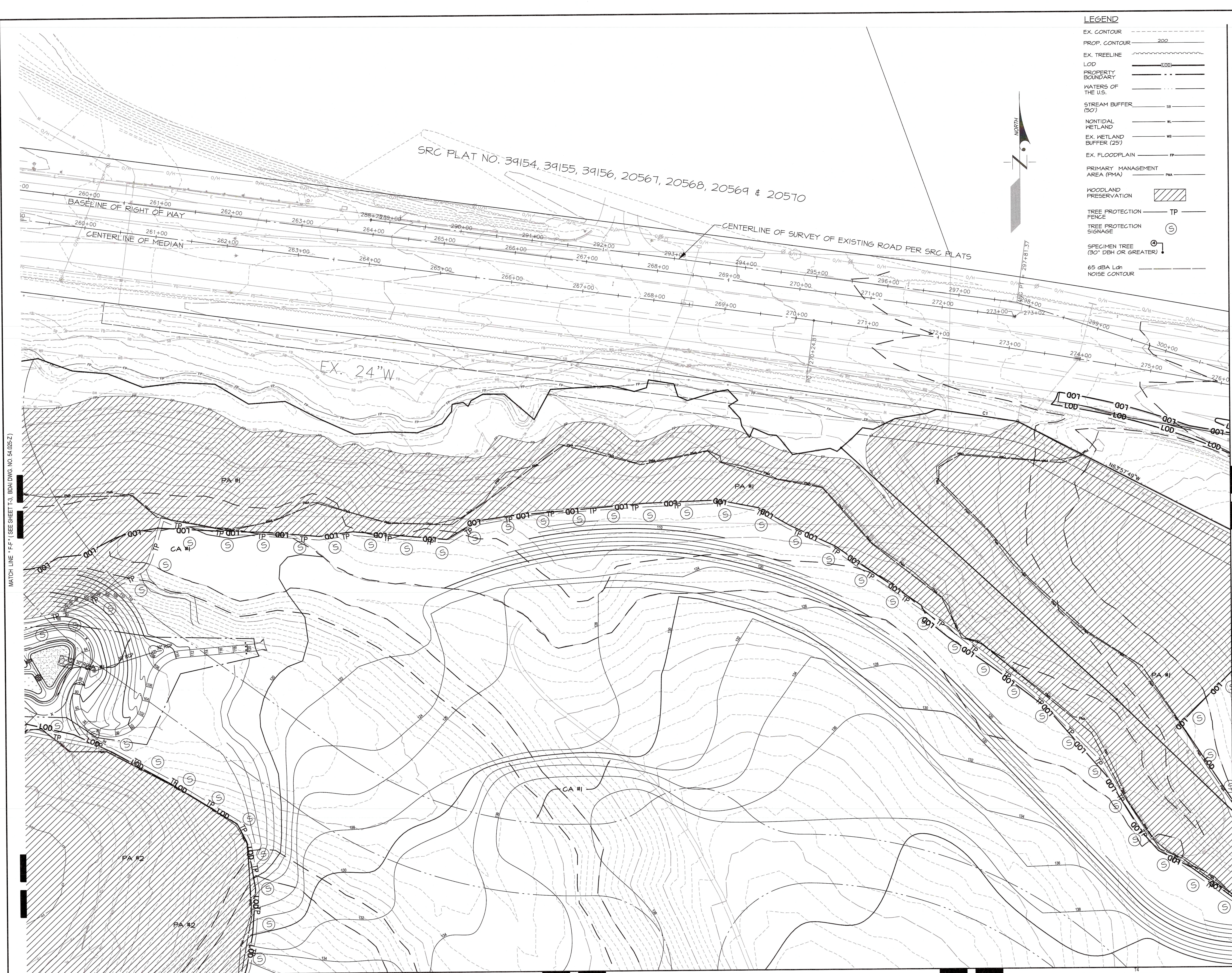


DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER
SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS, MD 21117

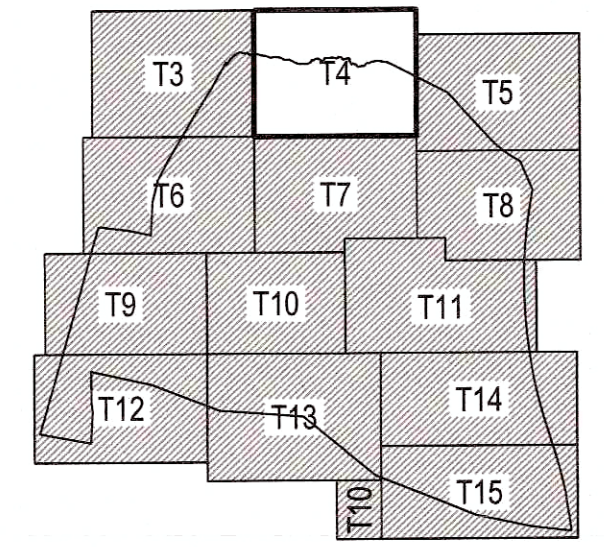
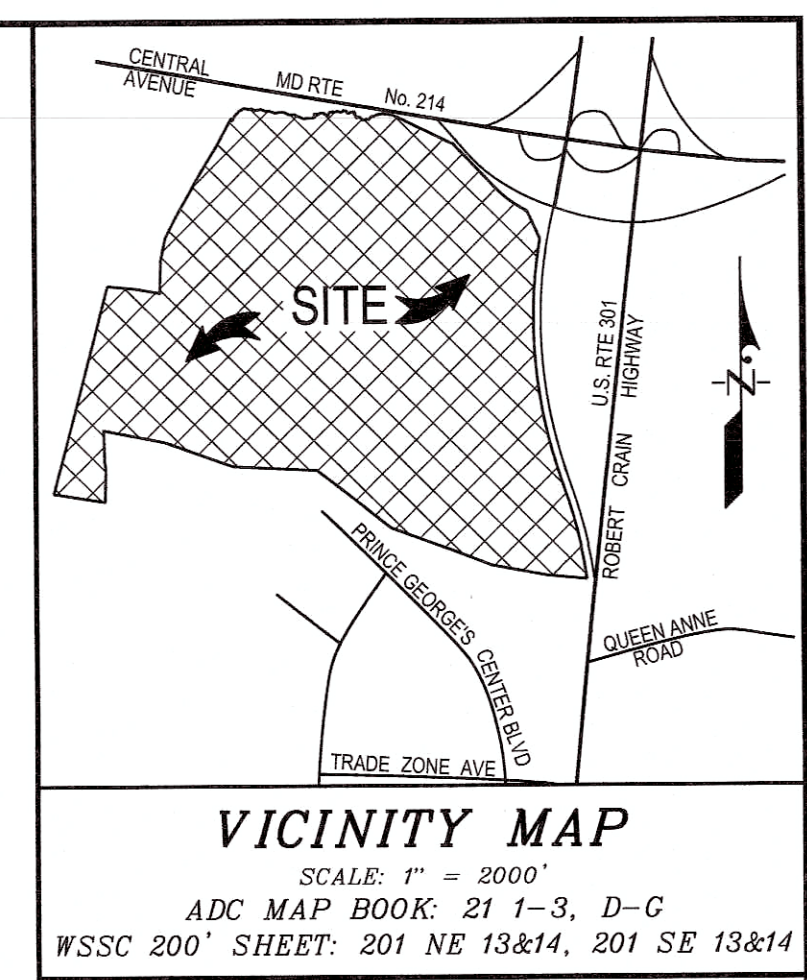
12/13/19 Revised rough grading, road layout & trail		CEG	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
1/12/17 Revised per DSP-05042-02		PCN	BEN DYER ASSOCIATES, INC.
6/07/07 Revised to include the floodplain in the net tract per HB-588		KJM	Engineers / Surveyors / Planners
4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06		MR	TELEPHONE (301) 430-2000
1/28/06 Revised per MNCPPC Resolution		MR	COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
10/11/05 Revised per MNCPPC Env. Planning Comments dated 10/05/05		MR	J-B01051
DATE		BY	JUNE 2005
REVISIONS DESCRIPTION		54.025-Z	

MATCH LINE "F-F" (SEE SHEET T-3, BDAI DWG. NO. 54.025-Z)



MATCH LINE "G-G" (SEE SHEET T-5, BDAI DWG. NO. 54.027-Z)

- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LOD
 - PROPERTY BOUNDARY
 - WATERS OF THE U.S.
 - STREAM BUFFER
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - PRIMARY MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE
 - SPECIMEN TREE (30" DBH OR GREATER)
 - 65 dBA Ldn NOISE CONTOUR



APPROVAL

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)

APPLICATION NO.: DSP-05042-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED FEBRUARY 5, 2020.

SIGNATURE APPROVAL DATE: 10/15/20

Jill Kosack

DATE: 10/15/20

APPROVED: K. SHOLLARS

DATE: 10/15/20

APPROVED: BEN DYER

DATE: 10/15/20

Prince George's County Planning Department, M-NCPPC			
TREE CONSERVATION PLAN APPROVAL			
TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOLLARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 Kim Finch	1/19/2020	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II

FOR

ROUGH GRADING AND INFRASTRUCTURE

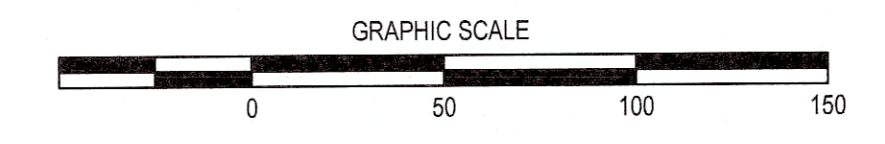
SOUTH LAKE

OUTPARCELS 'C' THRU 'H'

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

QUEEN ANNE DISTRICT NO.7

PRINCE GEORGE'S COUNTY, MARYLAND



MATCH LINE "A-A" (SEE SHEET T-7, BDAI DWG. NO. 54.029-Z)

DEVELOPER

SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER

SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS MD 21117

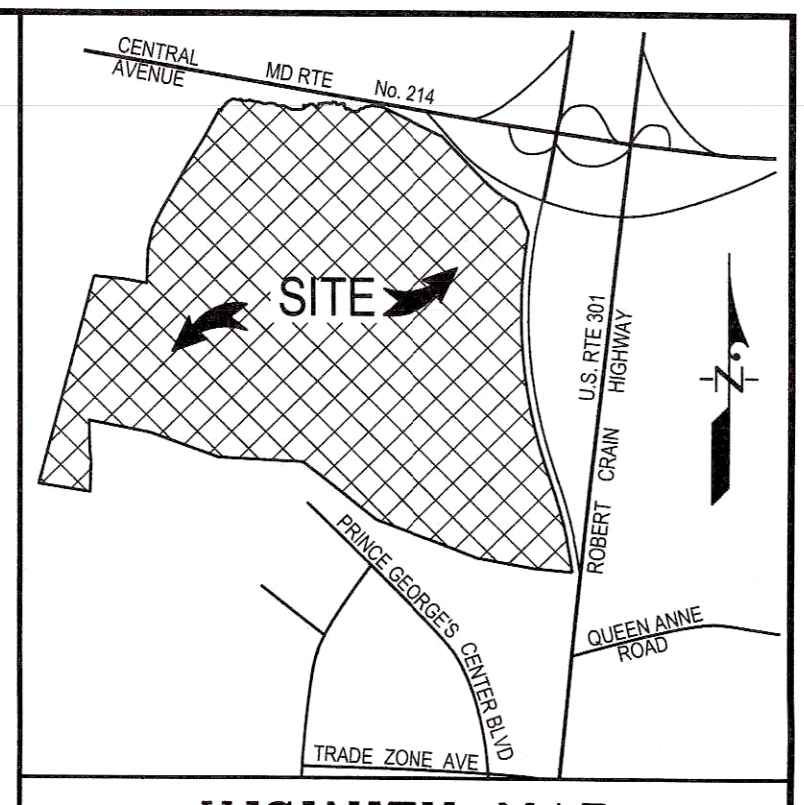
SHEET 4 OF 15			
DATE	REVISIONS DESCRIPTION	BY	DATE
12/13/19	Revised rough grading, road layout & trail	CEG	11/21/2019
1/12/17	Revised per DSP-05042-02	PCN	1/12/17
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	6/07/07
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	4/27/06
1/26/06	Revised per MNCPPC Resolution	MR	1/26/06
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	10/11/05
DATE	REVISIONS DESCRIPTION	BY	DATE
12/13/19	Revised rough grading, road layout & trail	CEG	11/21/2019
1/12/17	Revised per DSP-05042-02	PCN	1/12/17
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	6/07/07
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	4/27/06
1/26/06	Revised per MNCPPC Resolution	MR	1/26/06
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	10/11/05

MATCH LINE "GC" (SEE SHEET T-4, BDAI DWG. NO. 54.026-Z)

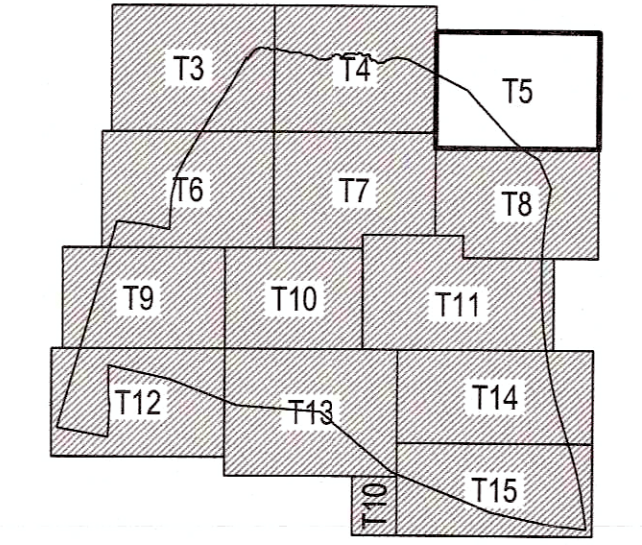
MATCH LINE "AA" (SEE SHEET T-7, BDAI DWG. NO. 54.025-Z)

MATCH LINE "B-B" (SEE SHEET T-8, BDAI DWG. NO. 54.030-Z)

- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LOD
 - PROPERTY BOUNDARY
 - WATERS OF THE U.S.
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - PRIMARY MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE
 - SPECIMEN TREE (30" DBH OR GREATER)
 - 65 dBA Ld_h NOISE CONTOUR



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-C
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



KEY MAP
SCALE: 1" = 2000'

Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP 2-126-05

Approved by: K. SHOUALARS DATE: 5-24-06
Signature: [Signature] DATE: 10-15-07

01		
02		
03		
04		
05		
06		

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

APPLICATION NAME: SOUTH LAKE FORMERLY KARINGTON
APPLICATION NO: DSP-05042-02

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING COMMISSION APPROVAL DATED FEBRUARY 3, 2005

SIGNATURE APPROVAL DATE: 10/15/07
Jill Kosack
Authorized Signatory

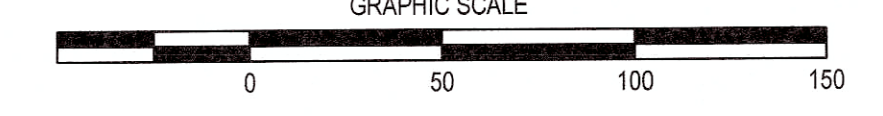
ARLINGTON

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL
TCP 2-126-05

Approved by	Date	DRG #	Reason for Revision
00 K. SHOUALARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 Kim Finch	1/14/2020	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER
SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS, MD 21117

TS
SHEET 5 OF 16

DATE	DESCRIPTION	BY
12/13/19	Revised rough grading, road layout & trail	CEC
1/12/17	Revised per DSP-05042-02	PCN
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR
1/26/06	Revised per MNCPPC Resolution	MR
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR
	REVISIONS DESCRIPTION	BY

Mike Petros
Qualified Professional
COMAR 08.19.06.01

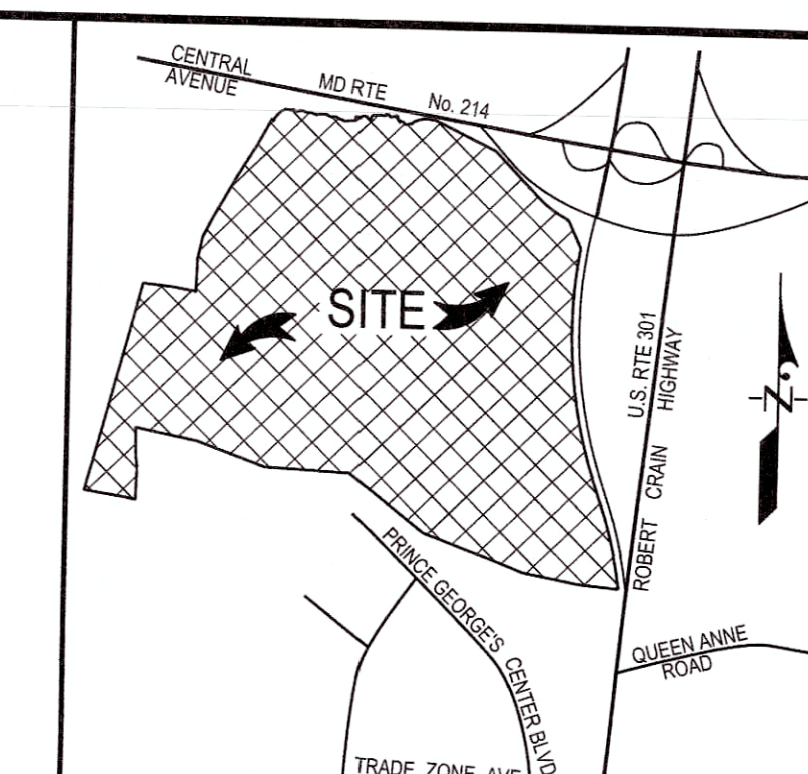
11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20711
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC.
J-B01051
54.027-Z

- LEGEND**
- EX. CONTOUR -----
- PROP. CONTOUR ----- 200
- EX. TREELINE -----
- LOD ----- (100)
- PROPERTY BOUNDARY -----
- WATERS OF THE U.S. -----
- STREAM BUFFER (50') -----
- NONTIDAL WETLAND -----
- EX. WETLAND BUFFER (25') -----
- EX. FLOODPLAIN -----
- PRIMARY MANAGEMENT AREA (PMA) -----
- WOODLAND PRESERVATION -----
- TREE PROTECTION FENCE ----- TP -----
- TREE PROTECTION SIGNAGE ----- (S) -----
- SPECIMEN TREE (30" DBH OR GREATER) -----
- 65 dBA Ldn NOISE CONTOUR -----

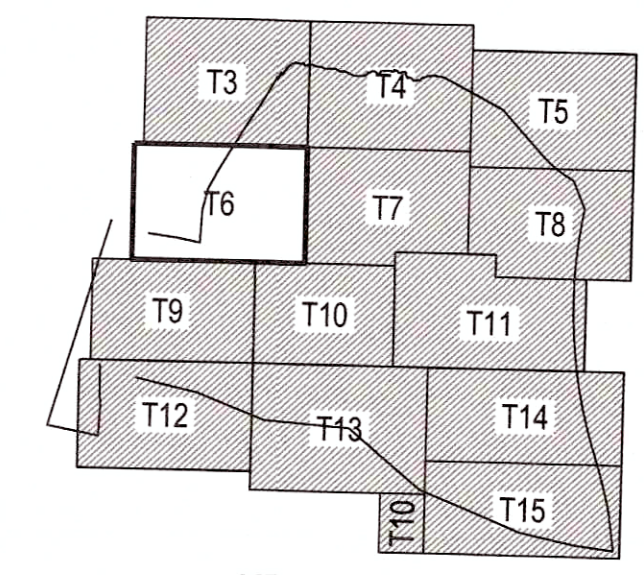


MATCH LINE "C-C" (SEE SHEET T-9, BDAI DWG. NO. 54.031-Z)

MATCH LINE "C-C" (SEE SHEET T-10, BDAI DWG. NO. 54.032-Z)



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-G
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



KEY MAP
SCALE: 1" = 2000'

MATCH LINE "F-F" (SEE SHEET T-7, BDAI DWG. NO. 54.029-Z)

Prince George's County Planning Department, M-NCPPC
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP-11 / 126 / 05

Approved by: K. SHOLLARS DATE: 5-24-06
J. P. Miller 10-15-07

01
02
03
04
05
06

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

APPLICATION NAME: SOUTH LAKE FORMERLY KIRKINGTON
APPLICATION NO.: 05P05042-02

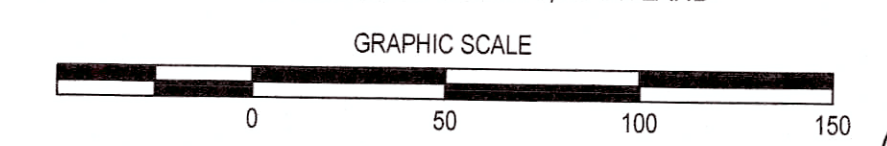
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED FEBRUARY 5, 2005

SIGNATURE APPROVAL DATE: County signed by JH
Jill Kosack Date: 05/05/05
JH/05/05

ARINGTON

Project Sheet Number

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KIRKINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP-2-126-05

Approved by	Date	DRG #	Reason for Revision
K. SHOLLARS	5-24-06	DSP-05042	
K. FINCH	10-15-07	DSP-05042-01	
Jim Finch	11/31/2020	DSP-05042-02	

DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

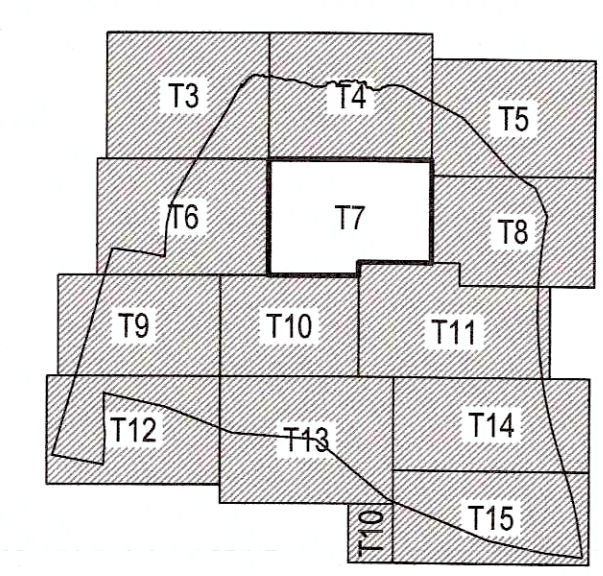
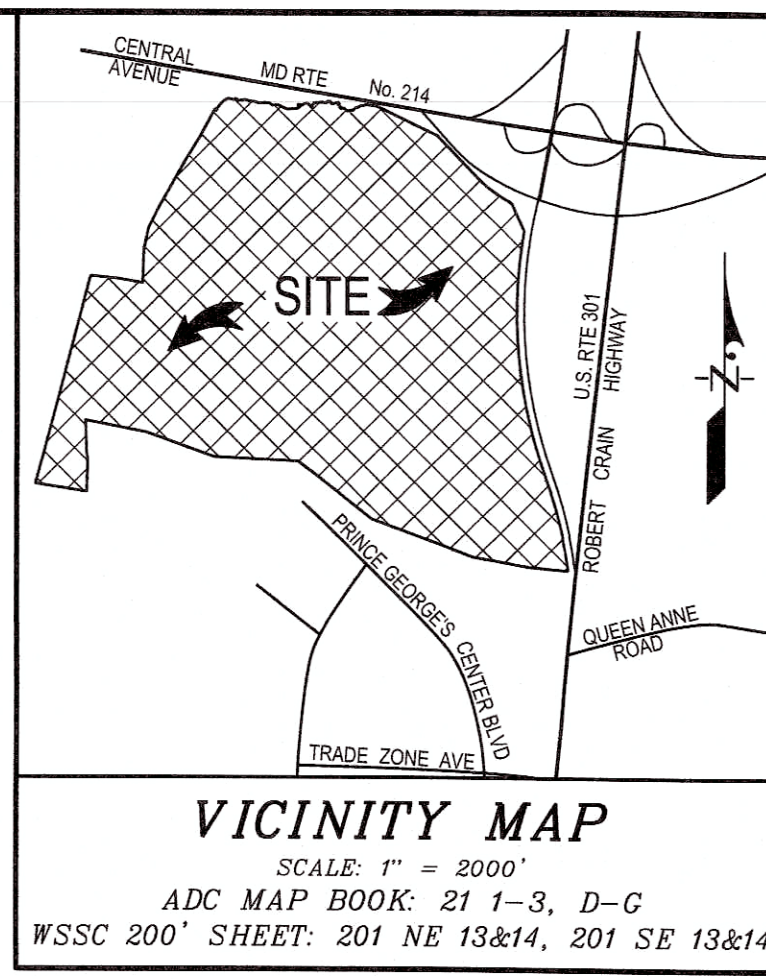
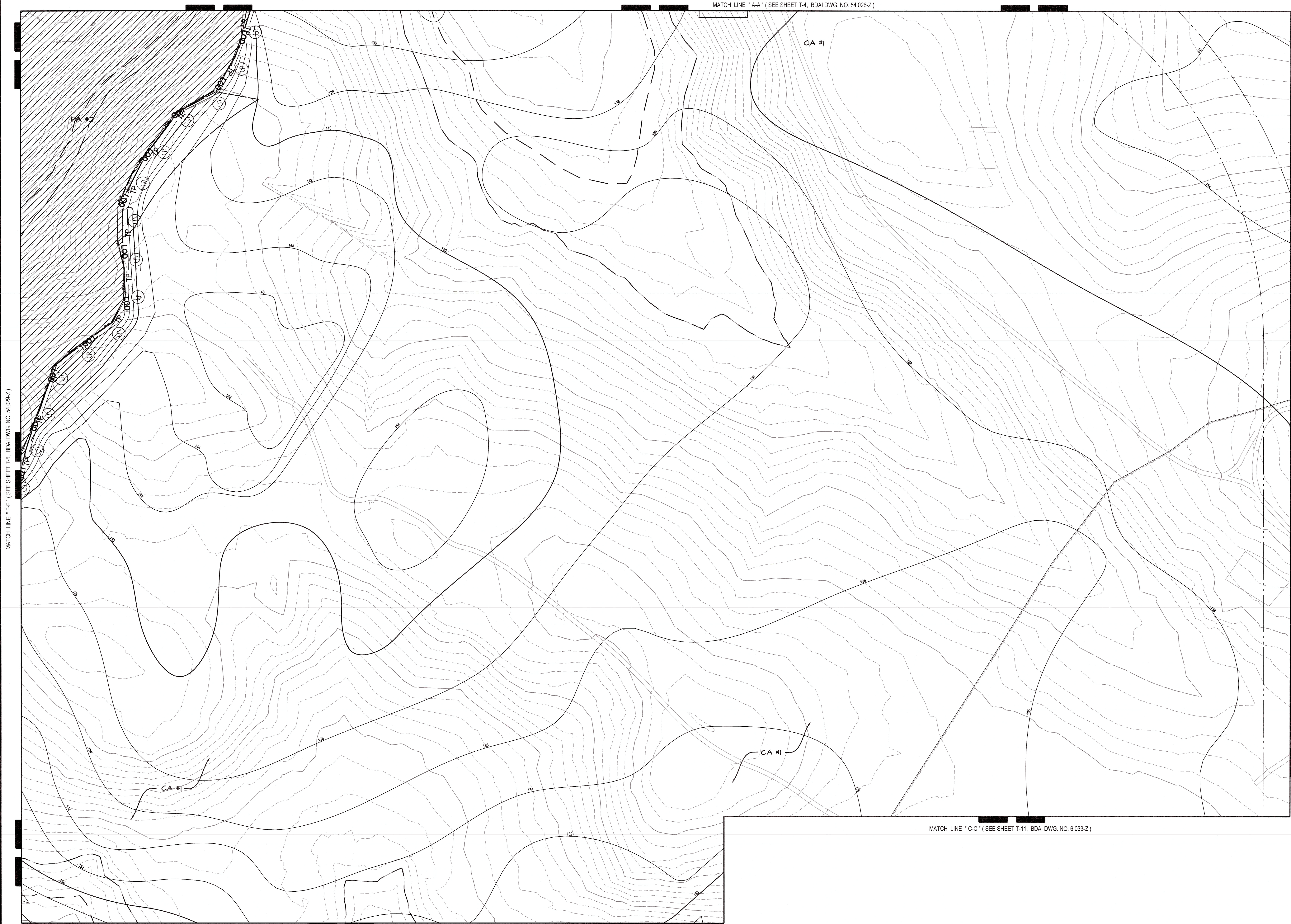
OWNER
SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS, MD 21117

76
SHEET 8 OF 15

DATE	REVISIONS DESCRIPTION	BY	DATE	REVISIONS DESCRIPTION	BY
12/13/19	Revised rough grading, road layout & trail	CEG	11/21/17	Revised per DSP-05042-02	PCN
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR
1/26/06	Revised per MNCPPC Resolution	MR	10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	DATE	REVISIONS DESCRIPTION	BY
12/19/2019	3:04:22 AM, garchr				

Mike Peltola
Qualified Professional
COMAR 08.19.06.01

11751 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20714
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
J-B01051
54.028-Z



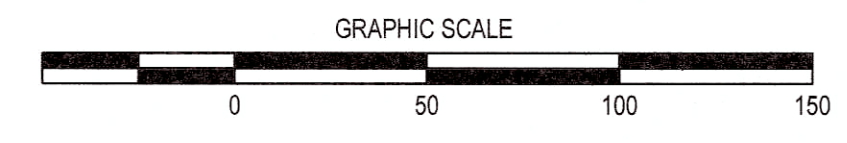
LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND PRESERVATION
- TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (30" DBH OR GREATER)
- 65 dBA Ldn NOISE CONTOUR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY	
APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)	
APPLICATION NO: DSP-05042-02	
SIGNATURE APPROVAL OF THIS PLAN IS BY: K. SHOULARS	
APPROVAL DATED FEBRUARY 5, 2020	
SIGNATURE APPROVAL DATE: 10-15-20	
AUTHORIZED SIGNATURE: JILL KOSACK	
TITLE: Principal Planner	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
M-NCPPC	
Princess George's County Planning Department	
Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 126 / 05	
Approved by: K. SHOULARS	
DATE: 10-15-20	
01	
02	
03	
04	
05	
06	

Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042
01	K. FINCH	10-15-07	DSP-05042-01
02	K. FINCH	11/31/2020	DSP-05042-02
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO.7
PRINCE GEORGE'S COUNTY, MARYLAND



DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

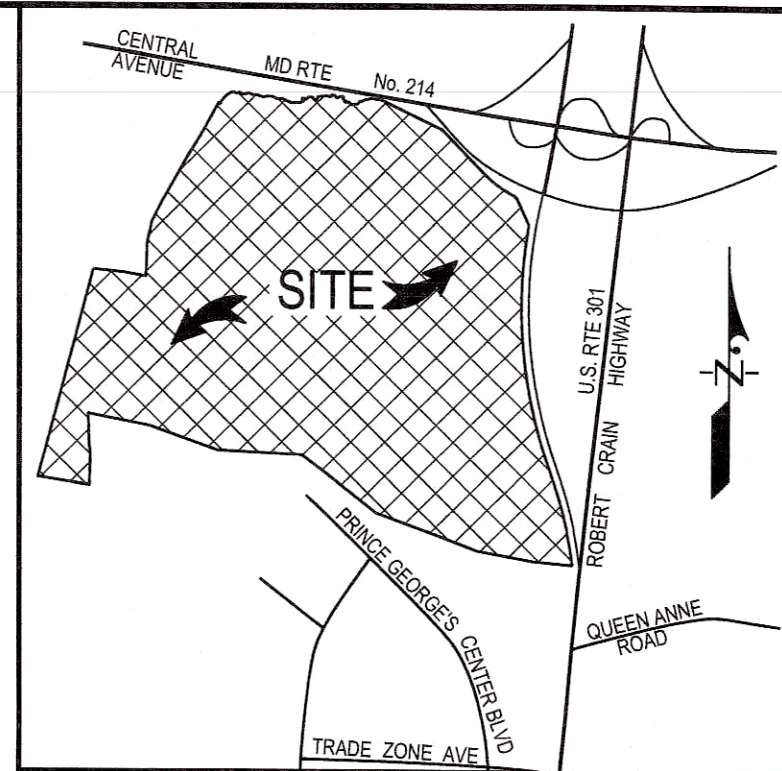
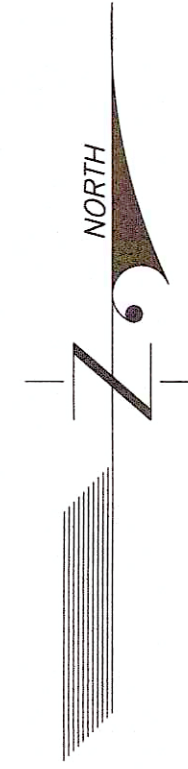
OWNER
SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS MD 21117

12/13/19	Revised rough grading, road layout & trail	CEG	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
11/21/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC.
8/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	Engineers / Surveyors / Planners
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	TELEPHONE (301) 430-2000
1/26/06	Revised per MNCPPC Resolution	MR	COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	DESIGNED BY: PCN
		BY	CHECKED BY: MP
			RECORDED BY: MP
			J-B01051
			DATE: JUNE 2005
			54.029-2

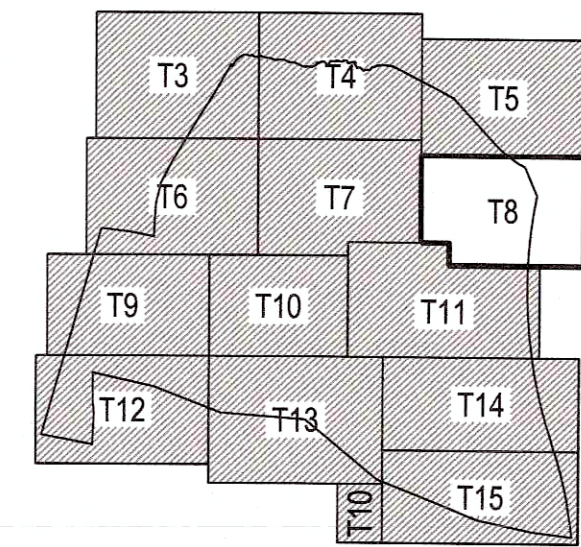
MATCH LINE "G-G" (SEE SHEET T-7, BDAI DWG. NO. 54.028-Z)



MATCH LINE "C-C" (SEE SHEET T-11, BDAI DWG. NO. 54.033-Z)



VICINITY MAP
SCALE: 1" = 200'
ADC MAP BOOK: 21 1-3, D-G
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



KEY MAP
SCALE: 1" = 200'

LEGEND

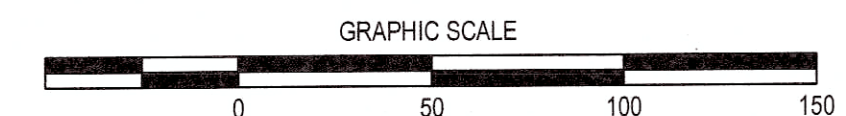
- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND PRESERVATION
- TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (30" DBH OR GREATER)
- 65 dBA Ldn NOISE CONTOUR

FC	THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
m	APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)
b	APPLICATION NO: DSP-05042-02
M	SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH THE BOARD OF DIRECTOR APPROVAL DATED FEBRUARY 5, 2020
A	SIGNATURE APPROVAL DATE: 10/11/20
P	Jill Kosack
P	AUTHORIZED SIGNATURE

M-NCPPC	
Prince George's County Planning Department	
Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 126 / 05	
Approved by:	DATE
K. SHOULARS	5-24-06
01	10-15-07
02	
03	
04	
05	
06	

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 Kim Finch	1/31/2010	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND



DEVELOPER

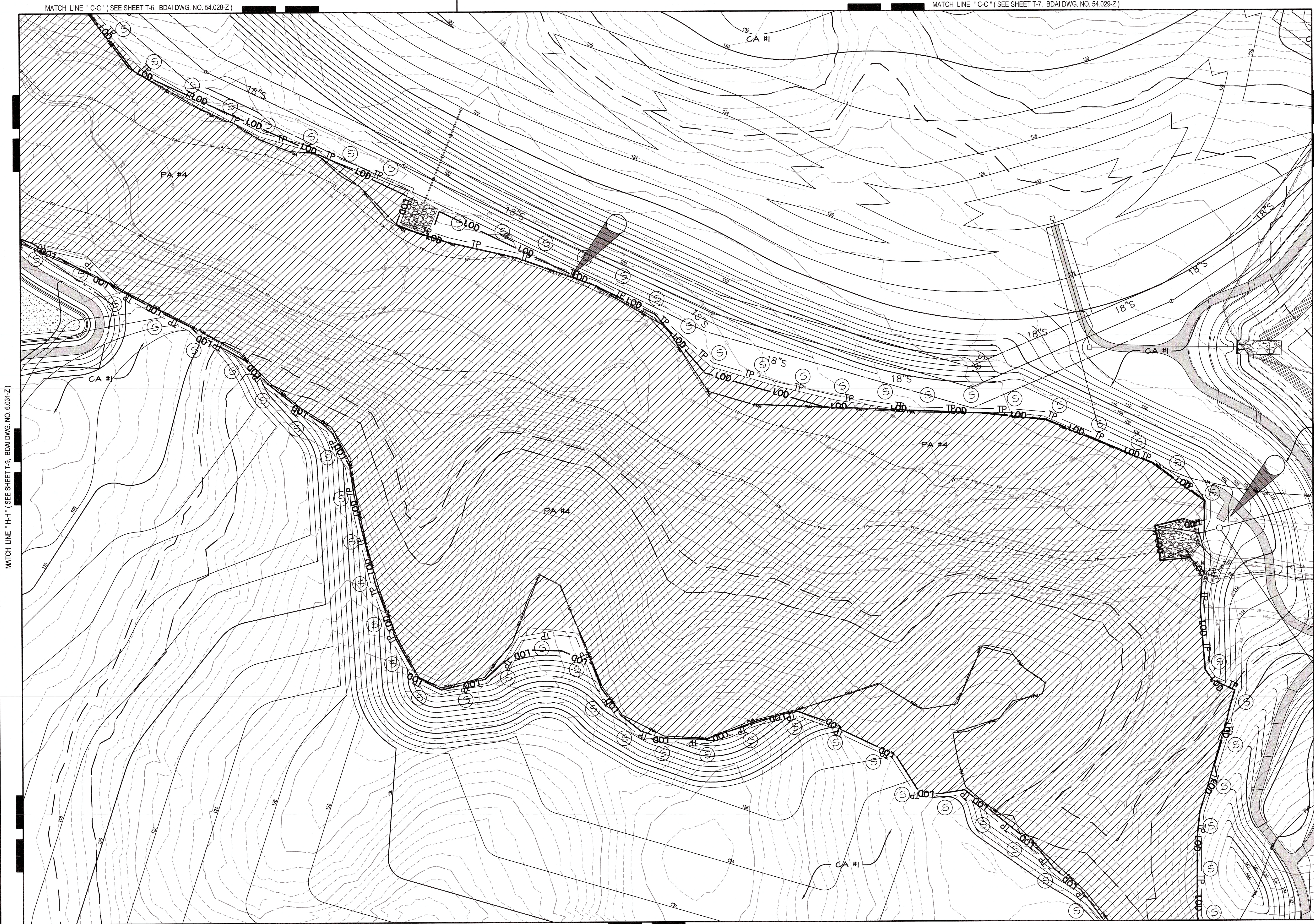
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS MILLS BLVD
LANHAM, MD 20706

OWNER

SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS MD 21117

78
SHEET 8 OF 15

12/13/19	Revised rough grading, road layout & trail	CEG	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC.
6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	Engineers / Surveyors / Planners
4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	TELEPHONE (301) 430-2000
1/26/06	Revised per MNCPPC Resolution	MR	COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	DATE: 1" = 50'
DATE	REVISIONS DESCRIPTION	BY	DATE: JUNE 2005

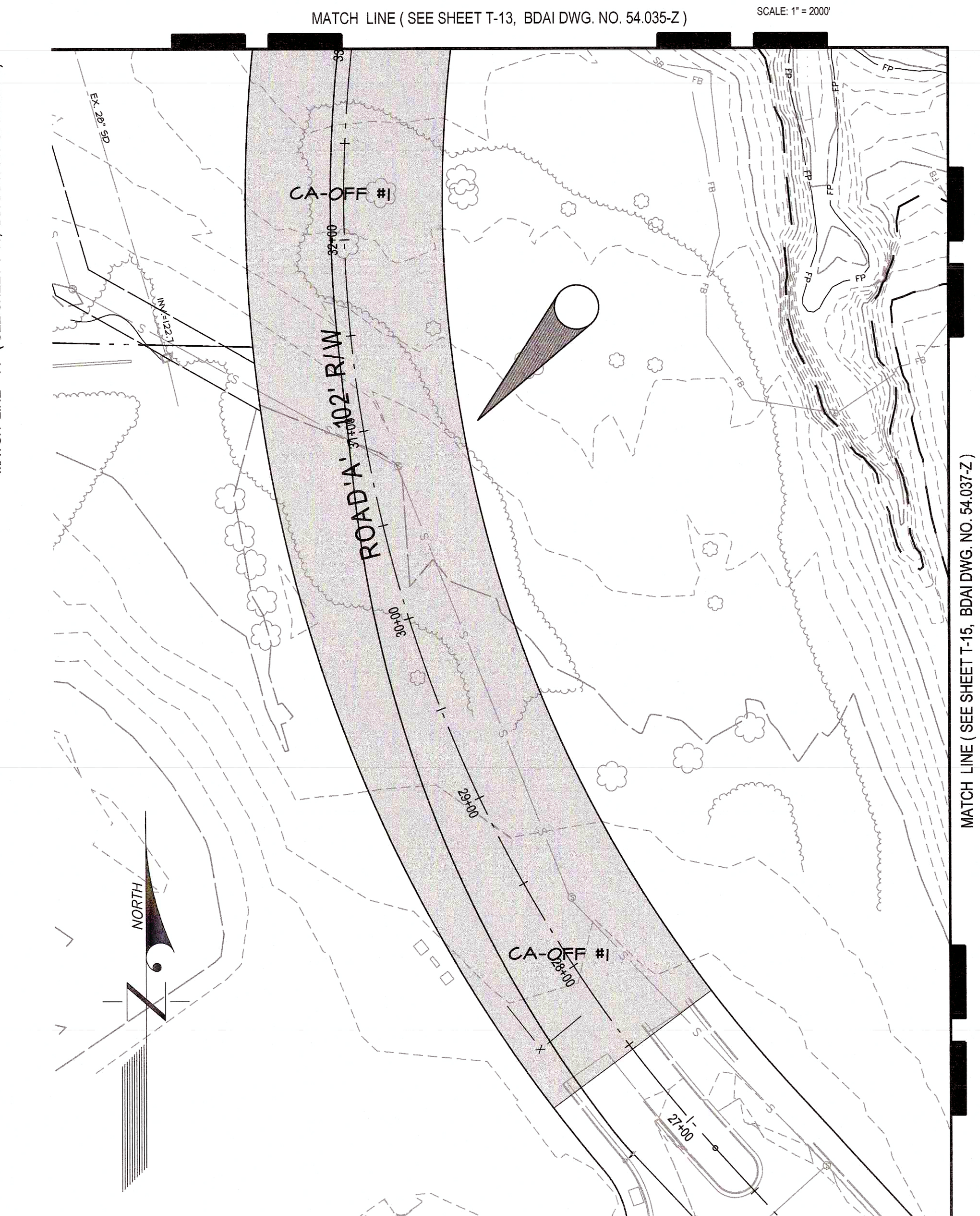


LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- EX. TREELINE
- LOD
- PROPERTY BOUNDARY
- WATERS OF THE U.S.
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WOODLAND PRESERVATION
- TREE PROTECTION FENCE
- TREE PROTECTION SIGNAGE
- SPECIMEN TREE (30" DBH OR GREATER)
- 65 dBA Ldn NOISE CONTOUR

VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-C
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14

KEY MAP
SCALE: 1" = 2000'



Prince George's County Planning Department, M-NCPPC
TREE CONSERVATION PLAN APPROVAL
TCP 2-126-05

Approved by	Date	DRG #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 <i>Kim Finch</i>	1/31/2012	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO.7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE
0 50 100 150

11721 WOODBINE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.

12/13/19 Revised rough grading, road layout & trail
1/12/17 Revised per DSP-05042-02
6/07/07 Revised to include the floodplain in the net tract per HB-588
4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06
1/26/06 Revised per MNCPPC Resolution
10/11/05 Revised per MNCPPC Env. Planning Comments dated 10/05/05

DATE *December 19, 2019*
DATE *10-15-07*

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

REVISIONS DESCRIPTION
BY DATE

11721 WOODBINE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.

11721 WOODBINE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.

11721 WOODBINE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.

MATCH LINE "HH" (SEE SHEET T-3, BDAI DWG. NO. 6.031-Z)

MATCH LINE "H" (SEE SHEET T-11, BDAI DWG. NO. 54.032-Z)

MATCH LINE (SEE SHEET T-15, BDAI DWG. NO. 54.037-Z)

MATCH LINE "D-D" (SEE SHEET T-13, BDAI DWG. NO. 6.035-Z)

DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER
SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS, MD 21117

T10 SHEET 10 OF 15		12/13/19 Revised rough grading, road layout & trail 1/12/17 Revised per DSP-05042-02 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 1/26/06 Revised per MNCPPC Resolution 10/11/05 Revised per MNCPPC Env. Planning Comments dated 10/05/05	CEO PCN KIM MR PCN MR BY JUNE 2005	11721 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
DATE 12/13/19		DATE 10-15-07	DATE JUNE 2005	PROJECT NO. J-B01051
L:\C3D-PROJ\B01051-C3D\DWG\TCP2-RG.dwg, 12/19/2019 3:05:06 AM, garchr		REVISIONS DESCRIPTION		

MATCH LINE "C-C" (SEE SHEET T-7, BDAI DWG. NO. 54.029-Z)

MATCH LINE "H" (SEE SHEET T-10, BDAI DWG. NO. 54.032-Z)

MATCH LINE "D-D" (SEE SHEET T-13, BDAI DWG. NO. 54.035-Z)

MATCH LINE "D-D" (SEE SHEET T-14, BDAI DWG. NO. 54.036-Z)

MATCH LINE "C-C" (SEE SHEET T-8, BDAI DWG. NO. 6.030-Z)

LEGEND

EX. CONTOUR
PROP. CONTOUR 200
EX. TREELINE
LOD
PROPERTY BOUNDARY
WATERS OF THE U.S.
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
EX. FLOODPLAIN
PRIMARY MANAGEMENT AREA (PMA)

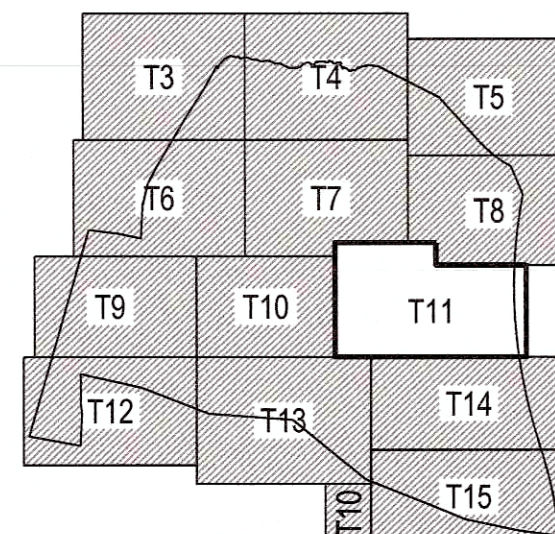
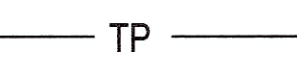
WOODLAND PRESERVATION

TREE PROTECTION FENCE

TREE PROTECTION SIGNAGE

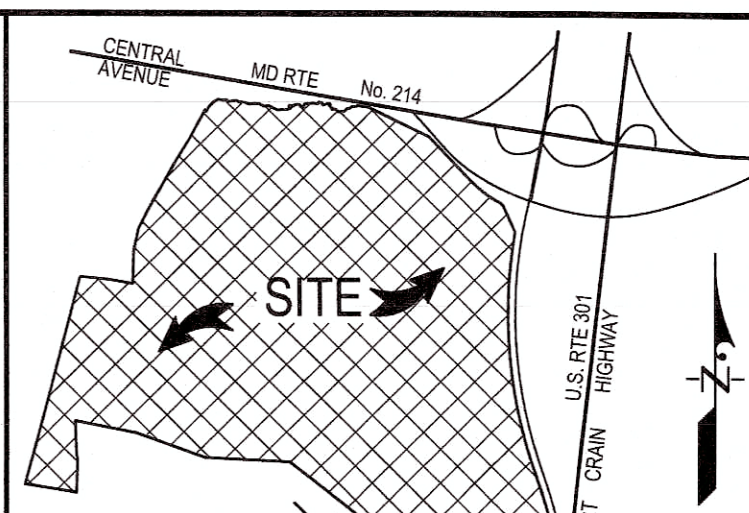
SPECIMEN TREE (30" DBH OR GREATER)

65 dBA Ldn NOISE CONTOUR



KEY MAP

SCALE: 1" = 2000'



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-C
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14

LAKE
(MAINTAINED BY CITY OF BOWIE)

LAKE
(MAINTAINED BY CITY OF BOWIE)

TREE CONSERVATION PLAN - TYPE II FOR ROUGH GRADING AND INFRASTRUCTURE

SOUTH LAKE

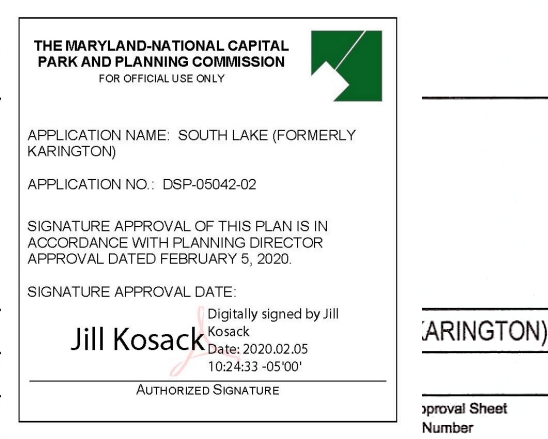
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO.7
PRINCE GEORGE'S COUNTY, MARYLAND

DEVELOPER

SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER

SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS, MD 21117



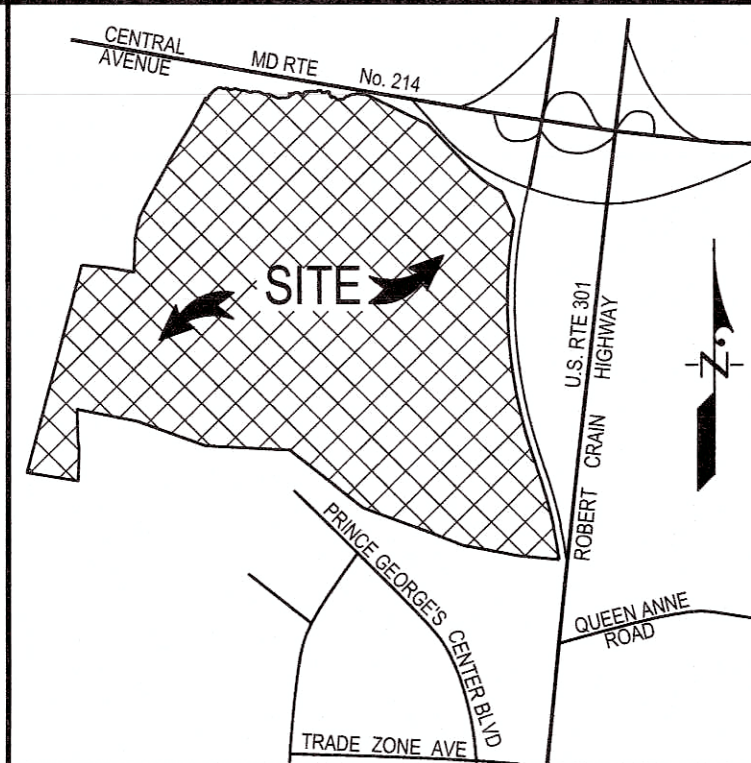
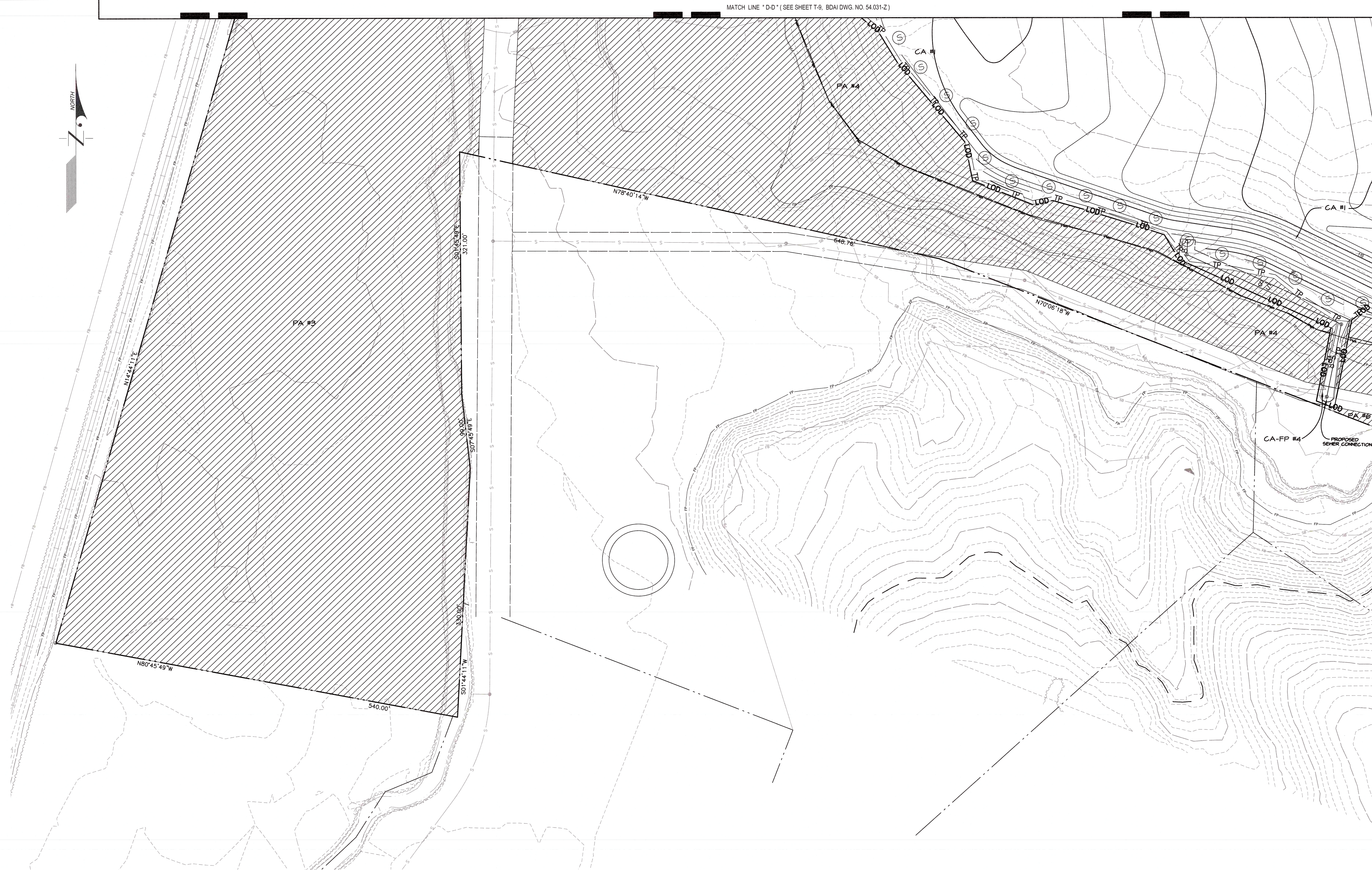
M-NCPPC Prince George's County Planning Department Natural Resources Division			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 126 / 05			
APPROVED BY	DATE	DRD #	REASON FOR REVISION
K. SHOULARS	5-24-06	DSP-05042	
K. FINCH	10-15-07	DSP-05042-01	
K. FINCH	11/31/2020	DSP-05042-02	
01			
02			
03			
04			
05			
06			

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
APPROVED BY	DATE	DRD #	REASON FOR REVISION
00	K. SHOULARS	5-24-06	DSP-05042
01	K. FINCH	10-15-07	DSP-05042-01
02	K. FINCH	11/31/2020	DSP-05042-02
03			
04			
05			
06			

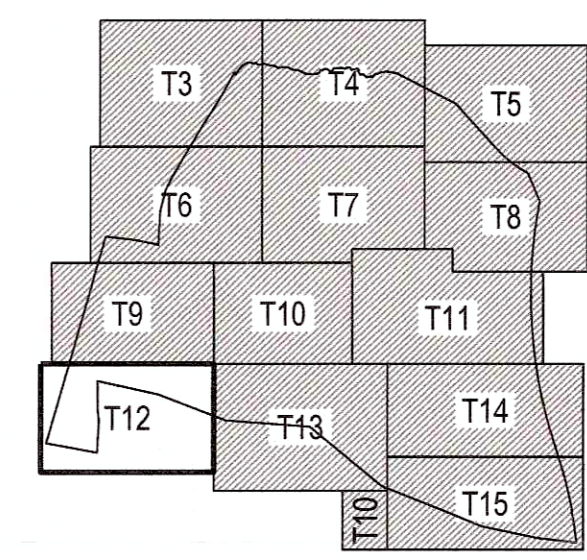
T11
SHEET 11 OF 15

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/13/19	Revised rough grading, road layout & trail	CEC
2	1/12/21	Revised per DSP-05042-02	PCN
3	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM
4	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR
5	1/26/06	Revised per MNCPPC Resolution	MR
6	10/18/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR
REVISIONS			
JUNE 2005			

L:\C3D-PROD\B01051-C3D\DWG\TCP2-RG.dwg, 12/19/2019 9:05:16 AM, garchr



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-G
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



KEY MAP
SCALE: 1" = 2000'

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---200---
EX. TREELINE	~~~~~
LOD	---(LOD)---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA (PMA)	PMA
WOODLAND PRESERVATION	---
TREE PROTECTION FENCE	TP
TREE PROTECTION SIGNAGE	S
SPECIMEN TREE (30" DBH OR GREATER)	+
65 dBA Ldn NOISE CONTOUR	---

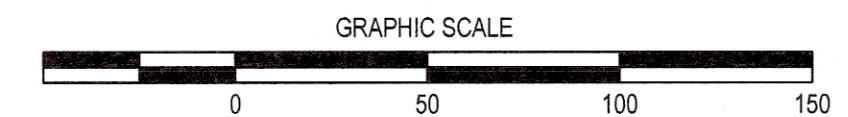
MATCH LINE "T-T" (SEE SHEET T-13, BDAI DWG. NO. 54.032-Z)

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 126 / 05
Approved by: K. SHOULARS DATE: 5-24-06
01 *[Signature]* 10-15-07
02
03
04
05
06

THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)
APPLICATION NO.: DSP-05042-02
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH AN ADEQ DIRECTOR APPROVAL DATED FEBRUARY 5, 2003.
SIGNATURE APPROVAL DATE: 10/15/07
Digitally signed by Jill Kosack
DN: cn=Jill Kosack, o=ARINGTON
ARINGTON
Project Sheet Number

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 <i>Ram Finch</i>	1/9/2020	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO.7
PRINCE GEORGE'S COUNTY, MARYLAND

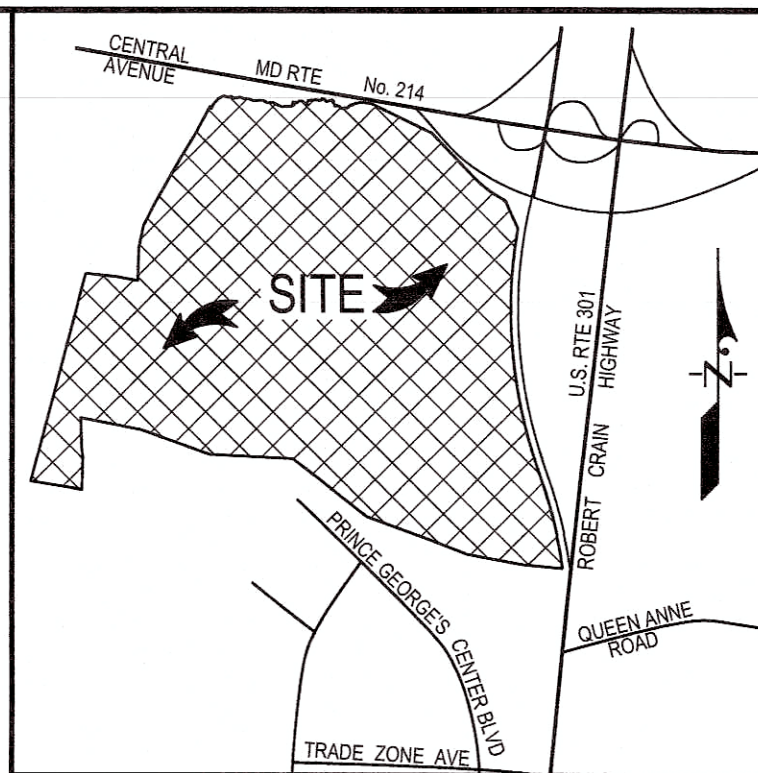


DEVELOPER
SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

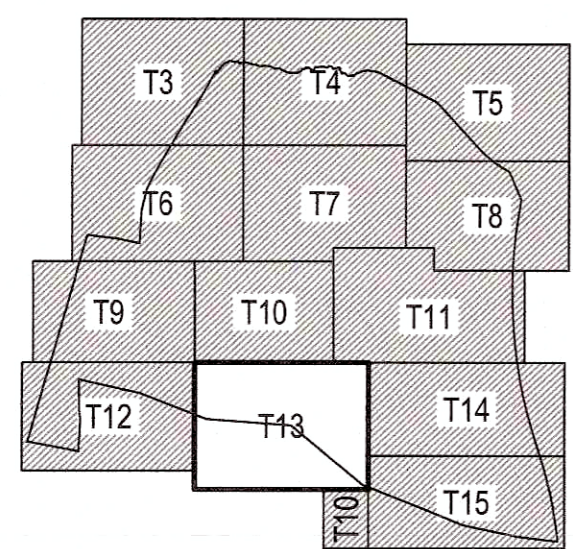
OWNER
SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS MD 21117

T12
SHEET 12 OF 15

12/13/19	Revised rough grading, road layout & trail	CEG	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
DATE		PCN	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
8/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	
4/27/08	Revised per MNCPPC Env. Planning meeting on 4/27/08	MR	COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
1/26/08	Revised per MNCPPC Resolution	MR	PCN MP MP
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	J-B01051
DATE		BY	JUNE 2005
REVISIONS DESCRIPTION			
L:\C30-PROJ\B01051-C30\DWG\TCP2-RG.dwg, 12/19/2019 9:05:26 AM, garchr			



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-G
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



KEY MAP

SCALE: 1" = 2000'

LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	---
LOD	---
PROPERTY BOUNDARY	---
WATERS OF THE U.S.	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
PRIMARY MANAGEMENT AREA (PMA)	---
WOODLAND PRESERVATION	---
TREE PROTECTION FENCE	---
TREE PROTECTION SIGNAGE	---
SPECIMEN TREE (30" DBH OR GREATER)	---
65 dBA Ldn NOISE CONTOUR	---

MATCH LINE "J-J" (SEE SHEET T-14, BDAI DWG. NO. 54.036-Z)

M-NOPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 126 / 05	
Approved by:	DATE:
K. SHOULARS	5-24-06
01	12/15/2019
02	
03	
04	
05	
06	

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)	
APPLICATION NO.: 0504042-02	
SIGNATURE APPROVAL OF THIS PLAN BY	
APPROVED WITH A PLANNING COMMISSION APPROVAL DATED FEBRUARY 5, 2006	
SIGNATURE APPROVAL DATE:	
Jill Kosack	12/15/2019
Authorized Signature	
Approval Stamp Number	

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE

0 50 100 150

70

Prince George's County Planning Department, M-NOPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05				
Approved by	Date	DRD #	Reason for Revision	
01 K. SHOULARS	5-24-06	DSP-05042		
02 K. FINCH	10-15-07	DSP-05042-01		
03 Ken Finch	1/31/2020	DSP-05042-02		
04				
05				
06				

DEVELOPER

SOUTH LAKE PARTNERS, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706

OWNER

SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS MD 21117

MATCH LINE (SEE SHEET T-10, BDAI DWG. NO. 54.032-Z)

December 19, 2019		12/13/19	Revised rough grading, road layout & trail	CEG	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
DATE		11/21/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIATES, INC.
Mike Petrofski		6/27/07	Revised to include the floodplain in the net tract per HB-588	KJM	Engineers / Surveyors / Planners
12/26/06		4/27/08	Revised per MNCPPC Env. Planning meeting on 4/27/08	MR	TELEPHONE (301) 430-2000
10/11/05		12/26/06	Revised per MNCPPC Resolution	MR	COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
DATE		10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	PROJECT NO. 1721
REVISIONS DESCRIPTION		10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	BY DATE
		10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	1" = 50'
		10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	DATE NO. 54.035-Z

T13
SHEET 13 OF 15

L:\C3D-PROJ\B01051-C3D\DWG\TCP2-RG.dwg, 12/19/2019 9:05:36 AM, gorchr

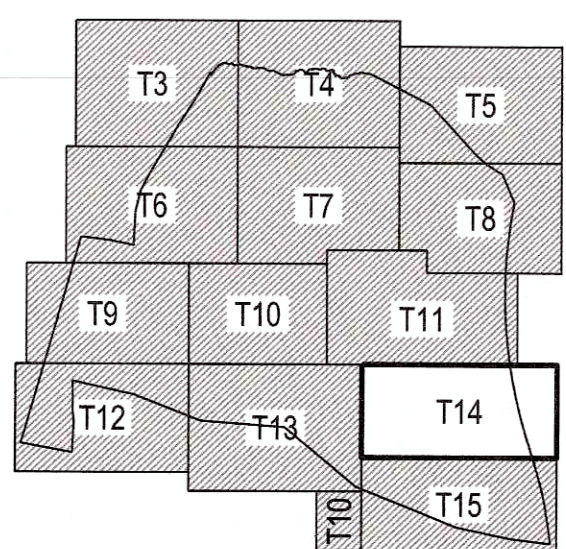
MATCH LINE "H-H" (SEE SHEET T-12, BDAI DWG. NO. 54.034-Z)



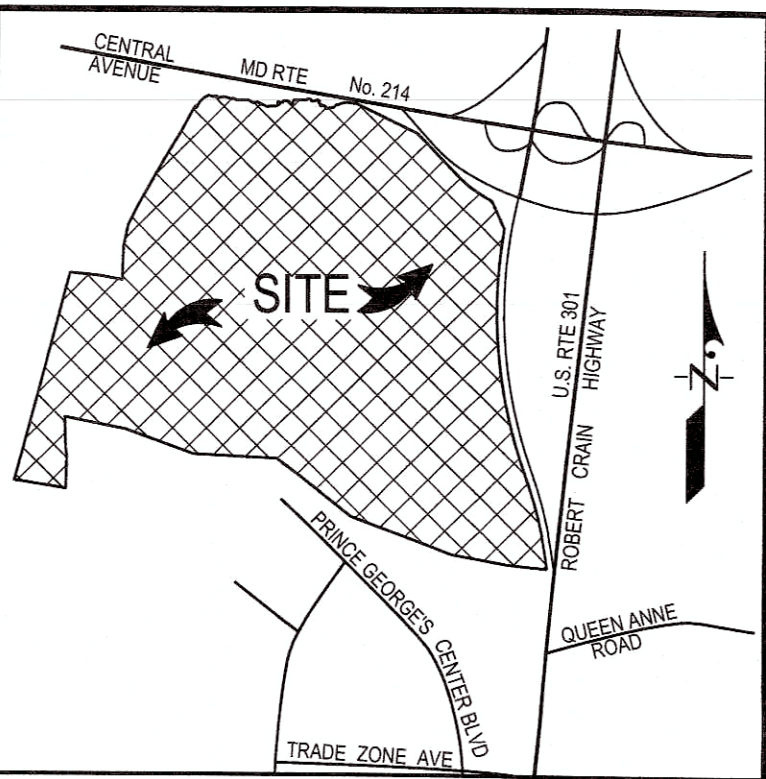
LEGEND

EX. CONTOUR -----
PROP. CONTOUR ----- 200
EX. TREELINE -----
LOD ----- 1000
PROPERTY BOUNDARY -----
WATERS OF THE U.S. -----
STREAM BUFFER (50') -----
NONTIDAL WETLAND -----
EX. WETLAND BUFFER (25') -----
EX. FLOODPLAIN -----

PRIMARY MANAGEMENT AREA (PMA) ----- PMA
WOODLAND PRESERVATION -----
TREE PROTECTION FENCE ----- TP
TREE PROTECTION SIGNAGE -----
SPECIMEN TREE (30" DBH OR GREATER) -----
65 dBA Ldn
NOISE CONTOUR -----



KEY MAP
SCALE: 1" = 200'



VICINITY MAP

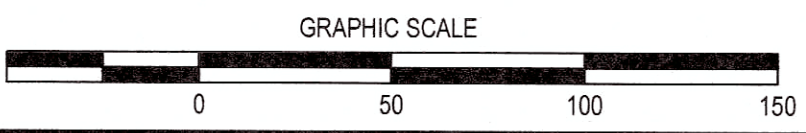
SCALE: 1" = 2000'
ADC MAP BOOK: 21 1-3, D-C
WSSC 200' SHEET: 201 NE 13&14, 201 SE 13&14



MATCH LINE "E-E" (SEE SHEET T-15, BDAI DWG. NO. 54.037-Z)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05			
Approved by	Date	DRD #	Reason for Revision
00 K. SHOULARS	5-24-06	DSP-05042	
01 K. FINCH	10-15-07	DSP-05042-01	
02 Kim Finch	1/9/2010	DSP-05042-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING AND INFRASTRUCTURE
SOUTH LAKE
OUTPARCELS 'C' THRU 'H'
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
QUEEN ANNE DISTRICT NO.7
PRINCE GEORGE'S COUNTY, MARYLAND



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED

APPLICATION NAME: SOUTH LAKE (FORMERLY KARINGTON)
APPLICATION NO.: DBP-00043-02

SIGNATURE APPROVAL OF THIS PLAN IS BY ACCORDANCE WITH PLANNING DIRECTOR'S APPROVAL DATED 10/15/07

SIGNATURE APPROVAL DATE: 10/15/07

Jill Kosack
10/15/07
10/15/07

APPROVED SIGNATURE

M-NCPPC
Prince George's County Planning Department
Natural Resources Division

APPROVAL
TREE CONSERVATION PLAN
TCP II / 126 / 05

Approved by: K. SHOULARS
DATE: 5-24-06

01 K. SHOULARS
02 K. FINCH
03 Kim Finch
04
05
06

DEVELOPER

SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
LANHAM, MD 20706

OWNER

SOUTH LAKE PARTNERS, LLC
4750 OWINGS MILLS BLVD
OWINGS MILLS MD 21117

T14
SHEET 14 OF 15

DATE		REVISIONS DESCRIPTION	
12/13/19	Revised rough grading, road layout & trail	CEG	11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
6/07/07	Revised per DSP-05042-02	PCN	COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
4/27/06	Revised to include the floodplain in the net tract per HB-588	KJM	DRWING NO. J-B01051
1/26/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	DATE: JUNE 2005
10/11/05	Revised per MNCPPC Resolution	MR	54.036-Z
10/11/05	Revised per MNCPPC Env. Planning Comments dated 10/05/05	MR	
DATE		BY	

L:\C30-PRQ\J\B01051-C30\OWING\TCP2-RG.dwg, 12/19/2019 9:05:53 AM, garchr

