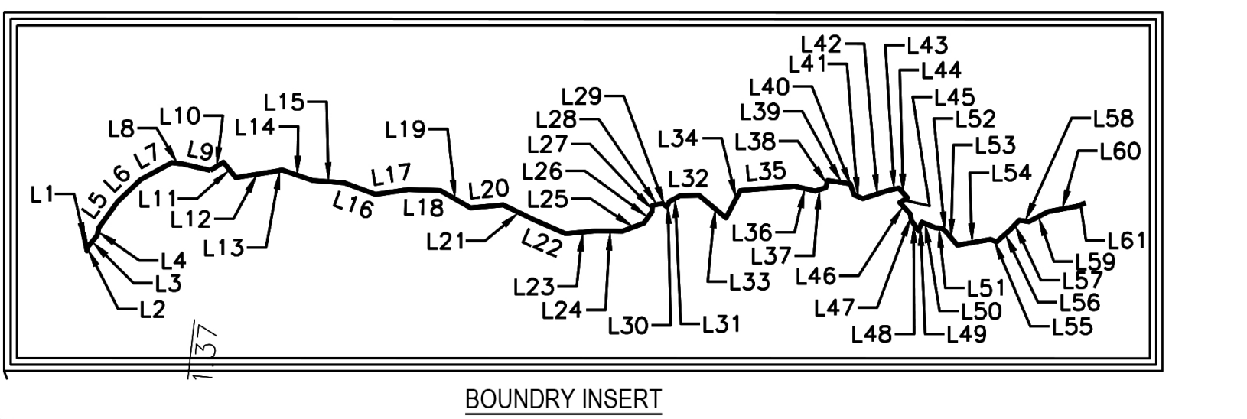
Curve Table						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	11359.16'	0°34'27"	113.83'	56.92'	113.83'	N82° 24' 43"W
C2	1185.92'	19°42'58"	408.09'	206.08'	406.08'	S53° 23' 08"E
C4	4706.65'	4°31'32"	371.76'	185.97'	371.66'	N17° 45' 24"W
C5	79.00'	78°29'21"	108.22'	64.53'	99.96'	N53° 15' 53"E
C6	650.00'	30°35'09"	346.99'	177.73'	342.88'	S72° 11' 52"E
C7	105.00'	85°03'56"	155.89'	96.33'	141.96'	S14° 22' 19"E
C8	485.00'	29°28'43"	249.53'	127.59'	246.79'	N13° 25' 17"E
C9	50.00'	90°00'00"	78.54'	50.00'	70.71'	N46° 19' 04"W
C10	50.00'	90°00'00"	78.54'	50.00'	70.71'	S46° 19' 04"E
C11	634.00'	89°58'44"	995.65'	633.77'	896.45'	N46° 18' 26"W
C12	106.00'	47°11'12"	87.30'	46.30'	84.85'	S67° 42' 12"E
C13	100.00'	87°57'42"	153.52'	96.50'	138.88'	N88° 05' 27"W
C14	106.00'	40°46'30"	75.44'	39.39'	73.85'	N68° 18' 57"E
C15	550.00'	36°10'44"	347.29'	179.65'	341.55'	S73° 12' 26"E
C16	550.00'	34°56'08"	335.36'	173.07'	330.19'	S37° 39' 00"E
C17	150.00'	44°30'43"	116.53'	61.39'	113.62'	S02° 04' 26"W
C18	675.00'	46°19'11"	545.69'	288.75'	530.95'	S31° 57' 29"E
C19	650.00'	36°10'44"	410.44'	212.32'	403.65'	S73° 12' 26"E
C20	106.00'	89°58'44"	166.47'	105.96'	149.88'	N46° 18' 26"W
C21	130.00'	91°21'53"	207.30'	133.13'	186.02'	S44° 21' 52"W
C22	566.00'	88°38'07"	875.59'	552.68'	790.86'	N45° 38' 08"W
C23	25.00'	90°00'00"	39.27'	25.00'	35.36'	N43° 40' 56"E
C24	25.00'	70°19'33"	30.69'	17.61'	28.80'	N56° 09' 18"W
C25	92.00'	70°19'33"	112.92'	64.81'	105.97'	S56° 09' 18"E
C26	50.00'	90°00'00"	78.54'	50.00'	70.71'	N46° 19' 04"W
C27	415.00'	26°24'19"	191.26'	97.36'	189.57'	N11° 53' 05"E
C28	106.00'	53°39'13"	99.26'	53.61'	95.67'	N51° 54' 51"E
C29	100.00'	89°26'59"	156.12'	99.04'	140.74'	S34° 00' 58"W
C30	106.00'	58°50'00"	108.84'	59.77'	104.13'	N18° 42' 28"E
C31	482.00'	4°59'00"	41.92'	20.97'	41.91'	N45° 37' 58"E
C32	116.00'	79°57'14"	161.87'	97.26'	149.06'	S83° 07' 06"W
C33	750.00'	30°35'09"	400.37'	205.08'	395.63'	S72° 11' 52"E
C34	136.00'	52°29'52"	124.61'	67.06'	120.30'	N61° 14' 30"W
C35	4706.65'	2°45'00"	225.91'	112.98'	225.89'	N14° 07' 08"W
C36	4706.65'	0°39'07"	53.55'	26.78'	53.55'	N12° 25' 05"W
C37	4700.65'	4°16'28"	350.68'	175.42'	350.60'	N09° 57' 17"W
C38	28.00'	89°35'38"	43.78'	27.80'	39.46'	S43° 53' 07"W
C39	40.00'	80°28'44"	56.18'	33.85'	51.68'	N51° 04' 42"W

Line Table		
LINE	BEARING	DISTANCE
L1	S12° 48' 57"E	29.80'
L2	N11° 24' 33"E	7.13'
L3	N39° 28' 38"E	22.02'
L4	N13° 30' 02"E	12.85'
L5	N36° 04' 27"E	50.10'
L6	N45° 24' 40"E	49.85'
L7	N61° 48' 35"E	54.09'
L8	S82° 17' 57"E	18.67'
L9	S77° 10' 34"E	42.82'
L10	N57° 18' 19"E	24.06'
L11	S39° 13' 15"E	31.63'
L12	N80° 32' 33"E	66.95'
L13	N80° 32' 33"E	6.04'
L14	S71° 01' 29"E	50.75'
L15	S86° 14' 20"E	49.61'
L16	S69° 28' 17"E	52.05'
L17	N81° 35' 54"E	51.30'
L18	S88° 16' 37"E	50.02'
L19	S60° 22' 50"E	54.64'
L20	N84° 57' 44"E	51.20'
L21	S63° 54' 35"E	53.44'
L22	S66° 47' 48"E	53.31'
L23	N85° 25' 51"E	50.16'
L24	S89° 15' 04"E	38.50'

Line Table		
LINE	BEARING	DISTANCE
L25	N69° 04' 49"E	36.40'
L26	N37° 00' 26"E	21.60'
L27	N04° 11' 23"E	10.30'
L28	N78° 52' 32"E	15.54'
L29	S51° 50' 17"E	8.90'
L30	N26° 26' 23"E	8.94'
L31	N60° 04' 24"E	19.04'
L32	N89° 02' 01"E	29.50'
L33	S50° 31' 22"E	55.06'
L34	N27° 22' 22"E	47.86'
L35	N85° 37' 54"E	85.25'
L36	S76° 48' 17"E	32.87'
L37	N72° 04' 37"E	17.87'
L38	N12° 48' 32"E	11.28'
L39	S81° 58' 41"E	35.85'
L40	S18° 55' 12"E	18.50'
L41	S67° 49' 44"E	14.58'
L42	N71° 48' 20"E	38.42'
L43	N78° 24' 45"E	19.91'
L44	S43° 59' 25"E	20.16'
L45	S57° 23' 16"W	14.84'
L46	S43° 18' 38"E	24.05'
L47	S11° 18' 19"E	10.20'
L48	S34° 30' 14"E	19.42'
L49	N22° 56' 13"E	14.12'
L50	S67° 16' 51"E	23.31'
L51	S87° 16' 08"E	10.51'
L52	S44° 59' 43"E	9.19'
L53	S39° 31' 04"E	25.93'
L54	N79° 42' 00"E	53.11'
L55	S67° 41' 21"E	10.54'
L56	N47° 52' 02"E	28.32'
L57	N43° 59' 35"E	20.16'
L58	S82° 24' 02"E	15.13'
L59	N62° 40' 51"E	33.77'
L60	N79° 42' 00"E	44.72'
L61	N66° 58' 30"E	15.27'



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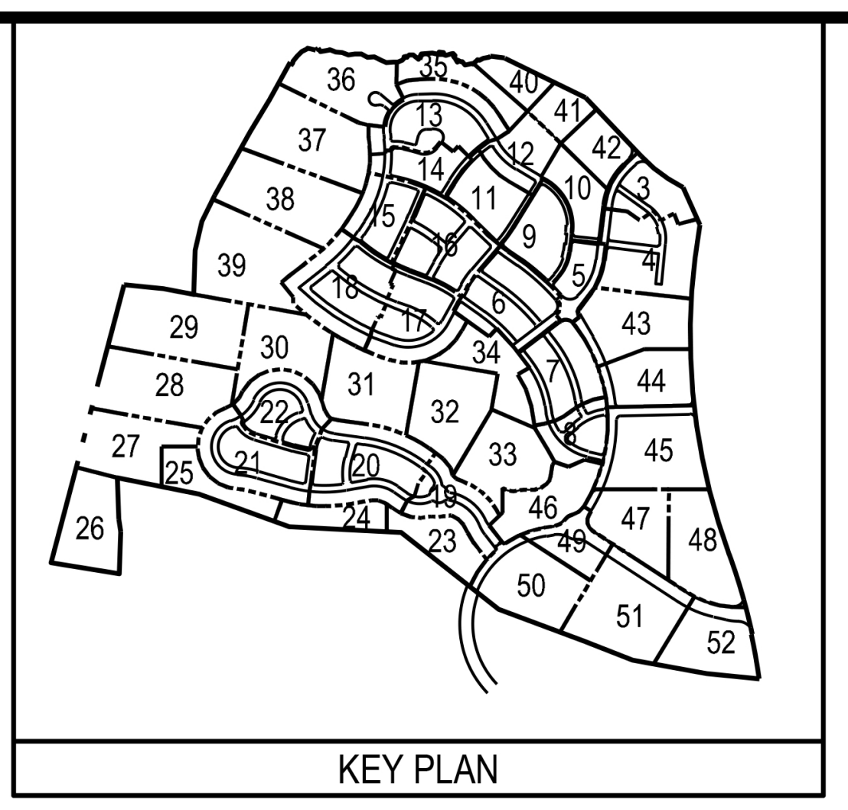
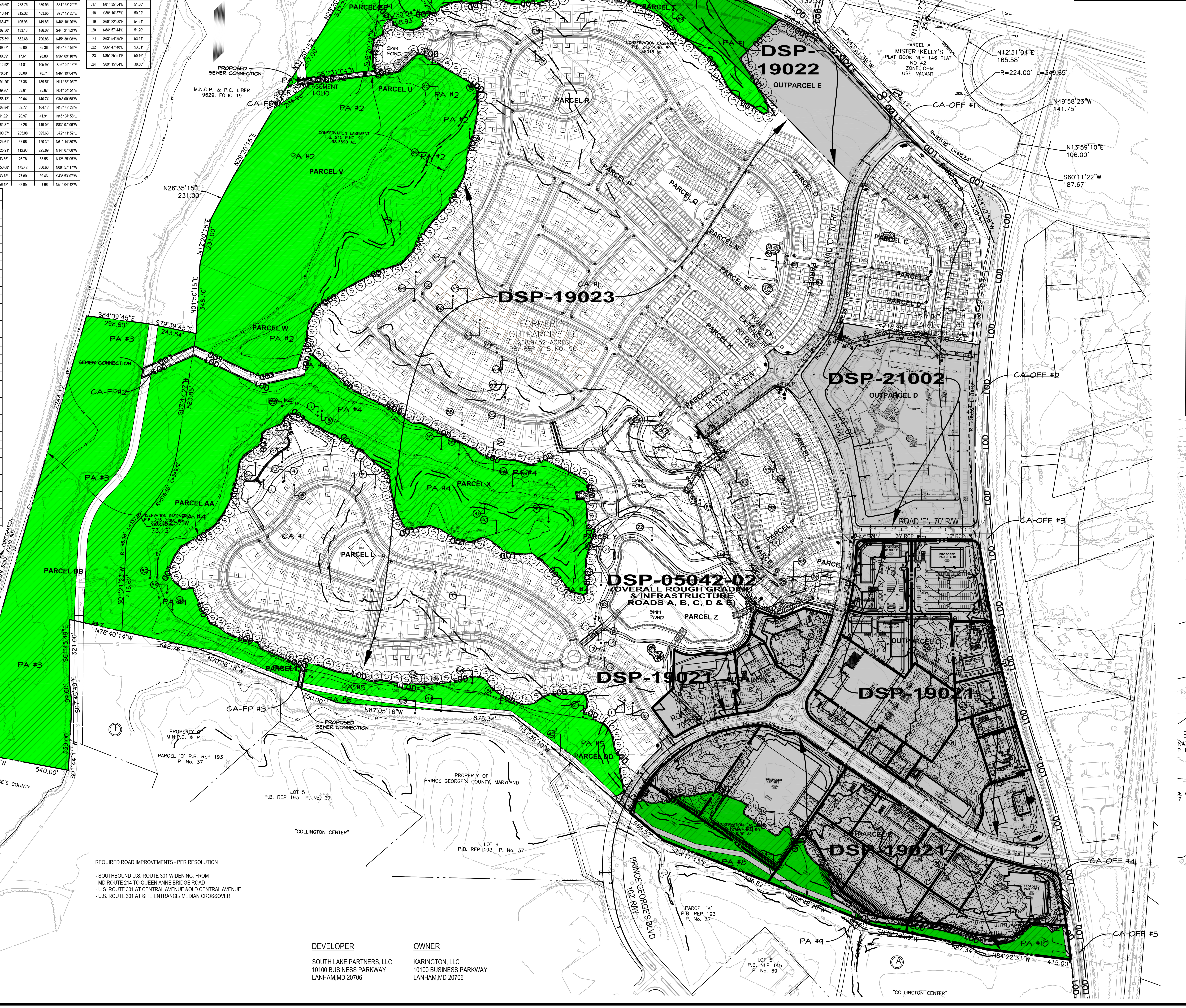


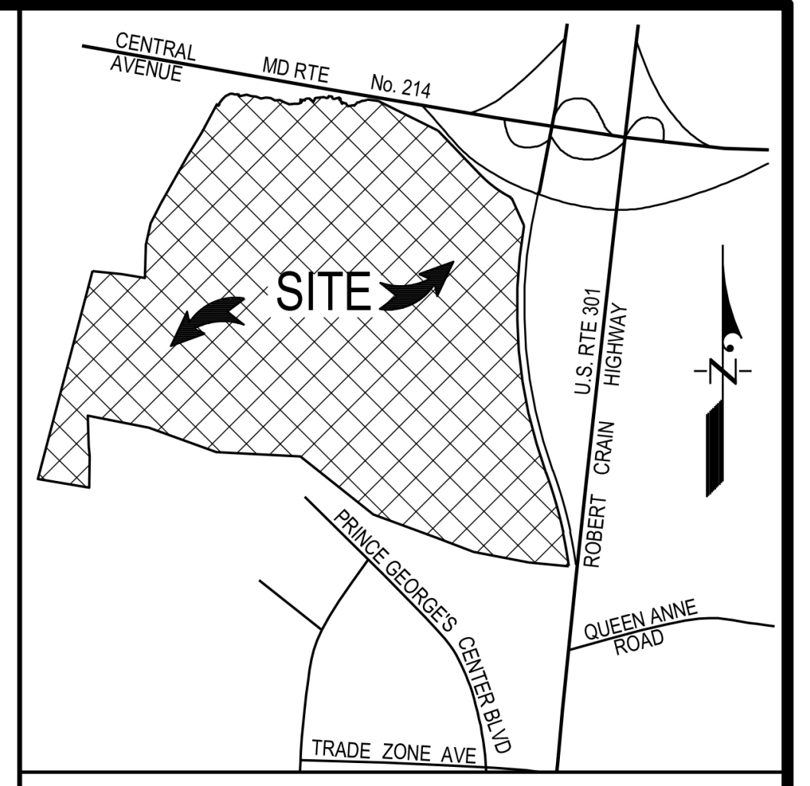
KEY PLAN



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	▨
CLEARING WITHIN FLOODPLAIN	▩
TEMPORARY TREE PROTECTION FENCE	TPF
TREE PROTECTION SIGNAGE	Ⓢ
SPECIMEN TREE (30" DBH OR GREATER)	④
65 dBA LDN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	
MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)	

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)



VICINITY MAP

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

WOODLAND CONSERVATION SHEET SUMMARY TABLE (PRESERVATION)			
SHEET #	ACRES	SHEET #	ACRES
1	-	27	7.28
2	-	28	9.89
3	-	29	10.57
4	-	30	4.45
5	-	31	7.20
6	-	32	3.15
7	-	33	-
8	-	34	-
9	-	35	2.15
10	-	36	4.29
11	-	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	-	40	2.70
15	-	41	0.40
16	-	42	-
17	-	43	-
18	-	44	-
19	-	45	-
20	-	46	-
21	-	47	-
22	-	48	-
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
TOTAL			106.53

PRESERVATION AREAS (PA)	
AREA	ACRES
1	12.23
2	30.80
3	18.91
4	32.90
5	5.03
6	0.31
7	4.34
8	0.71
9	0.02
10	1.32
TOTAL	**106.53**

OFFSITE CLEARING AREAS (CA-OFF)	
AREA	ACRES
1	0.03
2	0.08
3	0.54
4	0.03
5	0.16
6	0.04
7	0.03
8	0.01
TOTAL	0.92

FLOODPLAIN CLEARING AREA (CA-FP)	
AREA	ACRES
1	0.24
2	0.47
3	0.04
TOTAL	0.75

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

Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

Zone: M-X-T
Applicant: South Lake Partners, LLC
Gross Tract: 381.52 Acres
Address: 4750 Owings Mills Blvd.
Owings Mills, MD 21117
Floodplain: 64.72 Acres*
Prev.Dedicated Land: 0.00 Acres
Net Tract (NTA): 381.52 Acres
Tax Map: 70
Subdivision/Block/Lot: South Lake
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? N
Is this a mitigation bank? N
Break-even Point (preservation) = 106.42 Acres
Clearing permitted w/o reforestation = 196.76 Acres

Section II - Determing Requirements

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland		303.18	0.00	
Woodland Conservation Threshold (WCT) =	15.00%	57.23		
Smaller of 13 or 14		57.23		
Woodland above WCT		245.95		
Woodland cleared		190.09	0.75	0.92
Woodland cleared above WCT (smaller of 16 or 17)		190.09		
Clearing above WCT (0.25 : 1) replacement requirement		47.52		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		106.42 acres		

Section III - Meeting the Requirements

Woodland Preservation		106.53
Afforestation / Reforestation		0.00
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
Area approved for fee-in-lieu/non-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 (afforestation) being provided on this property		0.00
Total Woodland Conservation Provided		106.53
Area of woodland not cleared	113.09 acres	
Woodland retained but not part of requirements:	5.22 acres	

Plan Certified by:
Name: Mike Petrakis
Address: 11721 Woodmore Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional

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

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	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	Kim A. Finch	4/9/2021	DSP-19023-01	REVISED FOR DSP-19023-01
05				
06				

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN
SOUTH LAKE
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=200'
0 200' 400' 600'

⑦⓪

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

KARINGTON, LLC
10100 BUSINESS PARKWAY
LANHAM,MD 20706

T1
SHEET 1 OF 52

Feb. 22, 2021
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

7/25/19	Revised per DSP-19023	CEG
1/12/17	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
DATE	REVISIONS DESCRIPTION	BY

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

DRAWN BY: CEG	DESIGNED BY: MP	CHECKED BY: MP	RECORD NO. J-B01051
SCALE: 1"=200'			DRWG. NO. 54.039-Z
DATE: JULY 2019			

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