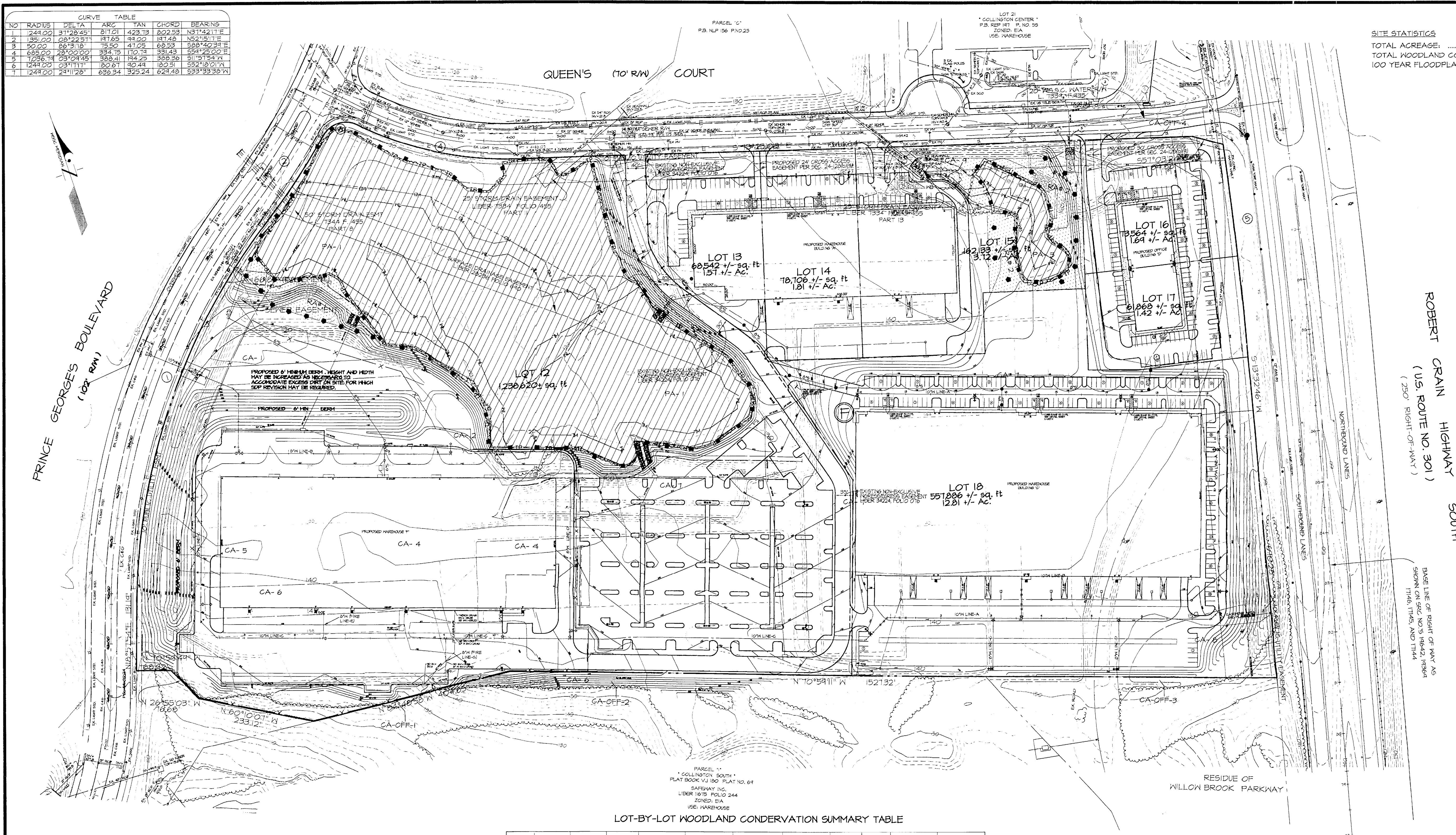
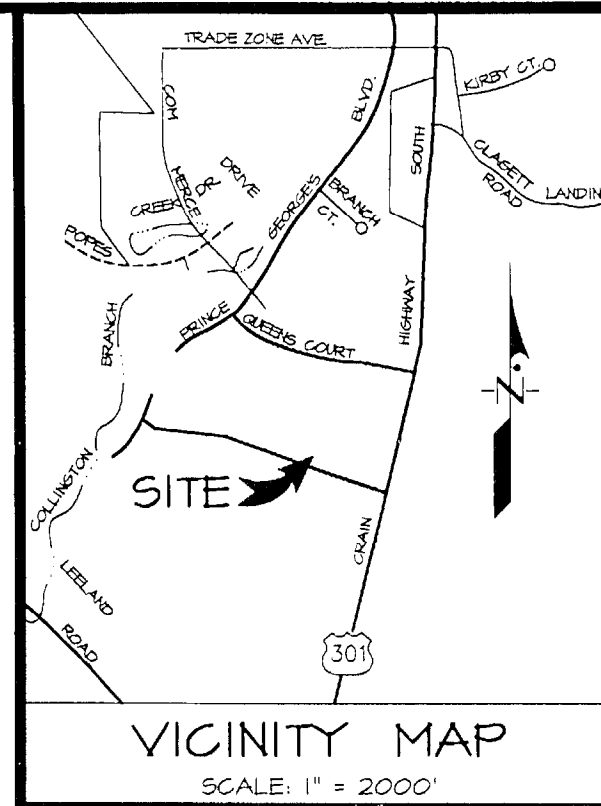


NO.	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
1	244.00	311°28'59"	811.61	423.19	802.28	N174°42'11"E
2	135.00	08°22'51"	171.65	44.00	181.49	N52°15'11"E
3	50.00	06°3'16"	15.50	41.05	68.53	S88°40'39"E
4	698.00	28°02'00"	354.15	110.15	391.43	S57°19'00"E
5	1236.14	03°04'25"	380.41	184.25	388.39	S11°51'54"N
6	1244.00	03°11'11"	180.61	180.44	180.51	S57°19'00"E
7	1244.00	231°11'22"	636.34	329.24	624.48	S33°33'35"W

PRINCE GEORGE'S BOULEVARD  
(10' RM)



**SITE STATISTICS**  
TOTAL ACREAGE: 51.45 Ac.  
TOTAL WOODLAND COVERAGE: 8.46 Ac.  
100 YEAR FLOODPLAIN: 0.00 Ac.



- LEGEND**
- EXISTING BOUNDARY
  - PROPOSED LOT
  - EXISTING CONTOURS
  - EXISTING SEWER
  - EXISTING WATER
  - EXISTING STORM DRAIN
  - EXISTING TREE LINE
  - NONTIDAL WETLAND
  - EX. WETLAND BUFFER (25')
  - LIMITS OF DISTURBANCE
  - LIMIT OF DISTURBANCE PREVIOUS TSP II APPROVED 8/25/06
  - TREE PROTECTION FENCE
  - TREE PROTECTION SIGNAGE (PRESERVATION)
  - TREE PROTECTION SIGNAGE (REFORESTATION)
  - CLEARING AREA
  - PRESERVATION AREA
  - REFORESTATION AREA

**NOTE:**  
This TCP II was previously part of TCP II/67/96.

M-NCPPC Prince George's County Planning Department Natural Resources Division	
<b>APPROVAL</b> TREE CONSERVATION PLAN TCP II - 052 - 06	
Approved by	DATE
K. Finch	8/25/06
01	11/29/12
02	1/31/14
03	
04	
05	
06	

AREA	ACREAGE
CA #1	0.02
CA #2	0.20
CA #3	0.08
CA #4	0.12
TOTAL	0.42

AREA	ACREAGE
CA #1	0.10
CA #2	0.44
CA #3	combined with CA #2
CA #4	0.61
CA #5	0.13
CA #6	2.82
CA #7	12.59
CA #8	0.51
CA #9	0.09
TOTAL	17.40

AREA	ACREAGE
PA #1	0.06
PA #2	removed
PA #3	1.16
TOTAL	9.22

AREA	ACREAGE
RA #1	0.40
RA #2	0.84
TOTAL	1.24

LOT	GROSS TRACT AREA	100-YR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED (C-NTA)	WOODLAND CLEARED (C-FP)	WOODLAND PRES.	WOODLAND REF.	WOODLAND RETAINED/ NOT CREDITED	WOODLAND RETAINED/ ASSIGNED CLEARED
12	28.43	NA	28.43	13.71	NA	5.69	NA	8.06	0.40	NA	NA
13	1.57	NA	1.57	1.13	NA	1.13	NA	NA	NA	NA	NA
14	1.81	NA	1.81	1.26	NA	1.26	NA	NA	NA	NA	NA
15	3.12	NA	3.12	2.24	NA	1.13	NA	1.16	0.84	NA	NA
16	1.51	NA	1.51	0.90	NA	0.90	NA	NA	NA	NA	NA
17	1.60	NA	1.60	0.88	NA	0.88	NA	NA	NA	NA	NA
18	12.81	NA	12.81	6.41	NA	6.41	NA	NA	NA	NA	NA
TOTAL	51.44 +/-	0.00	51.44 +/-	26.58	0.00	17.40	0.00	9.22	1.24	0.00	0.00

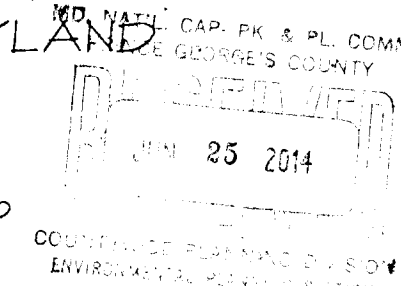
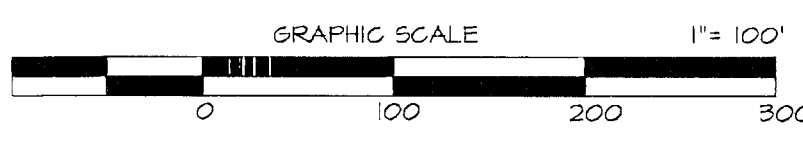
THIS BLOCK IS FOR OFFICIAL USE ONLY.  
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.



**M-NCPPC APPROVALS**  
PROJECT NAME: Collington Center  
PROJECT NUMBER: SDP-0511-03  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

**OWNER / APPLICANT**  
COLLINGTON CENTER DE, LLC  
c/o Penetron Maryland, LLC  
124 East Pratt Street, Suite 401  
Baltimore, MD 21202  
ATTN: Robert Murray  
PH: 410-685-0000  
FAX: 410-685-5880

**TREE CONSERVATION PLAN TYPE-II**  
**COLLINGTON CENTER**  
**LOTS 12 THROUGH 18, BLOCK F**  
**FORMERLY LOTS 1 THROUGH 12 - BLOCK F**  
**QUEEN ANNE DISTRICT No. 7**  
**PRINCE GEORGE'S COUNTY, MARYLAND**



TCP SHEET 1 OF 2 PLAT BOOK REP 201 PLAT 12 M&C 200' SHEET SERIES 202 SE 14		ADG MAP 5633 GRIPS D1E-1		11731 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
DATE	8/23/12	REVISED TO CONFORM WITH SDP-5011/01	PCN	BEN DYER ASSOCIATES, INC.	
DATE	8/24/11	REVISED PER RESOLUTION PGCPB NO. 10-41	PCN	Engineers / Surveyors / Planners	
DATE	2/05/10	REVISED FOR PRELIMINARY PLAN 4-09016	MP	TELEPHONE (301) 430-2000	
DATE	1/20/09	REV. FOR NEW SITE LAYOUT	MP	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.	
DATE	8/9/06	REV PER MNCPPC EPS COMMENTS DATED 8-8-06	MR	DRAWN BY DESIGNED BY CHECKED BY RECORD NO.	
DATE	4/1/06	REV PER MNCPPC EPS COMMENTS DATED 4-6-06	MR	SCALE 1" = 100'	
DATE		DESCRIPTION REVISIONS	BY	DATE MARCH 2006	
DATE			BY	DATE	

M.N.C.P.C. APPROVALS			
PROJECT NAME: COLLINGTON CENTER			
PROJECT NUMBER: SDP-0511			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revision Label Below Refers to this Sheet.			
Revision #	Approval Date	Reviewer's Signature	Reviewer's Title
01	06/22/06	R.S.	08/26/06
02	11/6/04	EPS.	11/30/12
03	11/30/12	EPS.	11/30/12

Note-Combined and removed clearing and preservation areas are in accordance with areas approved on TCP II/052/06.

DATE	DESCRIPTION REVISIONS	BY
12/17/13	REV. TO AMEND WORKSHEET AND COMBINE RA#2 & RA#3	MP
4/24/13	REVISED TO CONFORM WITH SDP-5011/03	PCN

Mike Petros  
Qualified Professional  
00MAR 08.19.08.01  
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# WOODLAND CONSERVATION AREA MANAGEMENT NOTES

## Removal of Hazardous Trees or Limbs by Developers or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree and Other Woody Plant Maintenance - Standard Practices").
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector. If there is a valid grading or building permit for the subject lots or parcels on which the trees are located, only after approval of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

## Removal of Hazardous Trees, Limbs, Noxious Plants or Noxious Plants in Woodland Conservation Areas Controlled by Individual Homeowners

1. If the developer or builder no longer has an interest in the property, the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

2. The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

## Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. The fencing shall remain in place during the next planting season. If planting is delayed beyond the transfer of property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the environmental planning section.
2. Reforestation areas shall not be mowed, however the management of competing vegetation around individual trees is acceptable.

## Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

## Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-452-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and over-seeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

## TYPE II TREE CONSERVATION NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to a \$150 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6033), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas. Upon the sale of the property the owner/developer or owners' representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. These copies of the bonds are submitted with the grading permit application.
5. The location of all Tree Protection Devices (TPDs) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER inspectors. Upon approval of the flagged or staked TPD locations by the inspection, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
6. Woodland Conservation - Tree Save Areas and/or Reforestation shall be posted as shown at the same time as the Tree Protective Device Installation and/or start of reforestation activities. These signs shall remain in place after completion of work.

## 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.

Field check the re-afforestation area according to the following schedule:

- Year 1: **Site Preparation and Tree Planting**  
Survival check once annually (September-November, see Note 1)  
Watering if needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June & 1 x in September min.)
- Year 2-3: **Reforestation planting if needed** (See Note 2)  
Survival check once annually (September-November)  
Control of undesirable vegetation if needed (1 x in May & 1 x in August min.)
- Year 4-5: **Reforestation planting if needed** (See Note 2)  
Survival check once annually (September-November)

## Notes:

- 1) Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheet) to owner after each inspection. Remove all dead plants.
- 2) Reforestation Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternate plant type.
- 3) Miscellaneous: Fertilization or watering during years 1 through 3 will be done on as needed basis. Special return operations or recommendations will be conducted on an as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.

## PLANTING SPECIFICATIONS FOR REAFFORESTATION AREAS

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous) shall show evidence of being cut (severed or severed from the plant during the digging process. Substantial auxiliary/fibrous roots shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removed from the field, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material, and shall be maintained through periodic watering and the time of planting.

4. Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings once removed from the nursery or temporary storage area shall be planted immediately.

5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, November and early December are also acceptable planting times for this region as soil and crown weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/grading permits and/or receiving the final grades and stabilization of planting areas.

6. Seeding Planting: Tree seedlings can be hand planted using a dibble bar or shovel/backhoe shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally they should not be twisted, balled up, or bent. Root soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collar lie just below the ground surface. The soil should be firm and the crown weather is considered ideal. Seeding permits and/or receiving the final grades and stabilization of planting areas.

7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.

8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company.

The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, nitrogen, phosphorus, potassium, calcium and organic matter.

9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

10. Fencing & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.

11. Planting Method: Consult the Planting Detail(s) shown on this plan.

12. Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs./acre.

14. Mowing: No mowing shall be allowed in any planting area.

15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for two years to assure that at least ten (10%) of the original planted quantity survives.

16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 461-2629; Rutgers University in Trenton, NJ; Phone (609) 392-1000; Auburn, Maryland; Phone (301) 714-0400.

STOCK SPECIFICATION:  
1000 SEEDLINGS PER ACRE  
TOTAL REAFFORESTATION PROVIDED: 124 ACRES

Reforestation Area	Acres	Red Maple	Sycamores	So. Red Oak	Black Gum	Willow Oak	Total No. of Seedlings
1	0.40	80	80	80	80	80	400
2	0.84	168	168	168	168	168	840
TOTAL	1.24	248	248	248	248	248	1240

Notes:  
1. All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)  
2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.

## INVASIVE SPECIES MANAGEMENT PLAN

1. The invasive plant species in the table below were identified on the site and are considered likely to persist as the woodland conservation areas develop. Therefore, targeted eradication of these areas is necessary within 25-feet of the limits of disturbance.
2. The invasive plant species in the table below, where found within 25-feet of the limits of disturbance, in the on-site reforestation and preservation woodland conservation areas, are recommended for removal in order to avoid further establishment and invasion into these areas.
3. Invasive plant removal shall be completed according to the following schedule following plant approval:  
Year 1 - Spring and Fall  
Year 2 - Spring  
Year 3 - Spring

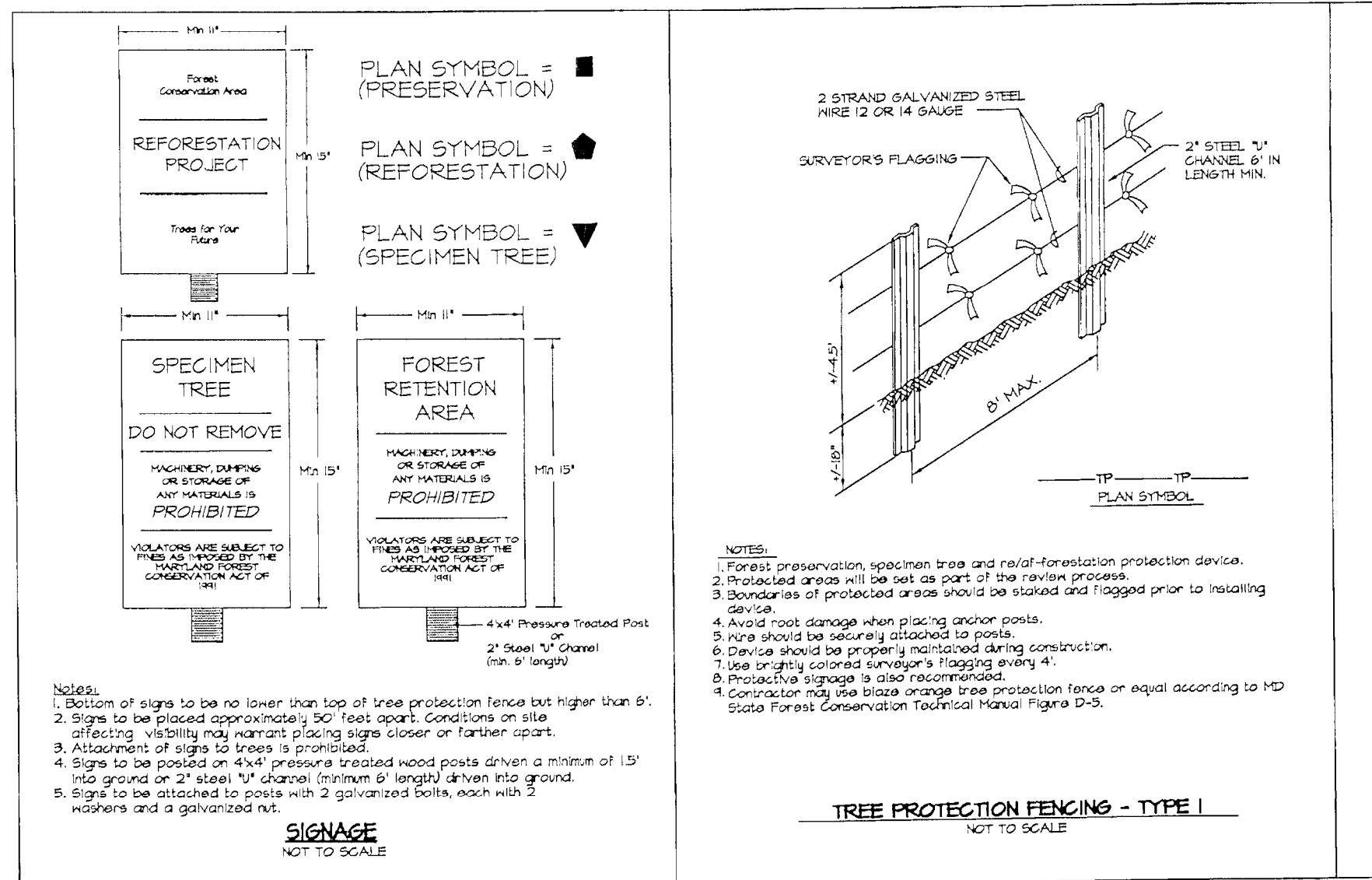
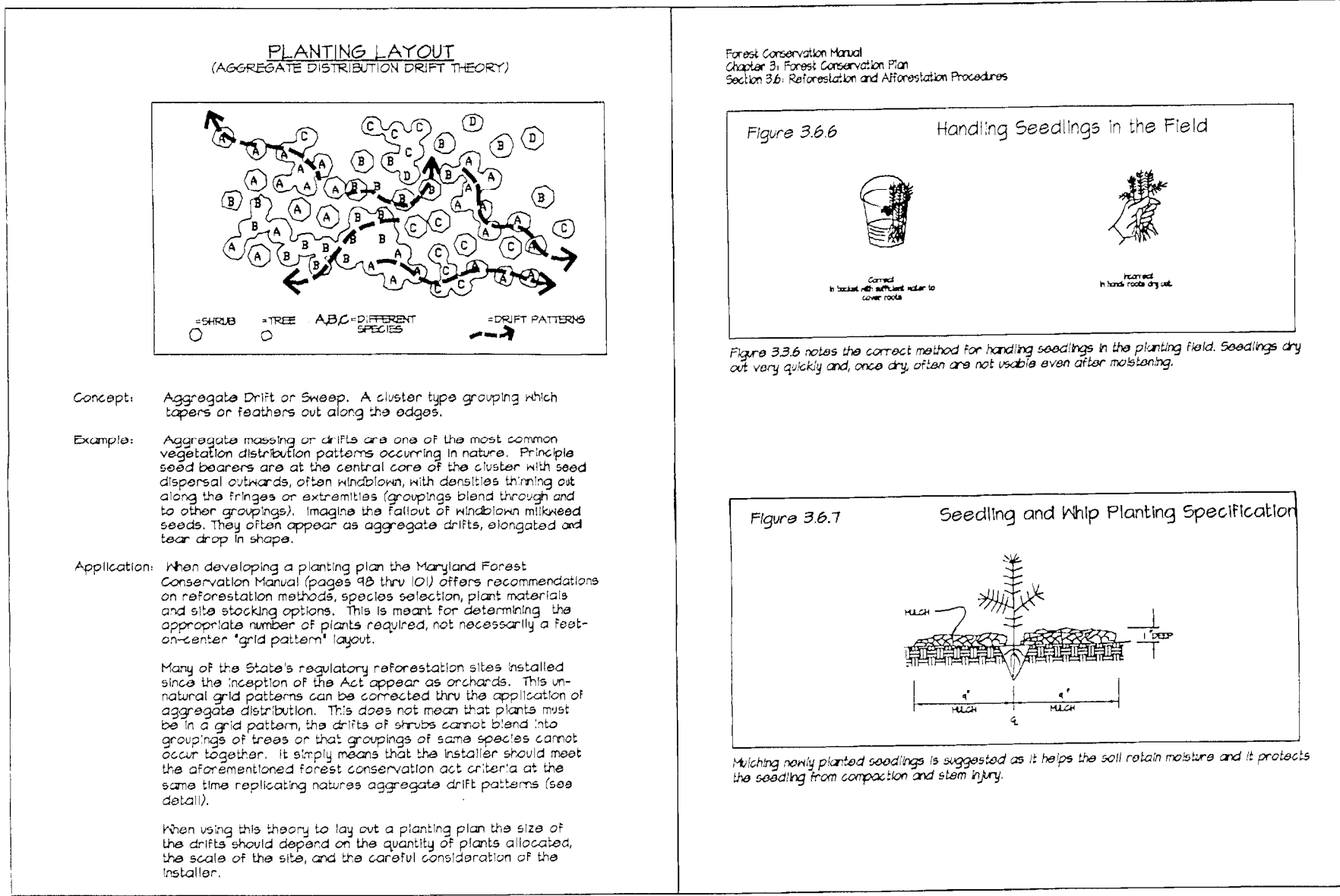
and conform to the recommendations of the invasive plant removal contained on this plan.

4. The removal of noxious, invasive, and non-invasive plant species shall be done with the use of hand-held equipment only, such as pruners or a chainsaw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
5. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the stump immediately following cutting of the plant tops. The use of any herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.

6. Additional control methods as provided below can be used separately or in combination with one another. Chemical treatments include pre-emergent, foliar and systemic herbicides, and should be applied by a certified pesticide applicator. Care should be taken to apply chemical treatments in accordance with the specific chemical instructions and to avoid non-target species. Glyphosate and triclopyr are typical systemic herbicides that can also be used for foliar application, and surfactant is a typical pre-emergent herbicide.

Identified Invasive Species and Control Methods		
Common Name	Scientific Name	Control Method
Galleria Pear	<i>Pyrus calleryana</i>	Manually remove young plants when soil is moist; Dig up small trees, removing sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternate plant type.
Japanese Honeysuckle	<i>Lonicera japonica</i>	Manually remove small infestations; Mowing can minimize infestation but may increase stem density; Apply a systemic herbicide with repeat applications as needed.

from Seabrook, J.C., Reichenbach, B., Stalling, and S. Zieker, 2002. Invasive of Mid-Atlantic Natural Areas. National Park Service and U.S. Fish and Wildlife Service, Natick, D.C.



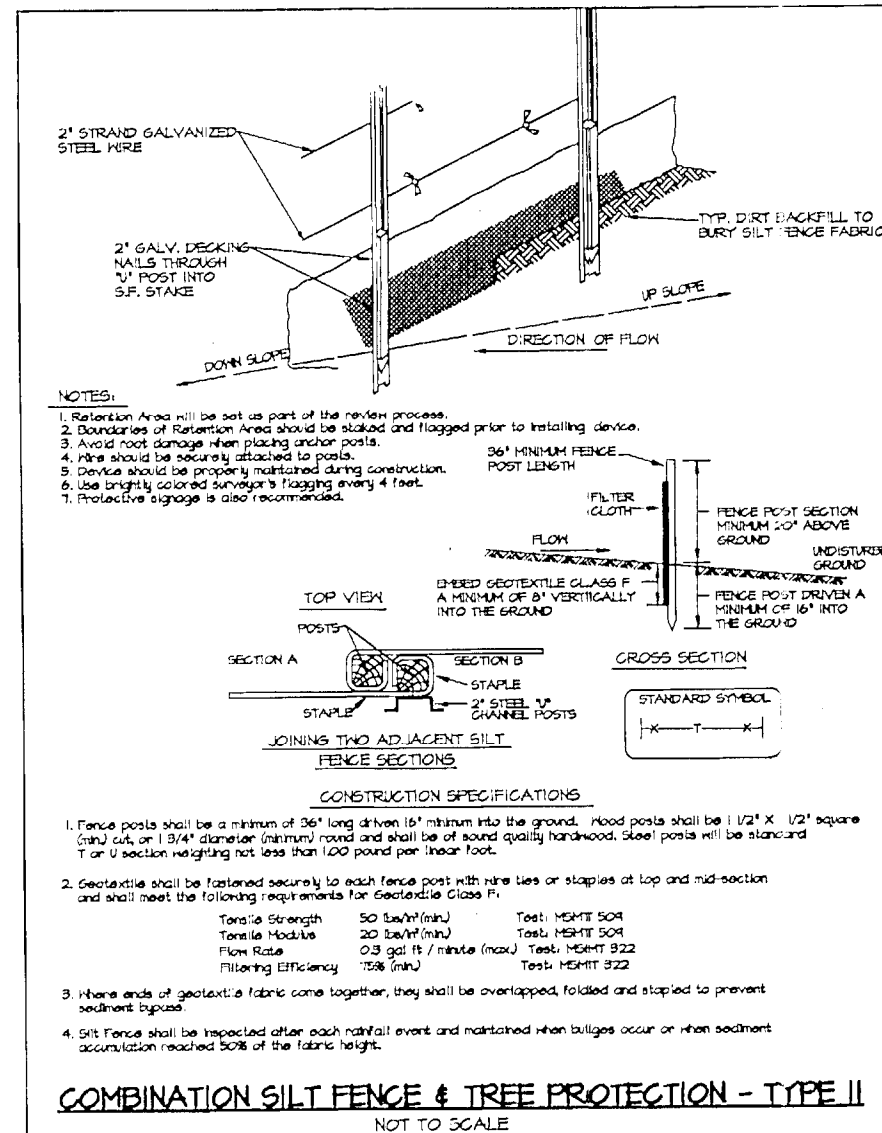
## TREE PROTECTION FENCING - TYPE I

NOT TO SCALE

Notes:  
1. Signs to be placed on the site at the top of the tree protection fence at higher than 6'.  
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may require closer spacing.  
3. Attachment of signs to trees is prohibited.  
4. Signs to be placed on 2" x 4" channel (minimum 9' length) driven into the ground.  
5. Signs to be installed in place with 2" galvanized bolts, each with 3" washers and a galvanized nut.

OWNER / APPLICANT  
COLLINGTON CENTER DE, LLC.  
c/o Parantoni Maryland, LLC  
724 East Pratt Street, Suite 401  
Baltimore, MD 21202  
ATTN: Robert Murray  
PH: 410-685-0000  
FAX: 410-685-5880

DATE	DESCRIPTION	REVISIONS
12/17/13	REV. TO AMEND WORKSHEET AND COMBINE RAS2 & RAS3	MP
4/24/13	REVISED TO CONFORM WITH SDR-501/03	PCX
DATE	DESCRIPTION	REVISIONS



## COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

NOT TO SCALE

Notes:  
1. The silt fence shall be a minimum of 18" high and 12" wide. The silt fence shall be constructed of 2" x 4" channel (minimum 9' length) driven into the ground.  
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724 East Pratt Street, Suite 401  
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724 East Pratt Street, Suite 401  
Baltimore, MD 21202  
ATTN: Robert Murray  
PH: 410-685-0000  
FAX: 410-685-5880

Notes:  
1. The silt fence shall be a minimum of 18" high and 12" wide. The silt fence shall be constructed of 2" x 4" channel (minimum 9' length) driven into the ground.  
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