

VICINITY MAP

SCALE: 1" = 2000'
ADC_MAP_BOOK:5653_D&E-1
WSSC_200_SHEET:202SE14

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 TCE II APPROVED 8/25/06
- TREE PROTECTION FENCE (TEMP.)
- TREE PROTECTION FENCE (PERM.)
- TREE PROTECTION SIGNAGE (PRESERVATION)
- TREE PROTECTION SIGNAGE (REFORESTATION)
- PRESERVATION AREA
- REFORESTATION AREA

Site Statistics Table	
Site Statistics	Total
Gross tract area	51.45 ac.
Existing 100-year floodplain	0 ac.
Net tract area	51.45 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	26.58 ac.*
Existing woodland total	26.58 ac.*
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	0 lf
Riparian (wooded) buffer up to 300 feet wide	0 lf

* per approved TCP/II/052/06

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

CLEARING AREAS	
AREA	ACREAGE
CA #1	0.10
CA #2	0.49
CA #3	combined with CA #2
CA #4	0.61
CA #5	0.13
CA #6	2.82
CA #7	12.55
CA #8	0.57
CA #9	0.09
TOTAL	17.36

PRESERVATION AREAS	
AREA	ACREAGE
PA #1	8.06
PA #2	removed becomes CA #9
PA #3	1.16
TOTAL	9.22

REFORESTATION AREAS	
AREA	ACREAGE
RA #1	0.40
RA #2	0.80
TOTAL	1.20

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

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/ ASSUMED CLEARED
12	28.43	NA	28.43	13.71	NA	5.69	NA	8.06	0.40	NA	NA
21	11.89	NA	11.89	6.41	NA	NA	NA	NA	NA	NA	NA
22	7.15	NA	7.15	4.68	NA	3.52	NA	1.16	0.75	NA	NA
23	3.97	NA	3.97	1.78	NA	1.78	NA	NA	0.09	NA	NA
TOTAL	51.45+/-	0.00	51.45+/-	26.58	0.00	17.40	0.00	9.22	1.24	0.00	0.00

We, MRPI Queens Court, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

[Signature] 12/18/19
D. Reid Townsend - Authorized Signatory Date

I/we _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

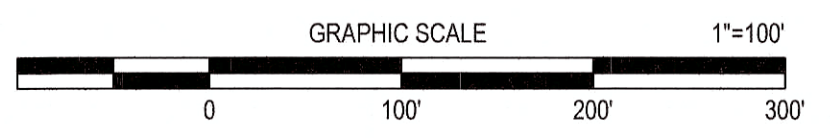
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: COLLINGTON CENTER
APPLICATION NO.: SDP-0511-04
TCP NO.: TCP/II/052-06-03

SIGNATURE APPROVAL DATE: _____
Digitally signed by Jill Kosack
Date: 2020.02.27 11:10:40 -0500
AUTHORIZED SIGNATURE

OWNER / APPLICANT
MRPI QUEENS COURT, LLC
509 S. EXETER STREET, SUITE 216
BALTIMORE, MD 21202
ATTN: D. REID TOWNSEND
PHONE: (410) 685-0000

TREE CONSERVATION PLAN TYPE - II
LOTS 12, 21-23, BLOCK F
(FORMERLY LOTS 12, 13, 16, 17, 19-21, BLOCK F)
COLLINGTON CENTER
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



DATE	DESCRIPTION REVISIONS	BY
2/18/20	Revised worksheet and tables per M-NCPPC comment dated 2/15/2020	PCN
2/28/19	Revised to conform with SDP-0511/04	PCN
12/17/13	Rev. to amend worksheet and combine RA#2 & RA#3	MP
9/24/13	Revised to conform with SDP-0511/01	PCN
8/23/12	Revised to conform with SDP-0511/01	PCN

SHEET 1 OF 2

February 18, 2020
DATE
Mike Petros
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	PCN	REVISIONS
8/24/11	Revised per Resolution PGCPC No. 10-41	PCN	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
2/05/10	Revised for Preliminary Plan 4-09016	MP	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
1/20/09	Rev. for new layout	MP	TELEPHONE (301) 430-2000
8/09/06	Rev. per MNCPPC EPS Comments dated 8-8-06	MR	COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
4/17/06	Rev. per MNCPPC EPS Comments dated 4-8-06	MR	
DATE	DESCRIPTION	PCN	
DATE	REVISIONS	PCN	

PCN 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY: PCN DESIGNED BY: MP CHECKED BY: MP RECORDED BY: J-94137
SCALE: 1"=100'
DATE: DECEMBER 2018
DRAWING NO.: 54.011-Y

