

VICINITY MAP
SCALE: 1" = 2000'
ADC_MAP_BOOK:5653_D&E-1
WSSC_200_SHEET:202S14

- 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 TCP 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 to 300 feet wide	0 lf

* per approved TCP11/052/06

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 TCP11/052/06.

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	6.41	NA	NA	NA	NA	NA
22	7.15	NA	7.15	4.68	NA	3.52	NA	1.16	0.76	NA	NA
23	3.97	NA	3.97	1.78	NA	1.78	NA	NA	0.04	NA	NA
TOTAL	51.45+/-	0.00	51.45+/-	26.58	0.00	17.40	0.00	9.22	1.20	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

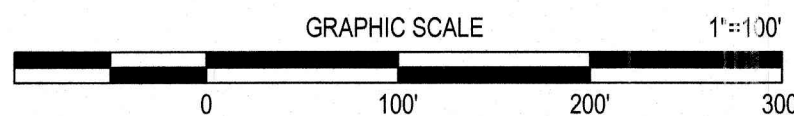
I/we _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

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

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP II - 052 - 06			
Approved by	Date	DRD #	Reason for Revision
00 K. Finch	8/25/06	SDP-0511	Dev. warehouse bldg./office space
01 K. Finch	11/29/12	SDP-0511/01	Expand warehouse & office space
02 K. Finch	1/31/14	SDP-0511/02	FedEx corporate office & distribution center
03 K. Finch	02/22/20	SDP-0511/04	Rev. Lot Lines and add Self Storage Bldg.
04 <i>Ram Finch</i>	6/12/2020	SDP-0511/05	Rev. Building or Lot 22
05			
06			

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



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR BLOCK F

APPLICATION NAME: COLLINGTON CENTER, LOT 22, BLOCK F
APPLICATION NO.: SDP-0511-05 & TCP-052-06-04
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH THE ANNE ARUNDINE DIRECTOR
APPROVAL DATED: JUNE 30, 2020
SIGNATURE APPROVAL DATE: _____
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.06.30 10:47:05 -0400
A: jkosack@princegeorges.gov

DATE	DESCRIPTION	PCN	REVISIONS
2/18/20	Revised worksheet and tables per M-NCPPC comment dated 2/15/2020	PCN	11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
2/28/19	Revised to conform with SDP-0511/04	MP	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
12/17/13	Rev. to amend worksheet and combine RA#2 & RA#3	MP	COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
9/24/13	Revised to conform with SDP-0511/01	MR	COPIED BY: _____ DESIGNED BY: _____ CHECKED BY: _____ DATE: _____
8/23/12	Revised to conform with SDP-0511/01	MR	RECORD NO. J-94137
DATE	DESCRIPTION	BY	DATE: DECEMBER 2018 54.011-Y

DATE: June 11, 2020
Mike Petroks
Qualified Professional
COMAR 08.19.06.01

GRAPHIC SCALE 1"=100'
0 100' 200' 300'

SHEET 1 OF 2
L:\C3D-PROJ\A94137-C3D\Queens Court Block F\DWG\TCP11-Pre.dwg, 6/11/2020 12:36:22 PM, dty137

