

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 up to 300 feet wide	0 lf

\* per approved TCP11052/06

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 TCP11052/06.

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.

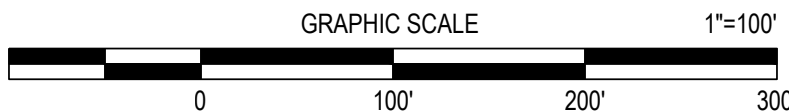
Contract Purchaser \_\_\_\_\_ Date \_\_\_\_\_

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

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

APPLICATION NAME: COLLINGTON CENTER  
PARCEL: 22  
APPLICATION NO.: SDP-0511-06  
TCP NO.: TCP052-06-06  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 5, 2021.  
SIGNATURE APPROVAL DATE: \_\_\_\_\_  
Jill Kosack Digitally signed by Jill Kosack Date: 2021.11.05 15:20:16 -0500  
Authorized Signature

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



10/20/21	Revised to conform with SDP-0511/06	SAO	8/24/11	Revised per Resolution PGCPB No. 10-41	PCN	11/21 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
2/18/20	Revised worksheet and tables per M-NCPPC comment dated 2/15/2020	PCN	2/05/10	Revised for Preliminary Plan 4-09016	MP	<b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
2/28/19	Revised to conform with SDP-0511/04	PCN	1/20/09	Rev. for new layout	MP	COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.
12/17/13	Rev. to amend worksheet and combine RA#2 & RA#3	MP	8/09/06	Rev. per MNCPPC EPS Comments dated 8-8-06	MR	
9/24/13	Revised to conform with SDP-0511/01	PCN	4/17/06	Rev. per MNCPPC EPS Comments dated 4-6-06	MR	
8/23/12	Revised to conform with SDP-0511/01	PCN	DATE	DESCRIPTION	BY	
DATE	DESCRIPTION REVISIONS	BY	REVISIONS		DATE	DECEMBER 2018

DATE: 10/20/2021 1:57:04 PM  
L:\C3D-PROJ\A94137-C3D\Queens Court Block F\DWG\TCP11-Pre.dwg, 10/20/2021 1:57:04 PM, islsun



