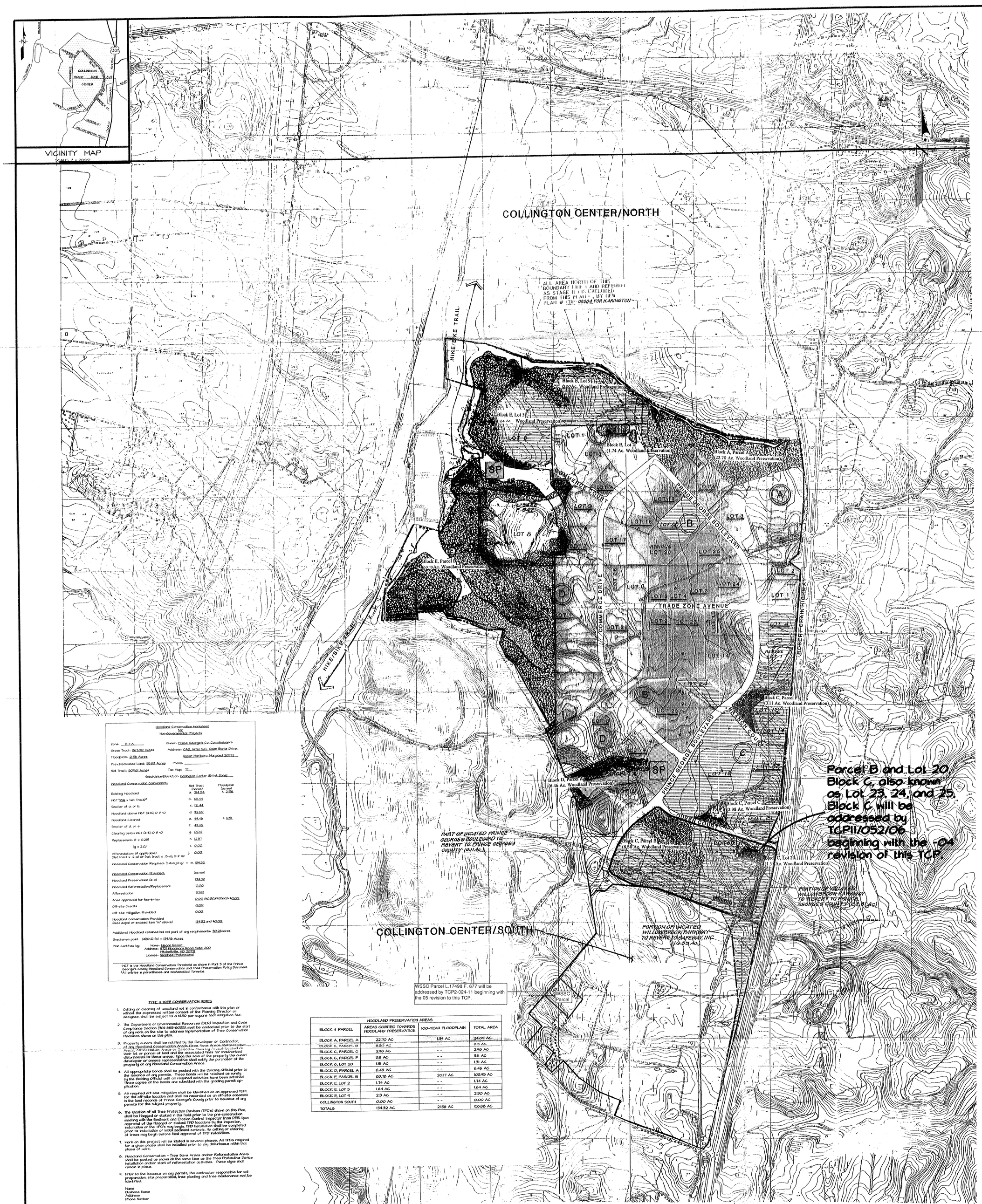

WSSC Parcel L.17498 F. 677 will be addressed by TCP2-024-11 beginning with the 05 revision to this TCP.

Woodland Conservation Worksheet
for
Non-Governmental Projects

Zone: E-I-A
Owner: Prince George's Co. Commissioners
Gross Tract: 867.00 Acres
Address: CAB 14741 Gov. Oden Bowie Drive
Floodplain: 21.56 Acres
Upper Marlboro, Maryland 20772
Prev. Dedicated Land: 35.83 Acres
Phone: _____
Net Tract: 829.61 Acres
Tax Map: 77
Subdivision/Block/Lot: Collington Center (E-I-A Zone)

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 258.04	k. 21.56
HCT[1] (15% x Net Tract)[2]	b. 121.44	
Smaller of a. or b.	c. 121.44	
Woodland above HCT (a-b), 0 if <0	d. 92.60	
Woodland Cleared	e. 44.46	l. 0.51
Smaller of d. or e.	f. 44.46	
Clearing below HCT (a-f), 0 if <0	g. 0.00	
Replacement: (f x 0.25)	h. 12.37	
(g x 2.0)	i. 0.00	
Afforestation (if applicable) (Net tract x .2 or (Net tract x .15-a), 0 if <0)	j. 0.00	
Woodland Conservation Required: (c+h+i+j+l-g) = m. 134.32		

Woodland Conservation Provided:

	(acres)
Woodland Preservation (a-e)	134.32
Woodland Reforestation/Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00 (80.30)(43560)=#0.00
Off-site Credits	0.00
Off-site Mitigation Provided	0.00
Woodland Conservation Provided (must equal or exceed item "m" above)	134.32 and #0.00

Additional Woodland retained but not part of any requirements: 30.26 acres

Breakeven point: (4)(0.21)+b) = 139.96 Acres

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

[1]HCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.
[2]All entries in parentheses are mathematical formula.

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 to 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 shall 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. Three copies of the bonds are submitted with the grading permit application.
5. All required off-site mitigation shall be identified on an approved TCPII for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPD's 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 TPD installation.
7. Work on this project will be located in several phases. All TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas and/or Reforestation Areas 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.
9. Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Address
Phone Number

WOODLAND PRESERVATION AREAS			
BLOCK & PARCEL	AREAS COUNTED TOWARDS WOODLAND PRESERVATION	100-YEAR FLOODPLAIN	TOTAL AREA
BLOCK A, PARCEL A	22.70 AC	1.34 AC	24.04 AC
BLOCK C, PARCEL B	8.30 AC	- -	8.3 AC
BLOCK C, PARCEL C	2.98 AC	- -	2.98 AC
BLOCK C, PARCEL F	3.11 AC	- -	3.11 AC
BLOCK C, LOT 20	1.31 AC	- -	1.31 AC
BLOCK D, PARCEL A	6.46 AC	- -	6.46 AC
BLOCK E, PARCEL B	83.18 AC	20.17 AC	103.35 AC
BLOCK E, LOT 2	1.74 AC	- -	1.74 AC
BLOCK E, LOT 5	1.64 AC	- -	1.64 AC
BLOCK E, LOT 9	2.3 AC	- -	2.30 AC
COLLINGTON SOUTH	0.00 AC	- -	0.00 AC
TOTALS	134.32 AC	21.56 AC	155.88 AC

LEGEND

- Woodland Preservation Areas
- Record Plat Lots (As of the 1990 CDP revision) with Woodland Conservation Requirements
- New Record Lots and Future Lots with Woodland Conservation Requirements
- Stormwater Pond (SP)
- Open Space Not Designated for Woodland Conservation
- Lot No. = Undeveloped Lot
- Lot No. = Developed Lot (Permit Approval Pending — Improvements Constructed)

The 04 revision to this plan if for the separation of TCP2-052-06 for Lots 23, 24 & 25 Block C (SDP-0511).
The 05 revision at this plan of for the separation of TCP2-024-11 for the WSSC Parcel L. 17498 F. 677 for the development of a elevated water storage facility as shown on Record Plat 234-45 with a total fee simple area of 3.0942 Acres.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 67 / 98

	Approved by	DATE
	JOHN MARKOVICH	07/08/98
01	JOHN MARKOVICH	12/13/01
02	JOHN MARKOVICH	12/18/03
03	KIM FINCH	4/21/05
04	[illegible]	8/29/2006
05	[illegible]	3/7/12
06		

Note:
The -03 revision to this TCPII is for Lot 3, Block A only, as indicated in the revision box. Proposed revisions to Lots 5 and 9, Block E are not included in this approval.
KIF 9/21/2005

MD. NAT'L. CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
FEB 24 2012
QUALITY WATERSHED IMPROVEMENT PLANNING SECTION

TREE CONSERVATION PLAN TCPII FOR
A REVISION TO THE CDP FOR COLLINGTON CENTER

COLLINGTON CENTER

QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 400'
0 400 800 1200

T-1
(77)

HSSC 200' SHEET SERIES 201 SE 14 ADC MAP BK LOCATION 21 E 3+4

8/19/06
Megan Reiser
Qualified Professional
COMAR 08.19.06.01

DATE	REVISIONS DESCRIPTION	BY
08-09-06	REV PER MNCPPC EPS COMMENTS DATED 8-8-06	MR
04-17-06	REV PER MNCPPC EPS COMMENTS DATED 4-6-06	MR
03-29-06	REV PER MNCPPC EPS COMMENTS DATED 2-8-06	MR
04-12-05	MYLAR TO MNCPPC FOR SIGNATURE APPROVAL OF LOT 3, BLOCK A	MR
08-16-05	THIS SHEET REPLACES BDAI DWG NO. 54.005-T	MR
AUGUST 2005		

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 RB DATE AUG 05 CHKD BY MR DATE 8/05 TECHS
RECORD NO. J-4413
SCALE 1" = 400'
DRWG. NO. 54.010-T

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