





# GENERAL NOTES (TYPE I TREE CONSERVATION):

- This tree conservation plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for a preliminary plan of subdivision or resubdivision. Specific details and the Type II TCP will be reviewed at site plan review or prior to issuance of grading and building permits.
- Types of protective devices to be used will be detailed during the next phase of review.
- No tree cutting or clearing shall take place on this site without the expressed written consent of the Prince George's County Planning Board, its designee, or without the approval of a Type II TCP.
- Any tree cutting or clearing on this site without the aforementioned approval shall be submitted to the mitigation fee of \$1.50 per square foot of woodland damaged or destroyed.
- Plans for stormwater management are contained in the conceptual Storm Drain Plan, (if to be determined). It is understood that final design plans for stormwater management will be approved prior to the approval of the building permit.
- Prospective purchasers of the property shall be notified by the developer, contractor or property owner of the TCP for the property, and the associated fines for unauthorized disturbance to the woodland conservation areas. Upon sale of the property, the owner or developer shall notify the purchaser of any woodland conservation restrictions as shown on this TCP and any subsequent TCP's.

WOODLAND PRESERVATION AREAS	
BLOCK AND PARCEL	ACRES
Block A, Parcel 'A'	17.19
Block C, Parcel 'F'	2.72
Block D, Parcel 'A'	7.62
Block G, Parcel 'C'	1.31
Block E, Open Space	129.66
<b>TOTAL ACRES</b>	<b>158.50</b>

Woodland Conservation Worksheet for Non-Governmental Projects

Zone: ELDA Owner: Prince George's County Commissioners  
 Gross Tract: 587 Address: County Administration Building  
 Floodplain: 0.3 14741 Governor John Deane Drive  
 Dedicated Land: 58.88 Upper Marlboro, MD 20772  
 Net Tract: 528.12 Phone: 77 Tax map: 77  
 Permit #: CDP 7802

Subdivision/Block/Lot: Collington Center BIA Zone

Woodland Conservation Calculations:

Existing Woodland	Net Tract	Floodplain
WCT (15% x Net Tract)	a. 218.46	b. 119.73
Smaller of a or b	c. 118.73	d. 95.32
Woodland above WCT (a - b); if < 0 enter 0	e. 55.34	f. 35.54
Woodland Cleared	g. 0	h. 13.89
Smaller of d or e	i. 118.73	j. 35.54
Clearing below WCT (e - f); if < 0, enter 0	k. 0	l. 0
Replacement (x 0.25)	m. 0	n. 0
Afforestation (if applicable)	o. 0	p. 0
(net tract x 2 - a); if < 0, enter 0	q. 0	r. 0
Woodland Conservation Required: (c+h+i+j+g)	s. 118.73 + 13.89 = 132.62	t. 0

Woodland Conservation Provided:

Woodland Preservation (a - e) 158.50  
 Woodland Reafforestation/Replacement 0  
 Afforestation 0  
 Area approved for sale/in lieu 0.30 x 42,880 = \$  
 Offset Credits 0  
 Woodland Conservation Provided (must equal or exceed sum "m" above) 158.50 acres  
 Woodland retained but not part of any requirements: 28.93 acres

Tree Conservation Plan Certified by: Name Thomas A. Capers  
 Address Box 244, Assinippi, Inc. 2107 Professional Plaza  
P.O. Box 244, Assinippi, MD 20786-0244  
 License MD 21.1.4.444

- WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.
  - All entries in parentheses are mathematical formulas.
- Woodland cleared calculation is based on the assumption that all current potentially developable lots (Lots 14-22, Block C, Prop. Lots 9 & 5, Block E and Prop. Lot 5, Block A) would be 100% cleared. This scenario is unlikely to occur.

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

APPLICATION NAME: 001 PRINCE GEORGE'S BOULEVARD PROPERTY - OFFICE WAREHOUSE  
 APPLICATION NO.: SDP-2001  
 TCP NO.: TCPII-67-96  
 SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH FCPR/RECESSION NO. 2021-97 DATED MAY 20, 2021.

SIGNATURE APPROVAL DATE: 7/1/96  
 Capers, William  
 Authorized Signature

M-NCPPC APPROVALS

PROJECT NAME: COLLINGTON CENTER (W & L)	DATE
PROJECT NUMBER: SDP-001	
FOR CONDITIONS OF APPROVAL SET BY PLAN COVER SHEET OR APPROVAL SHEET (SEE REVISIONS FOR DATE AND DATE TO BE REVIEWED)	
APPROVAL NO.	DATE
01	10/14/96
02	10/14/96
03	10/14/96
04	10/14/96
05	10/14/96
06	10/14/96
07	10/14/96
08	10/14/96
09	10/14/96



M-NCPPC  
 PRINCE GEORGE'S COUNTY PLANNING DIVISION  
 ENVIRONMENTAL PLANNING SECTION  
 APPROVAL  
 TREE CONSERVATION PLAN  
 TCPII-67-96  
 DATE: 7/1/96

M-NCPPC  
 Prince George's County Planning Department  
 Natural Resources Division  
 APPROVAL  
 TREE CONSERVATION PLAN  
 TCP - 7/1/96  
 BY: [Signature] DATE: 7/1/96

## TREE CONSERVATION PLAN - TYPE I FOR PRELIMINARY PLAT A REVISION TO THE PRELIMINARY PLAT FOR COLLINGTON CENTER

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

(FOR PRELIMINARY PLAN OF RESUBDIVISION OF EXISTING LOTS 7, 9, 11 AND 13 BLOCK 'C' REFER TO B.D.A.I. DRAWING 94.001-Y J# 94137)

SHEET 2 OF 2