

Parcel B and Lot 20, Block C, also known as Lot 23, 24, and 25 Block C will be addressed by TCPH/052/06 beginning with the 04 revision of this TCP.

BLOCK & PARCEL	WOODS COATED PRESERVATION AREAS		TOTAL AREA
	AREAS COATED TOWARDS AGRICULTURE AND CONSERVATION	COO-TEAR FLOODPLAIN	
BLOCK 6 PARCEL A	22.72 AC	1.94 AC	24.66 AC
BLOCK 6 PARCEL B	0.80 AC	..	0.80 AC
BLOCK 6 PARCEL C	3.94 AC	..	3.94 AC
BLOCK 6 PARCEL F	1.91 AC	..	1.91 AC
BLOCK 6 LOT 20	1.91 AC	..	1.91 AC
BLOCK 6 PARCEL A	0.40 AC	..	0.40 AC
BLOCK 6 PARCEL B	69.78 AC	20.17 AC	89.95 AC
BLOCK 6 LOT 2	1.94 AC	..	1.94 AC
BLOCK 6 LOT 3	1.94 AC	..	1.94 AC
BLOCK 6 LOT 4	2.93 AC	..	2.93 AC
BLOCK 6 LOT 5	0.40 AC	..	0.40 AC
COLUMBIA SOUTH	14.32 AC	2.86 AC	17.18 AC
TOTALS	143.22 AC	21.96 AC	165.18 AC

Property Owners Awareness Certificate

I/We, Jason Davis 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.

 June 15, 2023
 On _____ 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 _____

Target Corp. hereby acknowledge that we are aware of this T
Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
01/31/22
Owner or Diliers Representative Date
E We hereby acknowledge that we are aware of this T
Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
C Owner Date

C. M. RIZZI
 PROFESSIONAL LANDSCAPE ARCHITECT
 6/29/2023
 I, CHRISTOPHER M. RIZZI, CERTIFY THAT
 THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME OR A PERSON DULY
 LICENSED AS A PROFESSIONAL LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 3096, EXPIRATION DATE: 10/18/2024

CHRIS RIZZI IS SIGNING FOR
THE 13th REVISION FOR LOT
5 AND PARCEL A, BLOCK D.

M-NCIPES
Prince George's County Planning Department
National Response Division
APPROVAL

TREE COVER - 10/18/94

FILE # 1-97

AUG 1 1997

01 JENH 12 12/1/97
02 JENH MA 12/1/97
03 JENH MA 12/1/97
04 JENH MA 12/1/97
05 JENH MA 12/1/97
06 JENH MA 12/1/97
07 JENH MA 12/1/97
08 JENH MA 12/1/97
09 JENH MA 12/1/97
10 JENH MA 12/1/97
11 JENH MA 12/1/97

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.

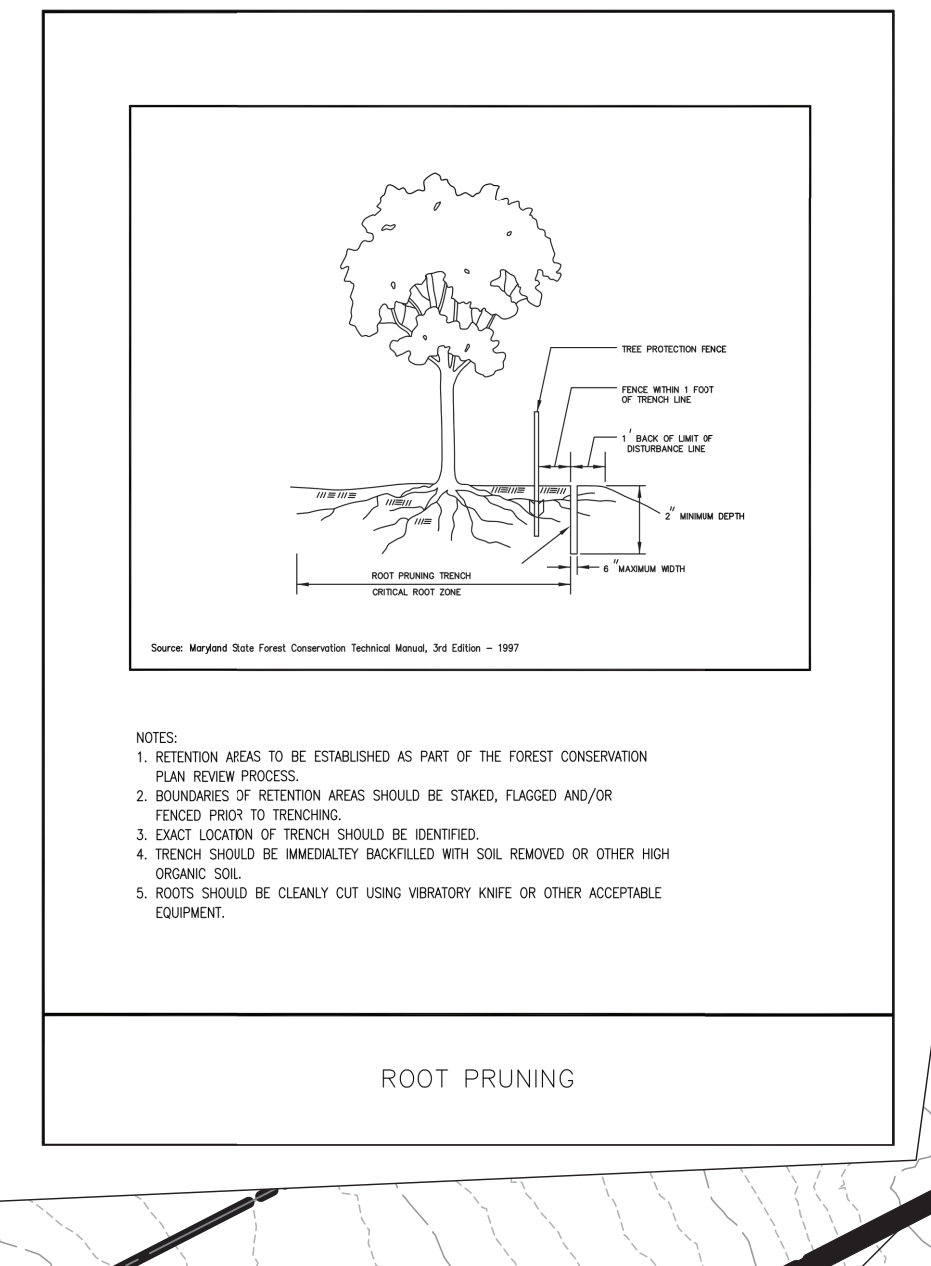
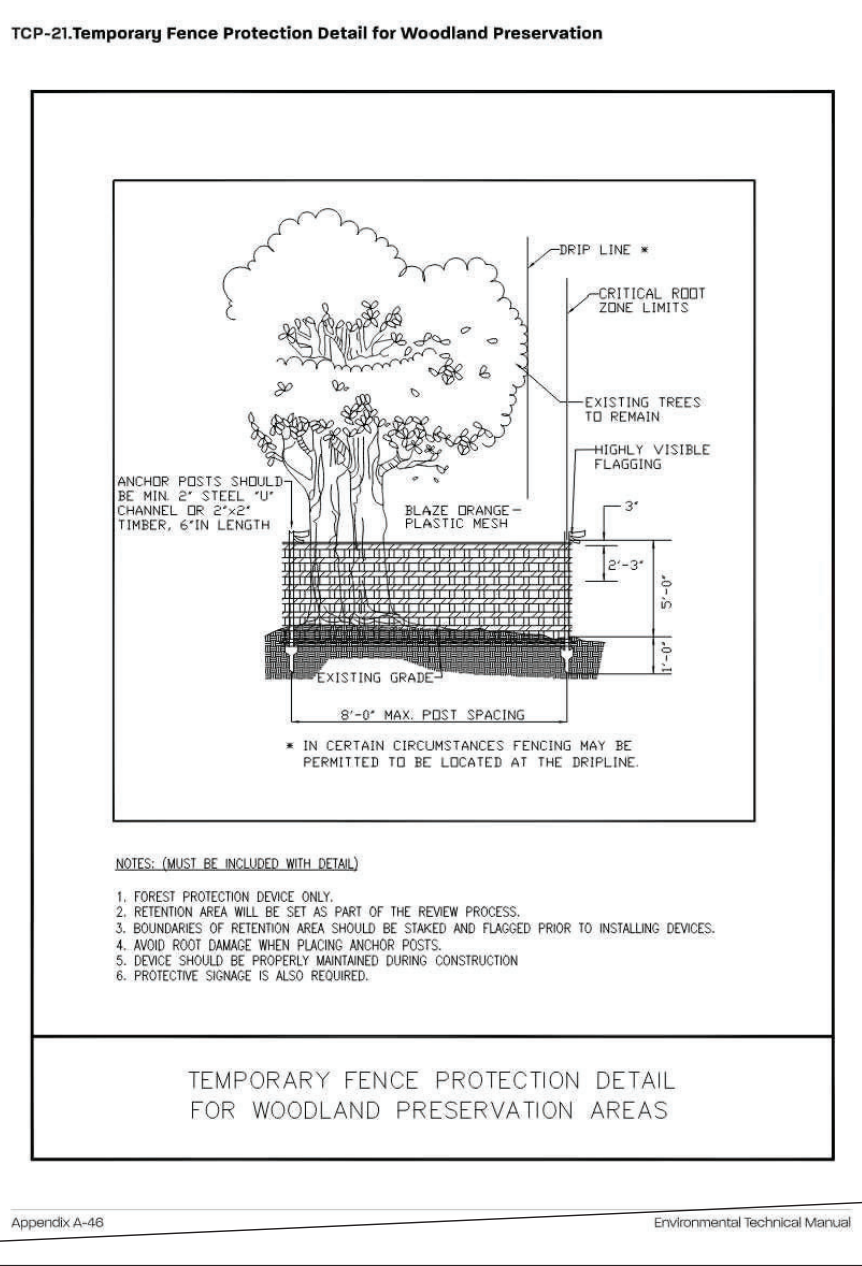
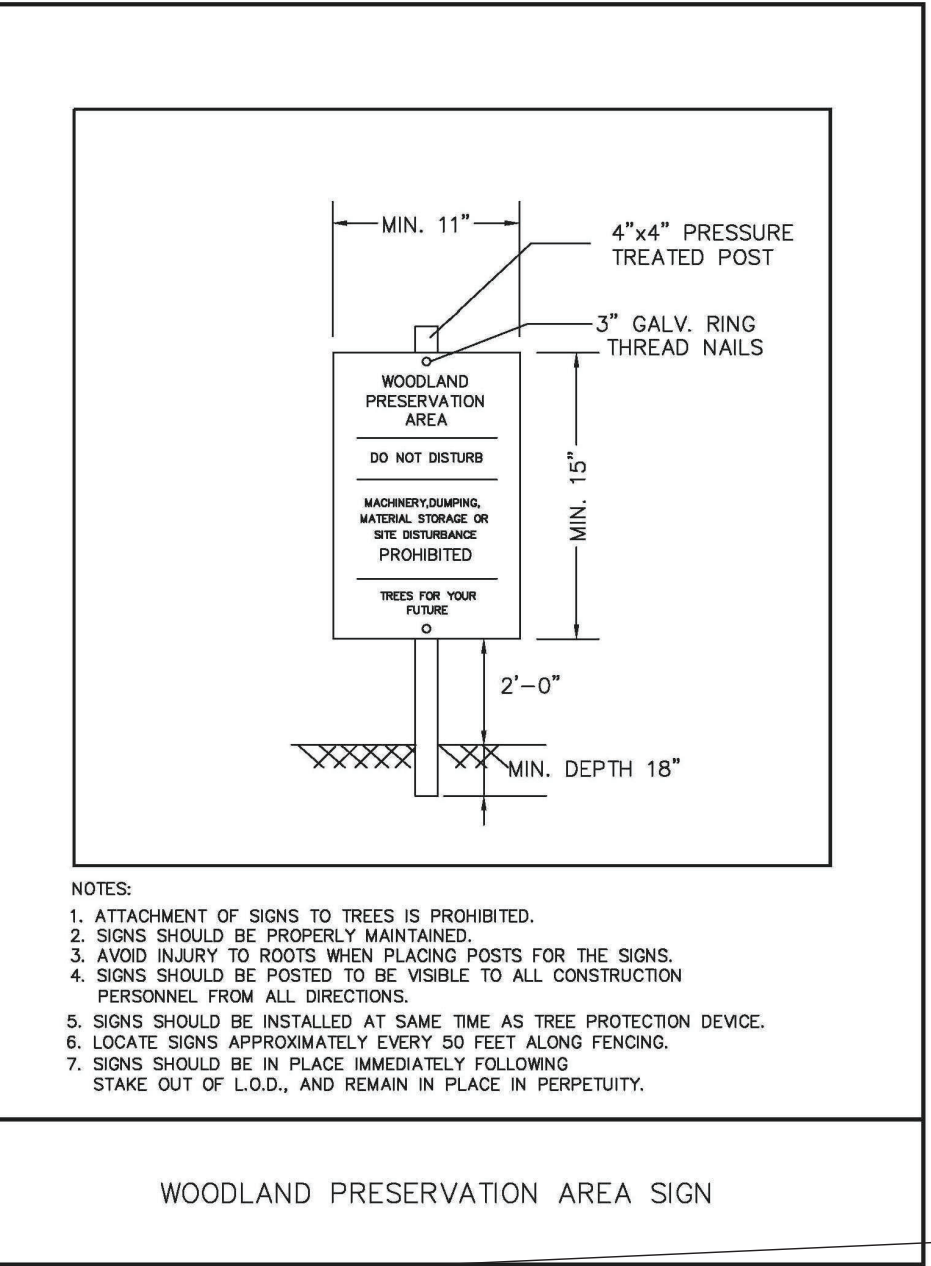
TREE CONSERVATION PLAN - TYPE II FOR
 A REVISION TO THE CDP FOR COLLINGTON CENTER
 COLLINGTON CENTER
 QUEEN ANNE DISTRICT No. 1
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 400'

DATE	<u>NO. MAP RE LOCATION 218 344</u>					
08-09-06	REV PER HINCHIPS EPS COMMENTS DATED 0-0-00	NIR	1971 WOODBONE ROAD, SUITE 200 METROVILLE, HAWAII 96721			
04-17-00	REV PER HINCHIPS EPS COMMENTS DATED 4-6-00	NIR	BIG BOY ASSOCIATES, Engineers / Surveyors / FIDELITY TELEPHONE 800 430-4000			
03-29-04	REV PER HINCHIPS EPS COMMENTS DATED 2-0-00	NIR	COPYRIGHT © 2005 DEN DYER ASSOCIATES DEN DYER ASSOCIATES, INC. TELEPHONE NO.			
04-12-05	HINTAR TO HINCHIPS FOR SIGNATURE APPROVAL OF LOT 3, BLOCK A	NIR	SCALE 1" = 400'			
08-16-05	THIS SHEET REPLACES BOARD DWG NO. 54-05-01	NIR				

LEGEND

Woodland Preservation Areas			TPC21 BOUNDARY
Recordable Lots (As of the 1990 CDP revision) with Woodland Conservation Requirements			TREE CONSERVATION
New Record Lots and Future Lots with Woodland Conservation Requirements			FLOODPLAIN EASEMENT
Stormwater Pond			WETLAND AREA
Open Space Not Designated for Woodland Conservation			WETLAND BUFFER
Lot No. = Undeveloped Lot			STREAM CENTERLINE
<u>Lot No.</u> = Developed Lot (Permit Approval Pending — Improvements Constructed)			STREAM BUFFER
			TREE BOUNDARY
			LIMIT OF DISTURBANCE
			TREE PROTECTION FENCING



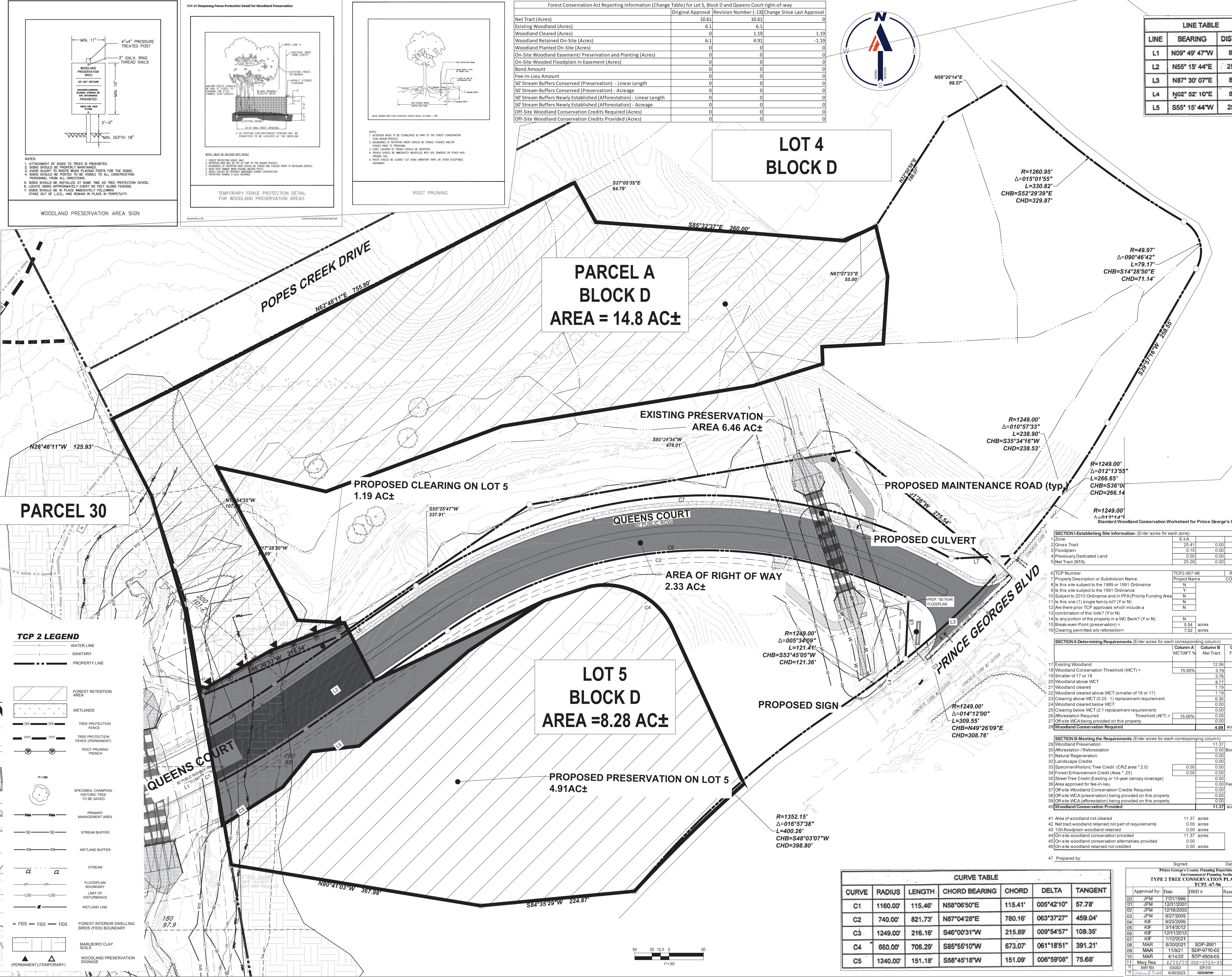
Forest Conservation Act Reporting Information (Change Table) for Lot 5, Block D and Queens Court right-of-way

	Original Approval	Revision Number (-13)	Change Since Last Approval
Net Tract (Acres)	10.61	10.61	0
Existing Woodland (Acres)	6.1	6.1	0
Woodland Cleared (Acres)	0	1.19	1.19
Woodland Retained On-Site (Acres)	6.1	4.91	-1.19
Woodland Planted On-Site (Acres)	0	0	0
On-Site Woodland Easement/ Preservation and Planting (Acres)	0	0	0
On-Site Wooded Floodplain in Easement (Acres)	0	0	0
Bond Amount	0	0	0
Fee-In-Lieu Amount	0	0	0
50' Stream Buffers Conserved (Preservation) - Linear Length	0	0	0
50' Stream Buffers Conserved (Preservation) - Acreage	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0	0	0
Off-Site Woodland Conservation Credits Required (Acres)	0	0	0
Off-Site Woodland Conservation Credits Provided (Acres)	0	0	0



LINE TABLE

LINE	BEARING	DIS
L1	N09° 49' 47"W	8
L2	N55° 15' 44"E	2
L3	N87° 30' 07"E	8
L4	N02° 52' 10"E	8
L5	S55° 15' 44"W	2



TCP 2 LEGEND

WATER LINE
SANITARY
PROPERTY LINE

FOREST RETENTION AREA
WETLANDS
TREE PROTECTION FENCE
TREE PROTECTION FENCE (PERMANENT)
ROOT PRUNING TRENCH

SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
PRIMARY MANAGEMENT AREA
STREAM BUFFER
WETLAND BUFFER
STREAM
FLOODPLAIN BOUNDARY
LIMIT OF DISTURBANCE
WETLAND LINE
FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
MARLBORO CLAY SOILS
WOODLAND PRESERVATION SIGNAGE

SECTION I-Establishing Site Information- (Enter acres for each zone)

Zone	E-I-A	Column A	Column B	Column C
1 Zone	25.41	0.00	0.00	0.00
2 Zone	0.15	0.00	0.00	0.00
3 Floodplain	0.00	0.00	0.00	0.00
4 Previously Dedicated Land	0.00	0.00	0.00	0.00
5 Net Tract (NTA)	25.26	0.00	0.00	0.00

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A	Column B	Column C	Column D
17 Existing Woodland	12.56	0.00	0.00	0.00
18 Woodland Conservation Threshold (WCT) =	15.00%	3.79	0.00	0.00
19 Smaller of 17 or 18	3.79	0.00	0.00	0.00
20 Woodland above WCT	8.77	0.00	0.00	0.00
21 Woodland cleared	1.19	0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)	1.19	0.00	0.00	0.00
23 Clearing above WCT (0.25: 1) replacement requirement	0.30	0.00	0.00	0.00
24 Woodland cleared below WCT	0.00	0.00	0.00	0.00
25 Clearing below WCT (2: 1 replacement requirement)	0.00	0.00	0.00	0.00
26 Afforestation Required Threshold (AFT) =	15.00%	0.00	0.00	0.00
27 Off-site WCA being provided on this property	0.00	0.00	0.00	0.00
28 Woodland Conservation Required	4.09	0.00	0.00	0.00

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

	Column A	Column B	Column C	Column D
29 Woodland Preservation	11.37	0.00	0.00	0.00
30 Afforestation / Reforestation	0.00	0.00	0.00	0.00
31 Natural Regeneration	0.00	0.00	0.00	0.00
32 Landscape Credits	0.00	0.00	0.00	0.00
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	0.00	0.00
34 Forest Enhancement Credit (Area * 25)	0.00	0.00	0.00	0.00
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00	0.00	0.00
36 Area approved for fee-in-lieu	0.00	0.00	0.00	0.00
37 Off-site Woodland Conservation Credits Required	0.00	0.00	0.00	0.00
38 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00
39 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
40 Woodland Conservation Provided	11.37	0.00	0.00	0.00

41 Area of woodland not cleared 11.37 acres
42 Net tract woodland retained not part of requirements: 0.00 acres
43 100 floodplain woodland retained 0.00 acres
44 On-site woodland conservation provided 11.37 acres
45 On-site woodland conservation alternatives provided 0.00 acres
46 On-site woodland retained not credited 0.00 acres

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1160.00'	115.46'	N58°06'50"E	115.41'	005°42'10"	57.78'
C2	740.00'	821.73'	N87°04'28"E	780.16'	063°37'27"	459.04'
C3	1249.00'	216.16'	S46°00'31"W	215.89'	009°54'57"	108.35'
C4	660.00'	706.29'	S85°55'10"W	673.07'	061°18'51"	391.21'
C5	1240.00'	151.18'	S58°45'18"W	151.09'	006°59'08"	75.68'

TYPE 2 TREE CONSERVATION PLAN

APPROVED BY:	DATE	DRD #	REASON
JPM	7/31/1996		
JPM	12/31/2001		
JPM	12/18/2003		
JPM	9/27/2005		
KIF	8/25/2006		
KIF	3/14/2012		
KIF	12/11/2013		
KIF	1/12/2021		
MAR	6/30/2021	SDP-2001	
MAR	11/9/21	SDP-9710-02	
MAR	6/14/22	SDP-9503-05	
Mary Rea	6/15/22	SDP-9710-03	
MARY REA	5/4/2023	SDP-2021	
Mary Rea	6/30/2023	SDP-2021	