TREE CONSERVATION PLAN TYPE I

Willowbrook

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

GENERAL NOTES

1. ZONES: R-S
2. ACREAGE OF TRACT
   ZONE R-S
   GROSS TRACT: 425.85
   AREA OF FLOODPLAIN: 92.49
   NET TRACT: 333.36
   ZONE I-1
   GROSS TRACT: 15.00
   AREA OF FLOODPLAIN: 2.18
   NET TRACT: 12.82
3. EXISTING USE: VACANT
4. THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT
5. BOUNDARY PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES IN THE DATUM OF NAD 83.
6. TOPOGRAPHY SHOWN HEREON IS BASED ON FLOWN TOPOGRAPHY RECEIVED BY AN OUTSIDE CONTRACTOR.
7. TAX MAP PAGE AND GRID: 77 A2,3,4; B2,3,4
8. THE PREDOMINANT SOIL TYPES ARE: ADELPHIA, BBB, COLEMANTOWN, COLLINGTON, MARR, MONMOUTH, SANDY LAND, SHREWSBURY, WESTPHALIA.
9. PERENNIAL STREAMS ARE LOCATED ON THE PROPERTY.
10. 100 YEAR FLOODPLAIN BASED ON FPS# 200522

Woodland Conservation Worksheet
for
Prince George's County

	R-S	I-1	
Zone:			
Gross Tract:	425.85	15.00	
Floodplain:	92.49	2.18	
Previously Dedicated Land:			
Net Tract (NTA):	333.36	12.82	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: Willowbrook

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	122.82 acres
Clearing permitted w/o reforestion=	216.91 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		339.73	82.93	
Woodland Conservation Threshold (NTA) =	19.81%	68.60		
Smaller of a or b		68.60		
Woodland above WCT		271.14		
Woodland cleared		274.19	2.41	1.76
Smaller of d or e		271.14		
Clearing above WCT (0.25 : 1) replacement requirement		67.78		
Clearing below WCT (2:1 replacement requirement)		3.06		
Afforestation Threshold (AFT) =	15.00%	0.00		
Woodland Conservation Required		**143.60**		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	65.54	
Reforestation / Replacement	15.51	
Afforestation		
Area approved for fee-in-lieu		$0.00
Credits for Off-site Mitigation on another property	62.55	
Off-site Mitigation provided on this property		
Total Woodland Conservation Provided	**143.60**	

Area of woodland not cleared 65.54 acres
Woodland retained not part of requirements: 0 acres

Prepared by:

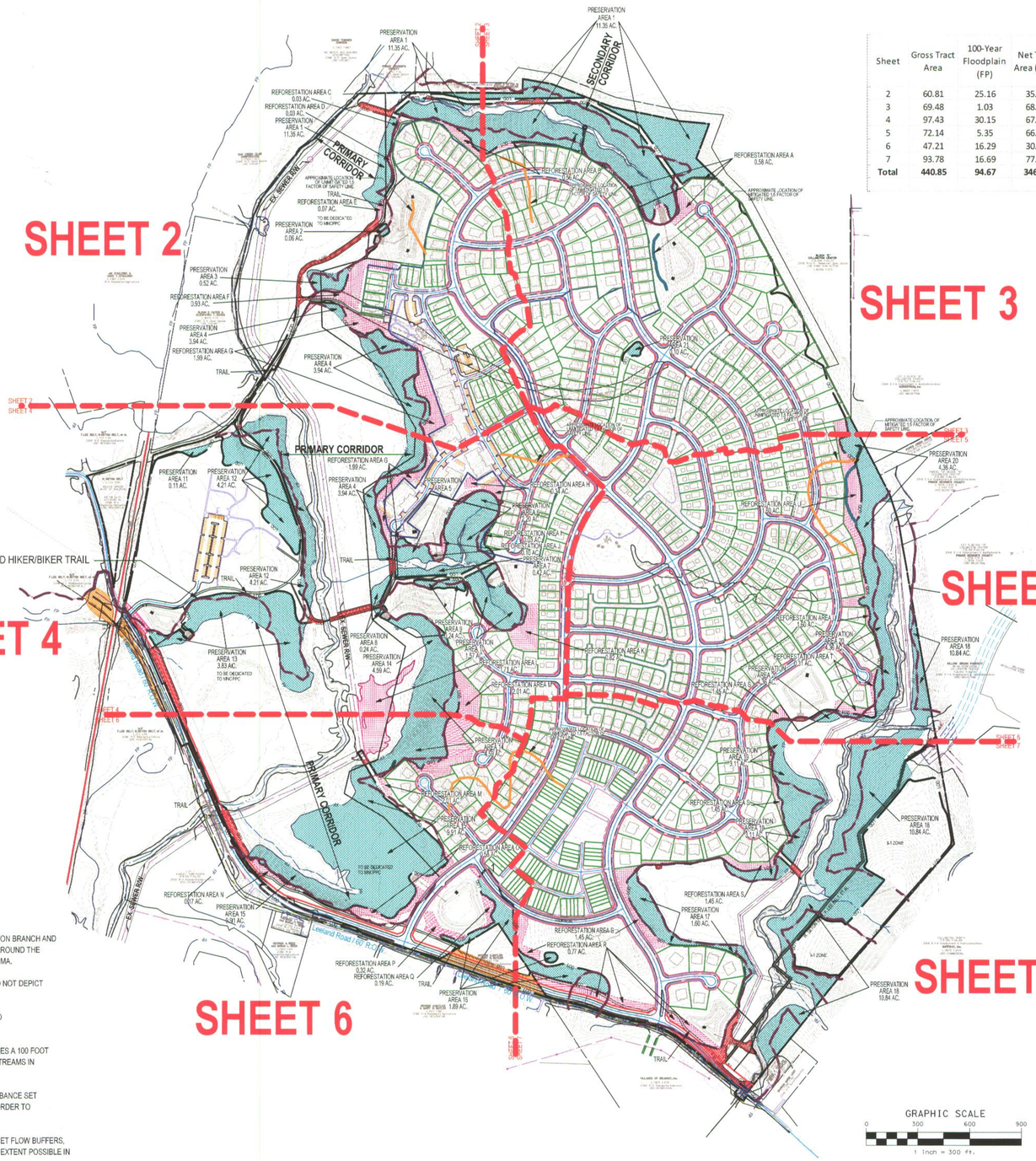
Signed 10/24/14 Date

ENGINEERING\VTC\TCPI_Worksheet.xls

Preservation Area	Acreage
1	11.35
2	0.06
3	0.52
4	3.94
5	0.46
6	2.20
7	0.42
8	0.24
9	0.24
10	1.57
11	0.11
12	4.21
13	3.83
14	4.59
15	9.91
16	1.89
17	1.60
18	10.84
19	3.11
20	4.36
21	0.10
Total	**65.54**

Reforestation Areas	Acreage
A	0.58
B	0.56
C	0.03
D	0.03
E	0.07
F	0.93
G	1.99
H	0.34
I	0.03
J	0.10
K	0.82
L	1.71
M	2.01
N	0.17
O	0.58
P	0.32
Q	0.19
R	1.71
S	1.45
T	0.31
U	1.60
Total	**15.51**

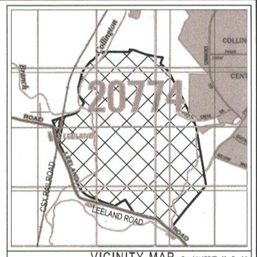
ENGINEERING\VTC\TCPI_PreservationAreasChart.xls



NOTES:

1. NO DISTURBANCE IS ANTICIPATED FOR WRAS STREAM RESTORATION.
2. THE PRIMARY CORRIDOR IS REFLECTED ON THE PLANS AROUND THE COLLINGTON BRANCH AND ASSOCIATED PMA. THE SECONDARY CORRIDOR IS REFLECTED ON THE PLANS AROUND THE NORTHERNMOST TRIBUTARY TO THE COLLINGTON BRANCH AND ASSOCIATED PMA.
3. THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE CONCEPTUAL AND DO NOT DEPICT APPROVAL OF ANY IMPACTS TO REGULATED FEATURES.
4. ALL COMMUNITY LIGHTING SHALL USE FULL CUT OFF OPTICS AND BE DIRECTED DOWNWARD TO REDUCE GLARE AND LIGHT SPILL OVER.
5. THE PATUXENT MANAGEMENT AREA (PMA) SHOWN ON THIS PLAN INCORPORATES A 100 FOOT SETBACK FROM JURISDICTIONAL WETLANDS AND PERENNIAL/INTERMITTENT STREAMS IN ACCORDANCE WITH CONDITION 22 FOR CDP-0505.
6. THE TCPII SHALL SHOW WOODLAND CONSERVATION AND THE LIMIT OF DISTURBANCE SET BACK A MINIMUM OF 10 FEET FROM THE BOTTOM OF ANY RETAINING WALL IN ORDER TO PROVIDE FOR CONSTRUCTION AND MAINTENANCE.
7. STORMWATER MANAGEMENT CONCEPT PLAN SHALL INCLUDE THE USE OF SHEET FLOW BUFFERS, VEGETATED CHANNELS AND NON ROOFTOP DISCONNECTION TO THE FULLEST EXTENT POSSIBLE IN ADDITION TO OTHER SWM TECHNIQUES.

SCALE: 1" = 300'



Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (Gross)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforested Area (WRA)	Woodland Retained / Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
2	60.81	25.16	35.65	56.35	33.46	22.89	28.02	0.53	0.00	5.44	2.82	0.00	0.00
3	69.48	1.03	68.45	68.11	67.22	0.89	57.94	0.09	0.00	9.28	0.90	0.00	0.00
4	97.43	30.15	67.28	93.27	66.71	26.56	49.43	0.65	0.83	17.28	3.62	0.00	0.00
5	72.14	5.35	66.79	69.23	64.98	4.25	59.18	0.03	0.00	5.80	1.88	0.00	0.00
6	47.21	16.29	30.92	44.39	30.77	13.62	17.98	0.29	0.69	12.79	3.68	0.00	0.00
7	93.78	16.69	77.09	91.31	76.59	14.72	61.64	0.82	0.24	14.95	2.61	0.00	0.00
Total	**440.85**	**94.67**	**346.18**	**422.66**	**339.73**	**82.93**	**274.19**	**2.41**	**1.76**	**65.54**	**15.51**	**0.00**	**0.00**

SHEET INDEX

NOTE: DEVELOPMENT OF THIS PROJECT IS SUBJECT TO A HABITAT PROTECTION AND MANAGEMENT PROGRAM. THIS PROGRAM WAS CONCEPTUALLY APPROVED CONCURRENTLY WITH THE PRELIMINARY PLAN OF SUBDIVISION. SUBMITTAL OF A DETAILED HABITAT PROTECTION AND MANAGEMENT PROGRAM FOR THE SITE IS REQUIRED WITH THE SUBMITTAL OF THE FIRST SPECIFIC DESIGN PLAN FOR THE SITE, AND IS ALSO SUBJECT TO APPROVAL OF THE PLANNING BOARD. THE DETAILED HABITAT PROTECTION AND MANAGEMENT PROGRAM SHALL BE BASED ON THE CONCEPTUAL PLAN, BUT IS NOT NECESSARILY LIMITED TO ELEMENTS OUTLINED IN THE CONCEPTUAL PLAN.

LEGEND

- SITE PROPERTY BOUNDARY
- PROPOSED LOT LINE
- STREAM CENTERLINE
- PATUXTENT MANAGEMENT AREA
- 1.5 UNMITIGATED SOIL RESTRICTION LINE
- 1.5 MITIGATED SOIL RESTRICTION LINE
- FLOODPLAIN
- TREE PRESERVATION AREA
- REFORESTATION AREA
- TREES CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- PROPOSED TRAIL

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

RECEIVED
OCT 24 2014
DEVELOPMENT REVIEW
DIVISION

PROJECT NAME: WILLOWBROOK
PROJECT NUMBER: CDP-0505
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be indicated in the Project Number

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06

	APPROVED BY	DATE
01	CEmile	12/12/14
02		
03		
04		
05		

TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK
Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 300'
SHEET 1 OF 8
PROJECT NO. 0641-17-00

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NO.	REVISIONS	BY	DATE
6	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	11/15/07
5	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	9/28/07
4	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	8/15/07
3	REVISED TCPI PER MNCPPC EPS COMMENTS.	BAM	11/05/06
2	REVISED TCPI PER CHANGES TO PRELIMINARY PLAN PRE-ACCEPTANCE COMMENTS.	CDT	08/22/06
1	REVISED TCPI TO INCLUDE CHANGES TO THE SITE LAYOUT.	CDT	06/20/06

Date: December, 2005 CAD Standards Version: V8 - 2000
Designed: DLT/ CDT Technician: DLT/ CDT Checked: WKD

Map 21 Grid C5•6 D5•6•7 E5•6
Tax Map: Map 77 A-2,3,4 B-2,3,4
Zoning Category: R-S
M-NCPPC 200' Sheet: 201SE13, 202SE13,14 203SE13,14
WSSC 200' Sheet: 201SE13 202SE13,14 203SE13,14

DEVELOPER / APPLICANT
PNC
Two Hopkins Plaza
Baltimore, MD 21201
(410) 237-5323
Attn: Matt Rockstroh

LANDSCAPE ARCHITECT #1074 STATE OF MARYLAND
10/24/14

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

$LSAPLOTCOMMENTS

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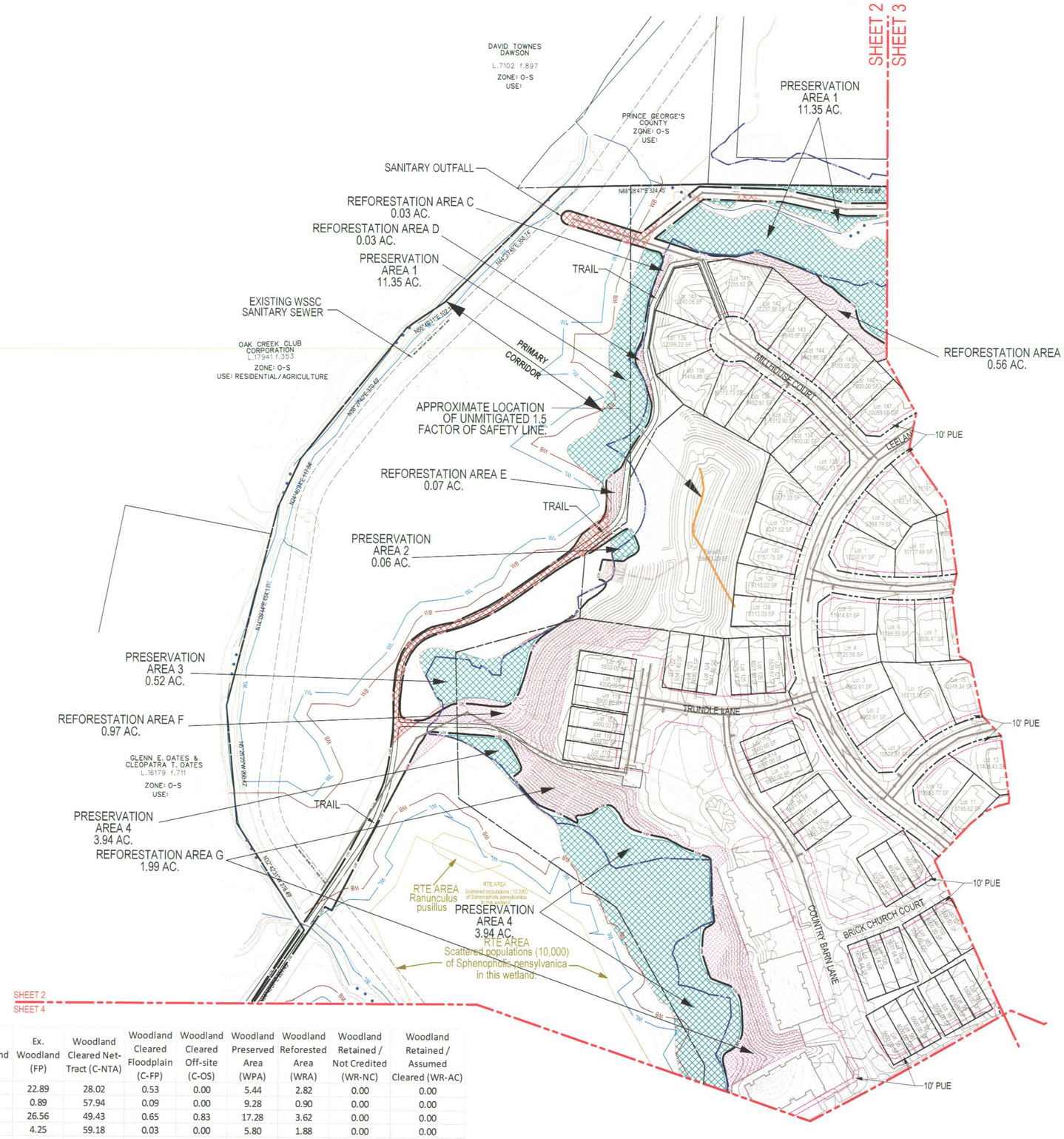

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06
APPROVED BY: [signature] DATE: 12/12/07

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: WILLOWBROOK
PROJECT NUMBER: CDP-0505
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

NO.	REVISIONS	BY	DATE
6	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	8/15/07
5	REVISED TCPI PER MNCPPC EPS COMMENTS.	CDT	11/30/06
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3	REVISED PER 10/20/06 MEETING	ACW	10/30/06
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Designed: DLT/CDT Technician: DLT/CDT Checked: WKD

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$LSAPLOTCOMMENTS

Map 21 Grid C5,6 D5,6,7 E5,6
Tax Map: Map 77 Parcel: B 2734
M-NCPPC 200' Sheet: 201SE13, 202SE13,14 203SE13,14
Water/Sewer Sheet: 201SE13, 202SE13,14 203SE13,14
Zoning Category: R-S

DEVELOPER / APPLICANT
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LANDSCAPE ARCHITECT #1074 STATE OF MARYLAND 10/24/19

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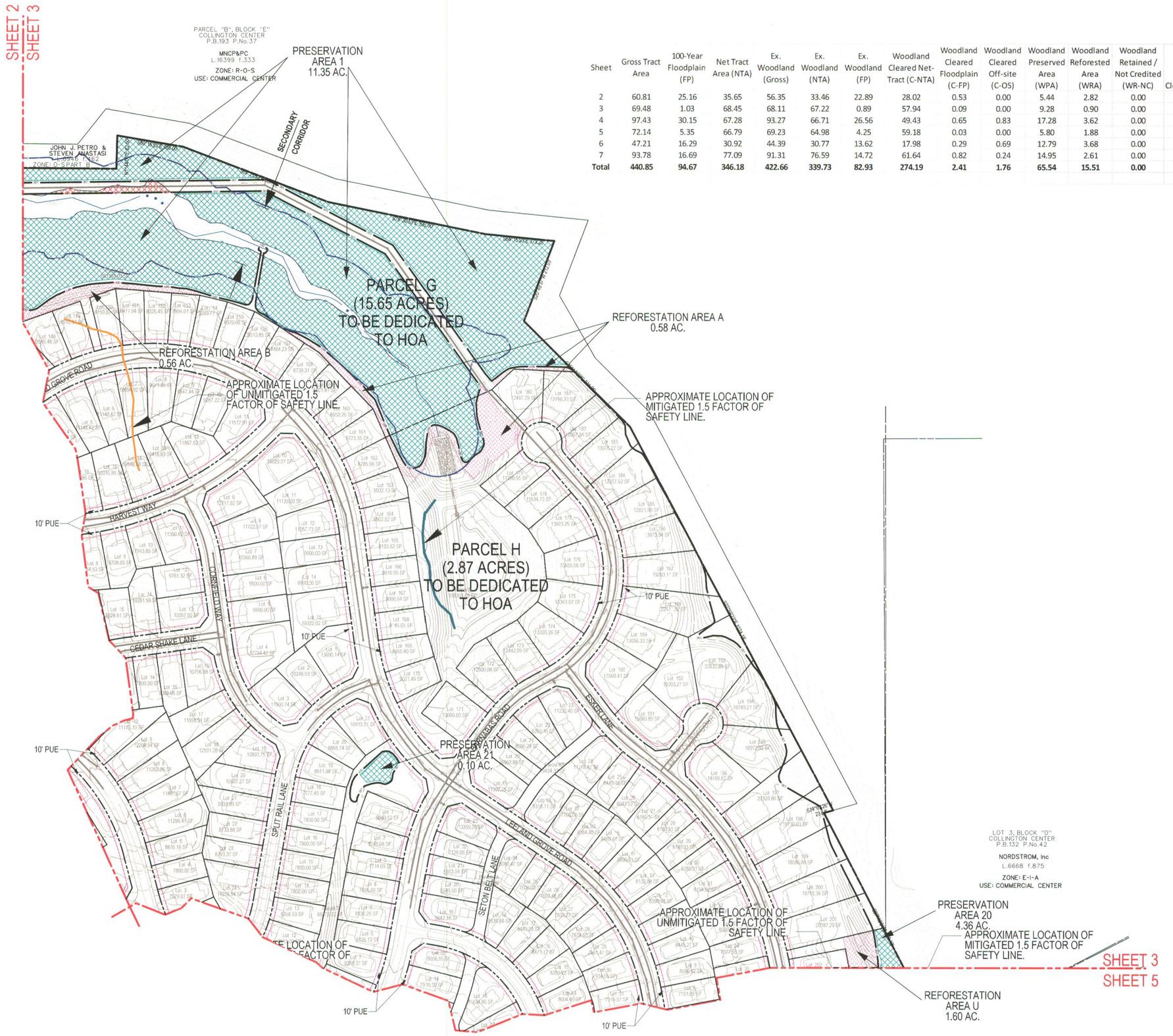
100 50 0 100 200

TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'
SHEET 2 OF 8
PROJECT NO. 0641-17-00



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APPROVAL
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PROJECT NUMBER: CAP-0505
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06
APPROVED BY: RFMcH DATE: 12/12/14

01		
02		
03		
04		
05		

TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'

SHEET 3 OF 8

PROJECT NO. 0641-17-00

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$LSAPLOTCOMMENTS

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Date: December, 2005 | CAD Standards Version: V8 - 2000
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Map 21 Grid C5,6 D5,6,7 E5,6

Tax Map: MGD. 77 A2,3,4 B2,3,4
Zoning Category: R-S
M-NCPPC 200' Sheet: 201SE13, 202SE13,14 203SE13,14
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LANDSCAPE ARCHITECT #1074 STATE OF MARYLAND
12/9/14

MISS UTILITY NOTE

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SHEET 2
SHEET 4

PRESERVATION AREA 11 0.11 AC.

TRAIL

N/F F.LEE BELT, W.SETON BELT, et al. L.173 f.30

ZONE: R-A
USE: RESIDENTIAL/AGRICULTURE

W. SETON BELT L.173 f.30

PARCEL A (19.25 ACRES) TO BE DEDICATED TO MMCP&PC FOR ACTIVE RECREATION

PRESERVATION AREA 12 4.21 AC.

CSX

POPES CREEK BRANCH

65 dBA Ldn

PRESERVATION AREA 13 3.83 AC.

TRAIL

PRESERVATION AREA 12 4.21 AC.

N/F F.LEE BELT, W.SETON BELT, et al. L.173 f.30

ZONE: R-E
USE: RESIDENTIAL/AGRICULTURE

10' PUE

TRAIL

40' WIDE SCENIC EASEMENT

10' PUE

N/F F.LEE BELT, W.SETON BELT, et al. L.173 f.30

ZONE: R-E
USE: RESIDENTIAL/AGRICULTURE

RTE AREA
Scattered populations (10,000) of Sphenopholis pensylvanica in this wetland.

RTE AREA
Ranunculus

SHEET 4
SHEET 6

RTE AREA
Scattered populations (10,000) of Sphenopholis pensylvanica in this wetland.

PRIMARY CORRIDOR

REFORESTATION AREA G 1.99 AC.

PRESERVATION AREA 4 3.94 AC

PRESERVATION AREA 5 0.46 AC.

TRAIL

PRESERVATION AREA 9 0.24 AC.

PRESERVATION AREA 8 0.24 AC.

PARCEL A (108.25 ACRES) TO BE DEDICATED TO MMCP&PC

RTE AREA
Magnolia tripetala

REFORESTATION AREA L 1.71 AC.

PARCEL B

REFORESTATION AREA H 0.34 AC.

PARCEL C (9.35 ACRES) TO BE DEDICATED TO HOA

PARCEL D (1.93 ACRES) TO BE DEDICATED TO HOA

PARCEL N (1.18 ACRES) TO BE DEDICATED TO HOA

APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE.

10' PUE

Street Z

Street B

W. SETON BELT L.173 f.30

SPURR TRAIL LANE

PRESERVATION AREA 6 2.20 AC.

REFORESTATION AREA I 0.03 AC.

REFORESTATION AREA J 0.10 AC.

PRESERVATION AREA 7 0.42 AC.

BARNABAS ROAD

SHEET 4
SHEET 5

PRESERVATION AREA 10 1.57 AC.

REFORESTATION AREA K 0.82 AC.

10' PUE

REFORESTATION AREA M 2.01 AC.

PRESERVATION AREA 14 4.59 AC.

LEGEND

- SITE PROPERTY BOUNDARY
- PROPOSED LOT LINE
- FLOODPLAIN
- STREAM CENTERLINE
- PATUXENT MANAGEMENT AREA
- WETLAND BUFFER
- WETLAND LIMIT
- LIMIT OF DISTURBANCE
- 1.5 UNMITIGATED SLOPE STABILITY LINE
- 1.5 MITIGATED SLOPE STABILITY LINE
- RTE AREAS
- TREE PRESERVATION AREA
- REFORESTATION AREA
- TREES CLEARED IN FLOODPLAIN
- OFFSITE CLEARING
- PROPOSED TRAIL

Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (Gross)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforested Area (WRA)	Woodland Retained / Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
2	60.81	25.16	35.65	56.35	33.46	22.89	28.02	0.53	0.00	5.44	2.82	0.00	0.00
3	69.48	1.03	68.45	68.11	67.22	0.89	57.94	0.09	0.00	9.28	0.90	0.00	0.00
4	97.43	30.15	67.28	93.27	66.71	26.56	49.43	0.65	0.83	17.28	3.62	0.00	0.00
5	72.14	5.35	66.79	69.23	64.98	4.25	59.18	0.03	0.00	5.80	1.88	0.00	0.00
6	47.21	16.29	30.92	44.39	30.77	13.62	17.98	0.29	0.69	12.79	3.68	0.00	0.00
7	93.78	16.69	77.09	91.31	76.59	14.72	61.64	0.82	0.24	14.95	2.61	0.00	0.00
Total	**440.85**	**94.67**	**346.18**	**422.66**	**339.73**	**82.93**	**274.19**	**2.41**	**1.76**	**65.54**	**15.51**	**0.00**	**0.00**

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06
APPROVED BY: KBMcle DATE: 12/12/19

01		
02		
03		
04		
05		

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M-NCPPC
APPROVAL
PROJECT NAME: WILLOWBROOK
PROJECT NUMBER: CDP. 0505
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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NO.	REVISIONS	BY	DATE
7	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	11/15/07
6	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	9/28/07
5	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	8/15/07
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3	REVISED PER 10/20/06 MEETING	ACW	10/28/06
2	REVISED TCPI PER CHANGES TO PRELIMINARY PLAN PRE-ACCEPTANCE COMMENTS.	CDT	08/22/06
1	REVISED TCPI TO INCLUDE CHANGES TO THE SITE LAYOUT.	CDT	06/20/06

Date: December, 2005 | CAD Standards Version: V8 - 2000
Designed: DLT/ CDT | Technician: DLT/CDT | Checked: WKD

Map 21 Grid C5,6 D5,6,7 E5,6

Tax Map: Map 77 Parcel A: 2,3,4 B: 2,3,4

M-NCPPC 200' Sheet: 201SE13, 202SE13,14 203SE13,14

WSSC 200' Sheet: 201SE13, 202SE13,14 203SE13,14

Zoning Category: R-S

DEVELOPER / APPLICANT
PNC
Two Hopkins Plaza
Baltimore, MD 21201
(410) 237-5323
Attn: Matt Rockstroh

LANDSCAPE ARCHITECT #1074 STATE OF MARYLAND
10/25/19

MISS UTILITY NOTE
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TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'

SHEET 4 OF 8

PROJECT NO. 0641-17-00

$LSAPLOTCOMMENT$

Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (Gross)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforested Area (WRA)	Woodland Retained / Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
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- FLOODPLAIN
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- OFFSITE CLEARING
- PROPOSED TRAIL

APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE.

APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE.

APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE.

PARCEL O (2.0 ACRES) TO BE DEDICATED TO HOA

PARCEL P (2.15 ACRES) TO BE DEDICATED TO HOA

PARCEL I (58.43 ACRES) TO BE DEDICATED TO HOA

PARCEL J (2.05 ACRES) TO BE DEDICATED TO HOA

SHEET 3
SHEET 5

SHEET 4
SHEET 6

SHEET 5
SHEET 7

10' PUE

LEELAND GROVE ROAD

ABBEY WAY

HILLING WAY

SILVER LANE

MILLSTREAM LANE

TRUMBREL LANE

PLOW HANDLE LANE

CHIMNEY RIDGE LANE

ELLISON COURT

BROKEN LEAF DRIVE

POPPES CREEK DRIVE
COLLINGTON CENTER
P.B.156 P.No.24
ZONE: E-I-A USE: ROAD DEDICATION

PRESERVATION AREA 20
4.36 AC.

PARCEL "A", BLOCK "D"
COLLINGTON CENTER
P.B.156 P.No.24
PRINCE GEORGE'S COUNTY
L.3634 f.420 &
L.4113 f.15
ZONE: E-I-A USE: COMMERCIAL CENTER

LOT 5, BLOCK "D"
COLLINGTON CENTER
P.B.156 P.No.2
PRINCE GEORGE'S COUNTY
L.4113 f.15 &
L.3634 f.420
ZONE: E-I-A
USE: COMMERCIAL CENTER

REFORESTATION AREA U
1.60 AC.

REFORESTATION AREA U
1.60 AC.

PRESERVATION AREA 20
4.36 AC.

PRESERVATION AREA 18
10.84 AC.

WILLOW BROOK PARKWAY
ROAD DEDICATION
COLLINGTON CENTER
P.B.154 P.No.30
ZONE: N/A
USE: ROAD DEDICATION

PRESERVATION AREA 18
10.84 AC.

REFORESTATION AREA S
1.45 AC.

PRESERVATION AREA 19
3.11 AC.

PRESERVATION AREA 20
4.36 AC.

REFORESTATION AREA T
0.31 AC.

100 50 0 100 200

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M-NCPPC
APPROVAL
PROJECT NAME: WILLOWBROOK
PROJECT NUMBER: CDP-0505
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06

	APPROVED BY	DATE
01	K Finch	12/12/14
02		
03		
04		
05		

TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

ONE INCH = 100'

SHEET 5 OF 8

PROJECT NO. 0641-17-00

Loiederman Soltesz Associates, Inc.
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NO.	REVISIONS	BY	DATE
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Date: December, 2005 | CAD Standards Version: V8 - 2000
Designed: DLT/CDT | Technician: DLT/CDT | Checked: WKD

Map 21 Grid C5,6 D5,6,7 E5,6
Tax Map: Map 77 A2,3,4 B2,3,4
Zoning Category: R-S
M-NCPPC 200 Sheet: 201SE13, 202SE13,14 203SE13,14
WSSC 200 Sheet: 201SE13, 202SE13,14 203SE13,14

DEVELOPER / APPLICANT
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(410) 237-5323
Attn: Matt Rockstroh

LANDSCAPE ARCHITECT P1074 STATE OF MARYLAND 10/24/14

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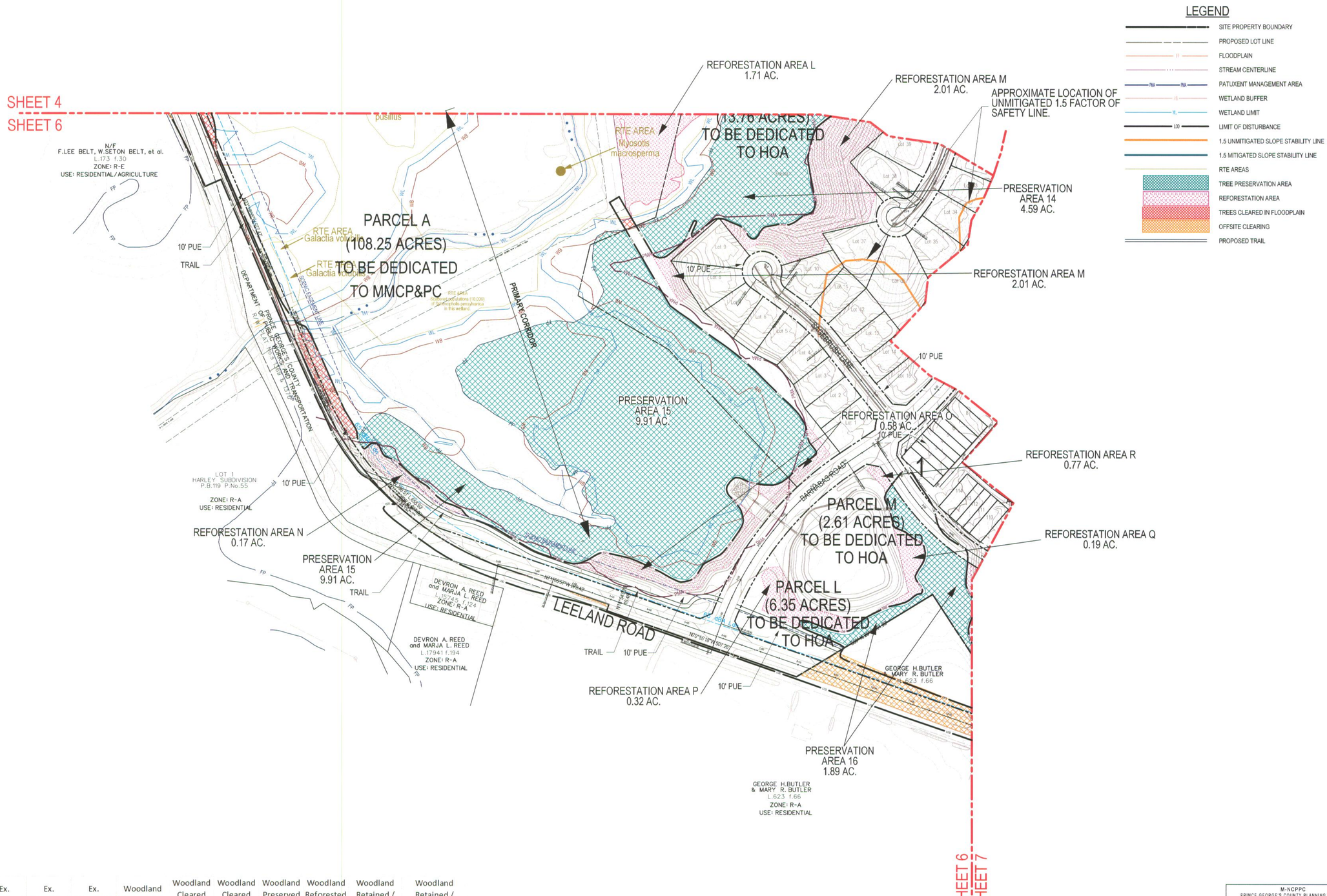
$LSAPLOTCOMMENT$



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100 50 0 100 200

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APPROVAL
PROJECT NAME: WILLOWBROOK
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For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06
APPROVED BY: K Firca DATE: 12/12/19
01
02
03
04
05

TREE CONSERVATION PLAN / TYPE I

1" = 100'

SHEET 6 OF 8

PROJECT NO. 0641-17-00

WILLOWBROOK
Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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3	REVISED PER 10/20/06 MEETING.	ACW	10/27/08
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Date: December, 2005 | CAD Standards Version: V8 - 2000
Designed: DLT/CDT | Technician: DLT/CDT | Checked: WKD

Map 21 Grid C5,6 D5,6,7 E5,6
Tax Map: Map 37 Parcel B 2,3,4
Zoning Category: R-S
M-NCPPC 200' Sheet: 201SE13, 202SE13,14 203SE13,14
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DEVELOPER / APPLICANT
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(410) 237-5323
Attn: Matt Rockstroh

LANDSCAPE ARCHITECT #1074 WILLIAM C. WOLFORD STATE OF MARYLAND 10/24/19

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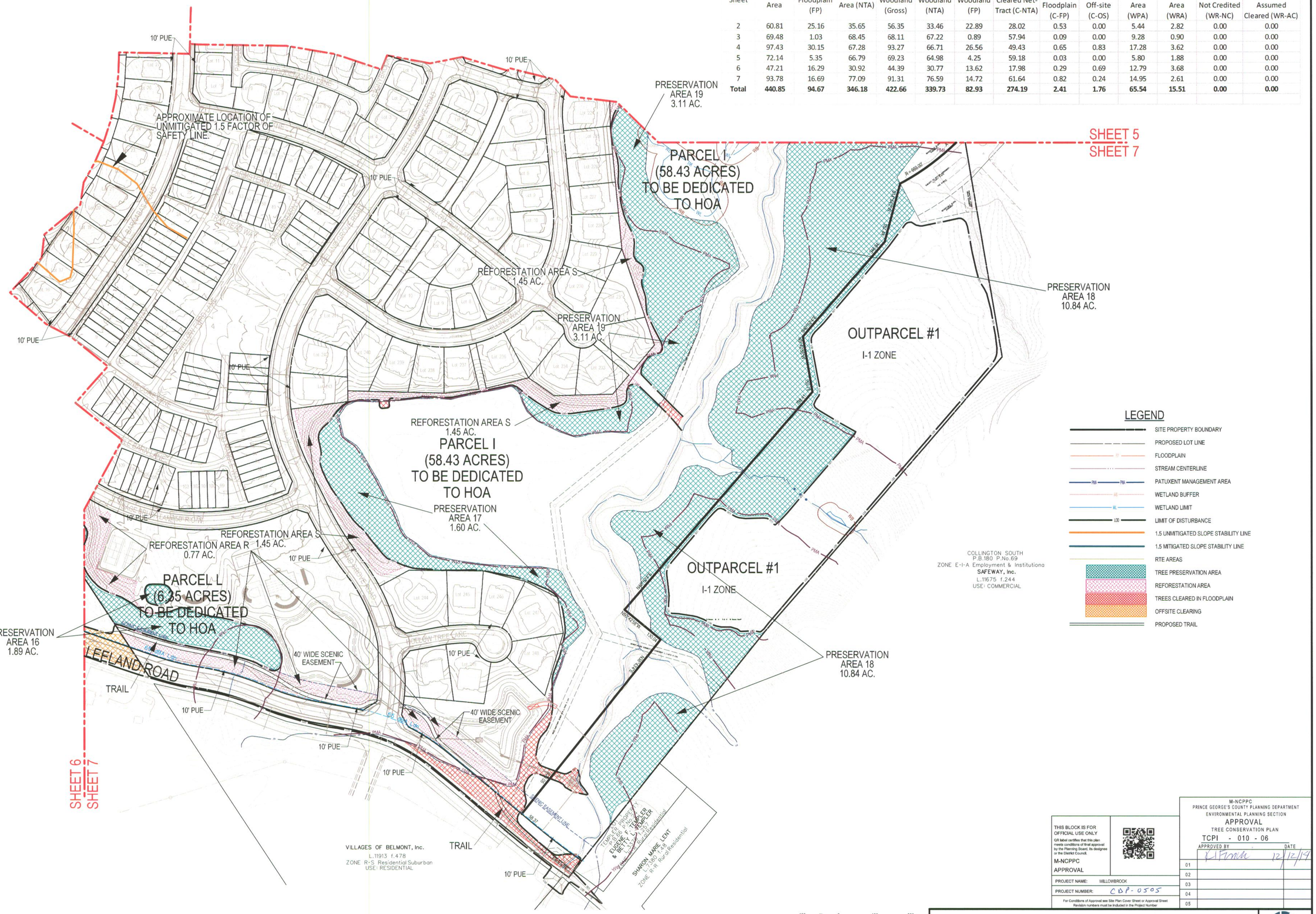

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TREE CONSERVATION PLAN
TCPI - 010 - 06

	APPROVED BY	DATE
01	[signature]	12/12/19
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TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'

SHEET 7 OF 8

PROJECT NO. 0641-17-00

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Map 21 Grid C5 E6 D5 E7 E5 E6
Tax Map A-2,3,4 B-2,3,4
Zoning Category: R-S
M-NCPPC 2002 Sheet 201SE13, 202SE13,14 203SE13,14
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$LSAPLOTCOMMENTS

TREES MARKED WITH A ● TO BE SAVED

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate. Tree tag numbers begin at #5.

	Tag #	Common Name	Scientific Name	DBH (Inches)	Remarks / Condition
	1	Red Maple	*Acer rubrum*	30	Good
	2	Sycamore	*Platanus occidentalis*	38	Good
	3	Tulip Tree	*Liriodendron tulipifera*	30	Poor / Stem Decay
	4	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	5	Pin Oak	*Quercus palustris*	33	Fair
●	6	Sycamore	*Platanus occidentalis*	35	Fair
●	7	Sycamore	*Platanus occidentalis*	36	Fair
	8	White Oak	*Quercus alba*	30	Fair
	9	Tulip Tree	*Liriodendron tulipifera*	35	Fair
	10	Tulip Tree	*Liriodendron tulipifera*	43	Fair
●	11	Tulip Tree	*Liriodendron tulipifera*	33	Fair
	12	Northern Red Oak	*Quercus rubra*	37	Fair
	13	Northern Red Oak	*Quercus rubra*	38	Fair
	14	Southern Red Oak	*Quercus falcata*	38	Fair
	15	Red Maple	*Acer rubrum*	31	Poor
	16	Red Maple	*Acer rubrum*	34	Fair
	17	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	18	Silver Maple	*Acer saccharinum*	37	Fair
	19	Tulip Tree	*Liriodendron tulipifera*	34	Very Poor
●	20	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	21	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	22	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	23	American Beech	*Fagus grandifolia*	41	Good
●	24	White Oak	*Quercus alba*	32	Fair
●	25	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	26	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	27	Tulip Tree	*Liriodendron tulipifera*	37	Fair
●	27a	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	28	Swamp White Oak	*Quercus bicolor*	31	Fair
●	29	Pin Oak	*Quercus palustris*	32	Poor
●	30	Red Maple	*Acer rubrum*	34	Fair
●	31	Swamp White Oak	*Quercus bicolor*	38	Fair
●	32	Swamp White Oak	*Quercus bicolor*	42	Fair
●	33	Swamp White Oak	*Quercus bicolor*	37	Fair
●	34	Black Oak	*Quercus velutina*	54	Fair
●	35	Swamp White Oak	*Quercus bicolor*	44	Fair
	36	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	37	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	38	Tulip Tree	*Liriodendron tulipifera*	32	Fair
	39	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	40	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	41	Tulip Tree	*Liriodendron tulipifera*	34	Fair
	42	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	43	Tulip Tree	*Liriodendron tulipifera*	32	Fair
	44	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	45	Red Maple	*Acer rubrum*	59	Fair
	46	Tulip Tree	*Liriodendron tulipifera*	54	Fair
	47	Silver Maple	*Acer saccharinum*	32	Fair
	48	Tulip Tree	*Liriodendron tulipifera*	36	Fair
	49	Southern Red Oak	*Quercus falcata*	63	Fair
	50	Tulip Tree	*Liriodendron tulipifera*	34	Fair
	51	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	52	Tulip Tree	*Liriodendron tulipifera*	31	Poor
	53	Tulip Tree	*Liriodendron tulipifera*	37	Fair
	54	Tulip Tree	*Liriodendron tulipifera*	46	Fair
	55	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	56	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	57	Tulip Tree	*Liriodendron tulipifera*	41	Fair
	58	Tulip Tree	*Liriodendron tulipifera*	41	Fair
	59	Tulip Tree	*Liriodendron tulipifera*	33	Poor / broken leader
	60	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	61	Tulip Tree	*Liriodendron tulipifera*	32	Fair
	62	Tulip Tree	*Liriodendron tulipifera*	48	Fair
	63	Tulip Tree	*Liriodendron tulipifera*	48	Fair
	64	Sycamore	*Platanus occidentalis*	36	Fair
	65	Silver Maple	*Acer saccharinum*	30	Fair
	66	Tulip Tree	*Liriodendron tulipifera*	40	Fair
	67	Tulip Tree	*Liriodendron tulipifera*	74	Poor
	68	Tulip Tree	*Liriodendron tulipifera*	38	Fair
	69	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	70	Silver Maple	*Acer saccharinum*	42	Fair
	71	Tulip Tree	*Liriodendron tulipifera*	46	Fair
	72	Tulip Tree	*Liriodendron tulipifera*	38	Fair
	73	Tulip Tree	*Liriodendron tulipifera*	36	Fair
	74	Tulip Tree	*Liriodendron tulipifera*	35	Fair
	75	Tulip Tree	*Liriodendron tulipifera*	33	Poor
●	76	Tulip Tree	*Liriodendron tulipifera*	32	Fair
	77	Tulip Tree	*Liriodendron tulipifera*	36	Fair
	77a	Northern Red Oak	*Quercus rubra*	37	Fair
	78	Northern Red Oak	*Quercus rubra*	36	Fair
	79	American Beech	*Fagus grandifolia*	30	Fair
	80	Tulip Tree	*Liriodendron tulipifera*	34	Fair
	81	Northern Red Oak	*Quercus rubra*	31	Fair
	82	Tulip Tree	*Liriodendron tulipifera*	68	Fair
	83	Tulip Tree	*Liriodendron tulipifera*	62	Fair
	84	American Beech	*Fagus grandifolia*	30	Fair
	85	Southern Red Oak	*Quercus falcata*	36	Fair
●	86	Tulip Tree	*Liriodendron tulipifera*	34	Fair
●	87	Sycamore	*Platanus occidentalis*	30	Fair
●	88	Sycamore	*Platanus occidentalis*	36	Fair
●	89	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	90	Tulip Tree	*Liriodendron tulipifera*	37	Poor / large cavity
●	91	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	92	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	93	Northern Red Oak	*Quercus rubra*	31	Fair
●	94	Tulip Tree	*Liriodendron tulipifera*	32	Fair
●	95	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	96	Northern Red Oak	*Quercus rubra*	54	Fair
●	97	Tulip Tree	*Liriodendron tulipifera*	51	Fair
●	98	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	99	Tulip Tree	*Liriodendron tulipifera*	32	Fair
●	100	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	101	Tulip Tree	*Liriodendron tulipifera*	31	Good
●	102	Sycamore	*Platanus occidentalis*	37	Poor
●	103	Sycamore	*Platanus occidentalis*	38	Poor
●	104	Tulip Tree	*Liriodendron tulipifera*	31	Good
	104a	Pin Oak	*Quercus palustris*	30	Fair
	105	Tulip Tree	*Liriodendron tulipifera*	33	Good
●	106	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	107	Tulip Tree	*Liriodendron tulipifera*	35	Good
	108	Pin Oak	*Quercus palustris*	33	Fair
	109	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	110	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	111	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	112	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	113	Tulip Tree	*Liriodendron tulipifera*	52	Fair
	114	Tulip Tree	*Liriodendron tulipifera*	34	Fair
●	115	Northern Red Oak	*Quercus rubra*	31	Fair
●	116	White Oak	*Quercus alba*	31	Good
●	117	Southern Red Oak	*Quercus falcata*	40	Good
●	118	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	119	White Oak	*Quercus alba*	30	Good
●	120	Red Maple	*Acer rubrum*	30	Good
●	121	American Beech	*Fagus grandifolia*	31	Good
●	122	Sycamore	*Platanus occidentalis*	32	Good
●	123	Tulip Tree	*Liriodendron tulipifera*	31	Good
●	124	Pin Oak	*Quercus palustris*	33	Very Poor
●	125	Red Maple	*Acer rubrum*	30	Fair
●	126	Swamp White Oak	*Quercus bicolor*	32	Fair
●	127	Tulip Tree	*Liriodendron tulipifera*	30	Good
●	128	Tulip Tree	*Liriodendron tulipifera*	30	Good
●	129	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	130	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	131	Tulip Tree	*Liriodendron tulipifera*	47	Fair
	132	Southern Red Oak	*Quercus falcata*	30	Fair
	133	White Oak	*Quercus alba*	30	Fair
●	134	White Oak	*Quercus alba*	30	Fair
	135	White Oak	*Quercus alba*	30	Fair
	136	Black Oak	*Quercus velutina*	30	Good
	137	Southern Red Oak	*Quercus falcata*	30	Fair
●	138	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	139	Southern Red Oak	*Quercus falcata*	34	Good
	140	Southern Red Oak	*Quercus falcata*	34	Fair / stem damage
	141	Southern Red Oak	*Quercus falcata*	35	Good
	142	Tulip Tree	*Liriodendron tulipifera*	35	Poor
	143	Tulip Tree	*Liriodendron tulipifera*	57	Good
	144	Tulip Tree	*Liriodendron tulipifera*	35	Fair / twin
	145	Tulip Tree	*Liriodendron tulipifera*	35	Fair / twin
	146	White Ash	*Fraxinus americana*	33	Fair
	147	Tulip Tree	*Liriodendron tulipifera*	44	Good
	148	Tulip Tree	*Liriodendron tulipifera*	37	Good / strong lean
	149	Sweetgum	*Liquidambar styraciflua*	31	Poor
	150	Tulip Tree	*Liriodendron tulipifera*	53	Poor / stem decay
	151	Tulip Tree	*Liriodendron tulipifera*	55	Fair / twin
	152	Tulip Tree	*Liriodendron tulipifera*	35	Good
●	153	Northern Red Oak	*Quercus rubra*	61	Good
●	154	White Oak	*Quercus alba*	43	Good
●	155	Tulip Tree	*Liriodendron tulipifera*	57	Fair
	156	Tulip Tree	*Liriodendron tulipifera*	30	Fair / narrow crown
	157	Tulip Tree	*Liriodendron tulipifera*	30	Fair / narrow crown
	158	Tulip Tree	*Liriodendron tulipifera*	30	Fair / narrow crown
	159-200	Tags not used			
●	201	Southern Red Oak	*Quercus falcata*	50	Good
●	202	White Oak	*Quercus alba*	33	Fair
●	203	American Beech	*Fagus grandifolia*	34	Fair
●	204	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	205	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	206	Tulip Tree	*Liriodendron tulipifera*	39	Fair
●	207	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	208	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	209	Tulip Tree	*Liriodendron tulipifera*	32	Fair
●	210	Tulip Tree	*Liriodendron tulipifera*	32	Fair
●	211	Tulip Tree	*Liriodendron tulipifera*	36	Fair
●	212	Sweetgum	*Liquidambar styraciflua*	32	Fair
●	213	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	214	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	215	Tulip Tree	*Liriodendron tulipifera*	31	Fair
●	216	Tulip Tree	*Liriodendron tulipifera*	33	Fair
●	217	Silver Maple	*Acer saccharinum*	32	Fair
	218	Tulip Tree	*Liriodendron tulipifera*	38	Fair
	219	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	220	Tulip Tree	*Liriodendron tulipifera*	38	Fair
●	221	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	222	Tulip Tree	*Liriodendron tulipifera*	30	Fair
●	223	Tulip Tree	*Liriodendron tulipifera*	32	Fair
●	224	Tulip Tree	*Liriodendron tulipifera*	34	Fair
	225	Tulip Tree	*Liriodendron tulipifera*	34	Fair
	226	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	227	Tulip Tree	*Liriodendron tulipifera*	33	Fair
	229	Tulip Tree	*Liriodendron tulipifera*	33	Poor
	230	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	231	Northern Red Oak	*Quercus rubra*	30	Good
	232	Tulip Tree	*Liriodendron tulipifera*	40	Fair
	233	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	234	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	235	Tulip Tree	*Liriodendron tulipifera*	44	Fair
	236	Tulip Tree	*Liriodendron tulipifera*	30	Fair
	237	Tulip Tree	*Liriodendron tulipifera*	32	Fair
	238	White Oak	*Quercus alba*	32	Fair
●	239	White Oak	*Quercus alba*	32	Good
●	240	White Oak	*Quercus alba*	32	Good
●	241	American Beech	*Fagus grandifolia*	36	Fair
●	242	Silver Maple	*Acer saccharinum*	42	Good
	243	American Beech	*Fagus grandifolia*	30	Good
	244-303	Tags not used			
●	304	Tulip Tree	*Liriodendron tulipifera*	42	Fair
	305	Tulip Tree	*Liriodendron tulipifera*	42	Fair
	306	Tulip Tree	*Liriodendron tulipifera*	32	Fair
	307	Tulip Tree	*Liriodendron tulipifera*	37	Fair
	308	Tulip Tree	*Liriodendron tulipifera*	37	Fair
	309	Tulip Tree	*Liriodendron tulipifera*	32	Fair
●	310	Tulip Tree	*Liriodendron tulipifera*	45	Poor / twin
	311	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	312	White Oak	*Quercus alba*	54	Poor
	313	Tulip Tree	*Liriodendron tulipifera*	31	Fair
	314	Tulip Tree	*Liriodendron tulipifera*	35	Fair
●	315	Southern Red Oak	*Quercus falcata*	34	Poor
●	316	Southern Red Oak	*Quercus falcata*	34	Good
	317	Tulip Tree	*Liriodendron tulipifera*	32	Poor
	318	Tulip Tree	*Liriodendron tulipifera*	42	Fair
	319	Tulip Tree	*Liriodendron tulipifera*	33	Fair
	320	Tulip Tree	*Liriodendron tulipifera*	38	Poor
	321	Tulip Tree	*Liriodendron tulipifera*	32	Fair

WILLOWBROOK PROPERTY SOIL TYPES

US Soil Survey of Prince George's County, MD, 1967
Note: soils with Kw factor .35 are considered highly erodible

SOIL TYPE	SLOPE	DESCRIPTION
AdA–Adelphia Fine Sandy Loam	0 to 2 Percent	This soil is moderately well drained. The slowest permeability within 60 inches is moderately slow. Available water capacity is very high and shrink swell potential is low. The top of the seasonal high water table is at 33 inches. This component is not a hydric soil. ***Kw erodibility= .32***
AdB2–Adelphia Fine Sandy Loam	2 To 5 Percent	This soil is moderately well drained. The slowest permeability within 60 inches is moderately slow. Available water capacity is very high and shrink swell potential is low. The top of the seasonal high water table is at 33 inches. This component is not a hydric soil. ***Kw erodibility factor = .32***
Bo – Bibb Silt Loam	No slope	This soil is poorly drained. The slowest permeability within 60 inches is moderate. Available water capacity is very high and shrink swell potential is low. The top of the seasonal high water table is at 9 inches. There are no saline horizons. **This component is a hydric soil.** ***Kw erodibility =.28***
Cl—Colemantown Loam	No Slope	This soil is poorly drained. The slowest permeability within 60 inches is slow. This soil is occasionally flooded and is not ponded. The top of the seasonal high water table is at 6 inches. **This component is a hydric soil.** ***Kw erodibility =.43***
CmA—Collington Fine Sandy Loam	0 to 2 Percent	This soil is well drained. The slowest permeability within 60 inches is moderately slow. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.28***
CmB2–Collington Fine Sandy Loam	2 To 5 Percent	This soil is well drained. The slowest permeability within 60 inches is moderately slow. Available water capacity is very high and shrink swell potential is low. The water table is deeper than 6 feet. This component is not a hydric soil ***Kw erodibility =.28***
CmC2–Collington Fine Sandy Loam	5 To 10 Percent	This soil is well drained. The slowest permeability within 60 inches is moderately slow. Available water capacity is very high and shrink swell potential is low. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.28***
CmC3–Collington Fine Sandy Loam	5 To 10 Percent	This soil is well drained. The slowest permeability within 60 inches is moderately slow. Available water capacity is very high and shrink swell potential is low. This component is not a hydric soil. ***Kw erodibility =.28***
CmD3–Collington Fine Sandy Loam	10 To 15 Percent Slopes	This soil is well drained. The slowest permeability within 60 inches is moderately slow. Available water capacity is very high and shrink swell potential is low. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.28***
CmE2–Collington Fine Sandy Loam	15 To 40 Percent Slopes	This soil is well drained. The slowest permeability within 60 inches is moderately slow. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.28***
MID3–Marr Fine Sandy Loam	12 To 20 Percent	This soil is well drained. The slowest permeability within 60 inches is moderate. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.32***
MyA–Monmouth Fine Sandy Loam	0 To 2 Percent	This soil is well drained. The slowest permeability within 60 inches is very slow. The top of the seasonal high water table is at 42 inches. This component is not a hydric soil. ***Kw erodibility =.43***
MyB2–Monmouth Fine Sandy Loam	2 To 5 Percent	This soil is well drained. The slowest permeability within 60 inches is very slow. The top of the seasonal high water table is at 42 inches. This component is not a hydric soil. ***Kw erodibility =.43***
SaE–Sandy Land	Steep Slopes	This soil is somewhat excessively drained. The slowest permeability within 60 inches is rapid. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.17***
SmA–Shrewsbury Fine Sandy Loam	0 To 2 Percent	This soil is poorly drained. The slowest permeability within 60 inches is moderately slow. The top of the seasonal high water table is at 6 inches. **This component is a hydric soil.** ***Kw erodibility =.32***
SmB–Shrewsbury Fine Sandy Loam	2 To 5 Percent	This soil is poorly drained. The slowest permeability within 60 inches is moderately slow. The top of the seasonal high water table is at 6 inches. **This component is a hydric soil.** ***Kw erodibility =.32***
WaB2–Westphalia Fine Sandy Loam	2 To 6 Percent	This soil is well drained. The slowest permeability within 60 inches is moderate. Available water capacity is very high and shrink swell potential is low. This component is not a hydric soil. ***Kw erodibility =.49***
WaC2–Westphalia Fine Sandy Loam	6 To 12 Percent	This soil is well drained. The slowest permeability within 60 inches is moderate. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.49***
WaC3–Westphalia Fine Sandy Loam	6 To 12 Percent	This soil is well drained. The slowest permeability within 60 inches is moderate. Available water capacity is very high and shrink swell potential is low. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.49***
WaD2–Westphalia Fine Sandy Loam	12 To 20 Percent	This soil is well drained. The slowest permeability within 60 inches is moderate. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.49***
WaD3–Westphalia Fine Sandy Loam	12 To 20 Percent	This soil is well drained. The slowest permeability within 60 inches is moderate. The water table is deeper than 6 feet. This component is not a hydric soil. ***Kw erodibility =.49***

Type I Tree Conservation Plan Notes

1. This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for CDP-0505 . The TCPI will be modified by a Type II Tree Conservation Plan in conjunction with the approval of a Specific Design Plan, and/or a Grading permit application.
2. The Type II Tree Conservation Plan will provide specific details on the type and location of protection devices, signs, reforestation, afforestation, and other details necessary for the implementation of the Woodland Conservation Ordinance on this site.
3. Significant changes to the type, location, or extent of the woodland conservation reflected on this plan will require approval of a revised Type I Tree Conservation Plan by the Prince George's County Planning Board.
4. Cutting, clearing, or damaging woodlands contrary to this plan or as modified by a Type II Tree Conservation Plan will be subject to a fine not to exceed $1.50 per square foot of woodland disturbed without the expressed written consent fo the Prince George's County Planning Board or designee. The woodlands cleared in conflict with an approved plan shall be mitigated on a 1:1 basis. In addition, the Woodland Conservation replacement requirements (¼:1, 2:1, and/or 1:1) shall be calculated for the woodland clearing above that reflected on the approved TCP.
5. 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 owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas.
6. Plans for stormwater management are contained in Conceptual Stormdrain Plan # 45944-2005. It is understood that conceptual design plans for stormwater management will be approved prior to the approval of a preliminary plan.
7. Lands to be dedicated to a public agency will only be used to fulfill the woodland conservation requirements if the agency provides written authorization for the use of those lands.
8. Any project that proposes clearing on public land beyond that shown on the TCPI shall require a revised TCPI.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: Willowbrook
PROJECT NUMBER: CDP-0505

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be indicated in the Project Number

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPI - 010 - 06

	APPROVED BY	DATE
01	K.T. Frank	12/12/17
02		
03		
04		
05		

TREE CONSERVATION PLAN / TYPE I

WILLOWBROOK

Queen Anne (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 8 OF 8
PROJECT NO. 0641-17-00
1" = NTS

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Chantilly

NO:	REVISIONS	BY	DATE
5	REVISED TCPI PER MNCPPC EPS COMMENTS.	TNK	9/28/07
4	REVISED TCPI PER MNCPPC EPS COMMENTS.	BAM	11/05/06
3	REVISED PER 10/20/06 MEETING	ACW	10/27/06
2	REVISED TCPI PER CHANGES TO PRELIMINARY PLAN PRE-ACCEPTANCE COMMENTS.	CDT	08/22/06
1	REVISED TCPI TO INCLUDE CHANGES TO THE SITE LAYOUT.	CDT	06/20/06

Date: December, 2005 | CAD Standards Version: V8 – 2000
Designed: DLT/CDT | Technician: DLT/CDT | Checked: WKD

Map 21 Grid C5,6 D5,6,7 E5,6
Tax Map: Map 77, A2,3,4 B2,3,4
Zoning Category: R-S
M-NCPPC 200 Sheet: 201SE13, 202SE13,14 203SE13,14
WSSC 200' Sheet: 201SE13, 202SE13,14 203SE13,14

DEVELOPER / APPLICANT
PNC
Two Hopkins Plaza
Baltimore, MD 21201
(410) 237-5323
Attn: Matt Rockstroh

LANDSCAPE ARCHITECT #1074 STATE OF MARYLAND

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

$LSAPLOTCOMMENTS