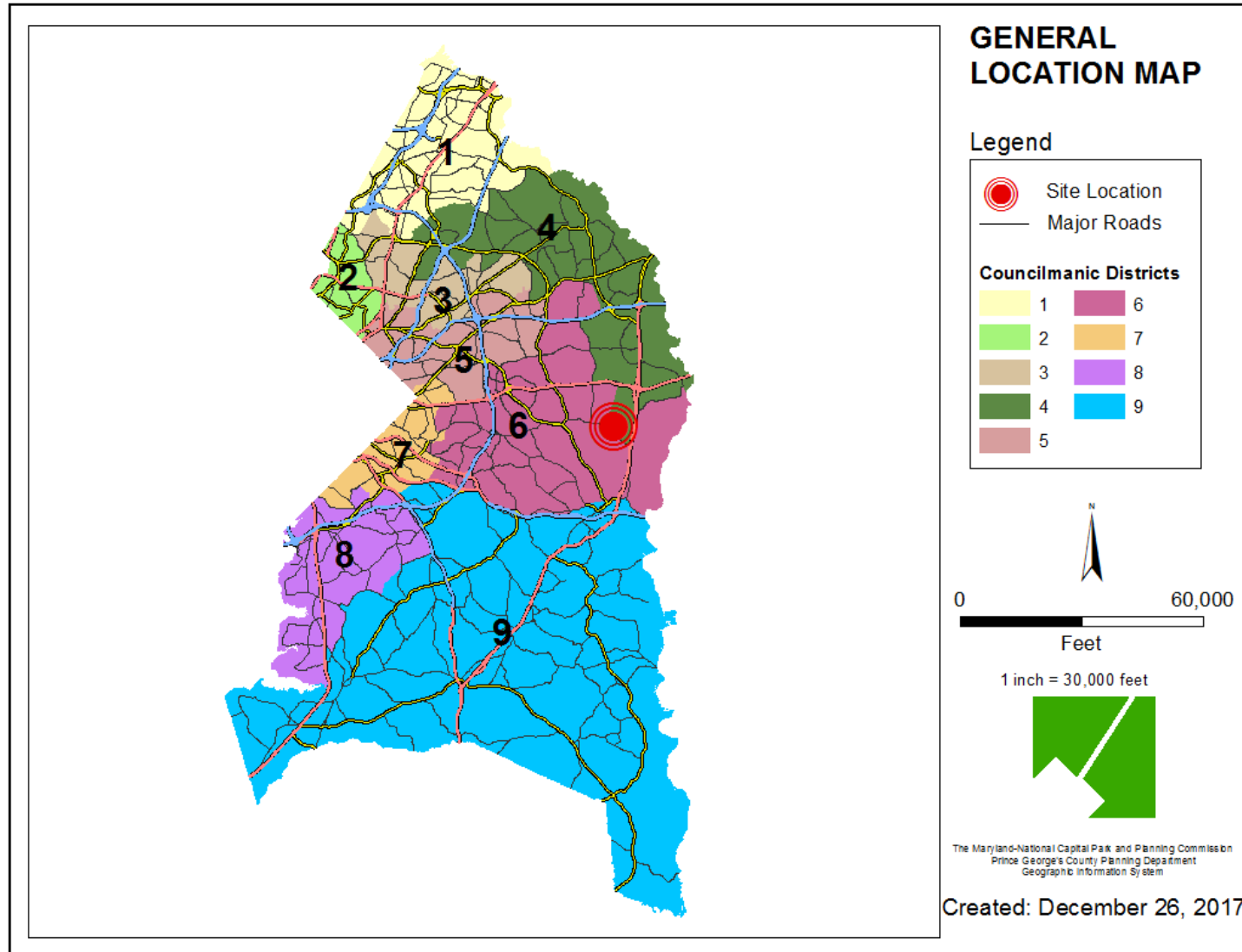


ITEM: 5

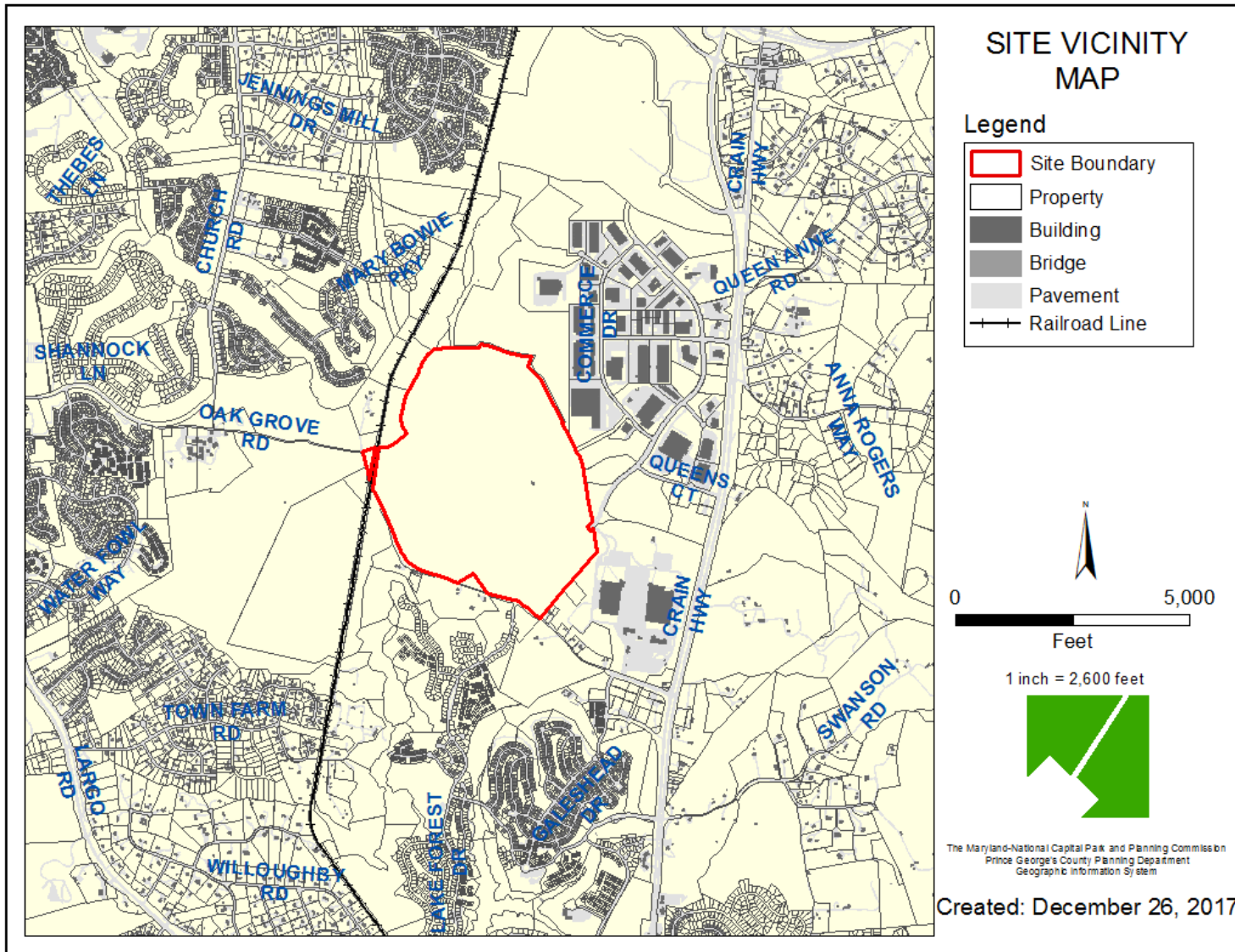
CASE: A-9968-01

WILLOWBROOK

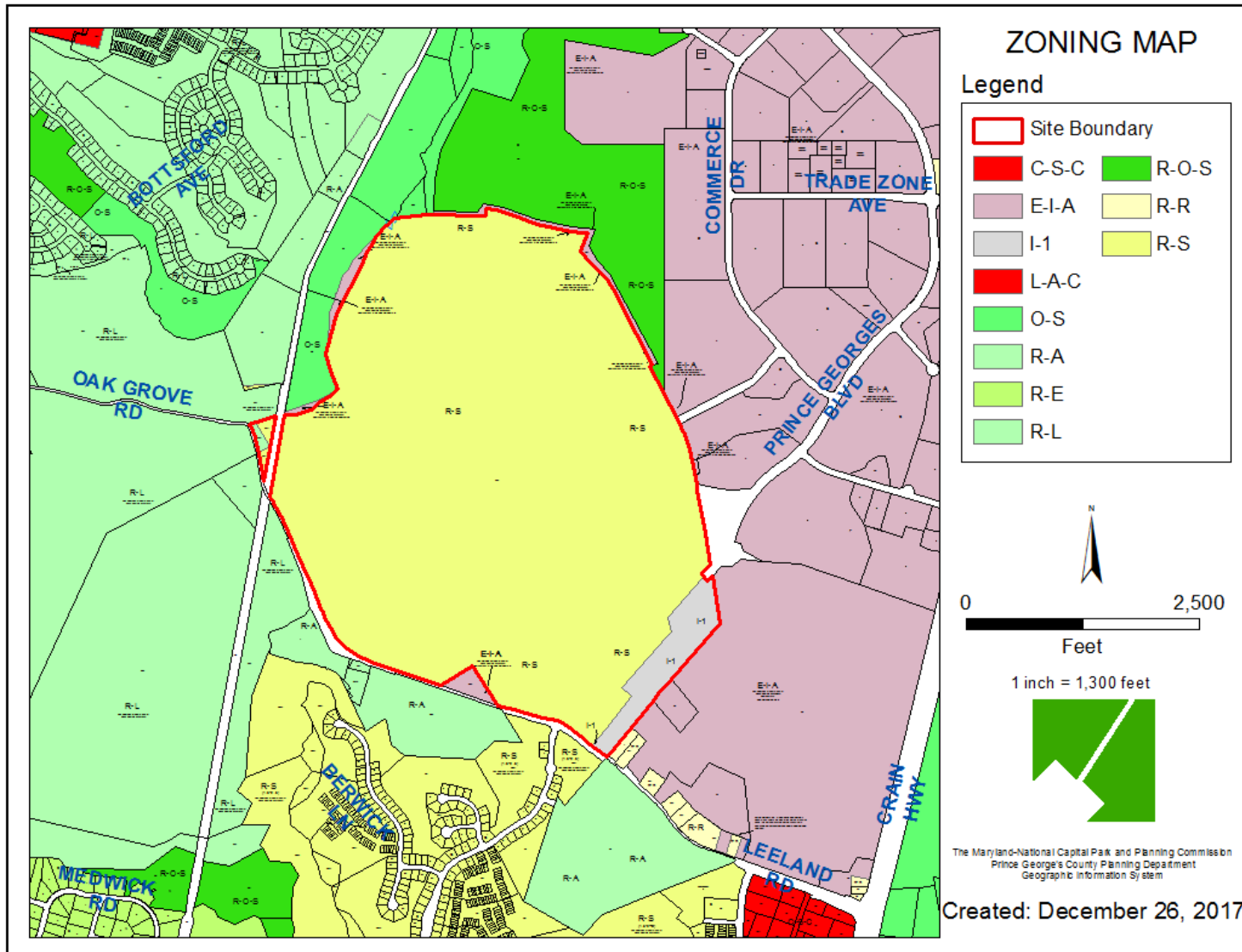
GENERAL LOCATION MAP



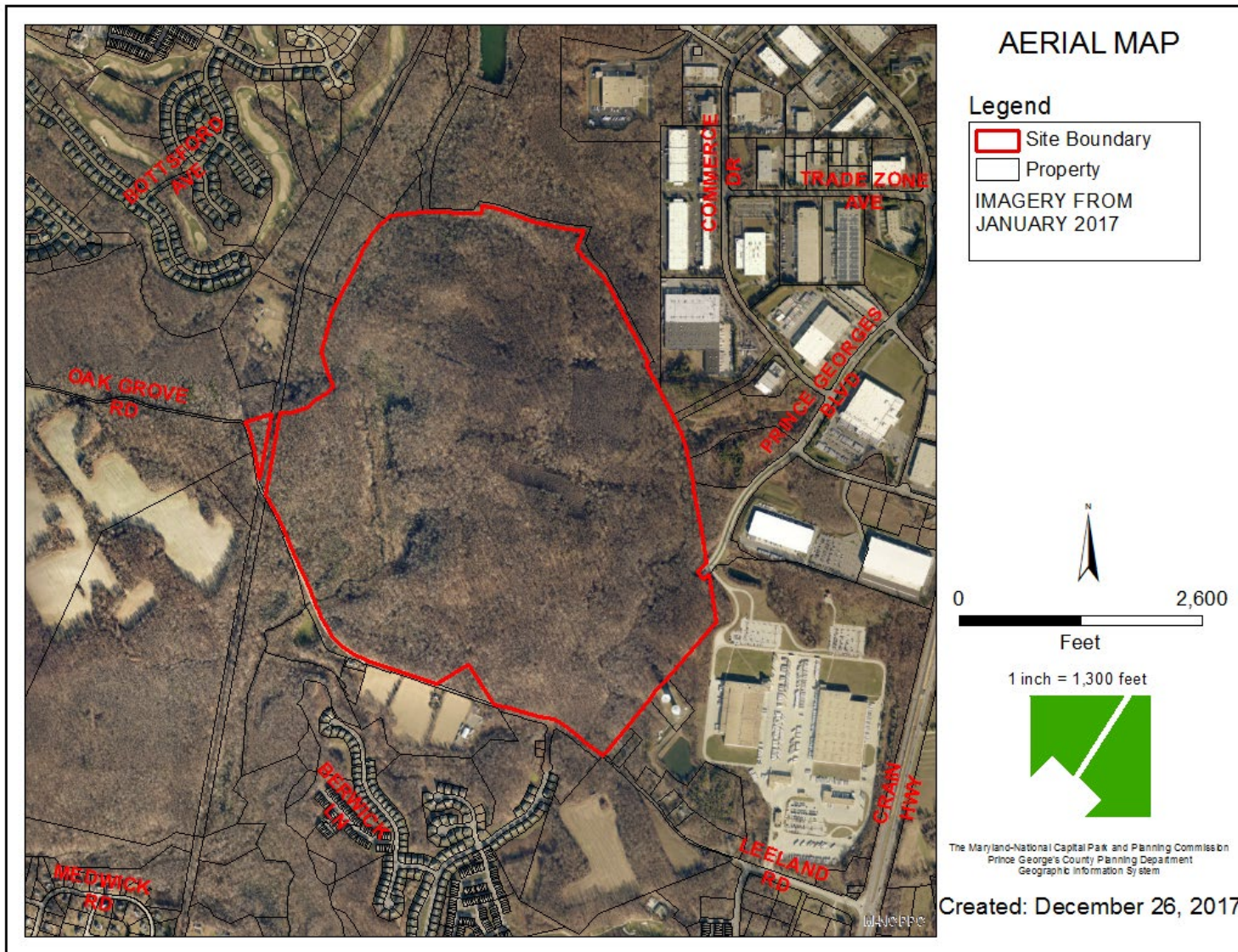
SITE VICINITY



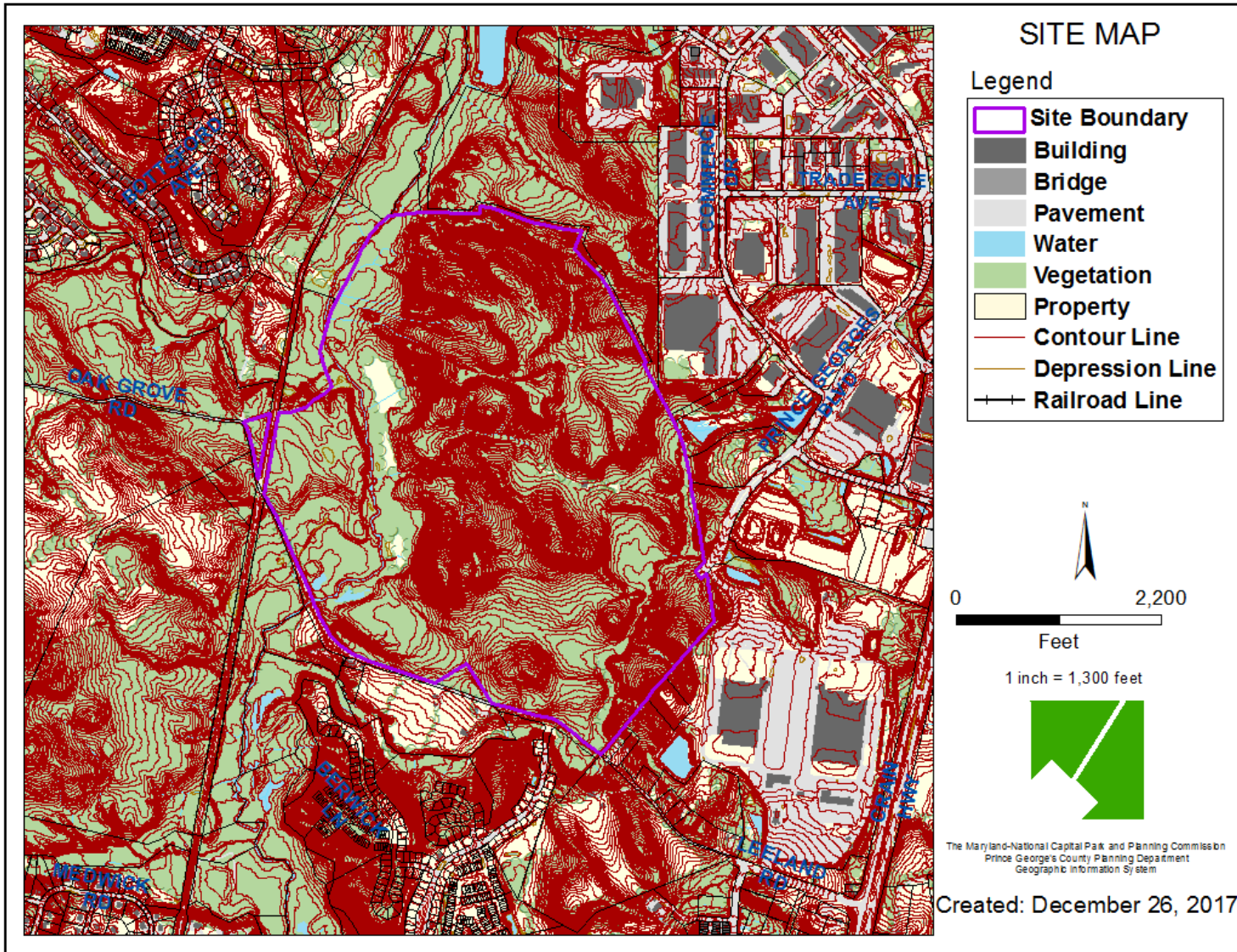
ZONING MAP



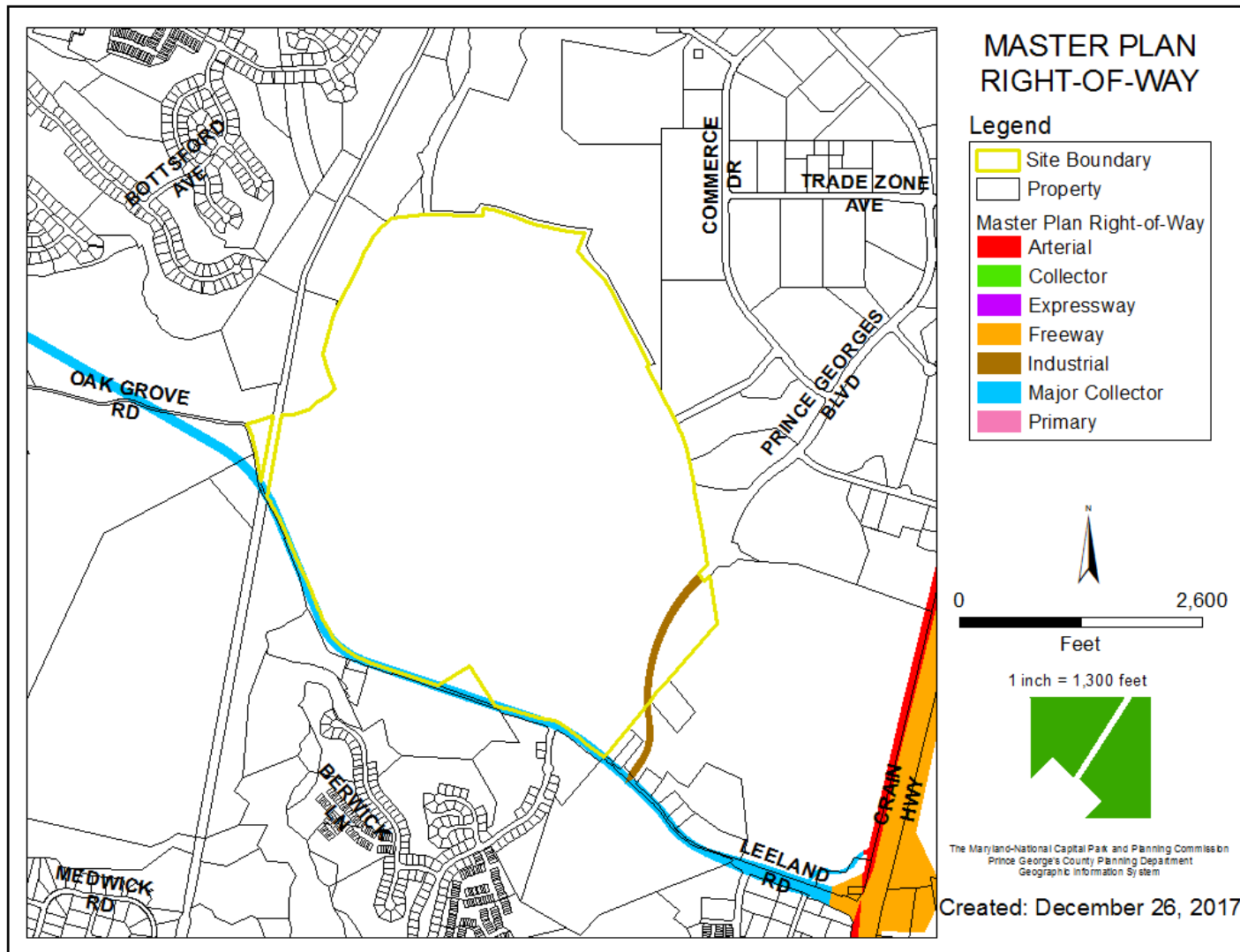
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



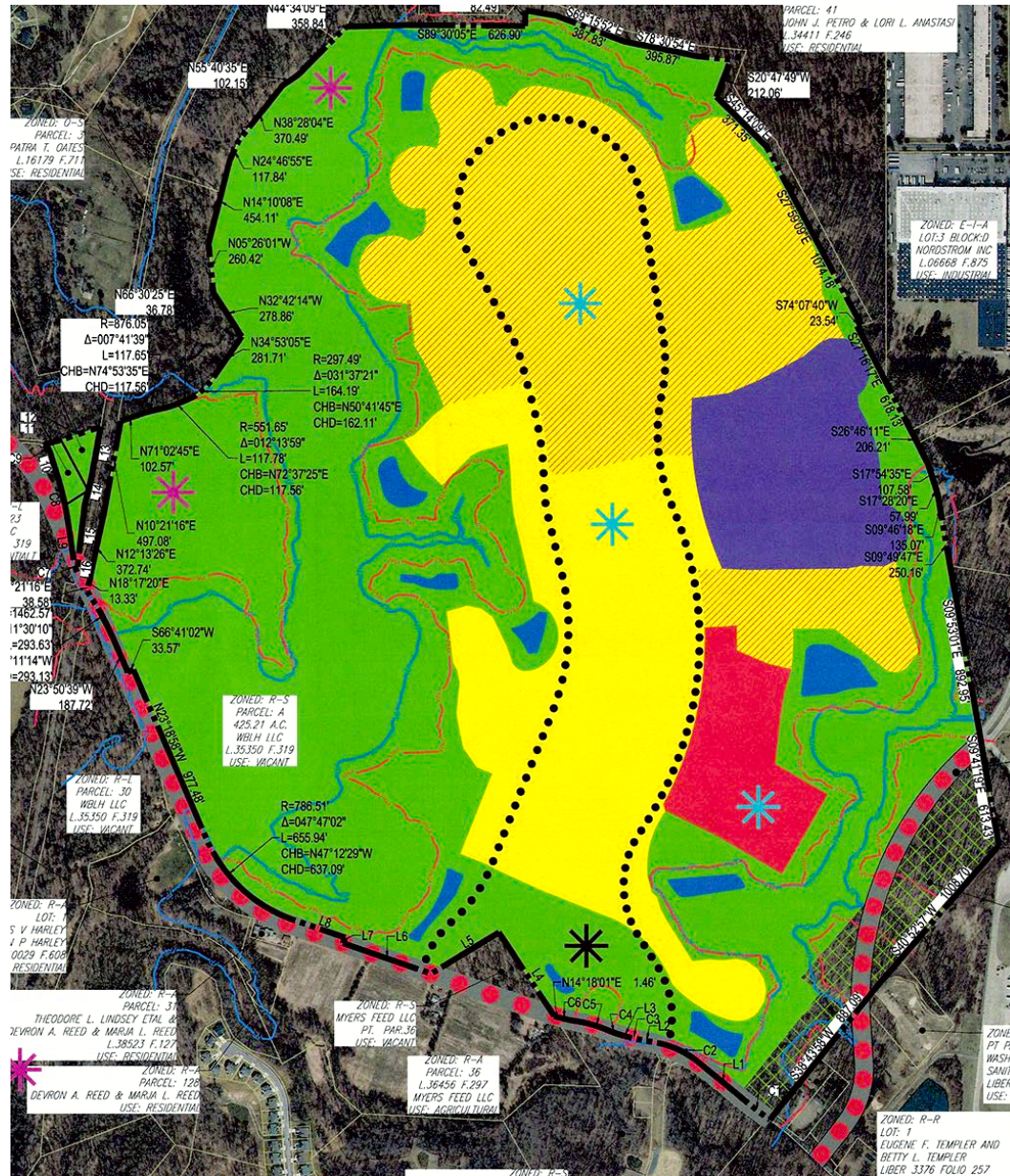
APPROVED BASIC PLAN



Conditions of Approval

- At the time of the submission of a Comprehensive Design Plan or Preliminary Plan of Subdivision, the applicant shall provide a traffic study that analyzes the following intersections:
 - US 301 / MD 775
 - US 301 / Village Drive
 - US 301 / Leeland Road
 - US 301 / Trails Zone Avenue
 - Leeland Road / Subway Access
 - Oak Grove Road / Church Road
 - Oak Grove Road / MD 193
 - MD 202 / MD 193
- At the time of Preliminary Plan of Subdivision, the applicant shall provide the dedication for one-half of the 100 feet of dedication required to build Leeland Road (MC 600) to its ultimate cross section, per DPWT standards.
- At the time of Preliminary Plan of Subdivision, the applicant shall dedicate 100 +/- acres of parkland to M-NCPPC, including the Collington Branch stream valley and 20 acres of developable land for active recreation, as shown on DPR Exhibit 1.
- The land to be conveyed to M-NCPPC shall be subject to the conditions of Exhibit D, attached to the June 21, 2005, memorandum from the Parks Department.
- The applicant shall construct a ten-foot-wide master plan hike / bike trail in the Collington Branch stream valley, and six-foot-wide feeder trails to the development pools.
- A revised plan showing parkland dedication and master plan trail shall be reviewed and approved by the DPR staff.
- The applicant shall provide adequate private recreational facilities to meet the future subdivision requirements for the proposed development. The private recreational facilities shall be constructed in accordance with the standards outlined in Parks and Recreational Facilities Guidelines.
- The applicant shall construct recreational facilities for a 20-acre community park, such as ball fields, playground, tennis or basketball courts, shelters, and restroom facilities. The list of recreational facilities shall be determined at the Preliminary Plan of Subdivision and Specific Design Plan stage. The construction of park facilities shall be eligible for the award of a density increment based upon the regulation of the RS Zone.
- The submission package of the Comprehensive Design Plan shall contain a signed Natural Resources Inventory (NRI). The NRI shall be used by the designers to prepare a site layout that minimizes impacts to the regulated areas of the site.
- A geotechnical study that identifies the location and elevation of the Marlboro clay layer throughout the site shall be submitted as part of the CDP application package.
- A protocol for surveying the locations of all rare, threatened or endangered species within the property shall be obtained from the Maryland Department of Natural Resources, prior to acceptance of the CDP and this protocol shall be part of the submission package. The completed surveys and required reports shall be submitted as part of any application for Preliminary Plan.
- Prior to the signature certification of the Preliminary Plan of Subdivision, a Phase I archeological investigation shall be conducted according to the Maryland Historical Trust (MHT) guidelines, Standards and Guidelines for Archeological Investigation in Maryland (Shaffer and Cole 1994), and a report shall be submitted in accordance to the MHT guidelines and the American Anthropology or Society of Historical Archeology style guide. Archeological excavations shall be spaced along a regular 25-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report.
- Public benefit features shown on the Basic Plan, and any future Comprehensive Design Plans, such as a church site, swimming pool, community buildings, recreation facilities, open space, etc. shall either be constructed or provided as described on the plan.

PROPOSED BASIC PLAN



DRAWING LEGEND	
	PROPOSED STORM WATER FACILITY
	NEW LEELAND RD/ PRINCE GEORGES BOULEVARD
	INTERIOR ROAD
	POTENTIAL CLUBHOUSE
	POTENTIAL PUBLIC PARK SITE (IN COORDINATION WITH LOCUST HILL 20+- AC) / MASTER PLAN TRAIL CONNECTIONS
	POTENTIAL OPEN SPACE/ HOA RECREATIONAL AREA

TOTAL PROPOSED DWELLING UNITS (DU): 624 - 1,139 UNITS

MARKET RATE: 563-915 DWELLING UNITS

- SINGLE FAMILY DETACHED
- SINGLE FAMILY ATTACHED
- POTENTIAL SFA / SFD

*ATTACHED DWELLING UNITS SHALL NOT EXCEED 10% OF TOTAL PROJECT DENSITY (S.A. GR. TO 100% DWELLING UNITS), PURSUANT TO SECTION 27-113(B)(3).

MIXED RETIREMENT: 224 DWELLING UNITS

MIXED RETIREMENT UNITS

*MIXED RETIREMENT UNITS MAY INCLUDE SINGLE-FAMILY ATTACHED, SINGLE-FAMILY DETACHED, AND/OR BOUTIQUE UNITS (20% UNITATION ON ATTACHED DWELLING UNITS) SHALL NOT INCLUDE ATTACHED MIXED RETIREMENT UNITS PURSUANT TO SECTION 27-113(B)(3).

NOT PART OF THIS APPROVAL

OPEN SPACE

251 ± AC

SUBJECT PROPERTY:

SITE ACREAGE (R-S): 442.30 ACRES
EXISTING/PROPOSED ZONING: R-S, R-A, I-1
ALLOWABLE DENSITY: 1.6 TO 2.8 DU PER ACRE
(MARKET RATE) 8.0 DU PER ACRE (MIXED RETIREMENT)
UNITS PROPOSED: 915 (MARKET RATE)
MAX. NO. OF MRD UNITS ALLOWED: 224