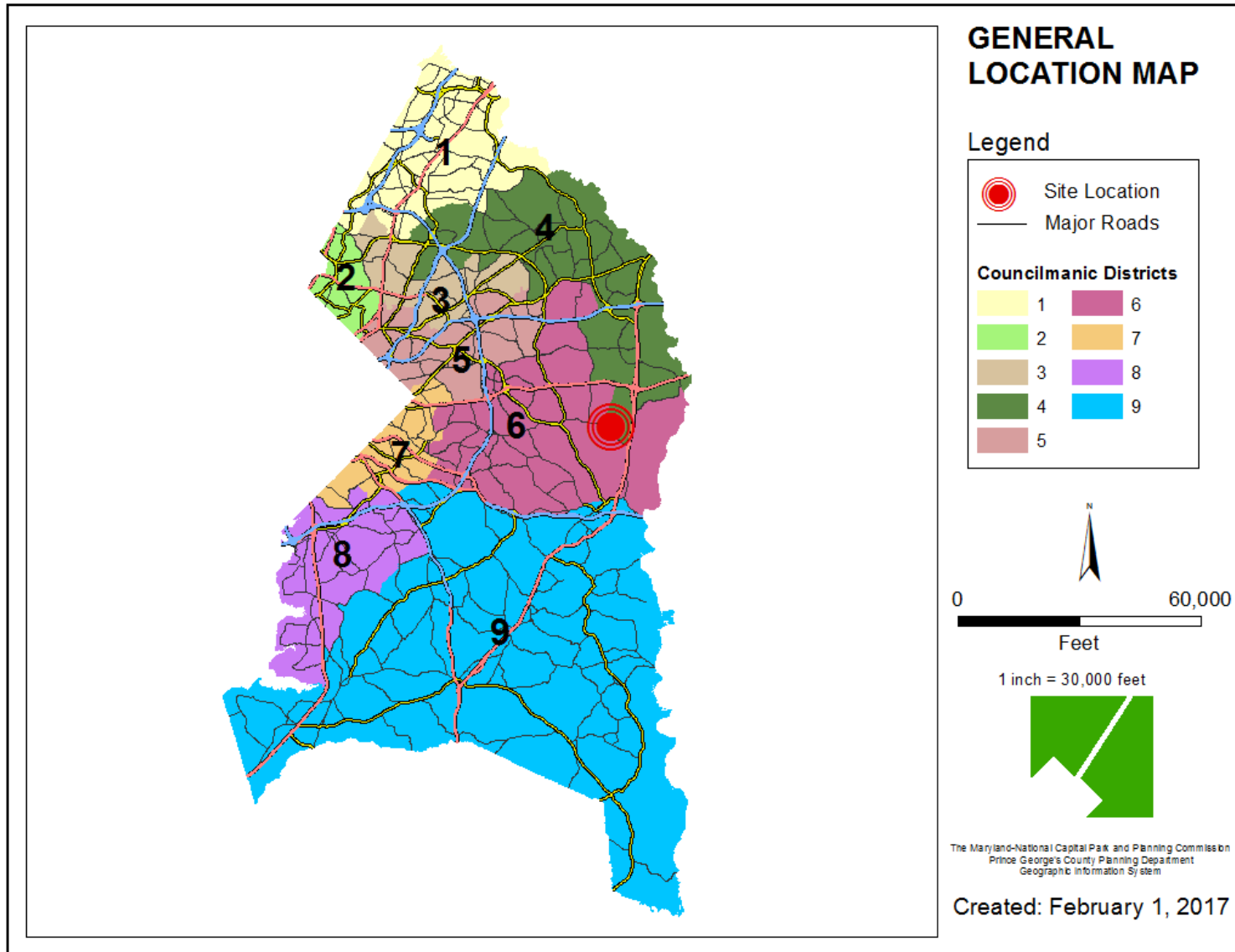


ITEM: 7

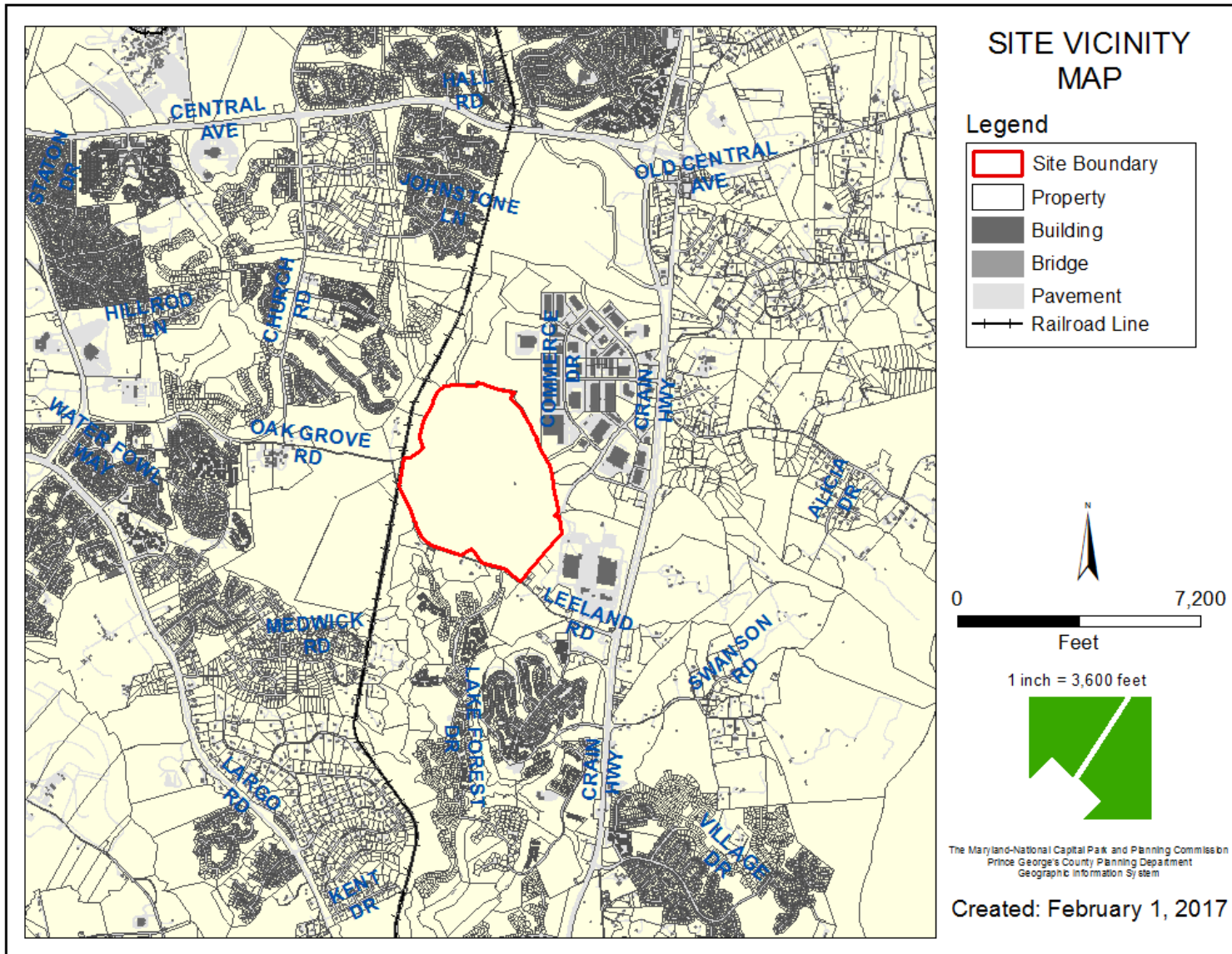
CASE: SDP-1603

WILLOWBROOK - PHASE 1

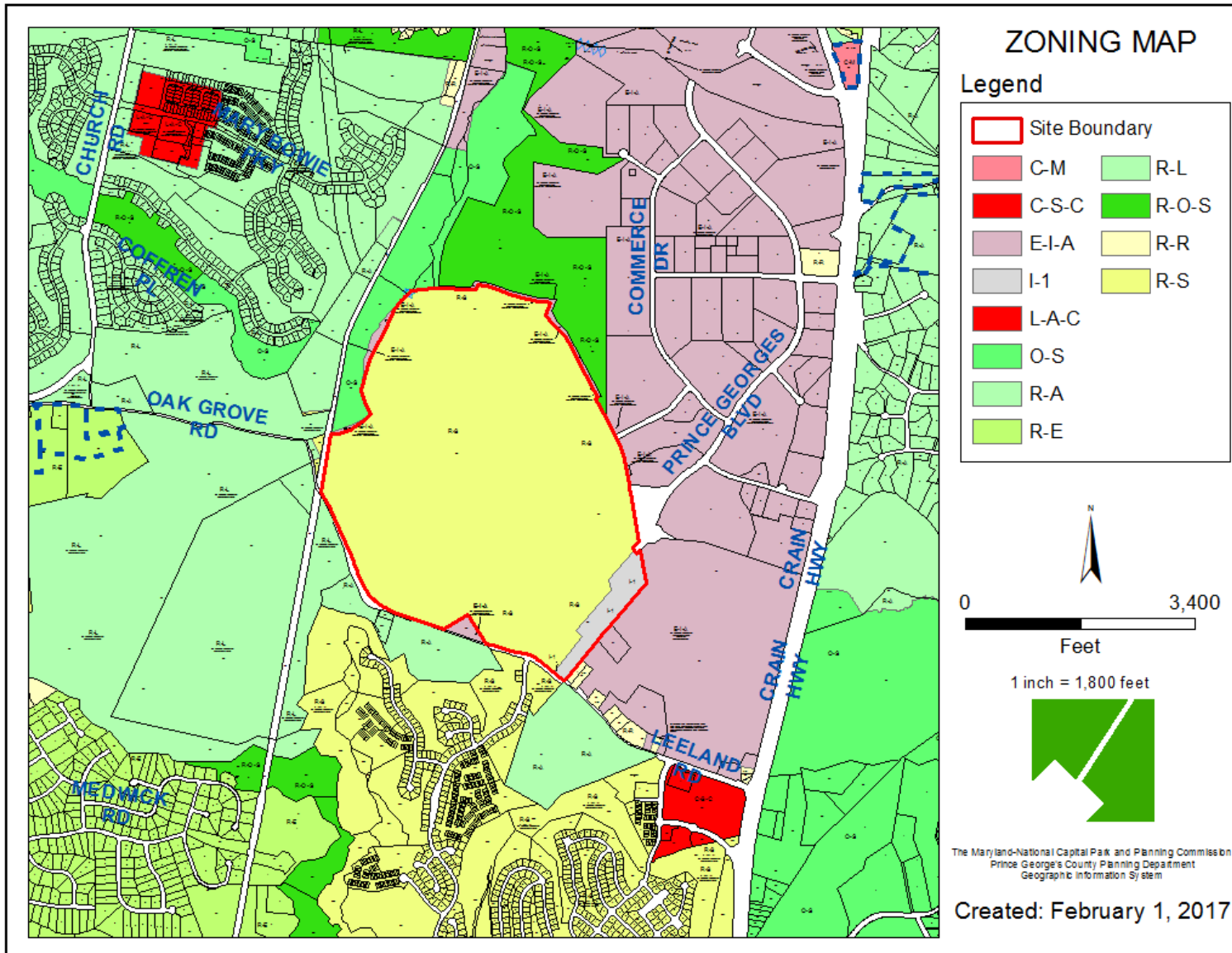
GENERAL LOCATION MAP



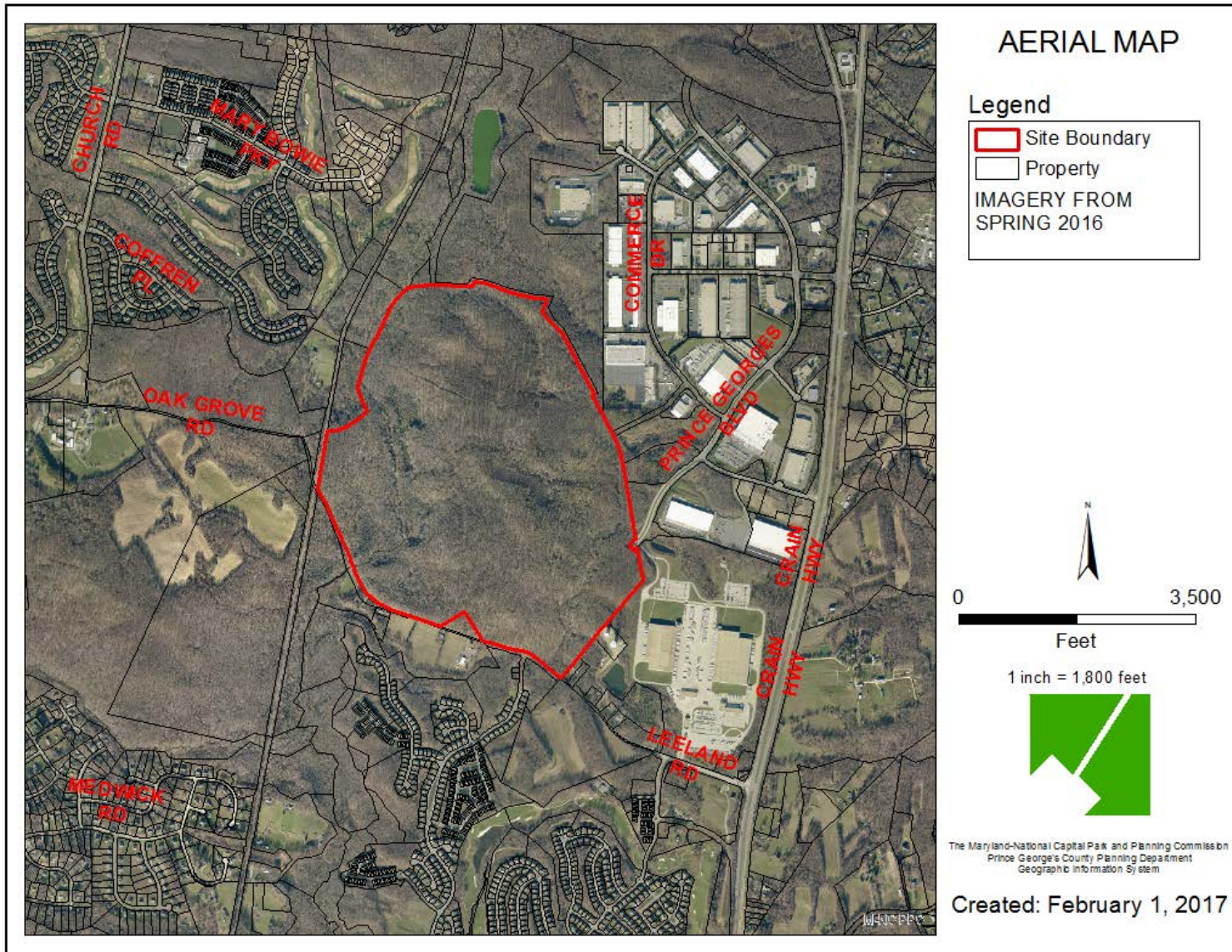
SITE VICINITY



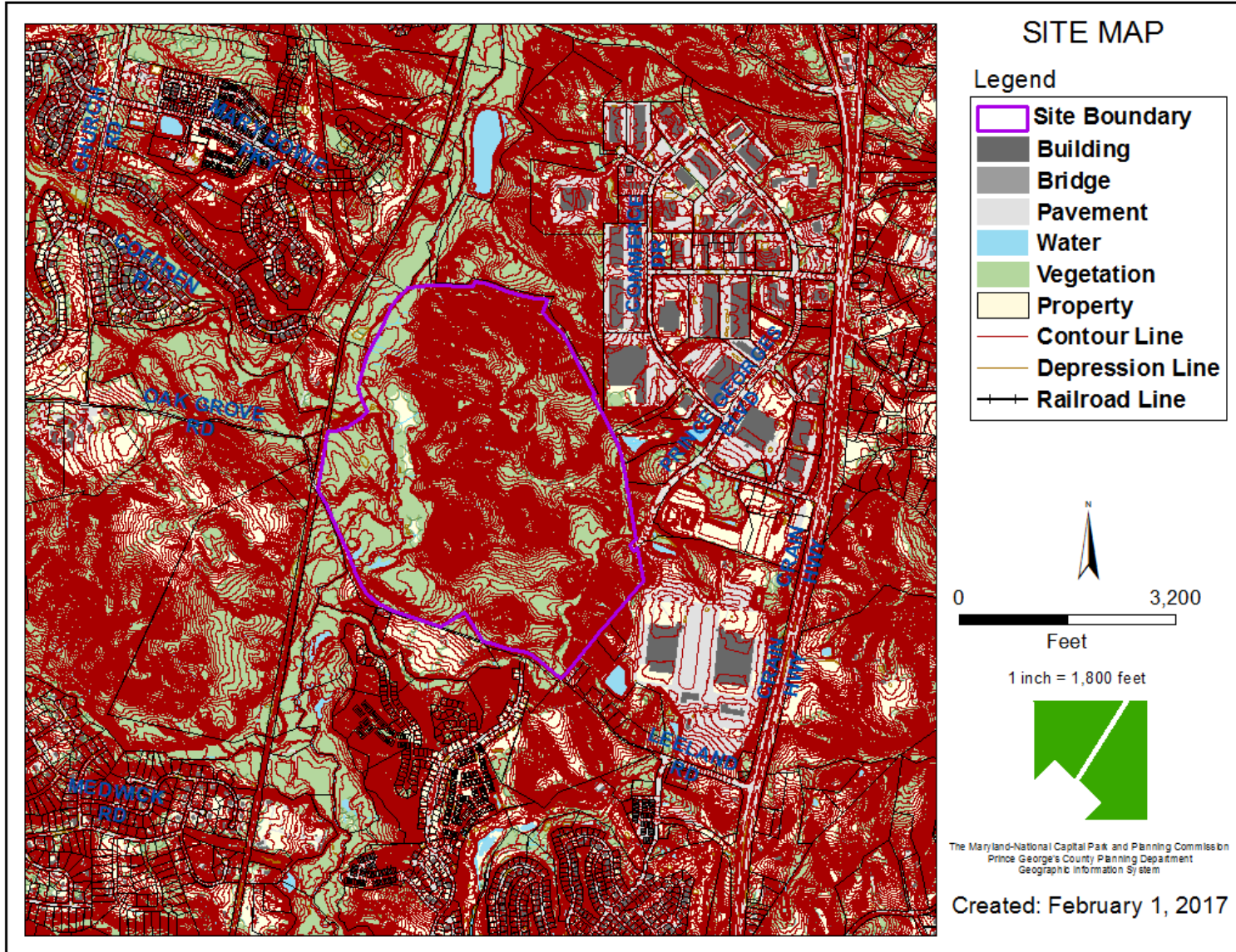
ZONING MAP



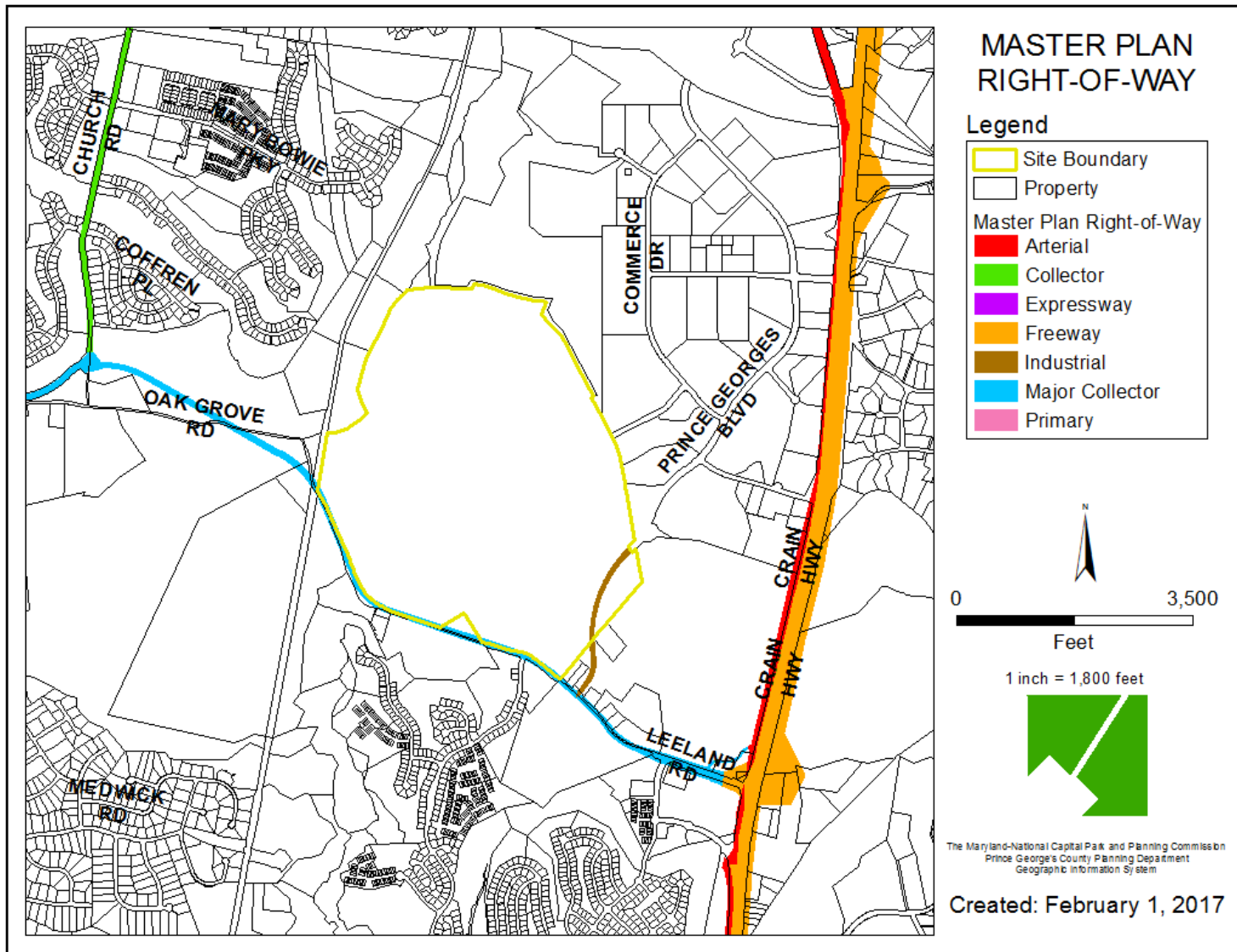
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



Willowbrook Design Concept

17% lot coverage (90% lot coverage)

Standard Lot 10,000 sq. ft. and larger

Corner Lot 10,000 sq. ft. and larger

Willowbrook Design Concept

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Standard Lot 10,000 sq. ft. and larger

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Standard Lot 10,000 sq. ft. and larger

Corner Lot 10,000 sq. ft. and larger



<u>SITE TABULATIONS</u>	
ACREAGE OF TRACT:	
GROSS.....	440.89 AC.
LIGHT INDUSTRIAL (FUTURE APPLICATION).....	15.90 AC.
GROSS DEVELOPMENT (THIS CDP APPLICATION).....	425.85 AC.
FLOODPLAIN.....	94.67 AC.
NET.....	376.52 AC.
 <u>MARKET RATE TABULATIONS</u>	
NET AREA FOR DENSITY (LESS 10 FLOODPLAIN).....	378.52 AC.
AREA DEVOTED TO MIXED RESIDENTIAL.....	42.14 AC.
NET AREA DENSITY FOR MARKET RATE UNITS.....	331.19 AC.
NO. OF UNITS ALLOWED USING BASE DENSITY OF 1.0 DU/AC.....	579 UNITS
NO. OF UNITS ALLOWED USING MAX. DENSITY OF 2.6 DU/AC.....	861 UNITS
NO. OF UNITS PROPOSED/ DENSITY OF 1.83 DU/AC.....	602 UNITS
 <u>MIXED RETIREMENT TABULATIONS</u>	
AREA DEVOTED TO MIXED RETIREMENT.....	42.14 AC.
NO. OF UNITS ALLOWED USING MAX. DENSITY OF 8 DU/AC.....	337 UNITS
NO. OF UNITS PROPOSED/ DENSITY OF 1.1 DU/AC.....	219 UNITS



LAND USE TYPE AND QUALITY		
GRASSLAND/CRP	425.95 AC.	100%
FLOODPLAIN NOT IN PARK DEDICATION	26.90 AC.	0%
FLOODPLAIN IN PARK DEDICATION	0.00 AC.	0%
PARK DEDICATION	(82.25 AC.)	25%
MARKET RATE SINGLE-FAMILY LOTS	124.13 AC.	29%
MARKET RATE TOWNHOUSES	8.75 AC.	2%
MIXED RETIREMENT SINGLE-FAMILY LOTS	9.01 AC.	2%
MIXED RETIREMENT CARPORT HOMES	8.50 AC.	2%
MIXED RETIREMENT CONDOMINIUMS	7.40 AC.	2%
PUBLIC RIGHT-OF-WAYS	38.17 AC.	9%
ALLEYS	2.98 AC.	0%
STORM WATER MANAGEMENT	11.60 AC.	3%
COMMUNITY CENTER/RECREATIONAL/OPEN SPACE/CLUB	86.50 AC.	20%
AREA DEDICATED FOR COLLINGTON BRANCH STREAM VALLEY PARK	103.72 AC.	24%

-
- LEGEND**
- PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - WETLAND LIMITS
 - WETLAND DUFF CT1
 - PATIENT MANAGEMENT AREA (PMA)
 - FLOODPLAIN
 - EXISTING INTERMITTENT STREAM
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED CITY LINE
 - PROPOSED VEHICULAR CIRCULATION
 - PROPOSED MARKET RATE DEVELOPMENT ENVELOPE
 - PROPOSED MIXED RETIREMENT DEVELOPMENT ENVELOPE
 - PROPOSED STORMWATER MANAGEMENT POND
 - PROPOSED OPEN SPACE
 - COMMUNITY BLDG./SITE AMENITY
 - 1.5 MITIGATED SOIL RESTRICTION LINE
 - 5.1 MITIGATED SOIL RESTRICTION LINE
 - MARLBORO CLAY LIMITS
 - 40' SCENO EASEMENT
 - HICKENBERRY TRAIL

DENSITY INCREMENT FACTORS FOR MARKET RATE UNITS

BASE DENSITY IN THE R-0 ZONE IS 18.0 U/AC.
ACTUAL DENSITY PROPOSED IS 11.8 U/AC.
MAINTAIN DENSITY IN THE R-0 ZONE IS 22.0 U/AC, BASED ON PUBLIC DENSITY. 10.0 U/AC MINIMUM, 24.0 U/AC MAXIMUM AS SET BY

FOR OPEN SPACE, UP TO A 20% INCREASE OR 13.0 U/AC CAN BE ADDED BASED ON A BASE OF 18.0 U/AC. 9.0 NET ACRES, 3.0% TRAILHEAD, 1.0% ACRES, AND THERE IS A DEDICATION TO MINIMUM OF 10.0% ACRES FOR ACTIVITY AND PASSIVE SECTIONS OF THE COLLINGWOOD BRANCH STEADY RAIN PARK.

OF THE TOTAL 34.0 NET ACRES CANNOT BE THE TOTAL DENSITY WOULD BE 23.0 U/AC. SINCE THIS CDP IS PROPOSED TO BE A MAINTAIN DENSITY, NO FURTHER PUBLIC DENSITY WOULD BE REQUIRED. ONLY 80% OF THE MAINTAIN OF 13.0 U/AC WOULD BE NEEDED TO REACH THE 6.0 U/AC PROPOSED.

GENERAL NOTES

- [illegible]

LS Lantham Associates, Inc.
Engineering
Planning
Surveying

LANTHAM OFFICE:
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

[illegible]

DEVELOPER / APPLICANT
PNC
Two Hopkins Plaza
Baltimore, MD 21201
(410) 237-5325
Attn: Valt Rockstroh



MISS UTILITY NOTE

COMPREHENSIVE DESIGN PLAN

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



1" = 3.00'
 SHEET 1
 OF 8
 PROJECT NO.
 0641-17-00



OVERALL LANDSCAPE RENDERING



WILLOWBROOK - PHASE 1
SPECIFIC DESIGN PLAN 1603
PRINCE GEORGE'S COUNTY, MARYLAND

Dewberry

M-NCPPC PARK



TOWNHOUSE SECTION



NV HOMES - CARNEGIE FRONT AND REAR ELEVATIONS



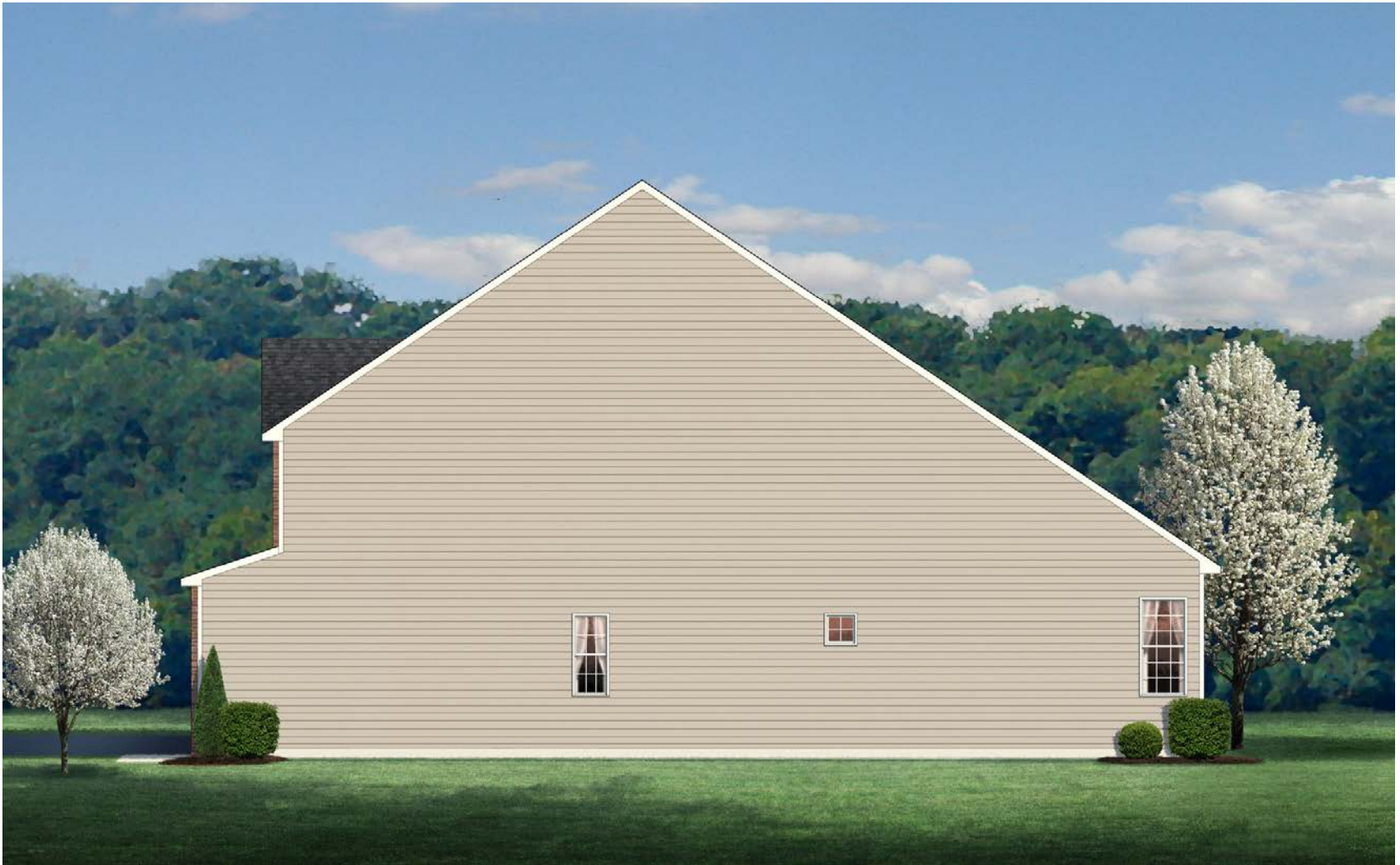
NV HOMES - CARNEGIE SIDE ELEVATIONS



NV HOMES - GRIFFIN HALL FRONT AND REAR ELEVATIONS



NV HOMES - GRIFFIN HALL SIDE ELEVATION



NV HOMES - MCPHERSON FRONT AND REAR ELEVATIONS



NV HOMES - MCPHERSON SIDE ELEVATION



NV HOMES - VANDERBILT FRONT ELEVATIONS



NV HOMES - VANDERBILT REAR ELEVATIONS



NV HOMES - VANDERBILT SIDE ELEVATIONS



RYAN HOMES - MOZART FRONT AND REAR ELEVATIONS



RYAN HOMES - MOZART SIDE ELEVATION



RYAN HOMES - STRAUSS FRONT AND REAR ELEVATIONS



RYAN HOMES - STRAUSS SIDE ELEVATION



TOLL BROTHERS - BELLE VIEW FRONT AND REAR ELEVATIONS



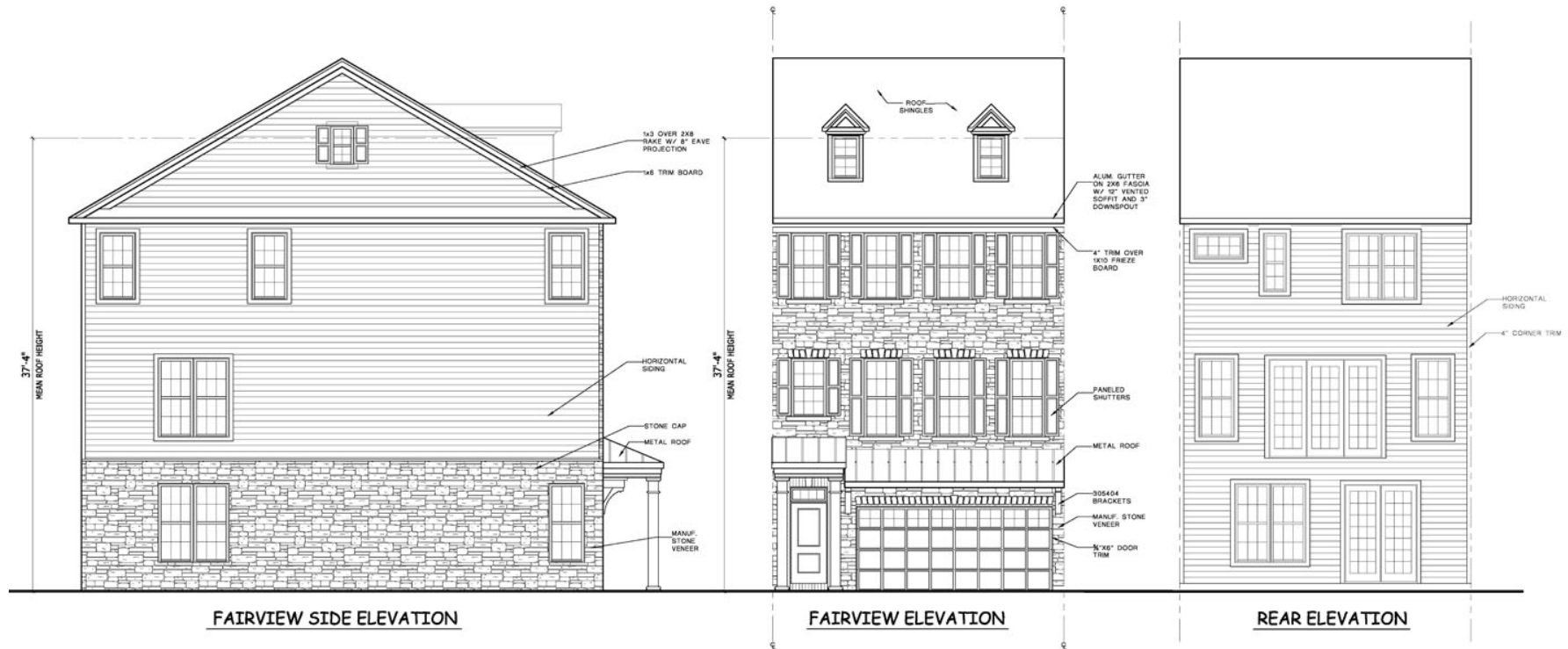
TOLL BROTHERS - BELLE VIEW ELITE CLASSIC ELEVATIONS



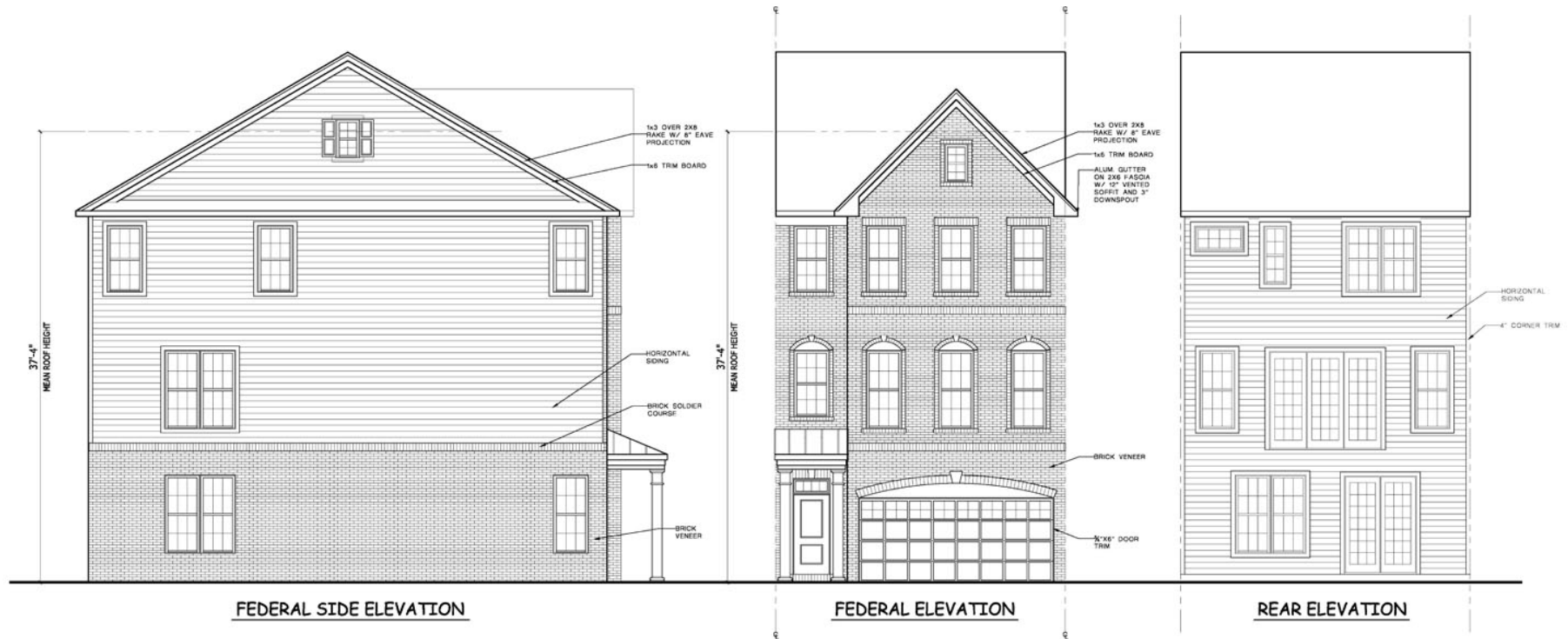
TOLL BROTHERS - BELLE VIEW ELITE COUNTRY MANOR ELEVATIONS



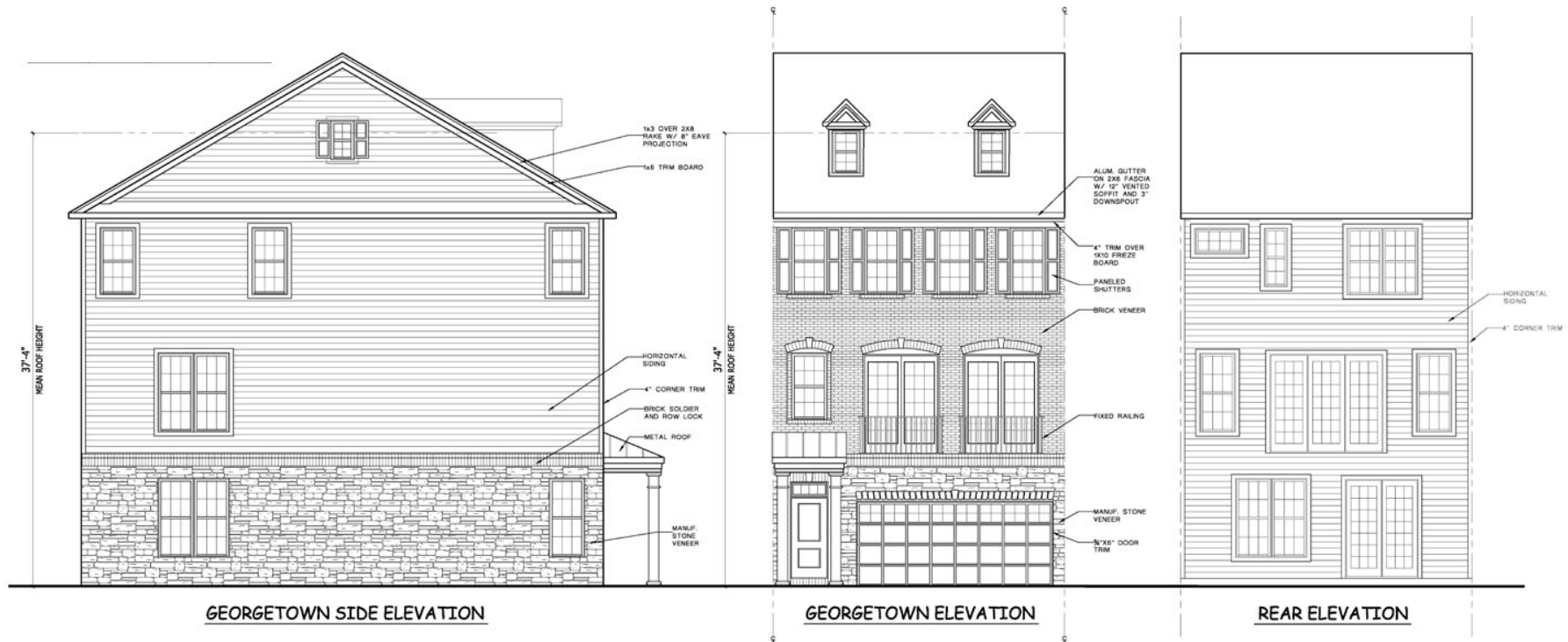
TOLL BROTHERS - BELLE VIEW ELITE FAIRVIEW ELEVATIONS



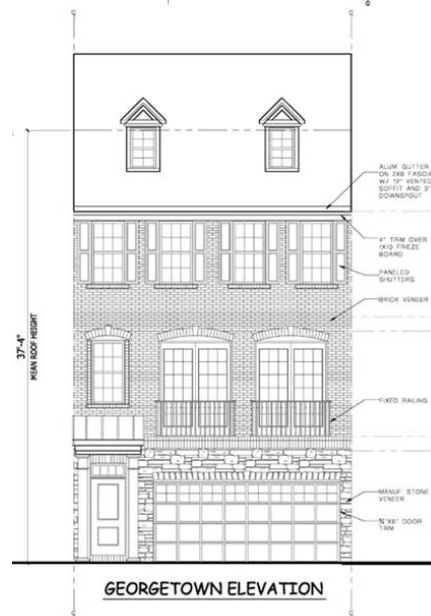
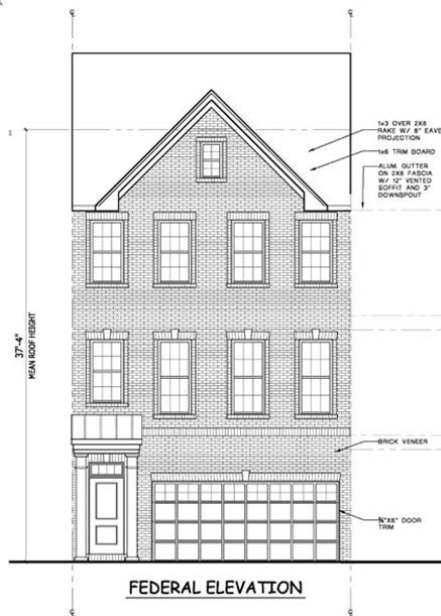
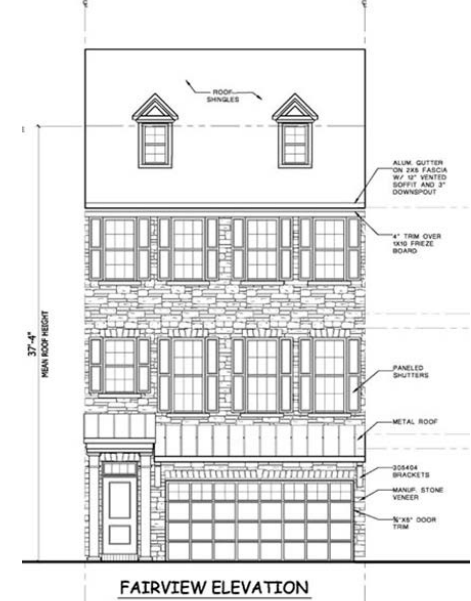
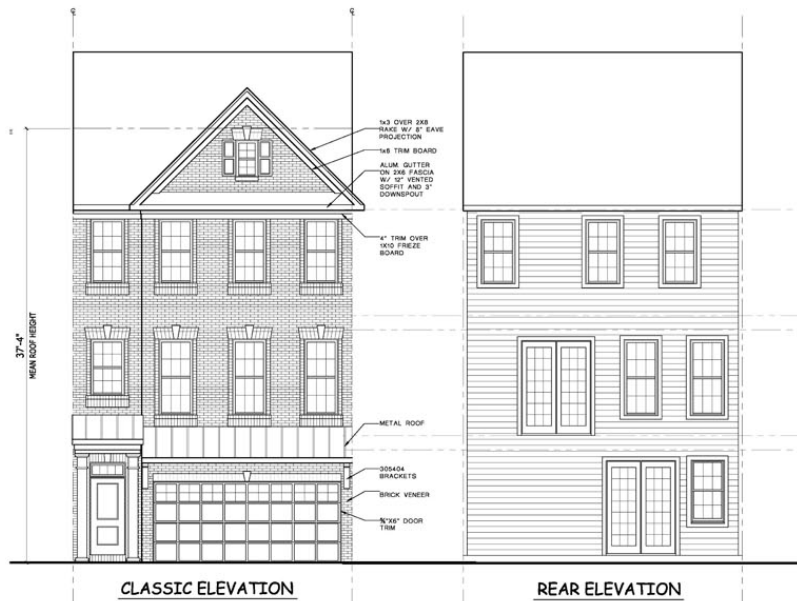
TOLL BROTHERS - BELLE VIEW ELITE FEDERAL ELEVATIONS



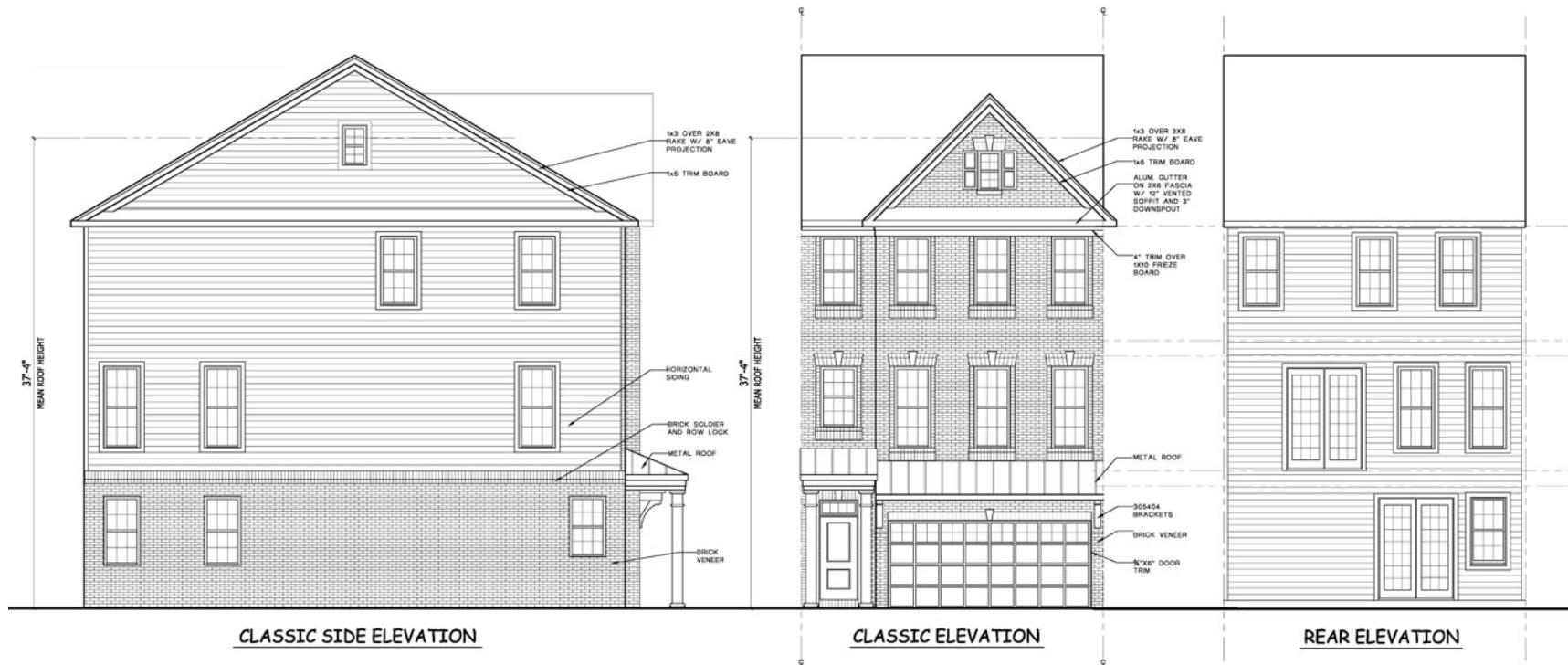
TOLL BROTHERS - BELLE VIEW ELITE GEORGETOWN ELEVATIONS



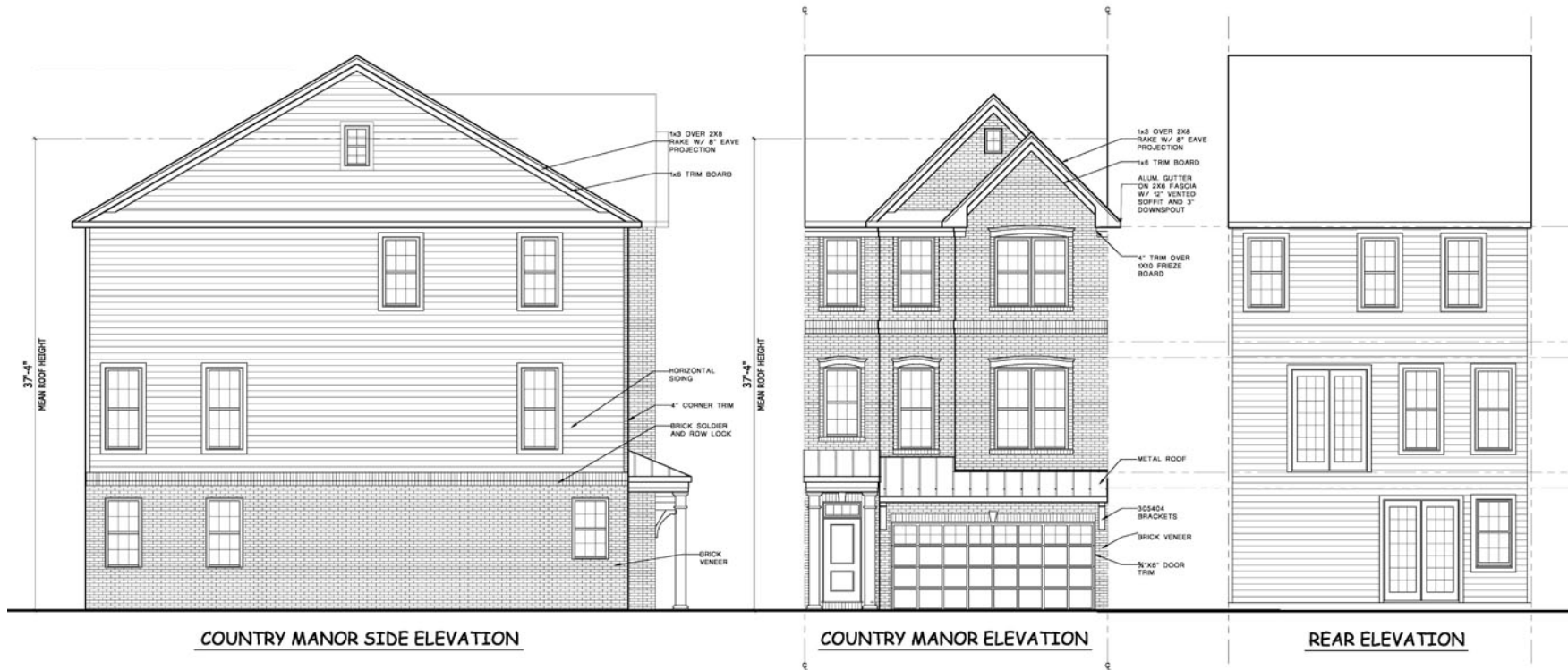
TOLL BROTHERS - BLUEFIELD FRONT AND REAR ELEVATIONS



TOLL BROTHERS - BLUEFIELD ELITE CLASSIC ELEVATIONS



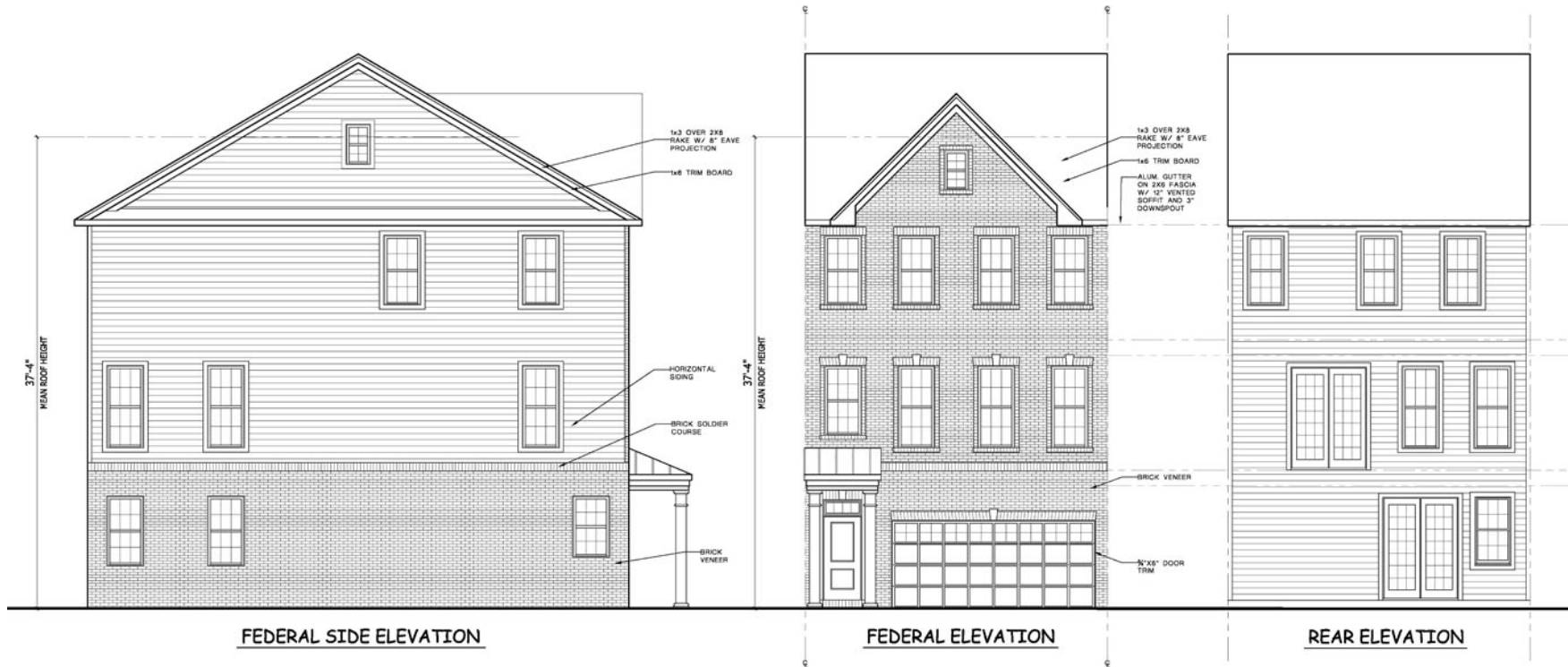
TOLL BROTHERS - BLUEFIELD ELITE COUNTRY MANOR ELEVATIONS



TOLL BROTHERS - BLUEFIELD ELITE FAIRVIEW ELEVATIONS



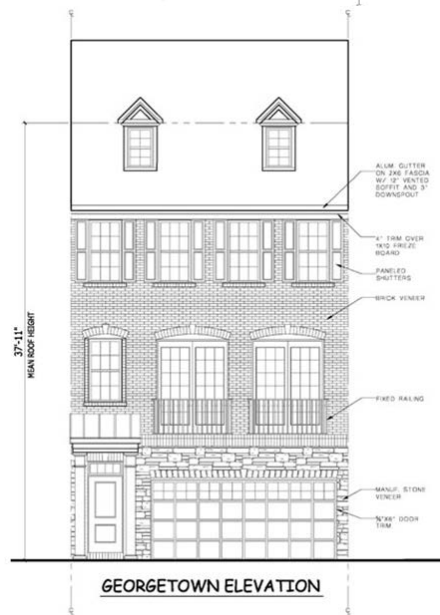
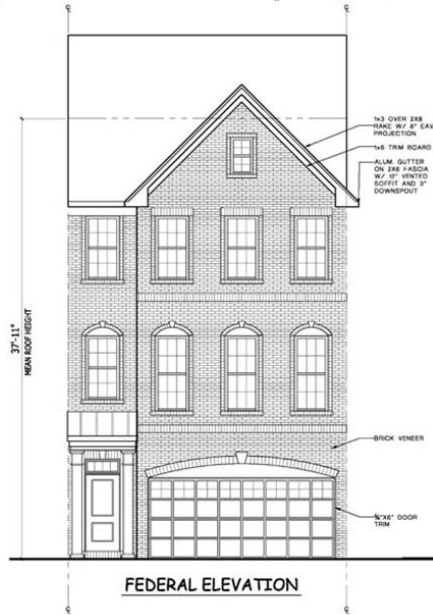
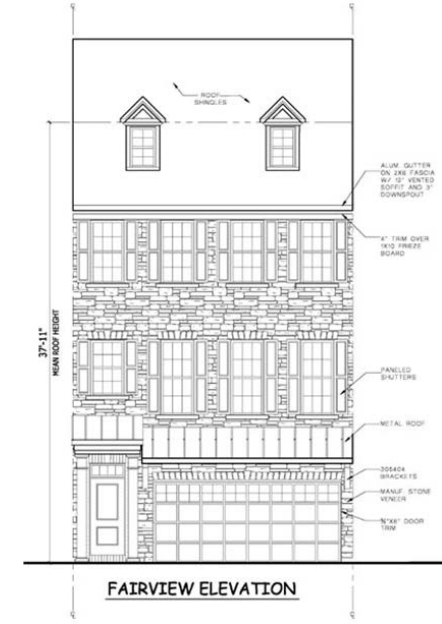
TOLL BROTHERS - BLUEFIELD ELITE FEDERAL ELEVATIONS



TOLL BROTHERS - BLUEFIELD ELITE GEORGETOWN ELEVATIONS



TOLL BROTHERS - GROVETON FRONT AND REAR ELEVATIONS



TOLL BROTHERS - ANNANDALE FRONT ELEVATIONS



MOOREFIELD GREEN
MGAD1810_WDC_ANDL-FED-662_032_ANDL-GEO-662_ANDL-FED-662_ANDL-GEO-662_032_RE_1

Model-Elevation:

Annandale-04V Federal-06
Annandale-04V Georgian-04
Annandale-04V Federal-06
Annandale-04V Georgian-04

TOLL BROTHERS - BRADBURY, ELLICOTT, AND PORTSMOUTH MODELS



LOUDOUN VALLEY - THE MEADOWS
 LVMD1331_WDC_BRAD-GTN-032-662_PTSM-GET-662_BRAD-CLA-662_PTSM-COU-662_ELCT-GTN_2FE_2

Model-Elevation:

Bradbury-139 Georgetown-15
 Portsmouth-145 Gettysburg-45
 Bradbury-139 Classic-18
 Portsmouth-145 Country Manor-21
 Ellicott-K35 Georgetown-15

TOLL BROTHERS - BRADBURY, ELLICOTT AND PORTSMOUTH MODELS



LOUDOUN VALLEY - THE MEADOWS
 LVMD1331_WDC_ELCT-CLA-658-662_BRAD-GTN-662_PTSM-GET-662_BRAD-CLA-658-662_ELCT-GTN-662_2RE_2

Model-Elevation:

Ellicott-K35 Classic-18
 Bradbury-139 Georgetown-15
 Portsmouth-145 Gettysburg-45
 Bradbury-139 Classic-18
 Ellicott-K35 Georgetown-15

TOLL BROTHERS - BRADBURY, ELLICOTT, AND PORTSMOUTH MODELS



MARLBORO RIDGE - THE MEADOWS MODEL HOME
MBRM1463_NE_BRAD-WIL-007-032-662_PTSM-GET-662_PTSM-COU-007_ELCT-GEO-032_MH_1

Model-Elevation:

Bradbury-139 Williamsburg-07
Portsmouth-145 Gettysburg-45
Portsmouth-145 Country Manor-21
Ellicott-K35 Georgetown-15

TOLL BROTHERS - BRADBURY, ELLICOTT, AND PORTSMOUTH MODELS



ARUNDEL FOREST - MEADOWS
AFMD3167_NE_ELCT-GTN-662_PTSM-WEL-662_PTSM-GTN-662_BRAD-VIR-032-662_2FE_1

Model-Elevation:

Ellicott-K35 Georgetown-15
 Portsmouth-145 Wellesley-56
 Portsmouth-145 Georgetown-15
 Bradbury-139 Virginian-47

TOLL BROTHERS - BRADBURY AND ELLICOTT MODELS



ARUNDEL FOREST - MEADOWS
AFMD3167_NE_ELCT-GTN_BRAD-WIL_BRAD-VIR_ETON-TRA_2FE_3

Model-Elevation:

Ellicott-K35 Georgetown-15
Bradbury-139 Virginian-47
Bradbury-139 Williamsburg-07
Easton-068 Traditional-20

TOLL BROTHERS -CALVERTON, KENLEY, AND BELHAVEN MODELS



MOOREFIELD GREEN-20' FAIRMONT
MGFM1808_WDC_CLTR-WIL_034-662_KNLY-LEX-662_BLHV-GEO-658_CLTR-FED-662_2RE_5

Model-Elevation:

Calverton-1RD Williamsburg-07
Kenley-1S1 Lexington-43
Belhaven-04W Georgian-04
Calverton-1RD Federal-06

ACTIVE-ADULT COMMUNITY



TOLL BROTHERS - ACTIVE-ADULT ATTACHED - MILFORD AND WINFIELD MODELS



REGENCY @ ASHBURN - GEORGETOWNS
RAGT3300_WDC_WFLD-GEO-007-662_MLF-D-GEO-007-662_WFLD-MAN-007-662_2FE_2

Model-Elevation:

Winfield-G94 Georgian-04
Milford-040 Georgian-04
Winfield-G94 Manor-03

TOLL BROTHERS- ACTIVE-ADULT ATTACHED - GLENHURST, MILFORD, AND WINFIELD MODELS



REGENCY @ ASHBURN - GEORGETOWNS
RAGT3300_WDC_WFLD-GEO-007-662_MLFD-MAN-007-662_GLHT-GEO-007-662_2FE_3

Model-Elevation:

Winfield-G94 Georgian-04
Milford-040 Manor-03
Glenhurst-038 Georgian-04

TOLL BROTHERS - ACTIVE-ADULT ATTACHED - GLENHURST, MILFORD, AND WINFIELD MODELS



REGENCY AT ASHBURN - GEORGETOWNS
RAGT3300_WFLD-FED_MLFD-FED_GLHT-FED-007_662_2FE_3

Model-Elevation:

Winfield-G94 Federal-06
Milford-040 Federal-06
Glenhurst-038 Federal-06