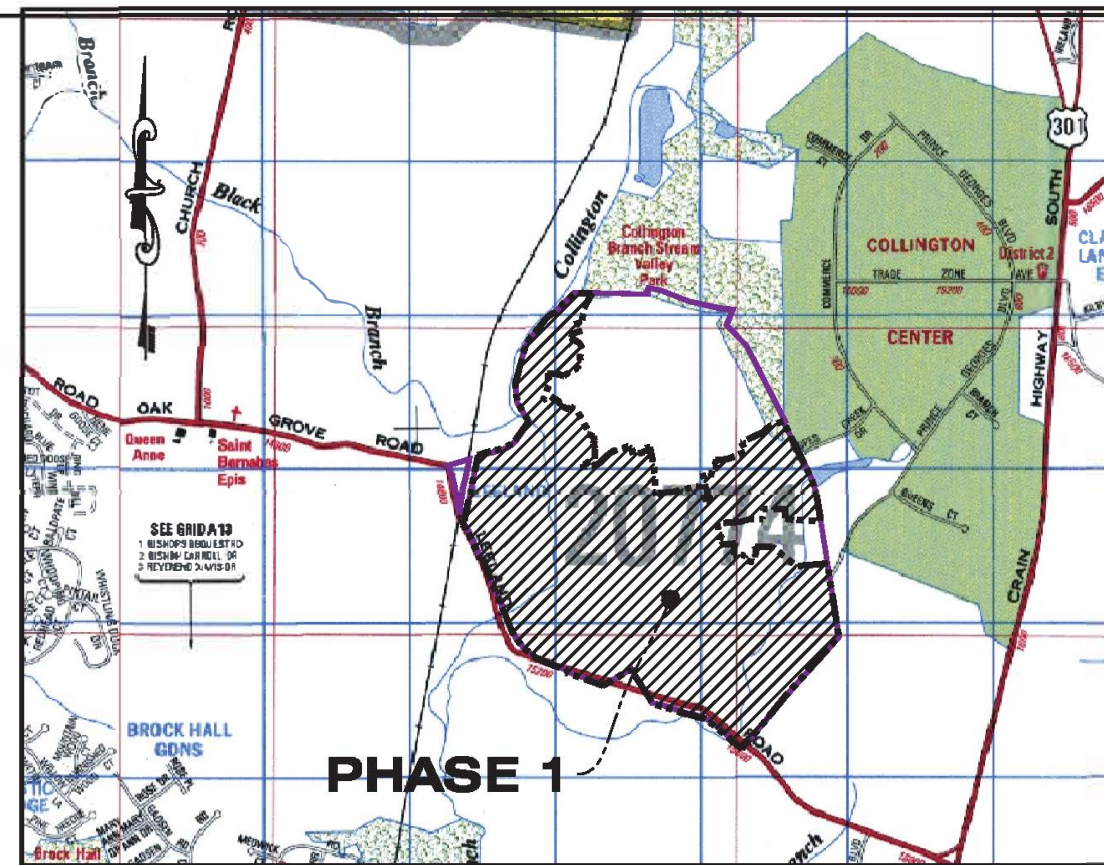


WILLOWBROOK

PRINCE GEORGE'S COUNTY, MARYLAND

TCPII-028-2016



PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5533 GRID J - 10 & K - 10
MAP 5533 GRID H - 1, 2, 3, & K - 1, 2, 3
MAP 5533 GRID A - 1, 2, 3, B-1, 2, & G - 1, 2

SHEET INDEX

- 1 TYPE II TREE CONSERVATION PLAN COVER SHEET
- 2 TYPE II TREE CONSERVATION PLAN DETAILS, NOTES, & COMPUTATIONS
- 3-39 TYPE II TREE CONSERVATION PLAN SHEET
- 40 TYPE II TREE CONSERVATION PLAN DETAILS

| | | |
|---|--|---------------------------|
| 1) Subdivision Name | Willowbrook (Phase 1) | |
| 2) Total Acreage | Overall Property R-5 Zone Gross Acreage I-1 Zone Gross Acreage | 442.30 426.85 15.45 |
| 3) Existing Use | Vacant | |
| 4) Proposed Use | Residential | |
| 5) Number of Lots & Parcels | Proposed Lots Parcels Outparcels Total Units (See Site Development Data Chart) | 371 22 1 371 |
| 6) Breakdown of Proposed Dwelling Units by Type | N/A | |
| 7) Gross Floor Area of Existing and Proposed (Commercial / Industrial) | N/A | |
| 8) 200 FT WSSC Map Reference Number | 2015E13; 2125E13 & 14; 2035E13 & 14 | |
| 9) Tax Map Number & Grid | 77-A2-A4; 77-B1-B4; 77-C3-C4; 77-F3-F4 | |
| 10) Aviation Policy Area Number and Airport Name | N/A | |
| 11) Existing Water & Sewer Designation | S-4; W-4 | |
| 12) Proposed Water & Sewer Designation | S-3; W-3 | |
| 13) SWM Concept Plan Number | 15988-2016 | |
| 14) 10-foot Public Utility Easement (PUE) proposed along all public road right-of-way. | | |
| 15) 106AC +/- will be dedicated MNCPPC for the Collington Branch Stream Valley Park. Approximately 23AC of which will be an active community park. Parkland dedication meets MNCPPC's requirements as approved on the Preliminary Plan for this Project | | |
| 16) Cemeteries on or contiguous to the Property | No | |
| 17) Historic Site on or in vicinity of the Property | No | |
| 18) Streams present on site | Yes | |
| 19) Wetlands present on site | Yes | |
| 20) 100-year Floodplain | Yes; FFS#200522 Approved 08/07/2006 | |
| 21) Chesapeake Bay Critical Area Overlay | No | |
| 22) Source of Topography | Eastern States Engineering, Feb. 2006 | |
| 23) Boundary Survey By | Bohler Engineering, 11/28/2017 | |
| 24) Applicant | Adjacent property information updated per available GIS information, 6/6/2016 WBLH, LLC 7164 Columbia Gateway Drive, Suite 230 Columbia, MD 21046 CDP-0505 Prelim. Plan No. 4-06066 | |
| 25) Resolutions of Previously Approved Applications affecting the Subject Property | Basic Plan No. A-9968 was approved as part of CR-90-2006 (Approved in the Bowie and Vicinity Master Plan and Sectional Map Amendment), Approved 2/7/2006 | |
| 26) Planning & Policy Analysis Area | Planning Area: 74-A Policy Analysis Area: 266M74A | |
| 28) General Plan Tier | Developing | |
| 29) Election District | District 7 | |
| 30) Watershed | Collington Branch (DOE) Patuxent River (DNR) - Western Branch 245280050C | |
| 31) FEMA Panel | Marlboro Clay deposits exist on site | |
| 32) Marlboro Clay | This plan is for entitlement purposes only and shall not be used for construction. | |
| 33) Dedication along Leeland Road Frontage and Road Improvements as required as part of the development of this project. | | |
| 35) All subdivision roadways, except the private roads and alleys serving the market rate townhouses, are proposed as public streets. Private roads to be dedicated to the HOA | | |
| 36) During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. | | |
| 37) During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR). CHART: P:\PROJECT\2015 File\Willowbrook-50064180\Technical\Civil\SDP Notes | | |

PROPERTY OWNERS AWARENESS CERTIFICATE

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.

OWNER OR OWNERS REPRESENTATIVE

DATE

SCALE

AS SHOWN

TITLE

COVER SHEET

DEWBERRY JOB NO. 50058396

SHEET NO.

1 OF 40

| Standard Woodland Conservation Worksheet for Prince George's County | | | | |
|--|---------------------------|-------------------------------|--------------------------------|------------------------------------|
| SECTION I-Establishing Site Information- (Enter acres for each zone) | | | | |
| 1) Zone | F | 1.1 | | |
| 2) Gross Tract | | 426.85 | 15.45 | |
| 3) Floodplain | | 82.40 | 2.18 | |
| 4) Privately Dedicated Land: | | 0.00 | 0.00 | |
| 5) Net Tract (NTA) | | 334.36 | 13.27 | 0.00 |
| 6) TCP Number | TCPII-028-2016 | | | Revision # 0 |
| 7) Property Description or Subdivision Name: | WILLOWBROOK | | | |
| 8) Is the site subject to the 1989 or 1991 Ordinance | N | | | |
| 9) Is the site subject to the 1991 Ordinance | Y | | | |
| 10) Subject to 2010 Ordinance and in PFA (Privately Funding Areas) | Y | | | |
| 11) Is the site (1) single family lot? (Y or N) | N | | | |
| 12) Are there prior TCP approvals which include a | Y | | | |
| 13) combination of this lot? (Y or N) | N | | | |
| 14) Is any portion of the property in a WBC Bank? (Y or N) | N | | | |
| 15) Gross, over Forest (preservation) = | | 123.04 | acres | |
| 16) Clearing permitted w/o reforestation = | | 216.08 | acres | |
| 17) Clearing permitted w/o reforestation = | | | | |
| SECTION II-Determining Requirements (Enter acres for each corresponding column) | | | | |
| | Column A WCT / A - 1 % | Column B Net Tract (1%) | Column C Floodplain (1%) | Column D 1 Site Impacts (1%) |
| 18) Existing Woodland | | | | 82.93 |
| 19) Woodland Conservation Threshold (WCT) = | 18.8% | 63.66 | | |
| 20) Smaller of 15 or 14 | | 63.66 | | |
| 21) Wood and above WCT | | 270.87 | | |
| 22) Wood and cleared | | 224.73 | 5.98 | 0.01 |
| 23) Woodland cleared above WCT (smaller of 16 or 17) | | 224.73 | | |
| 24) Clearing above WCT (0.25, 1) replacement requirement | | 56.18 | | |
| 25) Woodland cleared below WCT | | 0.00 | | |
| 26) Clearing below WCT (2:1 replacement requirement) | | 0.00 | | |
| 27) Afforestation Required | | 15.00% | 0.00 | |
| 28) Off-site WCA being provided on this property | | 0.00 | | |
| 29) Woodland Conservation Required | | 131.24 | acres | |
| SECTION III-Meeting the Requirements (Enter acres for each corresponding column) | | | | |
| 30) Woodland Preservation | | 115.00 | | |
| 31) Afforestation / Reforestation | | 11.24 | Bond amount | \$ 145,884.32 |
| 32) Natural Regeneration | | 0.00 | | |
| 33) Landscape Credits | | 0.00 | | |
| 34) Specimen Historic Tree Credit (CRZ area * 2.0) | | 0.00 | 0.00 | |
| 35) Forest Enhancement Credit (Area * 2.0) | | 0.00 | 0.00 | |
| 36) Street Tree Credit (Planting or 10-year canopy coverage) | | 0.00 | 0.26 | |
| 37) Area approved for fee-in-lieu | | 0.00 | fee amount | \$0.00 |
| 38) Off-site Woodland Conservation Credits Required | | 0.00 | | |
| 39) Off-site WCA (preservation) being provided on this property | | 0.00 | | |
| 40) Off-site WCA (afforestation) being provided on this property | | 0.00 | | |
| 41) Woodland Conservation Provided | | 136.24 | acres | |
| 42) Area of woodland not cleared | | 115.00 | acres | |
| 43) Net tract woodland retained not part of requirements | | 0.00 | acres | |
| 44) 100-Floodplain woodland retained | | 76.06 | acres | |
| 45) On-site woodland conservation provided | | 126.24 | acres | |
| 46) On-site woodland conservation alternatives provided | | 0.00 | | |
| 47) On-site woodland retained not credited | | 76.06 | acres | |
| 48) Prepared by: | Signed | | Date | |

| WOODLAND PRESERVATION AREA (WPA) | |
|----------------------------------|--------|
| LABEL | AREA |
| 1 | 3.22 |
| 2 | 2.13 |
| 3 | 0.46 |
| 4 | 57.04 |
| 5 | 0.70 |
| 6 | 3.33 |
| 7 | 1.94 |
| 8 | 0.49 |
| 9 | 7.92 |
| 10 | 11.17 |
| 11 | 0.62 |
| 12 | 0.47 |
| 13 | 1.18 |
| 14 | 18.45 |
| 15 | 2.03 |
| 16 | 1.60 |
| 17 | 1.00 |
| 18 | 1.25 |
| TOTAL | 115.00 |

| WOODLAND CLEARED NET-TRACT (C-NTA) | |
|------------------------------------|--------|
| LABEL | AREA |
| TOTAL | 224.73 |

| WOODLAND CLEARED FLOODPLAIN (C-FP) | |
|------------------------------------|------|
| LABEL | AREA |
| A | 2.40 |
| B | 0.06 |
| C | 0.26 |
| D | 0.14 |
| E | 0.03 |
| F | 0.32 |
| G | 0.06 |
| H | 0.10 |
| I | 2.48 |
| J | 0.04 |
| K | 0.05 |
| L | 0.06 |
| TOTAL | 5.98 |

| WOODLAND RETAINED NOT CREDITED (WR-NC) | |
|--|------|
| LABEL | AREA |
| TOTAL | 0.06 |

| WOODLAND REFORESTATION AREA (WRA) | |
|-----------------------------------|-------|
| LABEL | AREA |
| A | 1.23 |
| B | 0.46 |
| C | 1.41 |
| D | 0.17 |
| E | 0.45 |
| F | 2.02 |
| G | 0.59 |
| H | 3.34 |
| I | 1.57 |
| TOTAL | 11.24 |

| Gross Tract Area | 100-Yr Floodplain (FP) | Net Tract Area (NTA) | Ex. Woodland (NTA) | Ex. Woodland (FP) |
|------------------|------------------------|----------------------|--------------------|-------------------|
| 442.30 | 94.67 | 347.63 | 339.73 | 82.93 |

| Woodland Net-Track (C-NTA) | Woodland Cleared Floodplain (C-FP) | Woodland Cleared Off-Site (C-OS) | Woodland Preserv. Area (C-PMA) | Woodland Retained Not Credited (WR-NC) | Woodland Retained/Assumed Cleared (WR-AC) |
|----------------------------|------------------------------------|----------------------------------|--------------------------------|--|---|
| 224.73 | 5.98 | 0.01 | 9.53 | 115.00 | 11.24 |

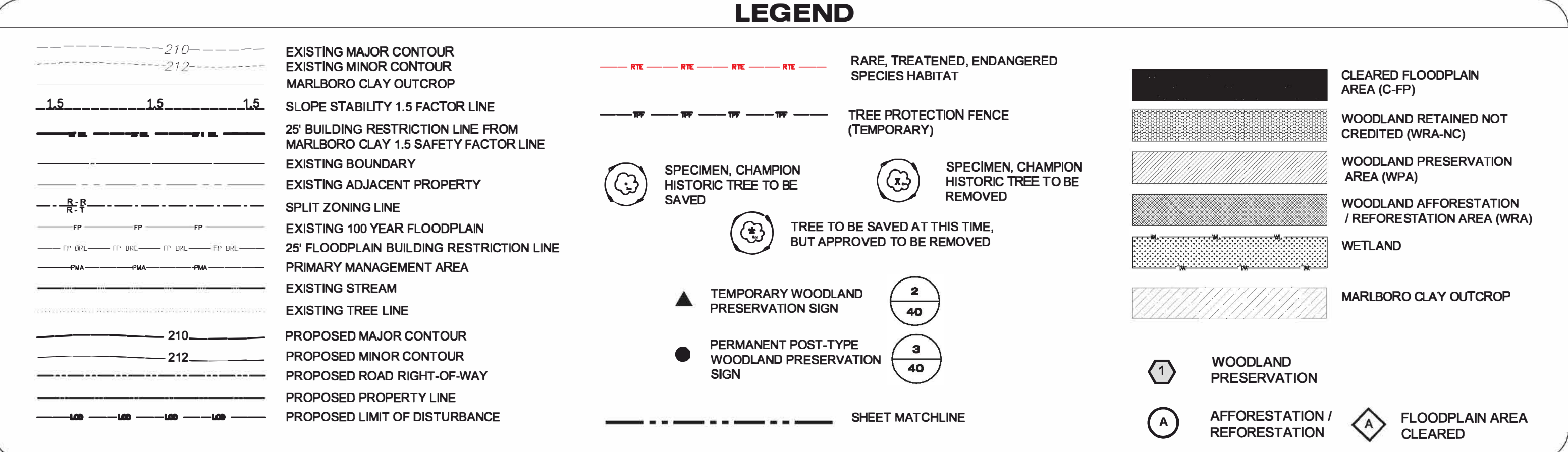
STANDARD TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SDP-1603.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$900 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA) 2.
7. THE PROPERTY IS ADJACENT TO LEELAND ROAD, WHICH IS A DESIGNATED SCENIC ROAD.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(G).

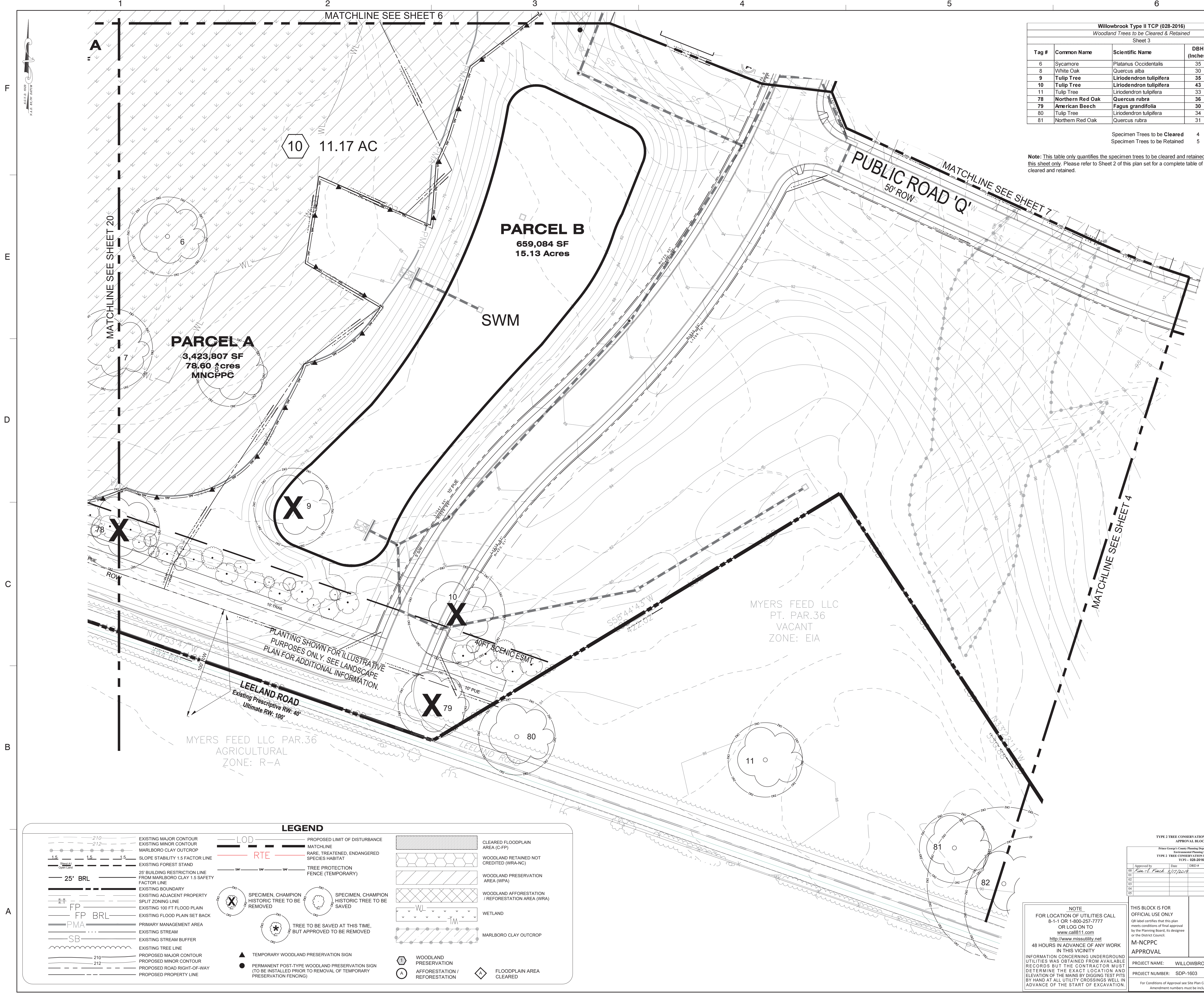
ADDITIONAL NOTES AS REQUIRED INCLUDED ON SHEET 2.

INVASIVE SPECIES:

THE INVASIVE SPECIES FOUND ON-SITE, JAPANESE STILTGRASS, IS AN ANNUAL, LOCATED WITHIN THE FLOODPLAIN, AND THIS YEAR'S SEEDBANK WILL TRAVEL DOWNSTREAM, AND NEXT YEAR'S SEED BANK WILL ARRIVE WITH THE SPRING RAIN, SO THAT EFFECTIVE CONTROL CANNOT BE ACHIEVED, BUT DAMAGE TO WATER QUALITY DOWNSTREAM WOULD RESULT.



ALL CHARTS: P:\PROJECT\2015 File\Willowbrook-50064180\Technical\Environmental\TCP Notes



| Willowbrook Type II TCP (028-2016) | | | | |
|---|------------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 3 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 6 | Sycamore | Platanus Occidentalis | 35 | 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 |
| 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 |

Specimen Trees to be Cleared 4
Specimen Trees to be Retained 5

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.



Dewberry
Consultants LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
WBLH, LLC
7164 COLUMBIA GATEWAY DR STE 230
COLUMBIA, MD 21046

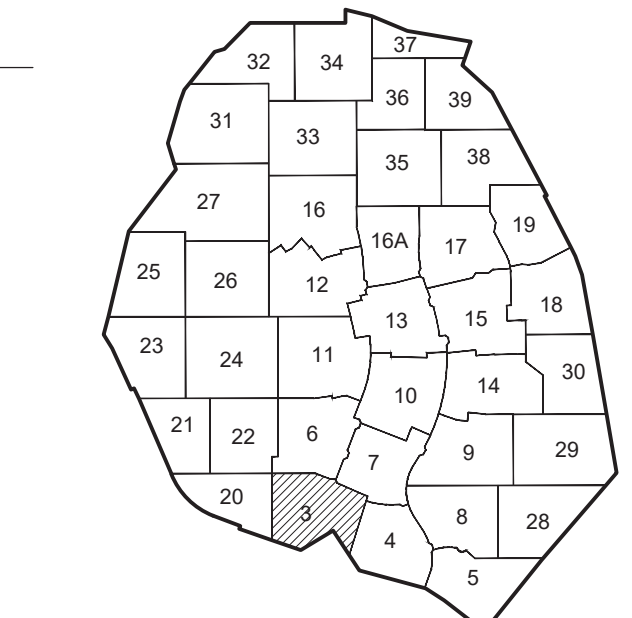
CONTACT
MARK NOSAL
MNOSAL@nolbrothersinc.com
PHONE: 410.872.9105

WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGES COUNTY
MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 201SE13, 202SE13 & 14, 203SE13 & 14



KEY PLAN



SCALE
0' 30' 60'
1"=30'

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

REVISIONS

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

3

SHEET NO. 3 OF 40

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

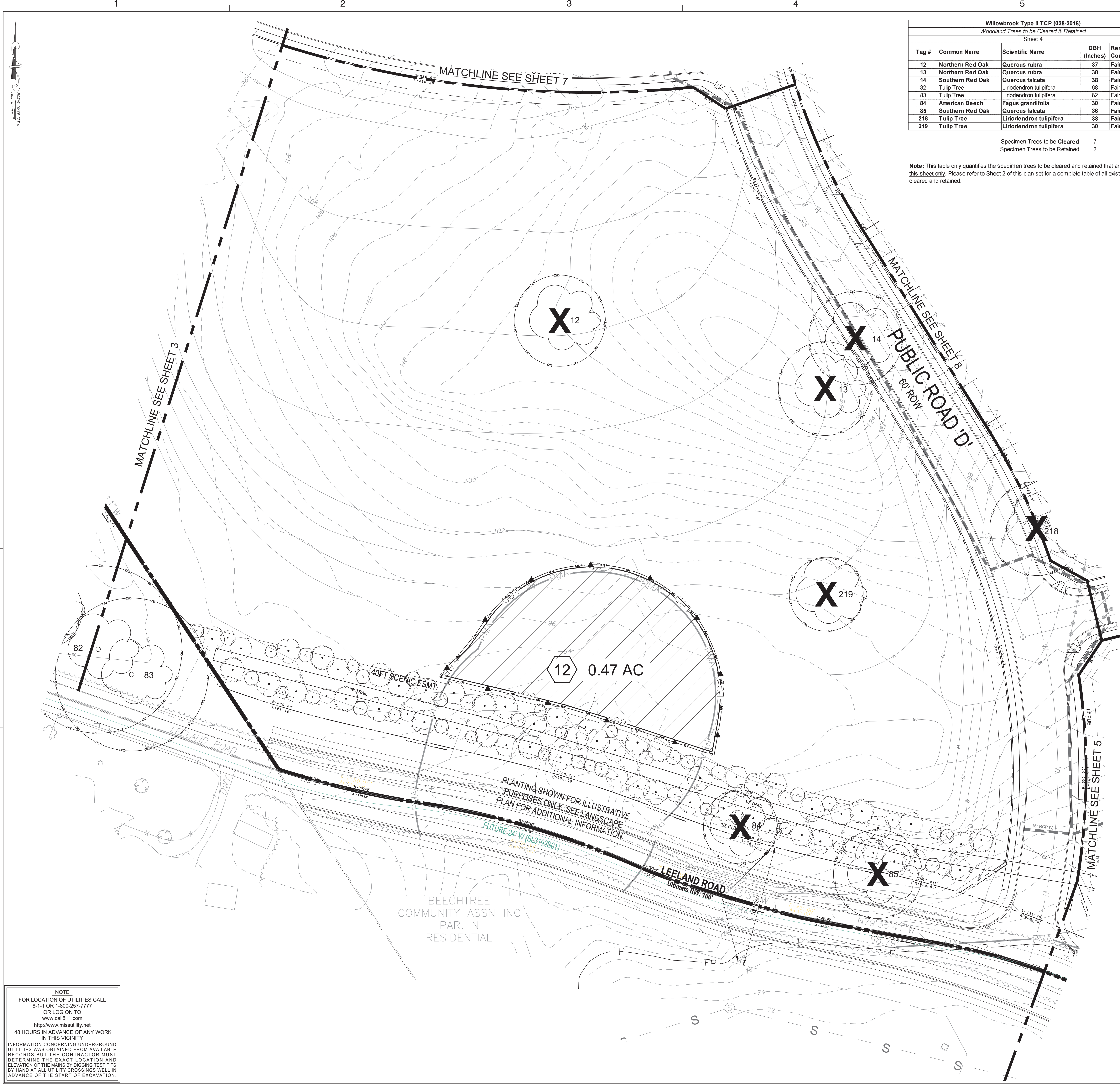
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

THIS BLOCK IS FOR
OFFICIAL USE ONLY
On 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 PHASE-1
PROJECT NUMBER: SDP-1603

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



| Willowbrook Type II TCP (028-2016) | | | | |
|---|------------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 4 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 12 | Northern Red Oak | Quercus rubra | 37 | Fair |
| 13 | Northern Red Oak | Quercus rubra | 38 | Fair |
| 14 | Southern Red Oak | Quercus falcata | 38 | 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 |
| 218 | Tulip Tree | Liriodendron tulipifera | 38 | Fair |
| 219 | Tulip Tree | Liriodendron tulipifera | 30 | Fair |

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Specimen Trees to be Cleared 7
Specimen Trees to be Retained 2

LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

MARLBORO CLAY OUTCROP

SLOPE STABILITY 1.5 FACTOR LINE

EXISTING FOREST STAND

25' BUILDING RESTRICTION LINE

EXISTING 100 FT FLOOD PLAIN

EXISTING FLOOD PLAIN SET BACK FACTOR LINE

EXISTING BOUNDARY

EXISTING ADJACENT PROPERTY SPLIT ZONING LINE

EXISTING 100 FT FLOOD PLAIN

EXISTING FLOOD PLAIN SET BACK

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING STREAM BUFFER

EXISTING TREE LINE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED ROAD RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

MATCHLINE

RARE, THREATENED, ENDANGERED SPECIES HABITAT

SPECIMEN CHAMPION HISTORIC TREE TO BE REMOVED

SPECIMEN CHAMPION HISTORIC TREE TO BE SAVED

TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED

CLEARED FLOODPLAIN AREA (C-FP)

WOODLAND RETAINED NOT CREDITED (WRA-NC)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

WETLAND

MARLBORO CLAY OUTCROP

WOODLAND PRESERVATION

AFFORESTATION / REFORESTATION

FLOODPLAIN AREA CLEARED

TEMPORARY WOODLAND PRESERVATION SIGN

PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN

TREE PROTECTION FENCE (TEMPORARY)

Dewberry

Dewberry Consultants LLC

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CONTACT
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**WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1**

**PRINCE GEORGE'S COUNTY
MARYLAND**

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 2025E13 & 14, 2025E13 & 14

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NO. 3108
EXPIRATION DATE: 10/03/19

KEY PLAN

SCALE
0' 30' 60'
1"=30'

| | | | |
|---|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

| No. | DATE | BY | Description |
|-----------|------|----|-------------|
| REVISIONS | | | |

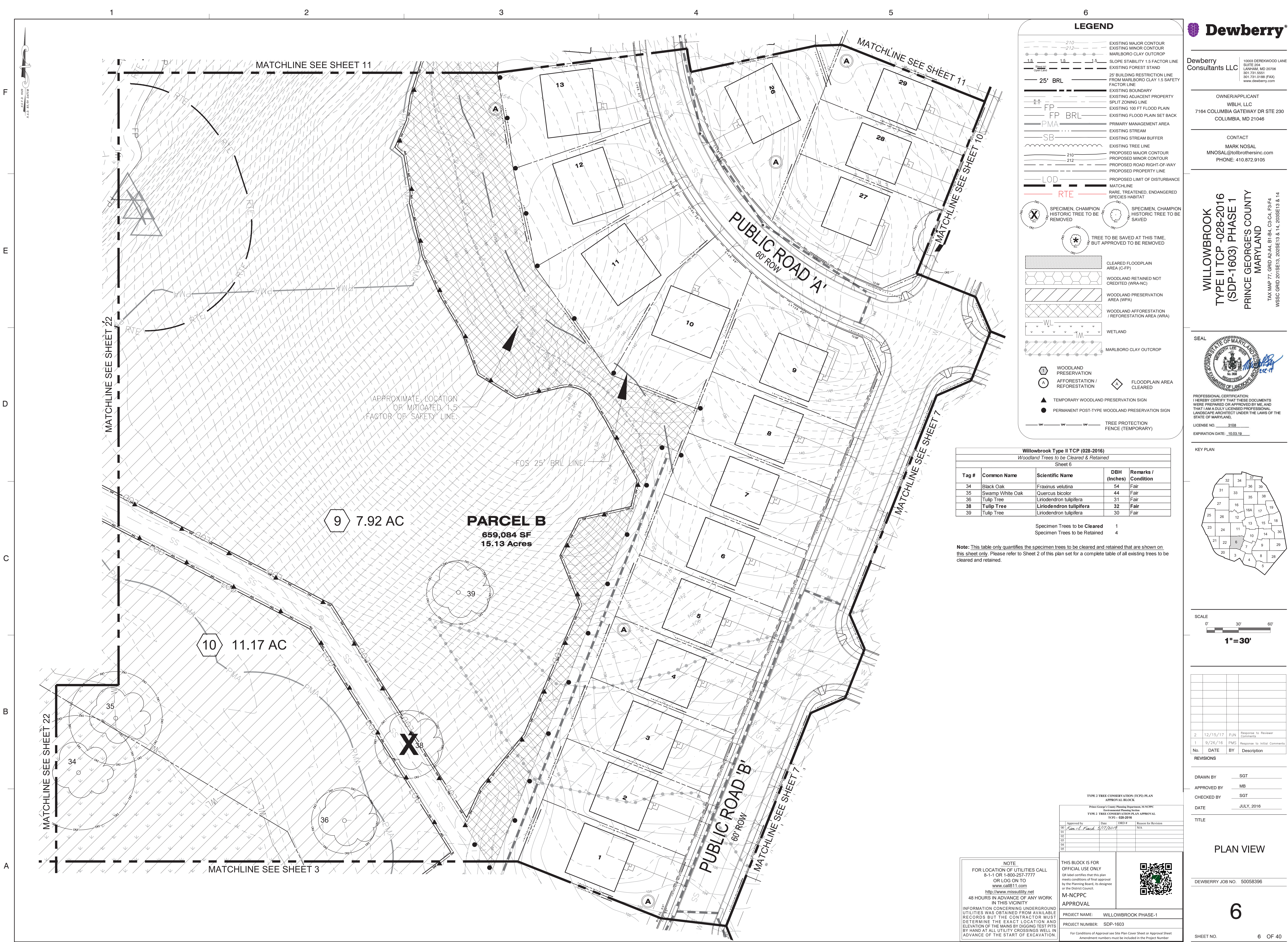
| | |
|-------------|------------|
| DRAWN BY | SGT |
| APPROVED BY | MB |
| CHECKED BY | SGT |
| DATE | JULY, 2016 |
| TITLE | |

PLAN VIEW

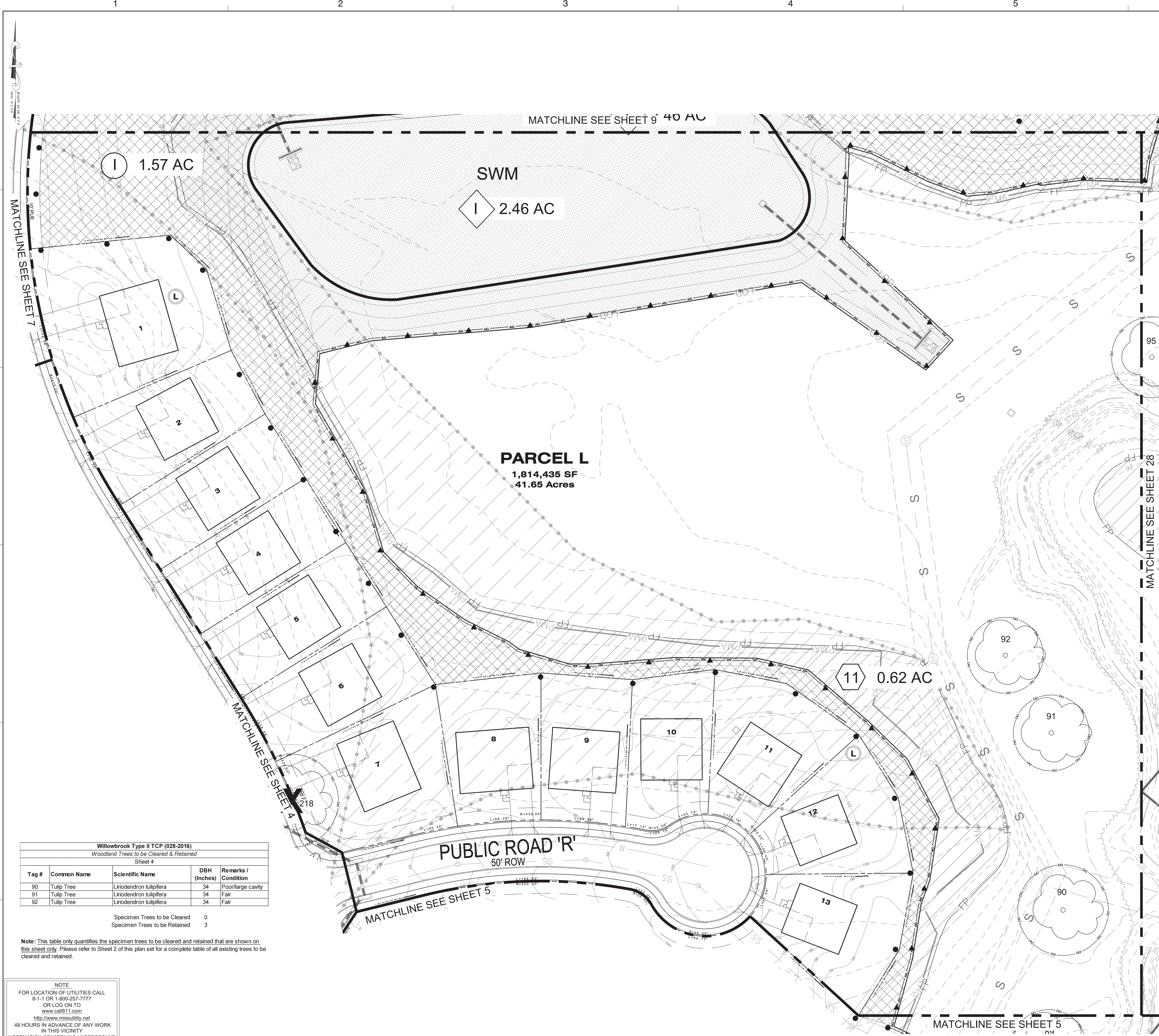
DEWBERRY JOB NO. 50058396

4

SHEET NO. 4 OF 40







| Willowbrook Type II TCP (028-2016) | | | | |
|---|-------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 4 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 90 | Tulip Tree | Liriodendron tulipifera | 34 | Poor/large cavity |
| 91 | Tulip Tree | Liriodendron tulipifera | 34 | Fair |
| 92 | Tulip Tree | Liriodendron tulipifera | 34 | Fair |

Specimen Trees to be Cleared 0
Specimen Trees to be Retained 3

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ADVANCE OF THE START OF EXCAVATION.

LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

MARLBORO CLAY OUTCROP

SLOPE STABILITY 1.5 FACTOR LINE

EXISTING FOREST STAND

25' BUILDING RESTRICTION LINE

25' BUILDING RESTRICTION LINE FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE

EXISTING BOUNDARY

EXISTING ADJACENT PROPERTY

SPLIT ZONING LINE

EXISTING 100 FT FLOOD PLAIN

EXISTING FLOOD PLAIN SET BACK

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING STREAM BUFFER

EXISTING TREE LINE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED ROAD RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

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SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED

TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED

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WOODLAND RETAINED NOT CREDITED (WRA-NC)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

WETLAND

MARLBORO CLAY OUTCROP

WOODLAND PRESERVATION

AFFORESTATION / REFORESTATION

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MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 2015/13, 2025/13 & 14, 2025/13 & 14

SEAL

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LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE NO. 3198
EXPIRATION DATE: 10/03/19

KEY PLAN

SCALE

0' 30' 60'

1"=30'

REVISIONS

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

DRAWN BY

SGT

APPROVED BY

MB

CHECKED BY

SGT

DATE

JULY, 2016

TITLE

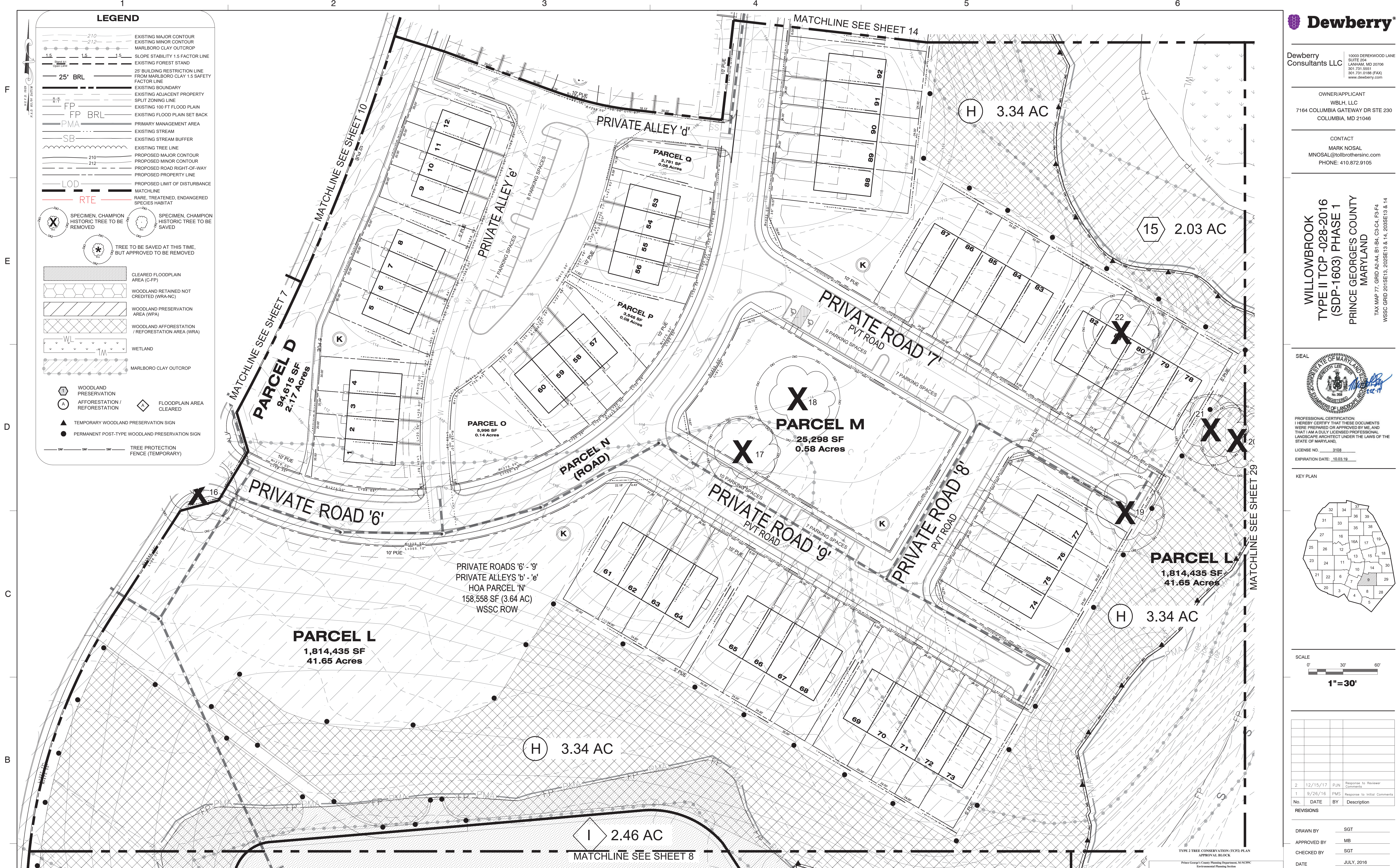
PLAN VIEW

DEWBERRY JOB NO.

50058396

8

8 OF 40



NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
|-------|--------------|-------------------------|--------------|---------------------|
| 17 | Tulip Tree | Liriodendron tulipifera | 31 | Fair |
| 18 | Silver Maple | Acer saccharinum | 37 | Fair |
| 19 | Tulip Tree | Liriodendron tulipifera | 34 | Very Poor |
| 21 | Tulip Tree | Liriodendron tulipifera | 31 | Fair |
| 22 | Tulip Tree | Liriodendron tulipifera | 33 | Fair |

Specimen Trees to be Cleared 5
Specimen Trees to be Retained 0

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

Willowbrook Type II TCP (028-2016)
Woodland Trees to be Cleared & Retained
Sheet 9

| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
|-------|--------------|-------------------------|--------------|---------------------|
| 17 | Tulip Tree | Liriodendron tulipifera | 31 | Fair |
| 18 | Silver Maple | Acer saccharinum | 37 | Fair |
| 19 | Tulip Tree | Liriodendron tulipifera | 34 | Very Poor |
| 21 | Tulip Tree | Liriodendron tulipifera | 31 | Fair |
| 22 | Tulip Tree | Liriodendron tulipifera | 33 | Fair |

Specimen Trees to be Cleared 5
Specimen Trees to be Retained 0

THIS BLOCK IS FOR OFFICIAL USE ONLY

On 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 PHASE-1
PROJECT NUMBER: SDP-1603

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

DEWBERRY JOB NO. 50058396

9

SHEET NO. 9 OF 40



Dewberry Consultants LLC
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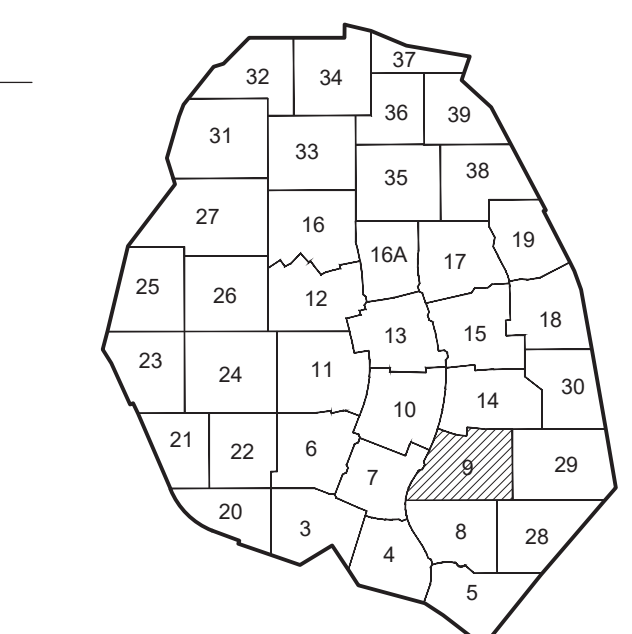
WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 20/SET19 & 14, 20/SET13 & 14

SEAL

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 3108
EXPIRATION DATE: 10/03/19

KEY PLAN



SCALE
0' 30' 60'
1"=30'

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
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REVISIONS

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

9

SHEET NO. 9 OF 40

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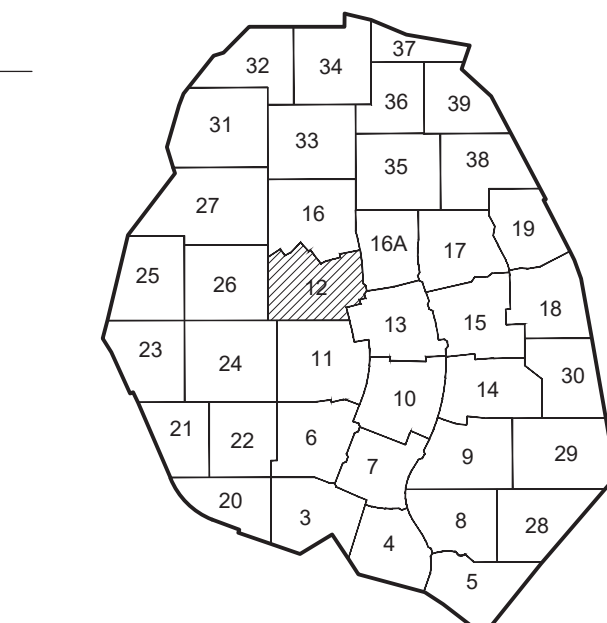
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KEY PLAN



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| | | | |
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PLAN VIEW

DEWBERRY JOB NO. 50058396

12

SHEET NO. 12 OF 40

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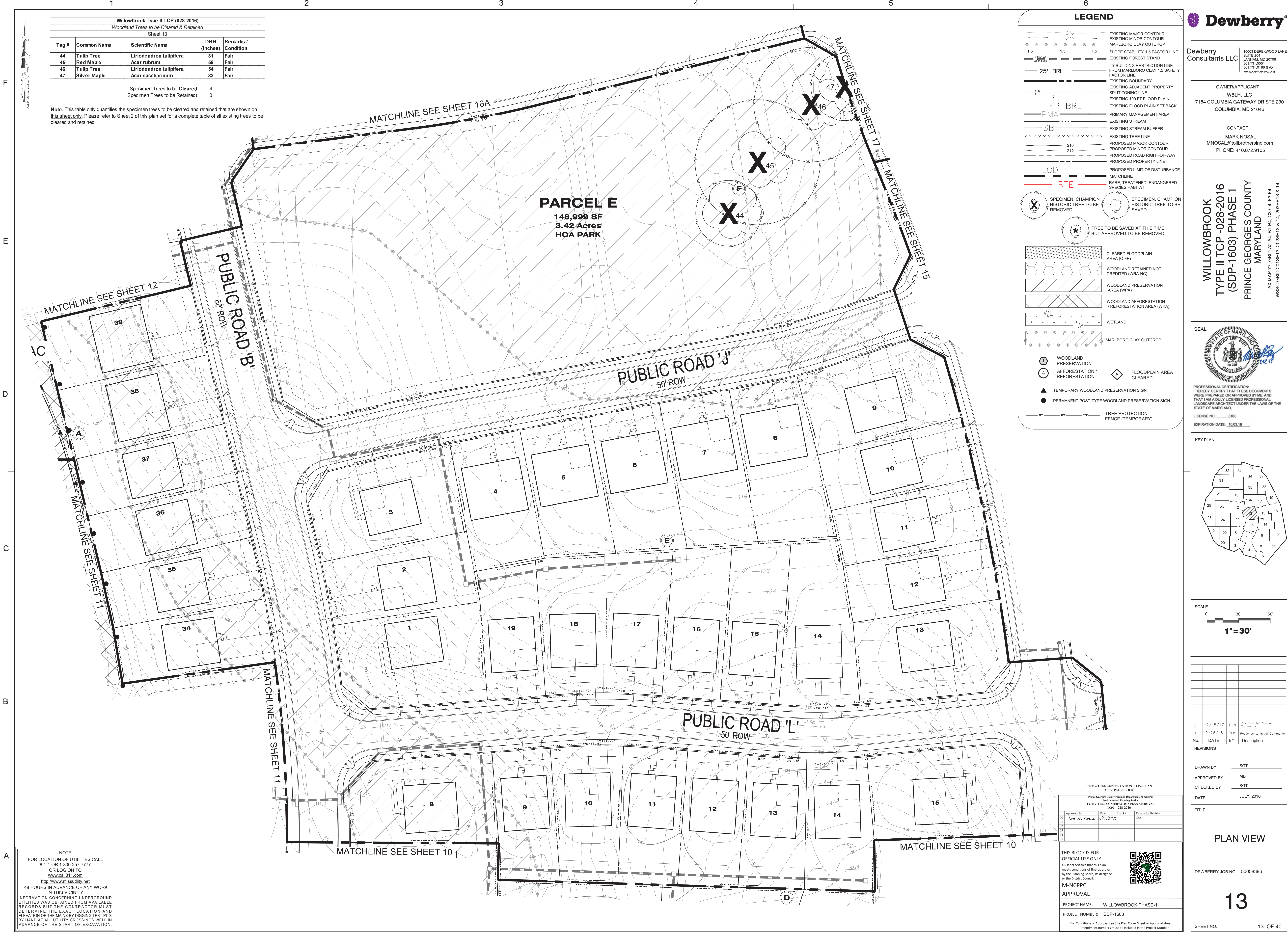
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| | |
|---------------|---------------------|
| PROJECT NAME: | WILLOWBROOK PHASE-1 |
|---------------|---------------------|

| | |
|-----------------|----------|
| PROJECT NUMBER: | SDP-1603 |
|-----------------|----------|

IN
N. For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.





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ADVANCE OF THE START OF EXCAVATION.

LEGEND

| | | | | | |
|------------|---|-----|--|--|--|
| 210 212 | EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR MARLBORO CLAY OUTCROP | LOD | PROPOSED LIMIT OF DISTURBANCE | | CLEARED FLOODPLAIN AREA (C-FP) |
| 1.5 | SLOPE STABILITY 1.5 FACTOR LINE | RTE | RARE, TREATED, ENDANGERED SPECIES HABITAT | | WOODLAND RETAINED NOT CREDITED (WRA-NC) |
| 25' BRL | EXISTING FOREST STAND | | TREE PROTECTION FENCE (TEMPORARY) | | WOODLAND PRESERVATION AREA (WPA) |
| FP | 25' BUILDING RESTRICTION LINE FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE | | | | WOODLAND AFFORESTATION / REFORESTATION AREA (WRA) |
| FP BRL | EXISTING BOUNDARY | | | | WETLAND |
| PMA | EXISTING ADJACENT PROPERTY SPLIT ZONING LINE | | | | MARLBORO CLAY OUTCROP |
| SB | EXISTING FLOOD PLAIN SET BACK | | | | |
| | EXISTING STREAM | | | | |
| | EXISTING STREAM BUFFER | | | | |
| | EXISTING TREE LINE | | | | |
| 210 212 | PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR | | | | |
| | PROPOSED ROAD RIGHT-OF-WAY PROPOSED PROPERTY LINE | | | | |

▲ TEMPORARY WOODLAND PRESERVATION SIGN
● PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN
(TO BE INSTALLED PRIOR TO REMOVAL OF TEMPORARY
PRESERVATION FENCING)

① WOODLAND
PRESERVATION
AFFORESTATION /
REFORESTATION
② FLOODPLAIN AREA
CLEARED

**TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK**

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 208-2016

| | | | |
|--------------|-----------|---------|---------------------|
| Approved by | Date | FIELD # | Reason for Revision |
| Sam S. Finch | 5/17/2019 | | N/A |

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by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME: WILLOWBROOK PHASE-1
PROJECT NUMBER: SDP-1603

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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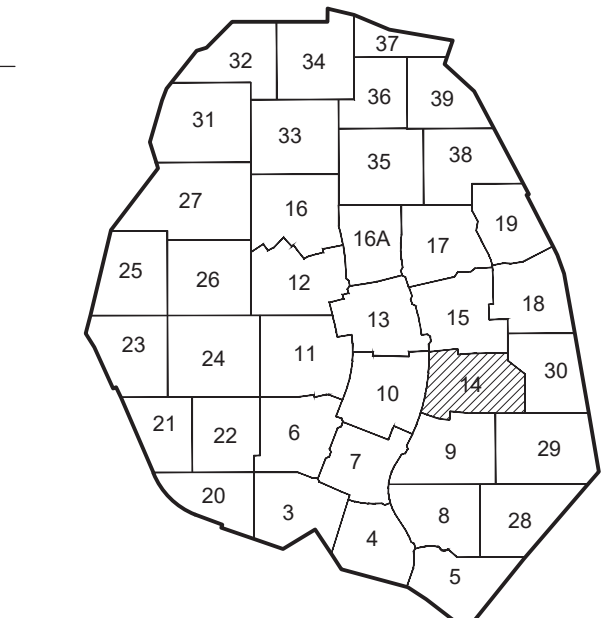
CONTACT
MARK NOSAL
MNOSAL@tollbrothersinc.com
PHONE: 410.872.9105

WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
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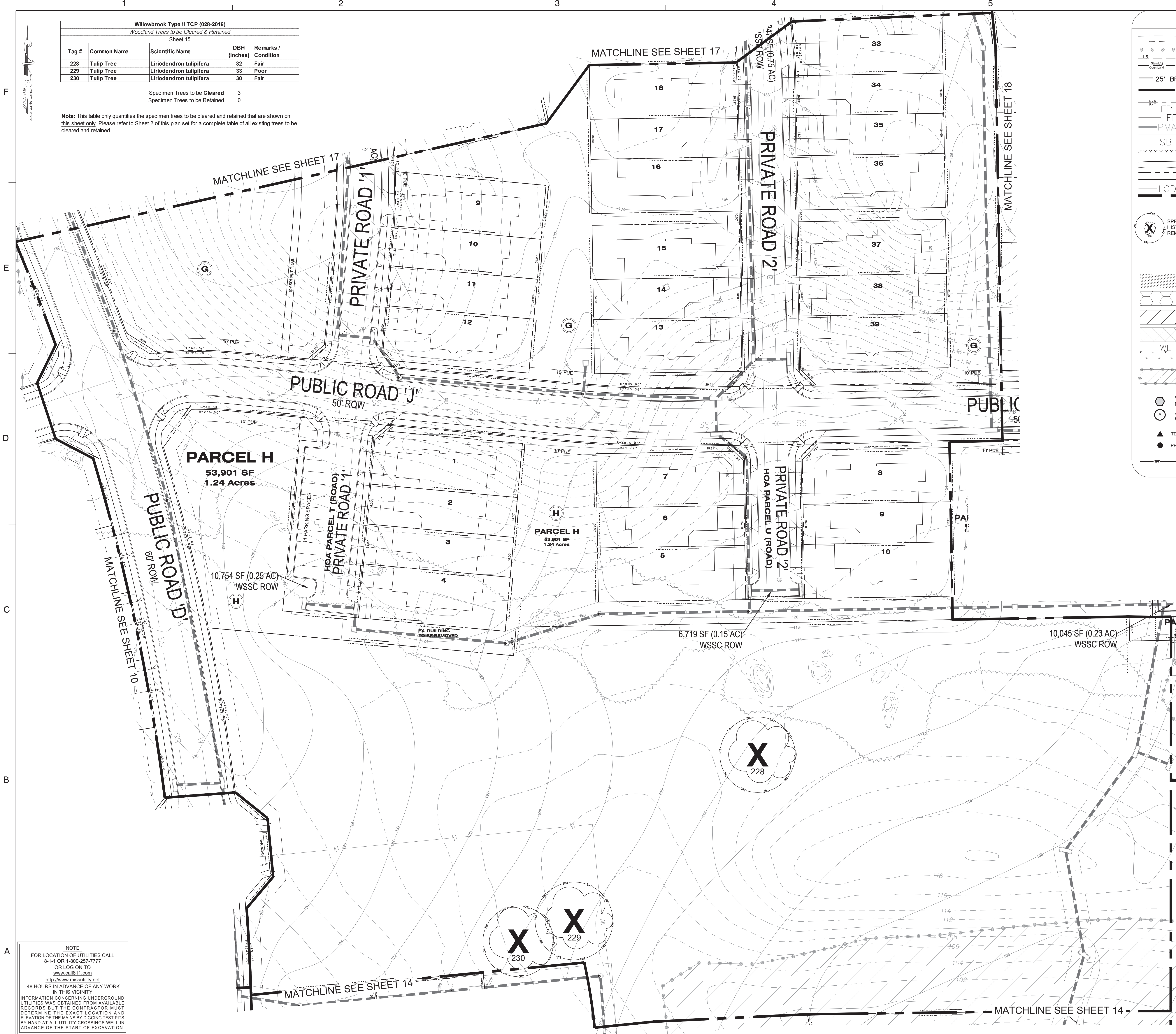
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REVISIONS

| | |
|-------------|------------|
| DRAWN BY | SGT |
| APPROVED BY | MB |
| CHECKED BY | SGT |
| DATE | JULY, 2016 |
| TITLE | |

PLAN VIEW

DEWBERRY JOB NO. 50058396



| Willowbrook Type II TCP (028-2016) | | | | |
|---|-------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 15 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 228 | Tulip Tree | Liriodendron tulipifera | 32 | Fair |
| 229 | Tulip Tree | Liriodendron tulipifera | 33 | Poor |
| 230 | Tulip Tree | Liriodendron tulipifera | 30 | Fair |

Specimen Trees to be Cleared 3
Specimen Trees to be Retained 0

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

LEGEND

25' BRL

FP BRL

PMA

SB

LOD

RTE

SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED

TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED

WOODLAND PRESERVATION

AFFORESTATION / REFORESTATION

TEMPORARY WOODLAND PRESERVATION SIGN

PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN

TREE PROTECTION FENCE (TEMPORARY)

CLEARED FLOODPLAIN AREA (C-FP)

WOODLAND RETAINED NOT CREDITED (WRA-NC)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

WETLAND

MARLBORO CLAY OUTCROP

FLOODPLAIN AREA CLEARED

SLOPE STABILITY 1.5 FACTOR LINE

EXISTING FOREST STAND

25' BUILDING RESTRICTION LINE

EXISTING FLOOD PLAIN SET BACK FACTOR LINE

EXISTING BOUNDARY

EXISTING ADJACENT PROPERTY SPLIT ZONING LINE

EXISTING 100 FT FLOOD PLAIN

EXISTING STREAM

EXISTING STREAM BUFFER

EXISTING TREE LINE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED ROAD RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

MATCHLINE

RARE, THREATENED, ENDANGERED SPECIES HABITAT

PARCEL H

PARCEL U

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

PARCEL 5

PARCEL 6

PARCEL 7

PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11

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PARCEL 353

PARCEL 354

PARCEL 355

PARCEL 356

PARCEL 357



LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

MARLBORO CLAY OUTCROP

SLOPE STABILITY 1.5 FACTOR LINE

EXISTING FOREST STAND

25' BUILDING RESTRICTION LINE

25' FACTOR LINE

EXISTING BOUNDARY

EXISTING ADJACENT PROPERTY

SPLIT ZONING LINE

EXISTING 100 FT FLOOD PLAIN

EXISTING FLOOD PLAIN SET BACK

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING STREAM BUFFER

EXISTING TREE LINE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED ROAD RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE

MATCHLINE

RARE, THREATENED, ENDANGERED SPECIES HABITAT

SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED

SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED

TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED

CLEARED FLOODPLAIN AREA (C-FP)

WOODLAND RETAINED NOT CREDITED (WRA-NC)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

WETLAND

MARLBORO CLAY OUTCROP

WOODLAND PRESERVATION

AFFORESTATION / REFORESTATION

FLOODPLAIN AREA CLEARED

TEMPORARY WOODLAND PRESERVATION SIGN

PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN

TREE PROTECTION FENCE (TEMPORARY)

Willowbrook Type II TCP (028-2016)
Woodland Trees to be Cleared & Retained
Sheet 16

| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
|-------|----------------|-------------------------|--------------|---------------------|
| 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 |

Specimen Trees to be Cleared

4

Specimen Trees to be Retained

4

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TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
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REVISIONS

DRAWN BYSGT

APPROVED BYMB

CHECKED BYSGT

DATEJULY, 2016

TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

16

SHEET NO. 16 OF 40

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TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - SDP-2016

Approved by

Date
5/7/2019
DRG #
Reason for Revision
N/A

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M-NCPPC
APPROVAL

PROJECT NAME: WILLOWBROOK PHASE-1

PROJECT NUMBER: SDP-1603

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LEGEND

— 210 —
— 212 —
1.5' 1.5' 1.5'
25' BRL
— FP —
— FP BRL —
— PMA —
— SB —
— LOD —
— RTE —

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
MARLBORO CLAY OUTCROP
SLOPE STABILITY 1.5 FACTOR LINE
EXISTING FOREST STAND
25' BUILDING RESTRICTION LINE
FROM MARLBORO CLAY 1.5 SAFETY
FACTOR LINE
EXISTING BOUNDARY
EXISTING ADJACENT PROPERTY
SPLIT ZONING LINE
EXISTING 100 FT FLOOD PLAIN
EXISTING FLOOD PLAIN SET BACK
PRIMARY MANAGEMENT AREA
EXISTING STREAM
EXISTING STREAM BUFFER
EXISTING TREE LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED ROAD RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED LIMIT OF DISTURBANCE
MATCHLINE
RARE, THREATENED, ENDANGERED
SPECIES HABITAT

SPECIMEN, CHAMPION
HISTORIC TREE TO BE
REMOVED
SPECIMEN, CHAMPION
HISTORIC TREE TO BE
SAVED
TREE TO BE SAVED AT THIS TIME,
BUT APPROVED TO BE REMOVED

CLEARED FLOODPLAIN
AREA (C-FP)
WOODLAND RETAINED NOT
CREDITED (WRA-NC)
WOODLAND PRESERVATION
AREA (WPA)
WOODLAND AFFORESTATION
/ REFORESTATION AREA (WRA)
WETLAND
MARLBORO CLAY OUTCROP

WOODLAND
PRESERVATION
AFFORESTATION /
REFORESTATION
FLOODPLAIN AREA
CLEARED
TEMPORARY WOODLAND PRESERVATION SIGN
PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN
TREE PROTECTION
FENCE (TEMPORARY)

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**WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND**

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 2025E13 & 14, 2025E13 & 14

SEAL
PROFESSIONAL CERTIFICATION:
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THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE NO. 3198
EXPIRATION DATE: 10.03.19

KEY PLAN

SCALE
0' 30' 60'
1"=30'

REVISIONS

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

17

SHEET NO. 17 OF 40

| Willowbrook Type II TCP (028-2016) | | | | |
|---|------------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 17 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 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 |
| Specimen Trees to be Cleared | | | 7 | |
| Specimen Trees to be Retained | | | 0 | |

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 028-2016
Sheet 17

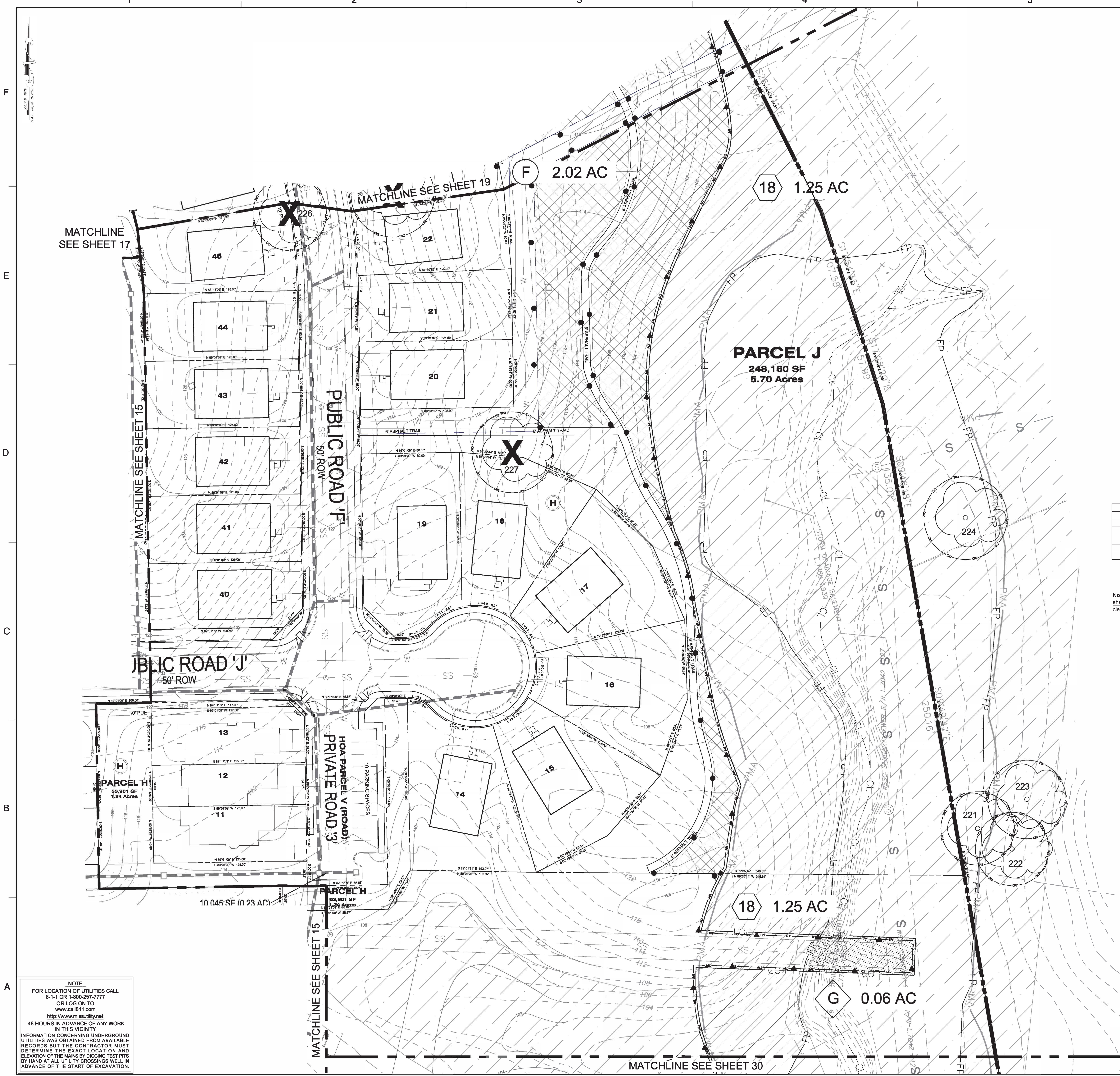
Approved by: Date: 5/17/2019 Reason for Revision: N/A

THIS BLOCK IS FOR OFFICIAL USE ONLY
On labor 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 PHASE-1
PROJECT NUMBER: SDP-1603

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



LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
MARLBORO CLAY OUTCROP

25' BRL

FP BRL

PMA

SB

LOD

RTE

SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED

SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED

CLEARED FLOODPLAIN AREA (C-FP)

WOODLAND RETAINED NOT CREDITED (WRA-NC)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

WETLAND

MARLBORO CLAY OUTCROP

WOODLAND PRESERVATION AFFORESTATION / REFORESTATION

FLOODPLAIN AREA CLEARED

TEMPORARY WOODLAND PRESERVATION SIGN

PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN

TREE PROTECTION FENCE (TEMPORARY)

Willowbrook Type II TCP (028-2016)
Woodland Trees to be Cleared & Retained
Sheet 18

| Tag # | Common Name | Scientific Name | DBH (inches) | Remarks / Condition |
|-------|-------------|-------------------------|--------------|---------------------|
| 226 | Tulip Tree | Liriodendron tulipifera | 30 | Fair |
| 227 | Tulip Tree | Liriodendron tulipifera | 33 | Fair |

Specimen Trees to be Cleared: 2
Specimen Trees to be Retained: 0

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

Dewberry

Dewberry Consultants LLC

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WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGES COUNTY
MARYLAND

TAX MAP 77, GRID 02-44, B1-B4, C3-C4, F3-F4
WSSC GRID 2018E13, 2028E13 & 14, 2038E13 & 14

SEAL

PROFESSIONAL CERTIFICATION
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LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NO. 3108
EXPIRATION DATE: 10.03.18

KEY PLAN

SCALE
0' 30' 60'
1"=30'

REVISIONS

| No. | DATE | BY | Description |
|-----|----------|-----|--------------------------------|
| 2 | 12/15/17 | PUN | Revisions to Reviewer Comments |
| 1 | 9/26/16 | PMS | Response to Initial Comments |

DRAWN BY: SGT
APPROVED BY: MB
CHECKED BY: SGT
DATE: JULY, 2016

TITLE
PLAN VIEW

DEWBERRY JOB NO. 50058396

18

SHEET NO. 18 OF 40



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MARLBORO CLAY OUTCROP
- SLOPE STABILITY 1.5 FACTOR LINE
- EXISTING FOREST STAND
- 25' BUILDING RESTRICTION LINE
- FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- SPLIT ZONING LINE
- EXISTING 100 FT FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PRIMARY MANAGEMENT AREA
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- MATCHLINE
- RTE
- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED
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- WOODLAND RETAINED NOT CREDITED (WRA-NC)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WETLAND
- MARLBORO CLAY OUTCROP
- WOODLAND PRESERVATION
- AFFORESTATION / REFORESTATION
- FLOODPLAIN AREA CLEARED
- TEMPORARY WOODLAND PRESERVATION SIGN
- PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)

| Willowbrook Type II TCP (028-2016) | | | | |
|---|-------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 19 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 68 | Tulip Tree | Liriodendron tulipifera | 38 | Fair |
| 69 | Tulip Tree | Liriodendron tulipifera | 31 | Fair |
| 71 | Tulip Tree | Liriodendron tulipifera | 46 | Fair |
| 225 | Tulip Tree | Liriodendron tulipifera | 34 | Fair |

Specimen Trees to be Cleared 1
Specimen Trees to be Retained 3

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

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10008 DEREKWOOD LANE
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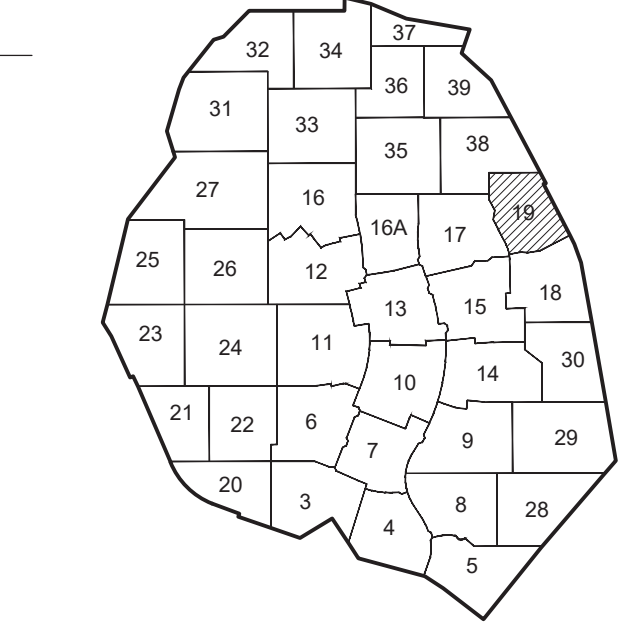
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CONTACT
MARK NOSAL
MNOSAL@bollobrothersinc.com
PHONE: 410.872.9105

WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 202SE13 & 14, 202SE13 & 14

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LICENSE NO. 3108
EXPIRATION DATE: 10.03.19



SCALE
0' 30' 60'
1"=30'

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

REVISIONS

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

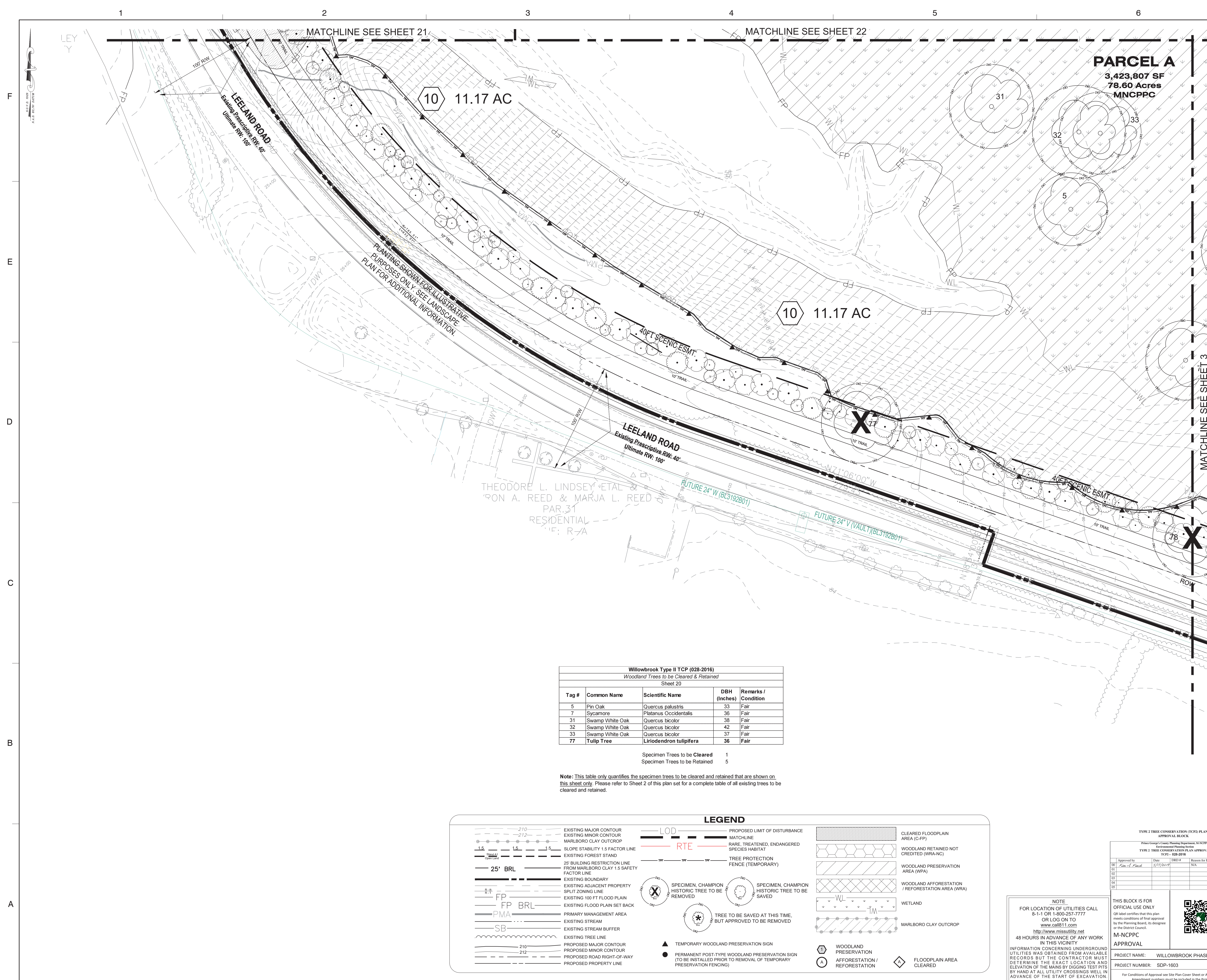
PLAN VIEW

DEWBERRY JOB NO. 50058396

19

SHEET NO. 19 OF 40

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
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http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY.
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
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DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MANS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.





| Willowbrook Type II TCP (028-2016) | | | | |
|---|-----------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 22 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 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 |

Specimen Trees to be Cleared 0
Specimen Trees to be Retained 4

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

E

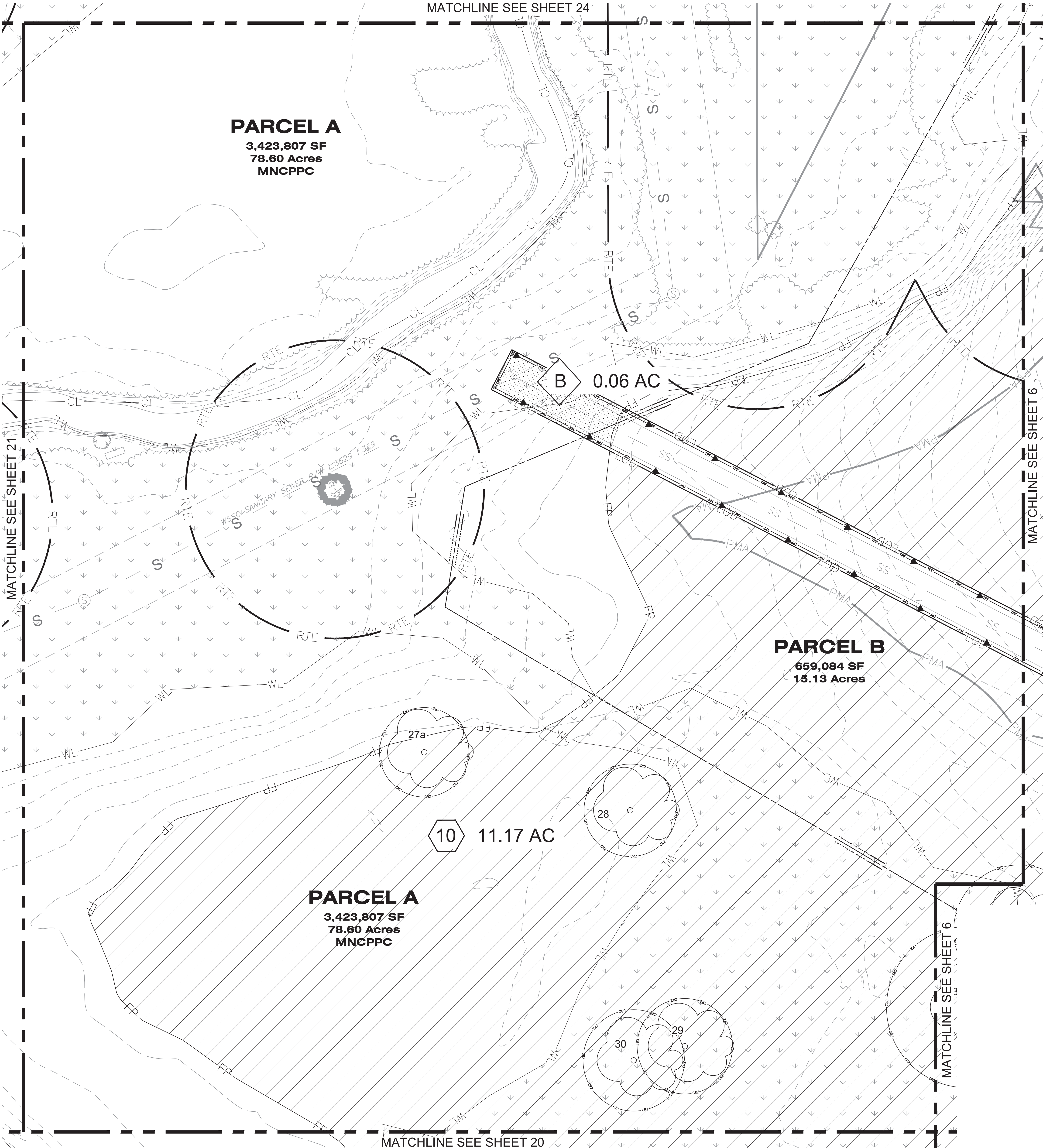
D

C

B

A

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LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

Dewberry Consultants LLC

10008 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.0550
301.731.0188 (FAX)
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CONTACT

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WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 201SE13, 202SE13 & 14, 202SE13 & 14

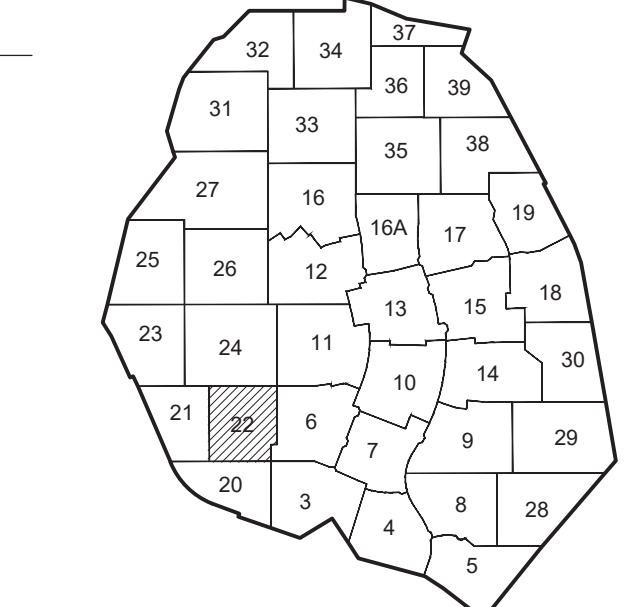
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LICENSE NO. 3198

EXPIRATION DATE: 10/03/19

KEY PLAN



SCALE

0' 30' 60'

1"=30'

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

REVISIONS

DRAWN BY SGT

APPROVED BY MB

CHECKED BY SGT

DATE JULY, 2016

TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

22

SHEET NO. 22 OF 40

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, MNCPPC
Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 028-2016

| | | | |
|---------------|-----------|-------|---------------------|
| Approved by | Date | DRG # | Reason for Revision |
| Sam A. Pineda | 5/17/2019 | | N/A |
| | | | |
| | | | |
| | | | |

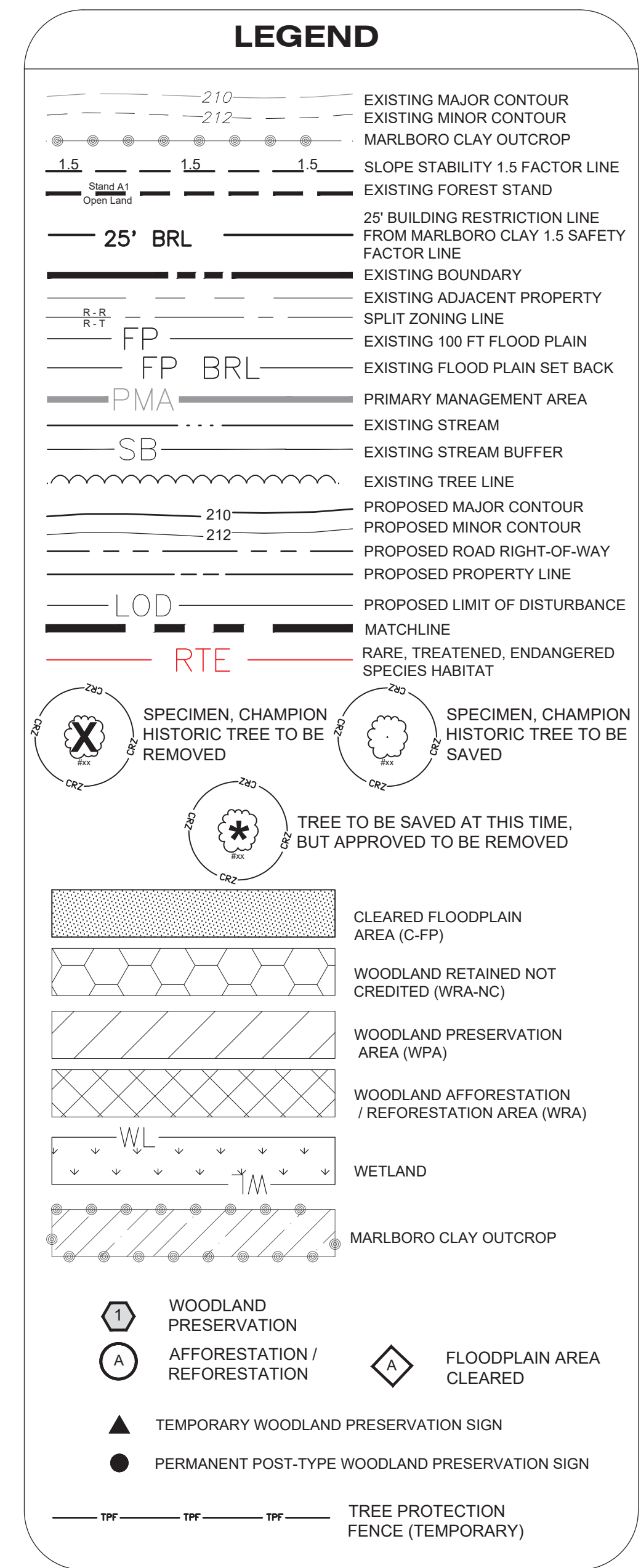
THIS BLOCK IS FOR
OFFICIAL USE ONLY
On labor certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: WILLOWBROOK PHASE-1

PROJECT NUMBER: SDP-1603

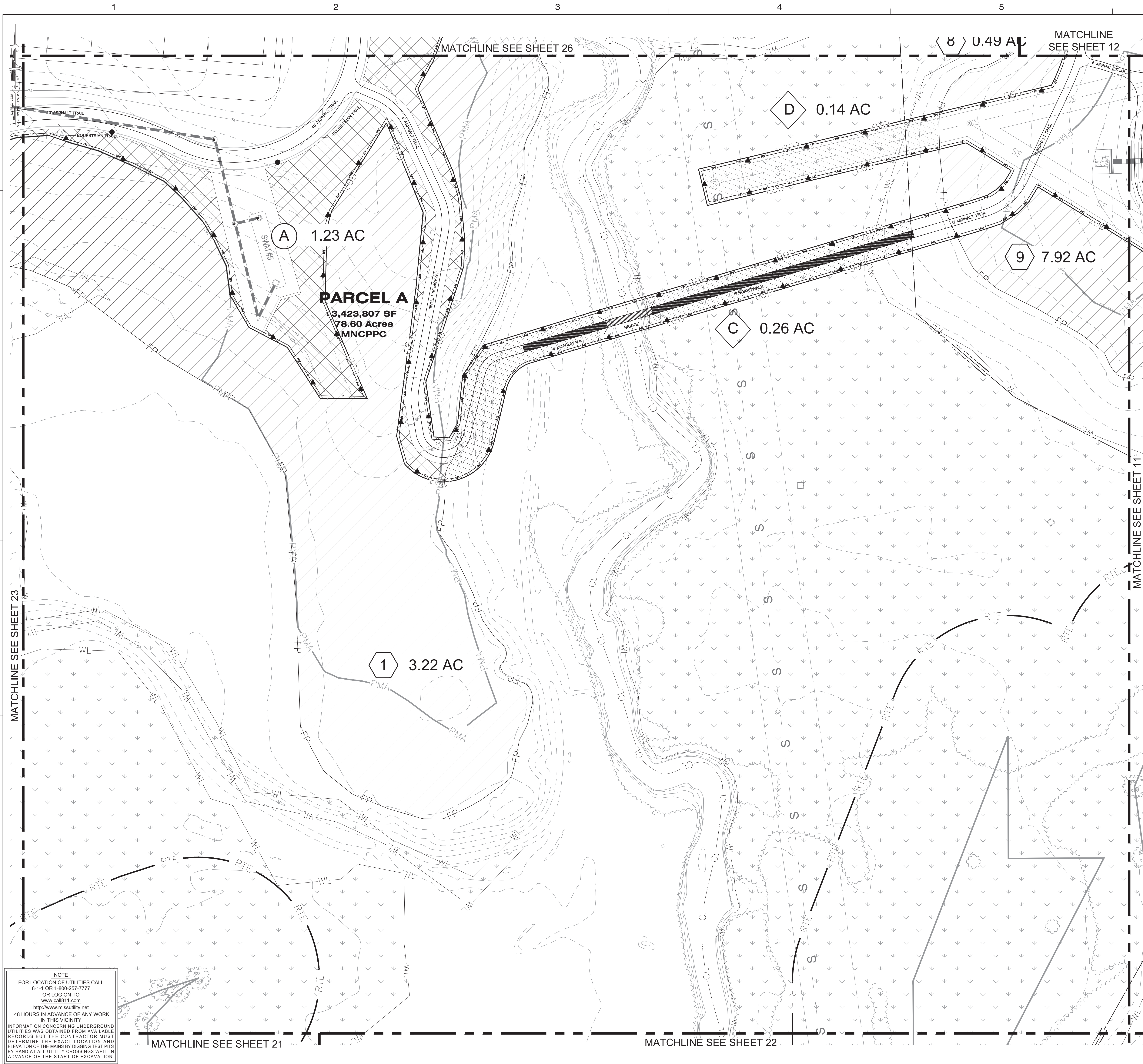
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number



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Amendment numbers must be included in the Project Number





LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MARLBORO CLAY OUTCROP
- SLOPE STABILITY 1.5 FACTOR LINE
- EXISTING FOREST STAND
- 25' BUILDING RESTRICTION LINE
- FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE
- EXISTING BOUNDARY
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- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
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- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WETLAND
- MARLBORO CLAY OUTCROP
- WOODLAND PRESERVATION
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TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 2025E13 & 14, 2025E13 & 14

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KEY PLAN

SCALE
0' 30' 60'
1"=30'

| No. | DATE | BY | Description |
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| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

REVISIONS

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

24

SHEET NO. 24 OF 40

| | |
|-------------------------------------|---|
| Specimen Trees to be Cleared | 6 |
| Specimen Trees to be Retained | 2 |

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

TAX# 07-0670737
PARCEL 30
WBLH LLC
L.35350 F.319
ZONE: R-S / R-A



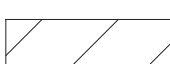
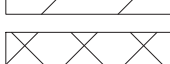
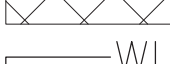
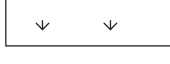





40FT SCENIC ESM1

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ADVANCE OF THE START OF EXCAVATION

MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 23

| | |
|--|---|
| | EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR MARLBORO CLAY OUTCROP |
| | SOLOE STABILITY 1.5 FACTOR LINE EXISTING MINOR CONTOUR |
| | 25' BUILDING RESTRICTION LINE FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE |
| | EXISTING BOUNDARY EXISTING ADJACENT PROPERTY SPLIT ZONING LINE |
| | EXISTING 100 FT FLOOD PLAIN EXISTING FLOOD PLAN SET BACK |
| | PRIMARY MANAGEMENT AREA EXISTING STREAM EXISTING STREAM BUFFER |
| | EXISTING TREE LINE PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR |
| | PROPOSED ROAD RIGHT-OF-WAY PROPOSED PROPERTY LINE |
| | PROPOSED LIMIT OF DISTURBANCE MATCHLINE |
| | RARE, TREATED, ENDANGERED SPECIES HABITAT |
| | SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED |
| | SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED |
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| | |
|---|---|
|  | CLEARED FLOODPLAIN AREA (C-FP) |
|  | WOODLAND RETAINED NOT CREDITED (WRA-NC) |
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|  | MARLBORO CLAY OUTCROP |
|  | WOODLAND PRESERVATION AFFORESTATION / REFORESTATION |
|  | FLOODPLAIN AREA CLEARED |
|  | TEMPORARY WOODLAND PRESERVATION SIGN |
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301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
WBLH, LLC
7164 COLUMBIA GATEWAY DR STE 230
COLUMBIA, MD 21046

CONTACT
MARK NOSAL
MNOSAL@tollbrothersinc.com
PHONE: 410.872.9105

WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
VSSC GRID 201SE19, 202SE13 & 14, 203SE13 & 14

SEAL

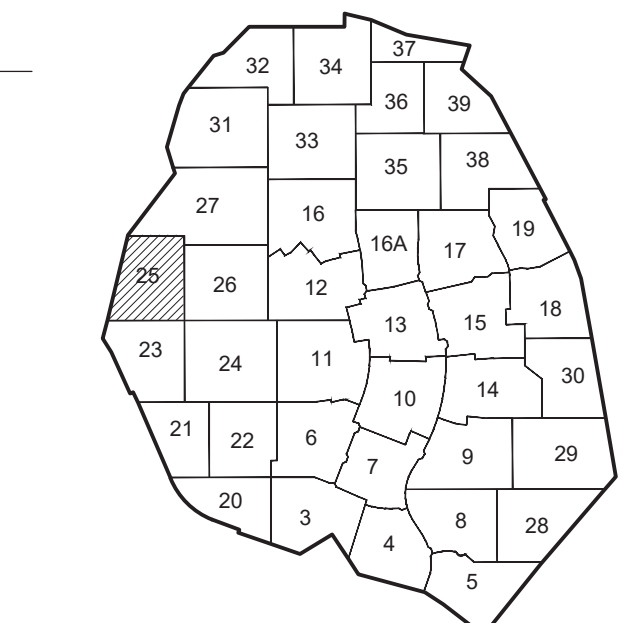
STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
OFFICE OF THE PROFESSIONAL LANDSCAPING ARCHITECT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A FULLY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NO. 3108

EXPIRATION DATE: 10.03.19

KEY PLAN



SCALE

0' 30' 60'

1"=30'

| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
|-----|----------|-----|-------------------------------|
| 1 | 9/26/16 | PMS | Response to Initial Comments |
| No. | DATE | BY | Description |

| | |
|-------------|------------|
| DRAWN BY | SGT |
| APPROVED BY | MB |
| CHECKED BY | SGT |
| DATE | JULY, 2016 |
| TITLE | |

PLAN VIEW

DEWBERRY JOB NO. 50058396

25

SHEET NO. 25 OF 40

TYPE 2 TREE CONSERVATION (TCP2) PLAN

Prince George's County Planning Department, M-NCPP
Environmental Planning Section

TCP2 - 028-2016

| | | | | |
|----|--------------|-----------|--|-----|
| 00 | Kim A. Finch | 5/17/2019 | | N/A |
| 01 | | | | |

| | | | | |
|----|--|--|--|--|
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |

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| 05 | | | |
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THIS BLOCK IS FOR 

QR label certifies that this plan meets conditions of final approval

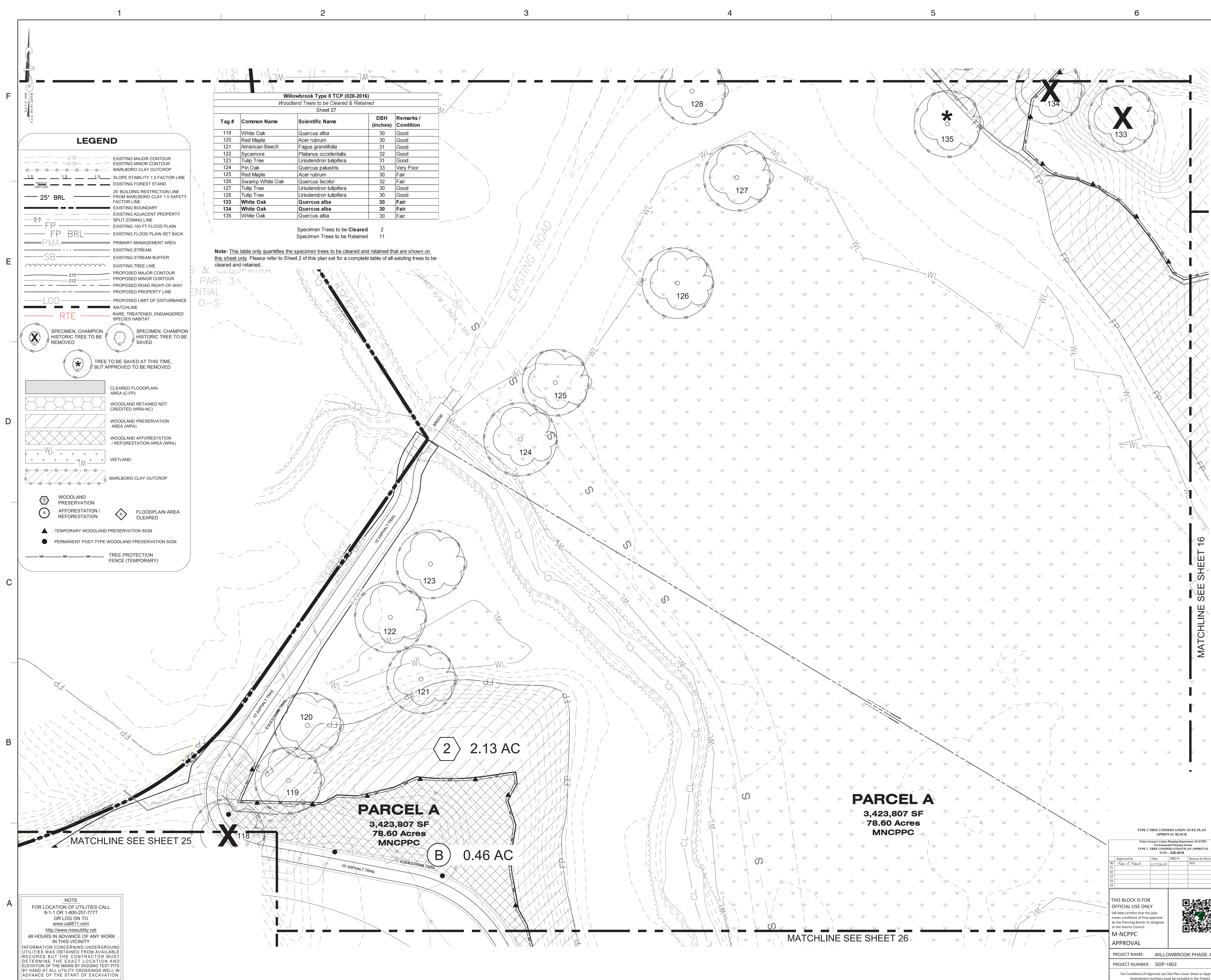
by the Planning Board, its designee or the District Council.

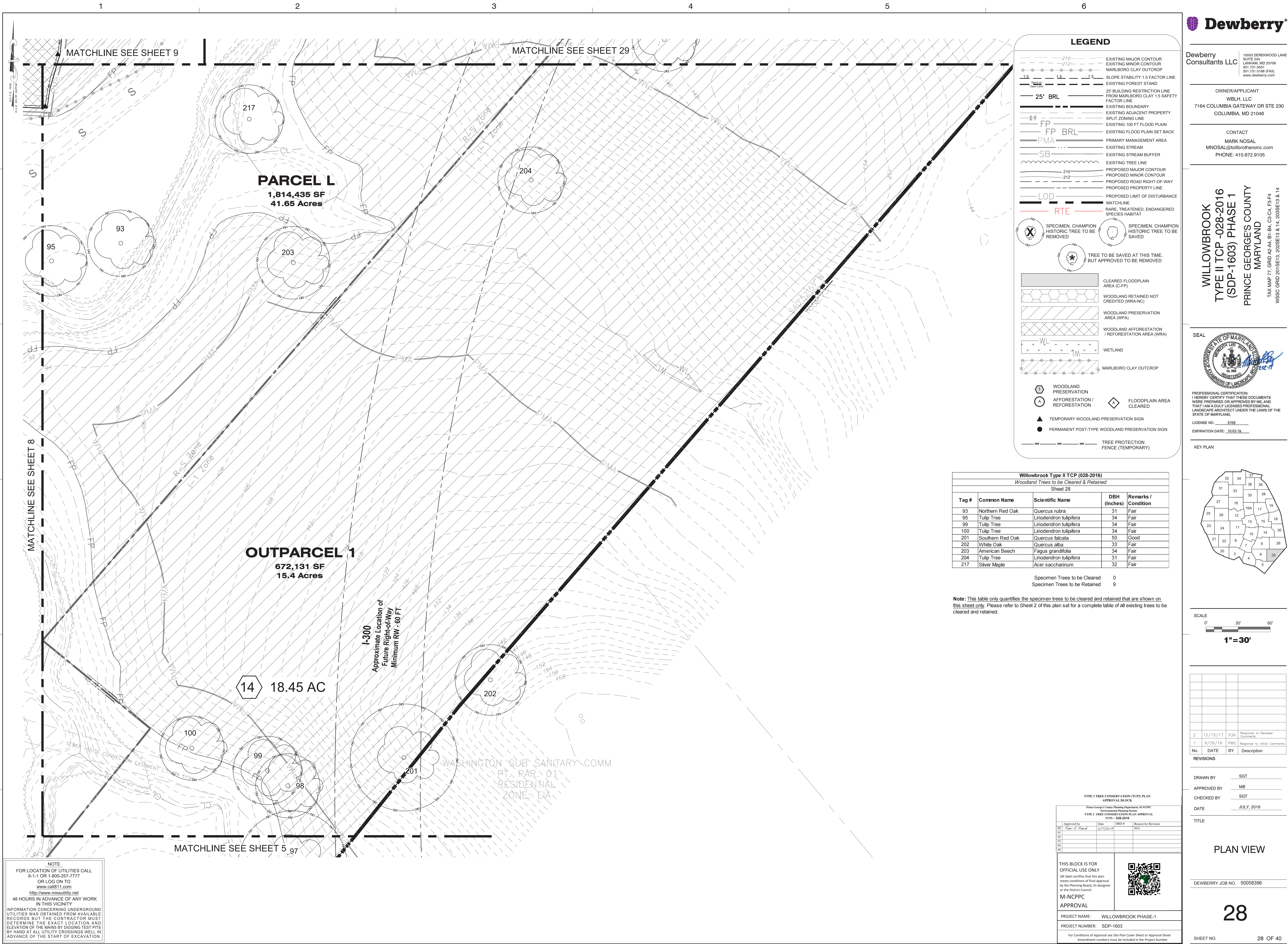
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| M-NCPPC | _____ |
|---------|-------|

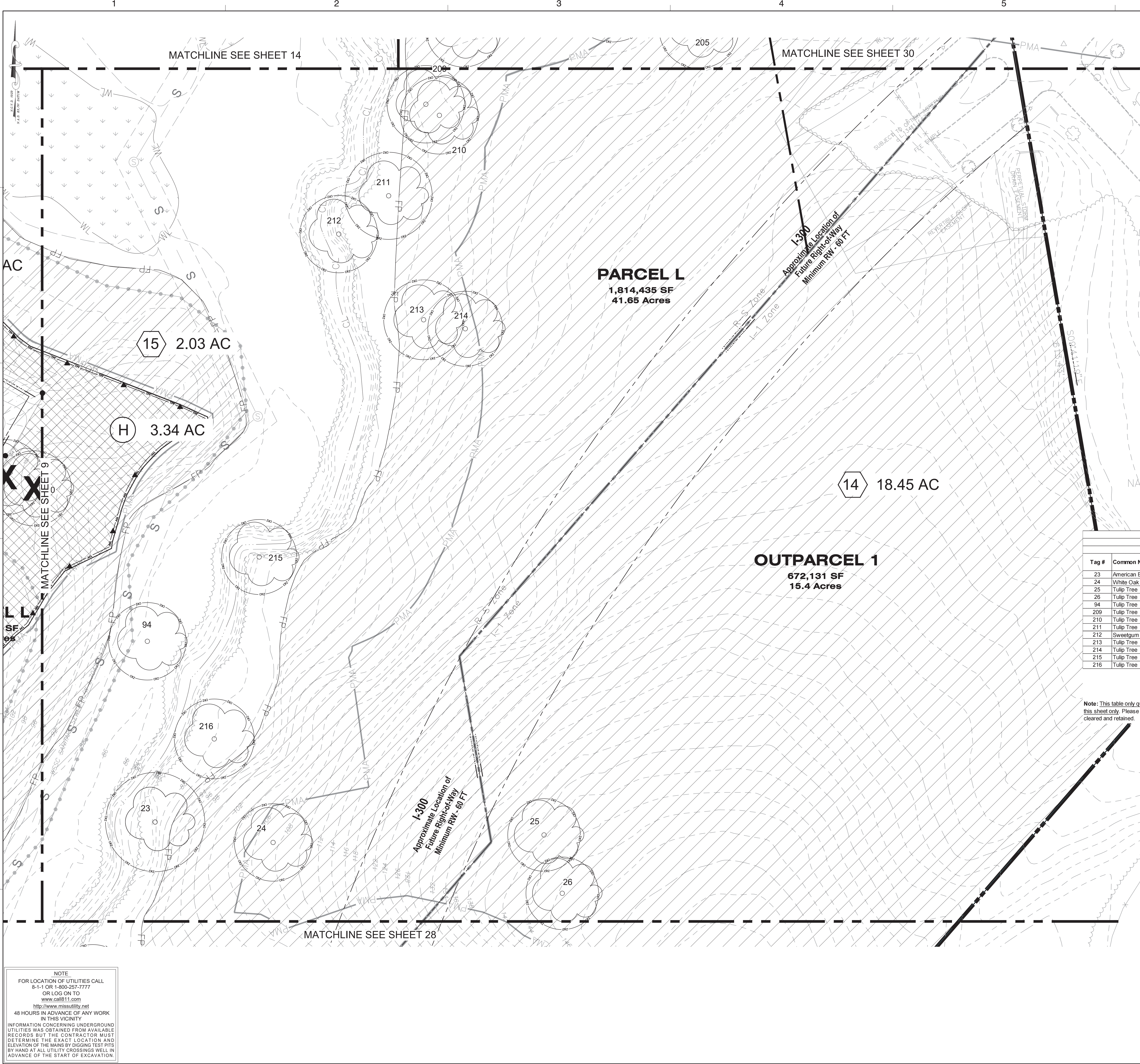
| | |
|----------|--|
| APPROVAL | |
| | |

PROJECT NUMBER: SDR-1603

For Conditions of Approval see Site Plan Cover Sheet or A







LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

| Willowbrook Type II TCP (028-2016) | | | | |
|---|----------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 29 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 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 |
| 94 | Tulip Tree | Liriodendron tulipifera | 34 | 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 |

Specimen Trees to be Cleared 0
Specimen Trees to be Retained 13

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.



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WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND

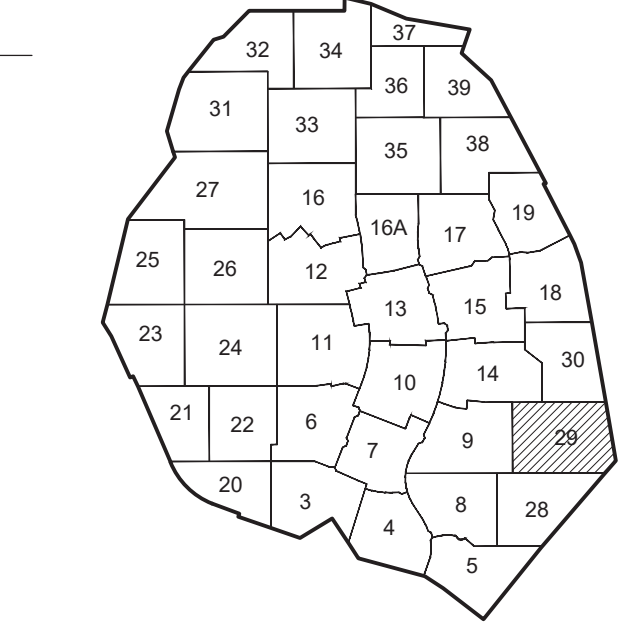
TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 202SET13 & 14, 202SET13 & 14



PROFESSIONAL CERTIFICATION:
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LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NO. 3198
EXPIRATION DATE: 10/03/19

KEY PLAN



SCALE
0' 30' 60'

1"=30'

| No. | DATE | BY | Description |
|-----------|----------|-----|-------------------------------|
| REVISIONS | | | |
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

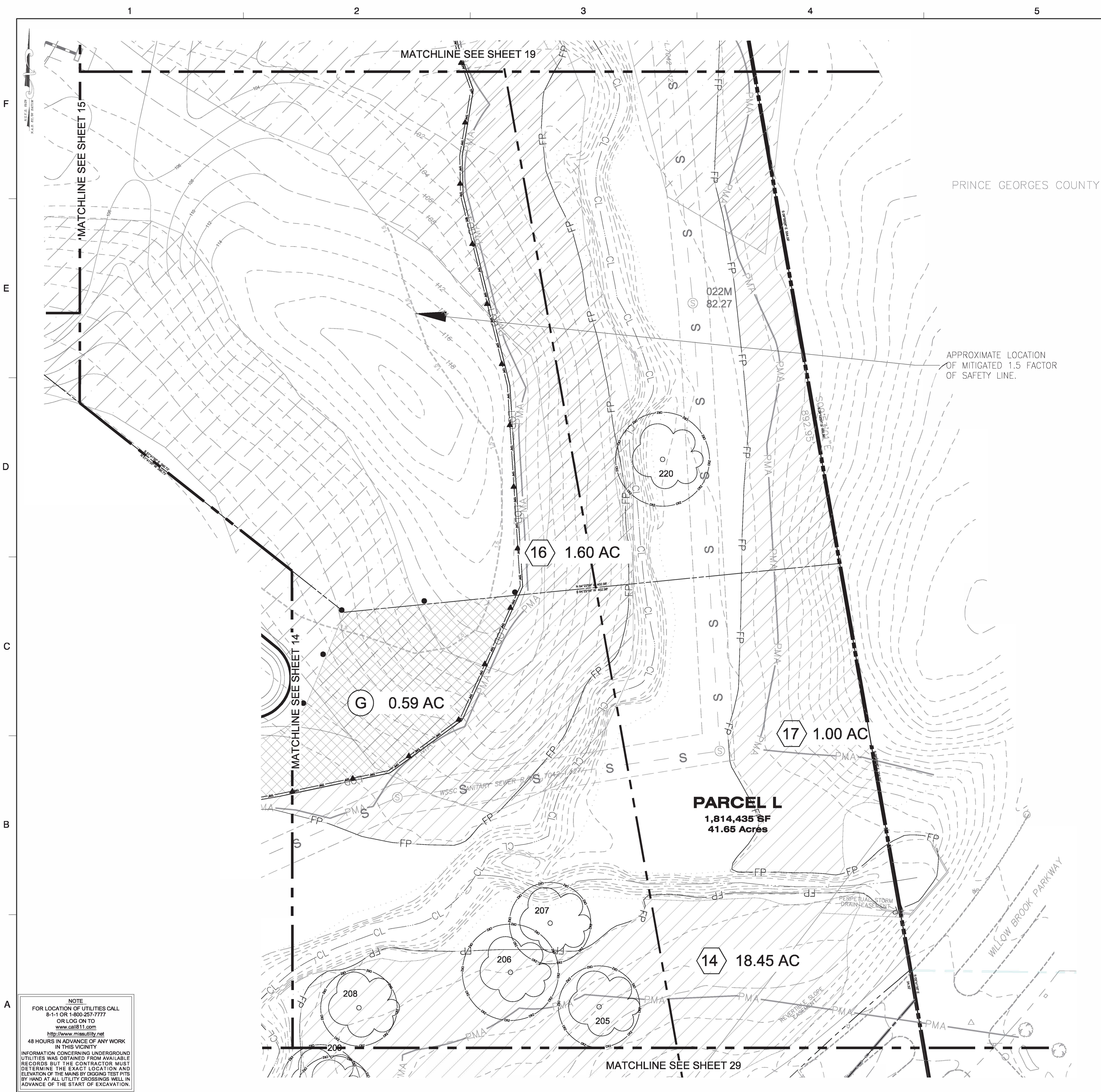
DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

29

SHEET NO. 29 OF 40



LEGEND

210
212

1.5 1.5 1.5

25' BRL

FP
FP BRL
PMA
SB

210
212

LOD

RTE

SPECIMEN, CHAMPION
HISTORIC TREE TO BE
REMOVED

SPECIMEN, CHAMPION
HISTORIC TREE TO BE
SAVED

TREE TO BE SAVED AT THIS TIME,
BUT APPROVED TO BE REMOVED

CLEARED FLOODPLAIN
AREA (C-FP)

WOODLAND RETAINED NOT
CREDITED (WRA-NC)

WOODLAND PRESERVATION
AREA (WPA)

WOODLAND AFForestation
/ REFORESTATION AREA (WRA)

WETLAND

MARLBORO CLAY OUTCROP

WOODLAND
PRESERVATION

AFForestation /
REFORESTATION

FLOODPLAIN AREA
CLEARED

TEMPORARY WOODLAND PRESERVATION SIGN

PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN

TREE PROTECTION
FENCE (TEMPORARY)

| Willowbrook Type II TCP (028-2016) | | | | |
|---|-------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 30 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 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 |
| 220 | Tulip Tree | Liriodendron tulipifera | 38 | Fair |
| Specimen Trees to be Cleared | | | 0 | |
| Specimen Trees to be Retained | | | 5 | |

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10000 DEREKWOOD LANE
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WILLOWBROOK
TYPE II TCP -028-2016
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MARYLAND

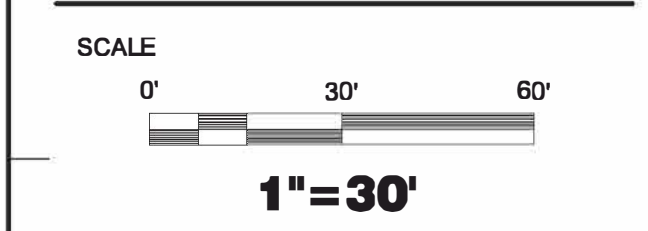
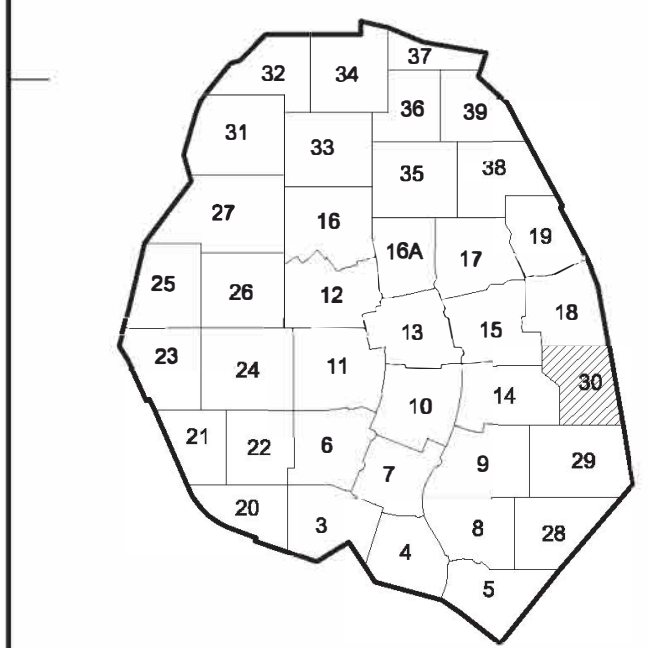
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WSSC GRID 2018E13, 2028E13 & 14, 2038E13 & 14



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LICENSE NO. 3709
EXPIRATION DATE 10/03/19

KEY PLAN



| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | PMS | Response to Initial Comments |

REVISIONS

| | |
|-------------|------------|
| DRAWN BY | SGT |
| APPROVED BY | MB |
| CHECKED BY | SGT |
| DATE | JULY, 2016 |

TITLE

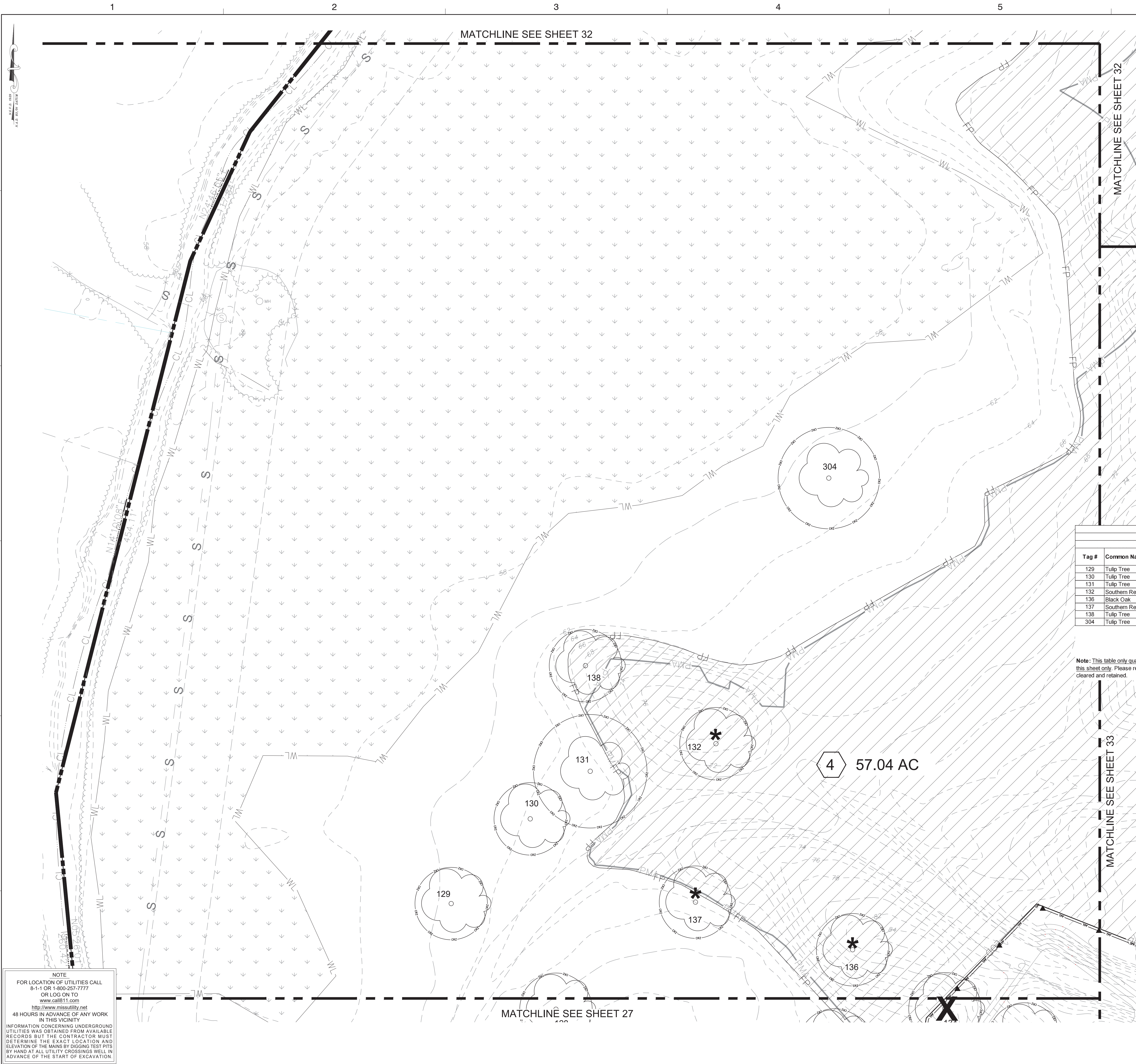
PLAN VIEW

DEWBERRY JOB NO. 50058396

30

SHEET NO. 30 OF 40

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



LEGEND

- 210 EXISTING MAJOR CONTOUR
- 212 EXISTING MINOR CONTOUR
- 1.5 MARLBORO CLAY OUTCROP
- 1.5 SLOPE STABILITY 1.5 FACTOR LINE
- 1.5 EXISTING FOREST STAND
- 25' BRL 25' BUILDING RESTRICTION LINE
- FP SPLIT ZONING LINE
- FP BRL EXISTING 100 FT FLOOD PLAIN
- PMA EXISTING FLOOD PLAIN SET BACK
- SB EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- 210 PROPOSED MAJOR CONTOUR
- 212 PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- LOD PROPOSED LIMIT OF DISTURBANCE
- RTE MATCHLINE
- RARE, TREATED, ENDANGERED SPECIES HABITAT
- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND RETAINED NOT CREDITED (WRA-NC)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WETLAND
- MARLBORO CLAY OUTCROP
- WOODLAND PRESERVATION
- AFFORESTATION / REFORESTATION
- FLOODPLAIN AREA CLEARED
- TEMPORARY WOODLAND PRESERVATION SIGN
- PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)

| Willowbrook Type II TCP (028-2016) | | | | |
|---|------------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 31 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 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 |
| 136 | Black Oak | Fraxinus velutina | 30 | Good |
| 137 | Southern Red Oak | Quercus falcata | 30 | Fair |
| 138 | Tulip Tree | Liriodendron tulipifera | 30 | Fair |
| 304 | Tulip Tree | Liriodendron tulipifera | 42 | Fair |
| Specimen Trees to be Cleared | | | 0 | |
| Specimen Trees to be Retained | | | 8 | |

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

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**WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1**

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 2025E13 & 14, 2025E13 & 14

SEAL

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LICENSE NO. 3108
EXPIRATION DATE: 10.03.19

KEY PLAN

SCALE
0' 30' 60'

1"=30'

| | | | |
|---|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

No. DATE BY Description

REVISIONS

DRAWN BY SGT

APPROVED BY MB

CHECKED BY SGT

DATE JULY, 2016

TITLE

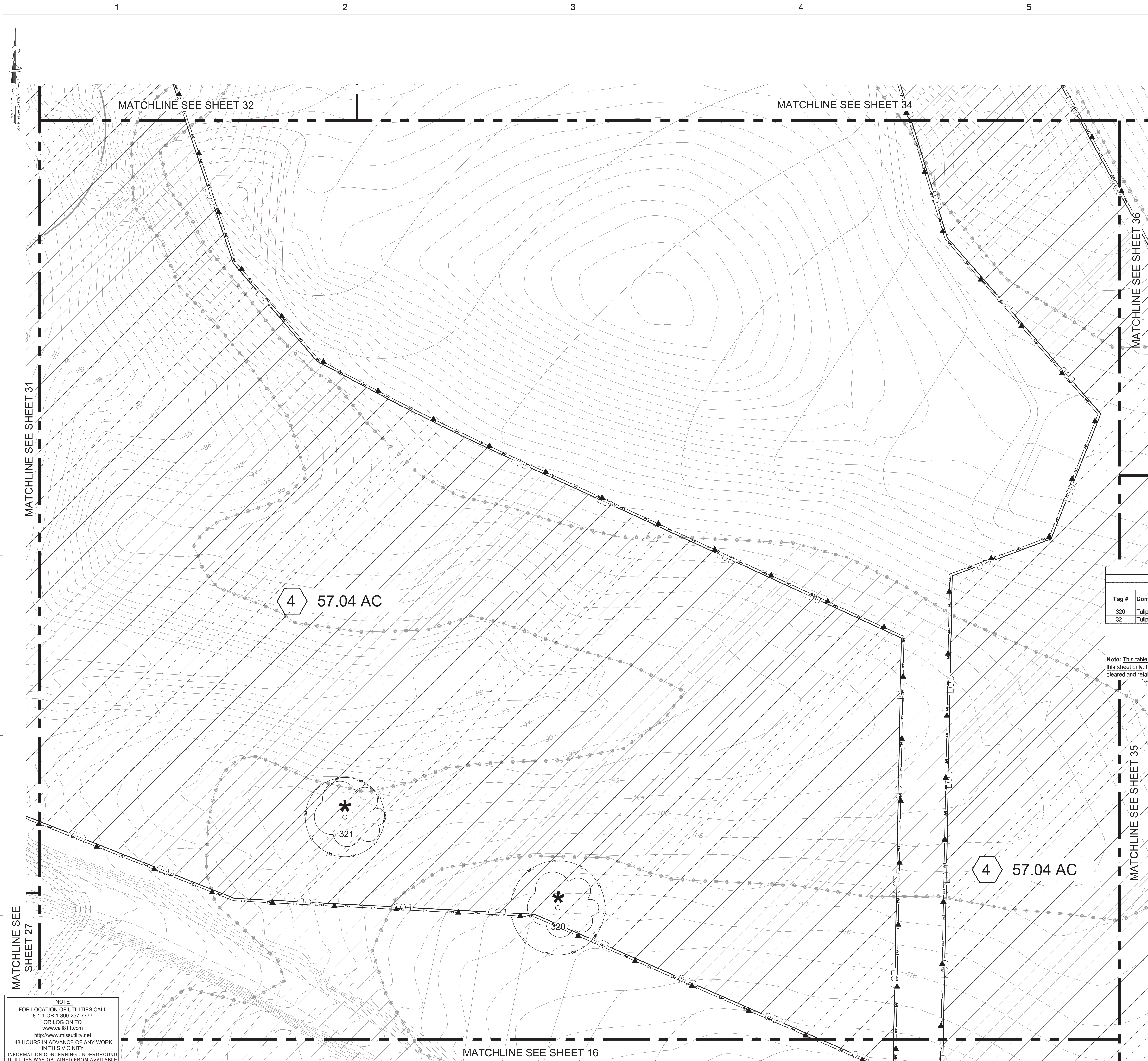
PLAN VIEW

DEWBERRY JOB NO. 50058396

31

SHEET NO. 31 OF 40





LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MARLBORO CLAY OUTCROP
- SLOPE STABILITY 1.5 FACTOR LINE
- EXISTING FOREST STAND
- 25' BUILDING RESTRICTION LINE FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- SPLIT ZONING LINE
- EXISTING 100 FT FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PRIMARY MANAGEMENT AREA
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- MATCHLINE
- RTE
- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND RETAINED NOT CREDITED (WRA-NC)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WETLAND
- MARLBORO CLAY OUTCROP
- WOODLAND PRESERVATION
- AFFORESTATION / REFORESTATION
- FLOODPLAIN AREA CLEARED
- TEMPORARY WOODLAND PRESERVATION SIGN
- PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)

| Willowbrook Type II TCP (028-2016) | | | | |
|---|-------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 33 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 320 | Tulip Tree | Liriodendron tulipifera | 38 | Poor |
| 321 | Tulip Tree | Liriodendron tulipifera | 32 | Fair |

Specimen Trees to be Cleared 0
Specimen Trees to be Retained 2

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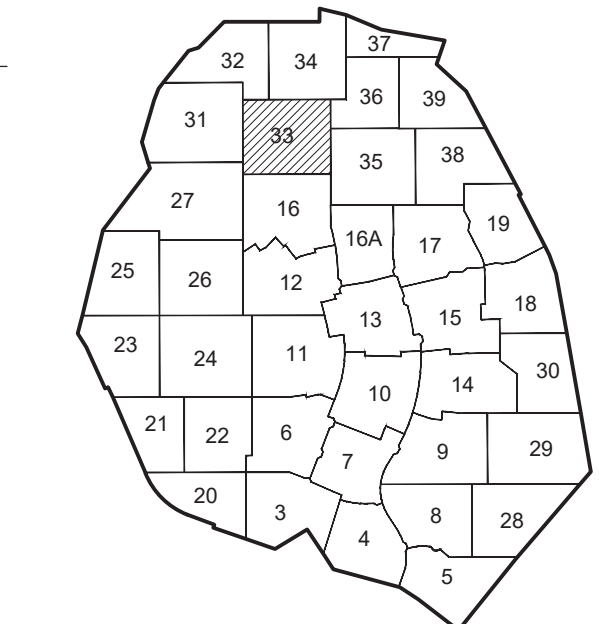
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TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 202SET13 & 14, 202SET13 & 14



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| No. | DATE | BY | Description |
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| 1 | 9/26/16 | FMS | Response to Initial Comments |

REVISIONS

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW

DEWBERRY JOB NO. 50058396

33

SHEET NO. 33 OF 40

NOTE
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OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY.
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS, BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 028-2016

| | | | |
|--------------|-----------|-------|---------------------|
| Approved by | Date | DRD # | Reason for Revision |
| Ken A. Funch | 5/17/2019 | | N/A |
| 60 | | | |
| 61 | | | |
| 62 | | | |
| 63 | | | |
| 64 | | | |
| 65 | | | |

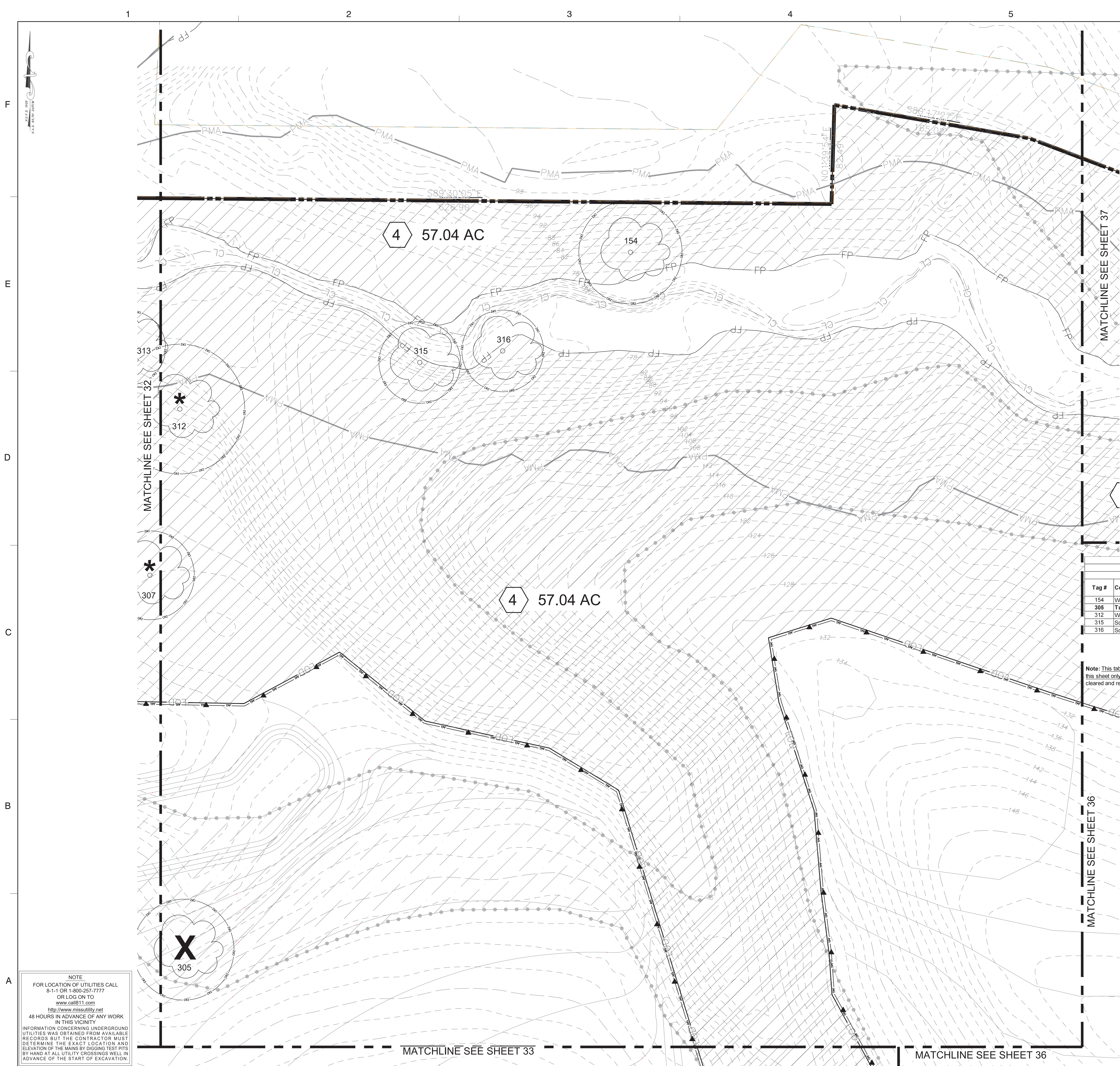
THIS BLOCK IS FOR
OFFICIAL USE ONLY
On label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: WILLOWBROOK PHASE-1
PROJECT NUMBER: SDP-1603

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

MATCHLINE SEE SHEET 1 30



LEGEND

- 210 EXISTING MAJOR CONTOUR
- 212 EXISTING MINOR CONTOUR
- 1.5 MARLBORO CLAY OUTCROP
- 1.5 SLOPE STABILITY 1.5 FACTOR LINE
- 1.5 EXISTING FOREST STAND
- 25' BUILDING RESTRICTION LINE FROM MARLBORO CLAY 1.5 SAFETY FACTOR LINE
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- SPLIT ZONING LINE
- EXISTING 100 FT FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PMA PRIMARY MANAGEMENT AREA
- SB EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- LOD PROPOSED LIMIT OF DISTURBANCE
- RTE RARE, TREATED, ENDANGERED SPECIES HABITAT
- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- TREE TO BE SAVED AT THIS TIME, BUT APPROVED TO BE REMOVED
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- WOODLAND RETAINED NOT CREDITED (WRA-NC)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WETLAND
- WL MARLBORO CLAY OUTCROP
- WOODLAND PRESERVATION
- AFFORESTATION / REFORESTATION
- FLOODPLAIN AREA CLEARED
- TEMPORARY WOODLAND PRESERVATION SIGN
- PERMANENT POST-TYPE WOODLAND PRESERVATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)

| Willowbrook Type II TCP (028-2016) | | | | |
|---|------------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 34 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 154 | White Oak | Quercus alba | 43 | Good |
| 305 | Tulip Tree | Liriodendron tulipifera | 42 | Fair |
| 312 | White Oak | Quercus alba | 54 | Poor |
| 315 | Southern Red Oak | Quercus falcata | 34 | Poor |
| 316 | Southern Red Oak | Quercus falcata | 34 | Good |
| Specimen Trees to be Cleared | | | 1 | |
| Specimen Trees to be Retained | | | 4 | |

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

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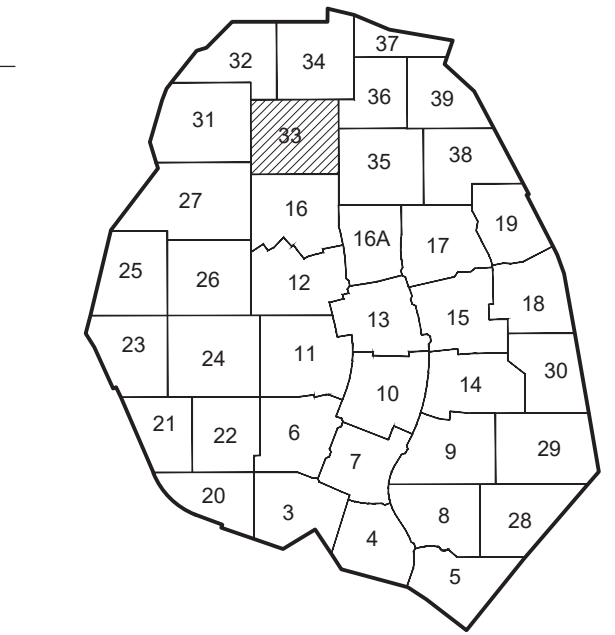
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(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 2025E13 & 14, 2025E13 & 14

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PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE NO. 3108
EXPIRATION DATE: 10/03/19

KEY PLAN

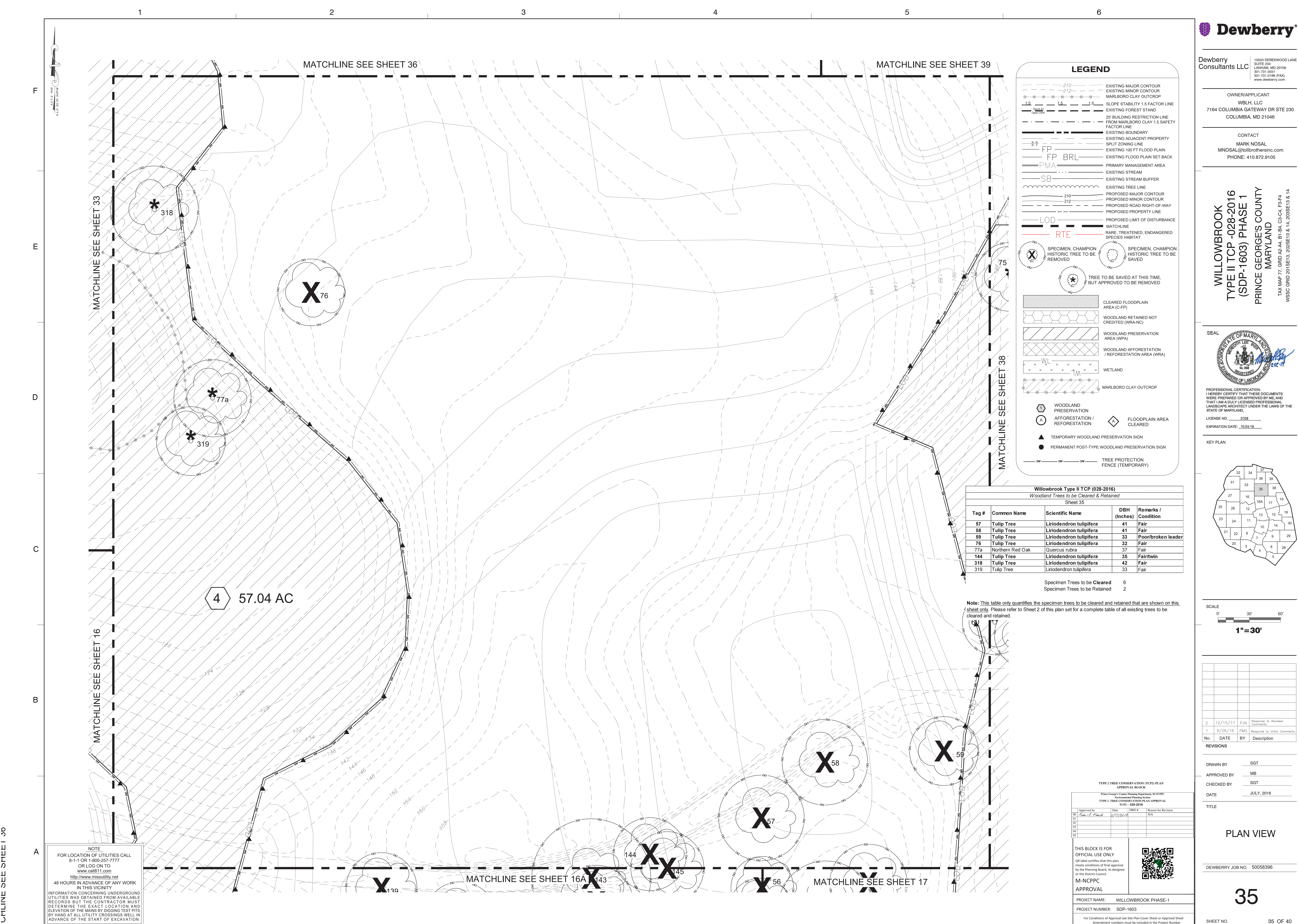


SCALE
0' 30' 60'
1"=30'

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | FMS | Response to Initial Comments |

DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

PLAN VIEW
DEWBERRY JOB NO. 50058396



A

B

C

D

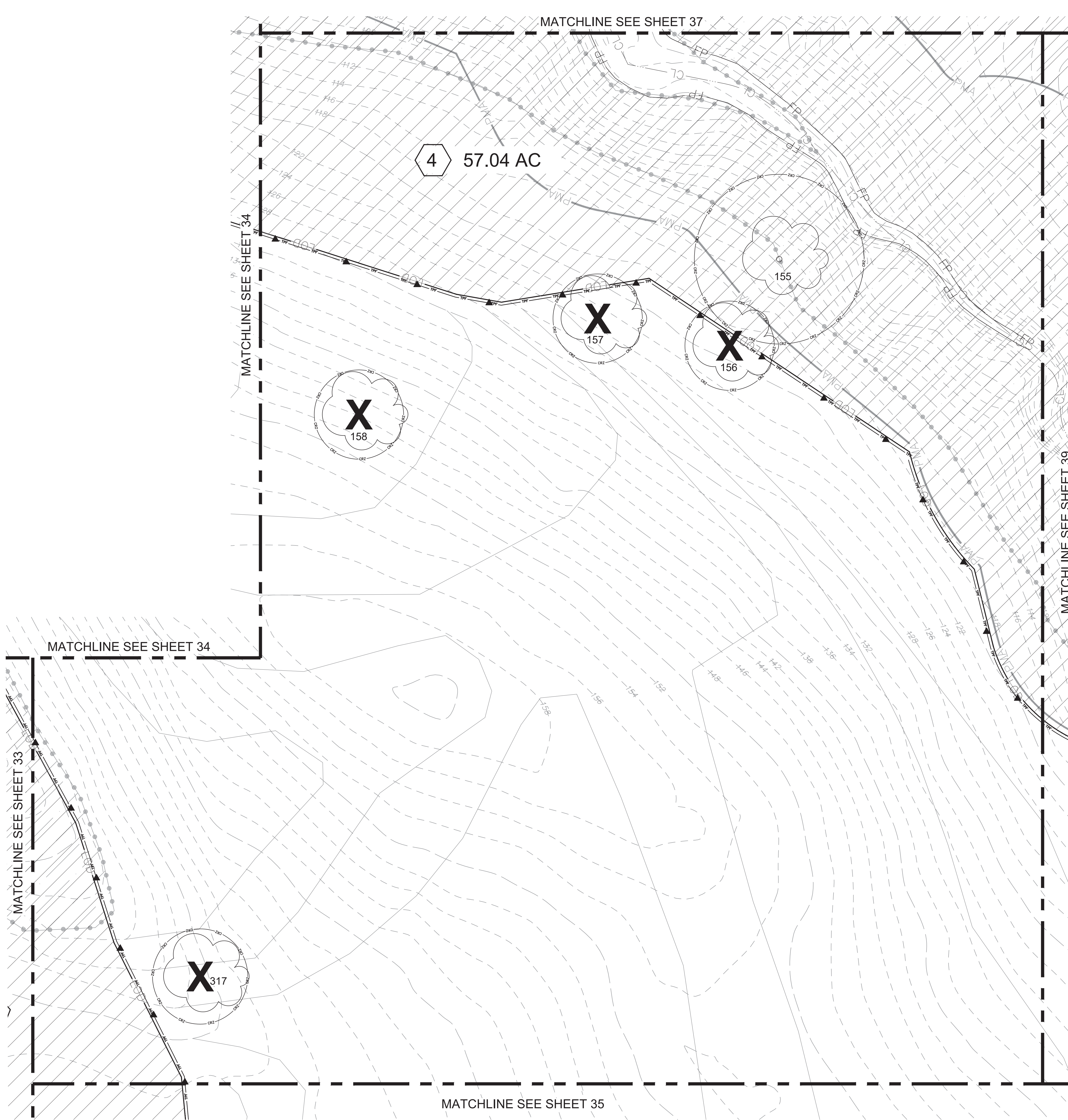
E

F

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY.
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 33

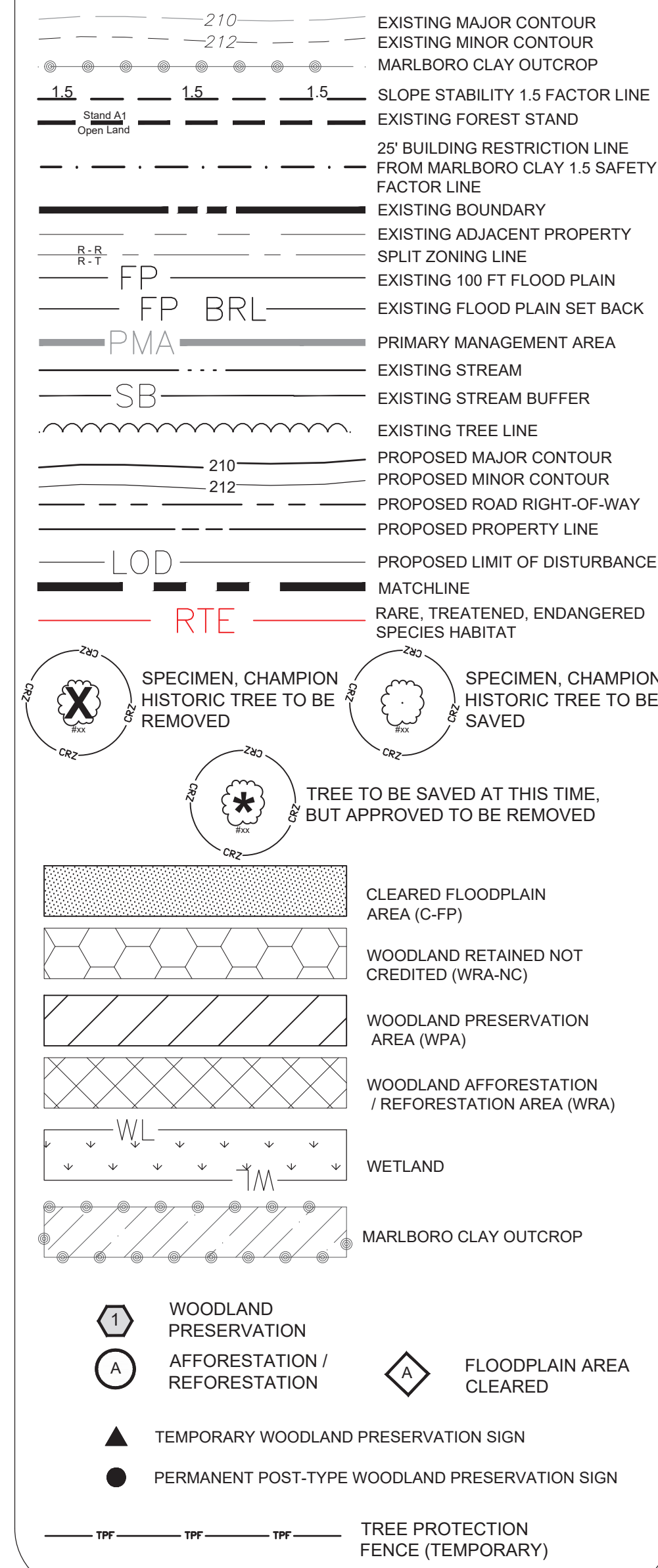


MATCHLINE SEE SHEET 35

MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 39

LEGEND



| Willowbrook Type II TCP (028-2016) | | | | |
|---|-------------|-------------------------|--------------|---------------------|
| Woodland Trees to be Cleared & Retained | | | | |
| Sheet 36 | | | | |
| Tag # | Common Name | Scientific Name | DBH (Inches) | Remarks / Condition |
| 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 |
| 317 | Tulip Tree | Liriodendron tulipifera | 32 | Poor |

Specimen Trees to be Cleared 4
Specimen Trees to be Retained 1

Note: This table only quantifies the specimen trees to be cleared and retained that are shown on this sheet only. Please refer to Sheet 2 of this plan set for a complete table of all existing trees to be cleared and retained.

Dewberry
Consultants LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.0551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
WBLH, LLC
7164 COLUMBIA GATEWAY DR STE 230
COLUMBIA, MD 21046

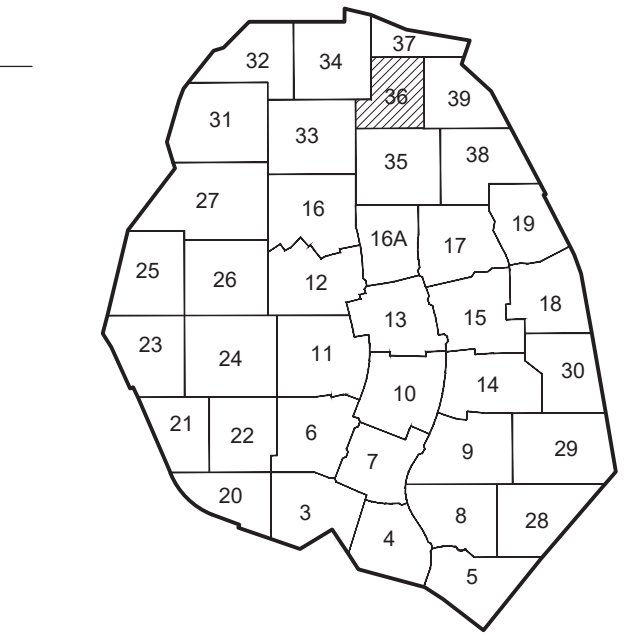
CONTACT
MARK NOSAL
MNOSAL@bolbrothersinc.com
PHONE: 410.872.9105

WILLOWBROOK
TYPE II TCP -028-2016
(SDP-1603) PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 77, GRID A2-A4, B1-B4, C3-C4, F3-F4
WSSC GRID 20/SET13, 2025E13 & 14, 2025E13 & 14



KEY PLAN



SCALE
0' 30' 60'
1"=30'

| No. | DATE | BY | Description |
|-----|----------|-----|-------------------------------|
| 1 | 9/26/16 | FMS | Response to Initial Comments |
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |

REVISIONS

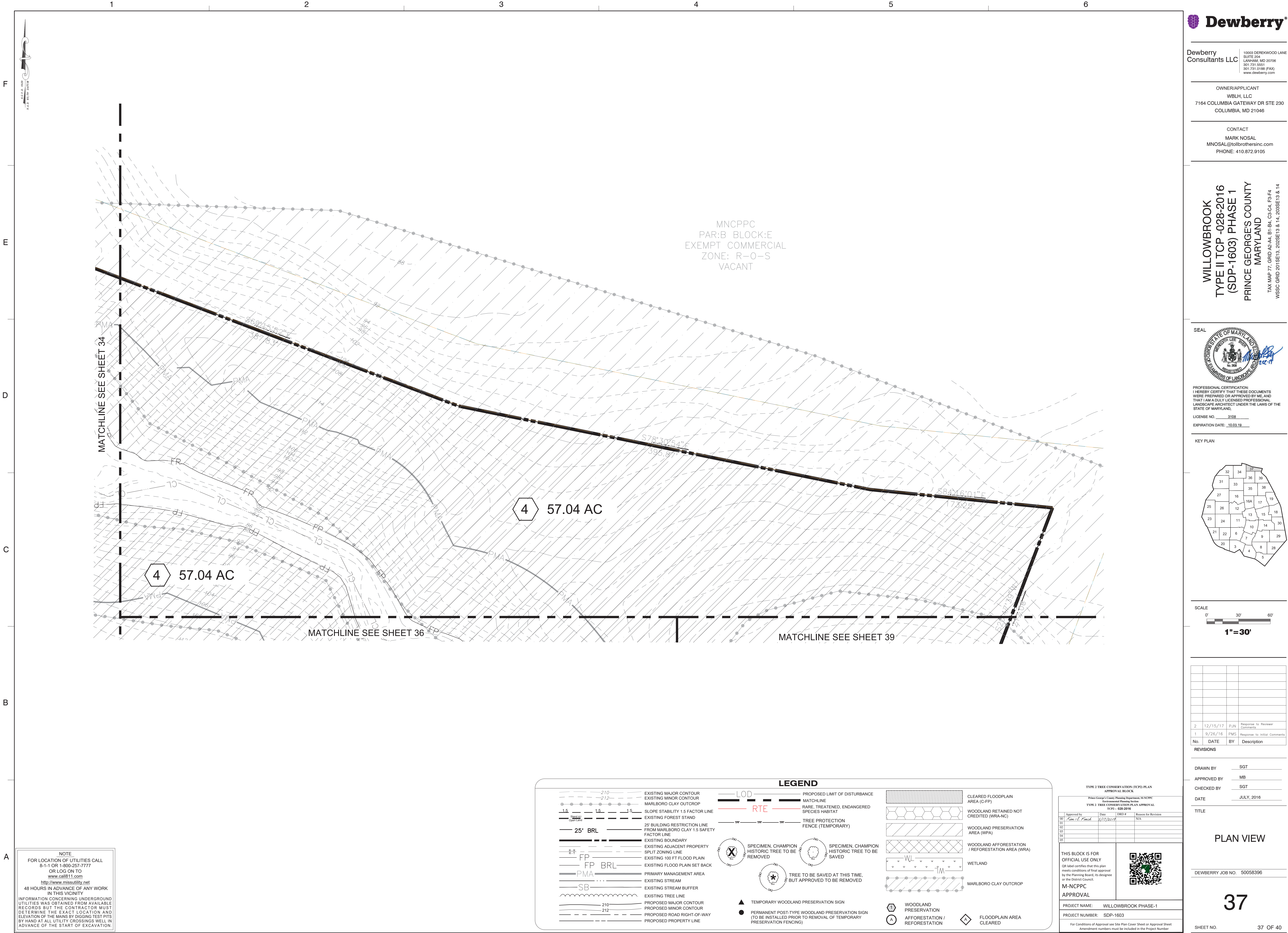
DRAWN BY SGT
APPROVED BY MB
CHECKED BY SGT
DATE JULY, 2016
TITLE

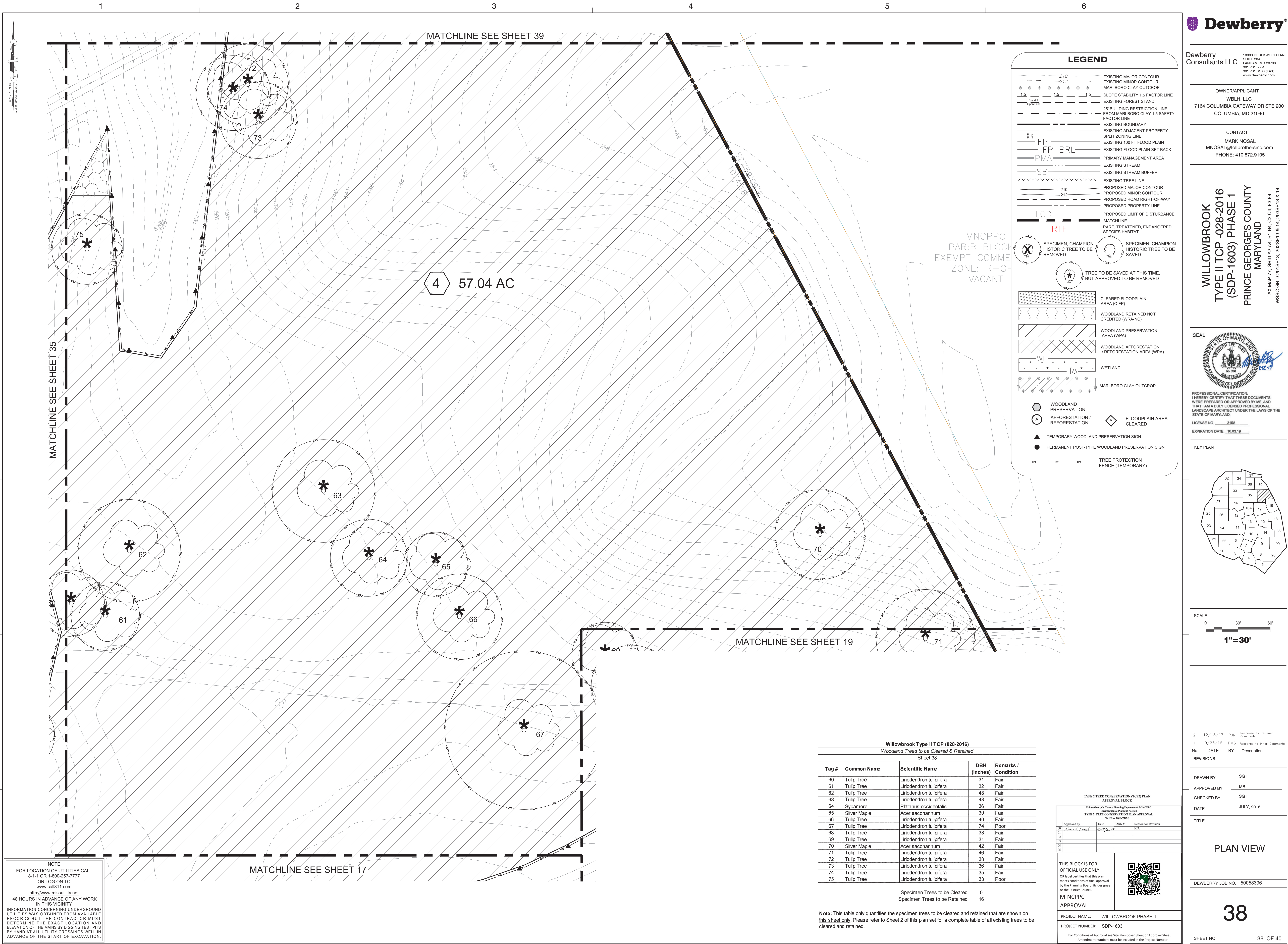
PLAN VIEW

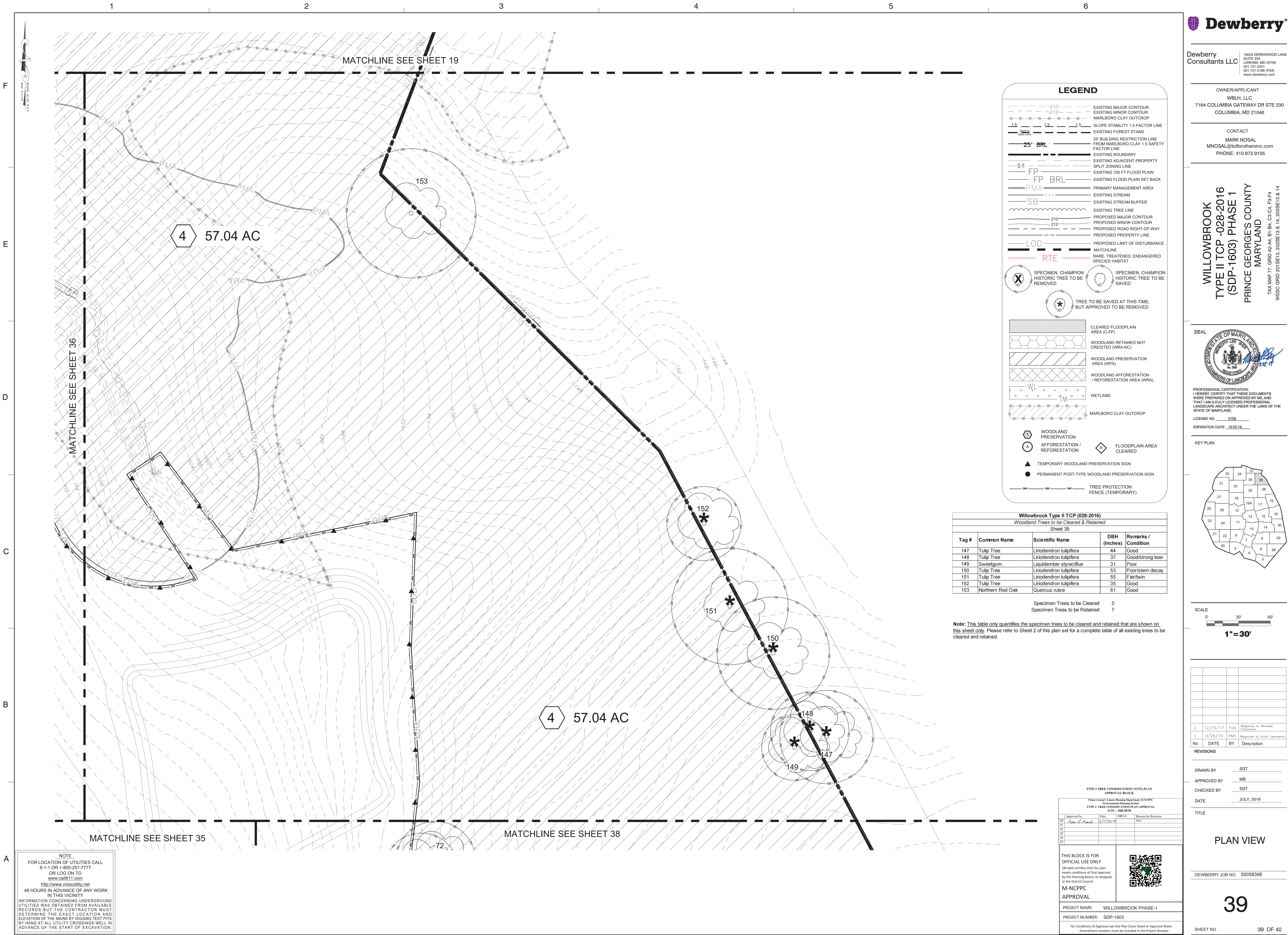
DEWBERRY JOB NO. 50058396

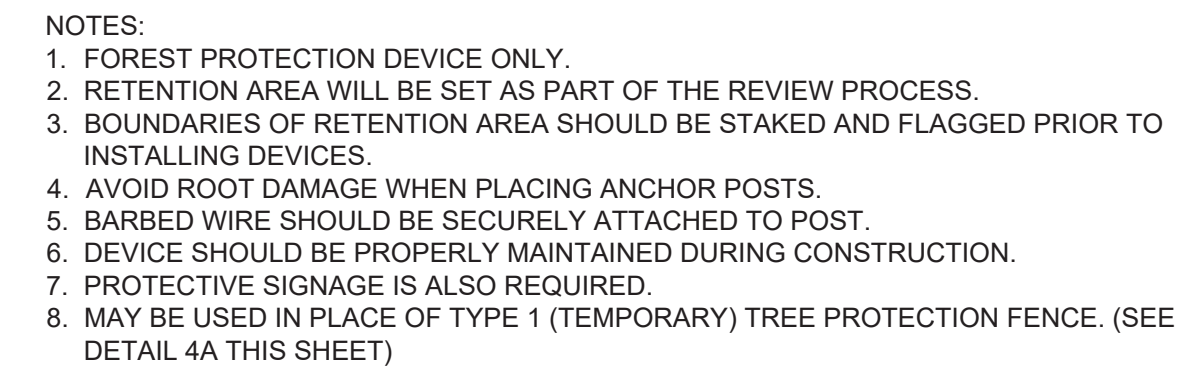
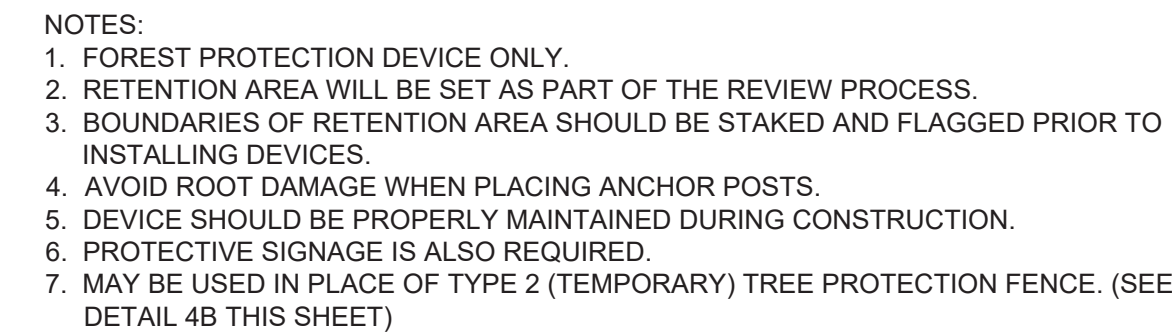
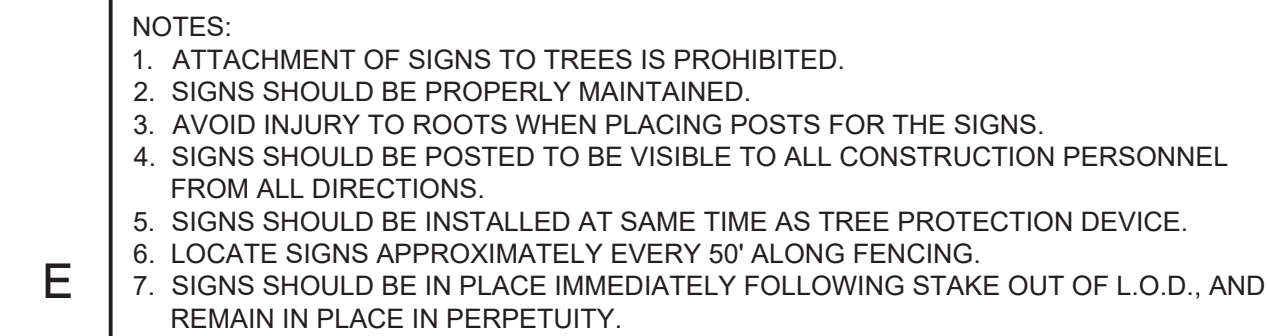
36

SHEET NO. 36 OF 40



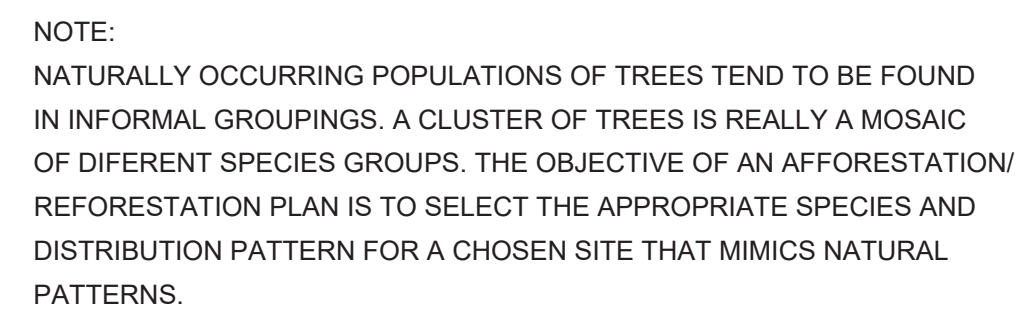






PLANTING DISTRIBUTION PATTERNS

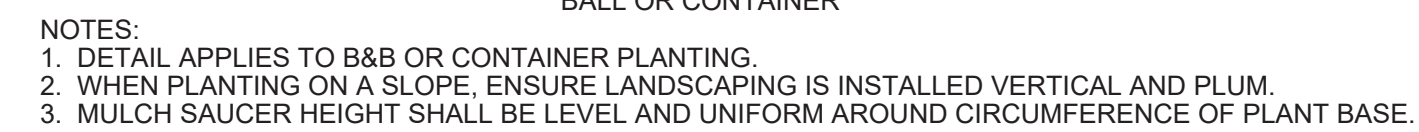
TYPICAL FOREST TREE DISTRIBUTION PATTERNS



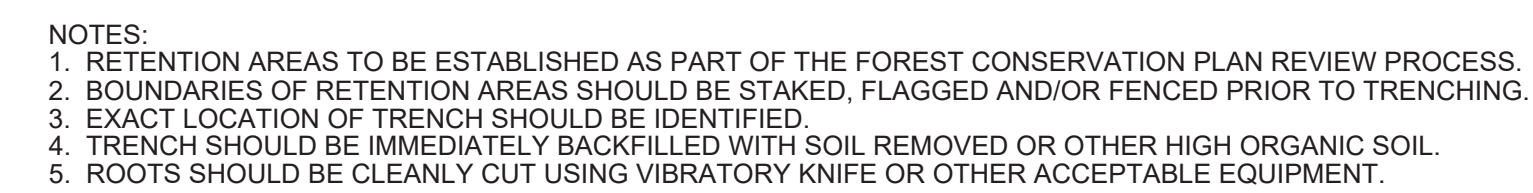
LOCATE LARGER TREES (B&B OR CONTAINER) OR TRANSPLANT STOCK AT THE PERIMETER OF REFORESTATION (AFFORESTATION) PLANTINGS. PLANT WHIPS OR SEEDLING GROWN STOCK IN THE INTERIOR.

PROTECTIVE FENCING

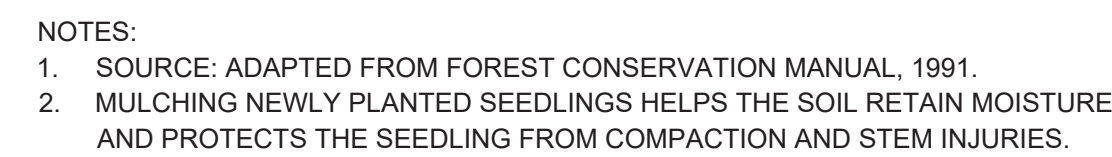
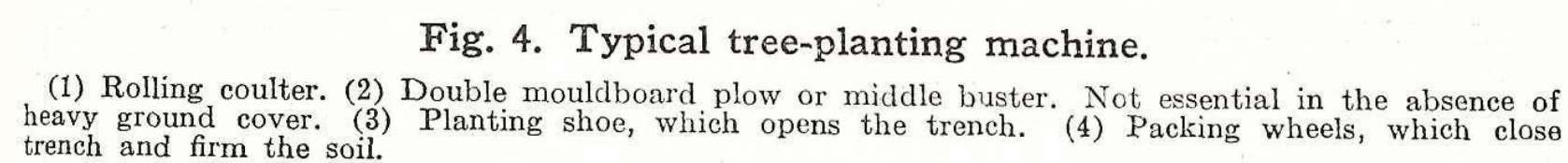
WHIPS OR SEEDLINGS



(NOT TO SCALE)



(NOT TO SCALE)



| <div style="text-align: center;"> TYPE 2 TREE CONSERVATION (TCP) PLAN APPROVAL BLOCK </div> | | | |
|---|--|--|---|
| <div style="text-align: center;"> Prices Charge to County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP - CSR-2019 </div> | | | |
| <div style="text-align: center;"> Approved by <div style="border: 1px solid black; width: 100px; height: 40px; margin: 5px auto;"></div> </div> | <div style="text-align: center;"> Date <div style="border: 1px solid black; width: 100px; height: 40px; margin: 5px auto;"></div> </div> | <div style="text-align: center;"> EDRD # <div style="border: 1px solid black; width: 100px; height: 40px; margin: 5px auto;"></div> </div> | <div style="text-align: center;"> Reason for Revision <div style="border: 1px solid black; width: 100px; height: 40px; margin: 5px auto;"></div> </div> |
| 61 | <div style="text-align: center;"> <i>Kim S. Finch</i> <i>5/17/2019</i> <i>N/A</i> </div> | | |
| 62 | | | |
| 63 | | | |
| 64 | | | |
| 65 | | | |


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

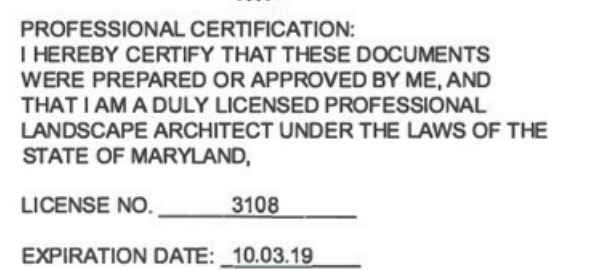


PROJECT NAME: WILLOWBROOK PHASE-1

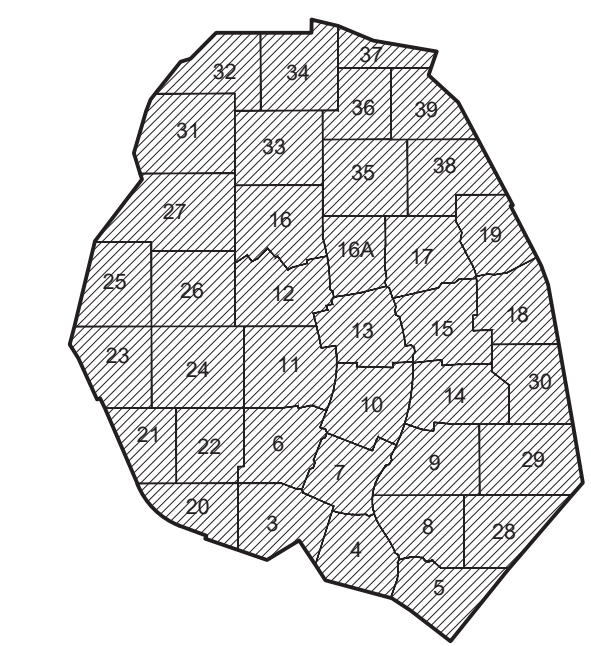
PROJECT NUMBER: SDP-1603

For Conditions of Approval See Plan Cover Sheet or Approval Sheet

Amendments submitted must be included in the District Number



KEY PLAN



SCALE

AS SHOWN

| | | | |
|------------------|-------------|-----------|-------------------------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 2 | 12/15/17 | PJN | Response to Reviewer Comments |
| 1 | 9/26/16 | PMS | Response to Initial Comments |
| No. | DATE | BY | Description |
| REVISIONS | | | |

| | |
|-------------|------------|
| DRAWN BY | SGT |
| APPROVED BY | MB |
| CHECKED BY | SGT |
| DATE | JULY, 2016 |
| TITLE | |

DETAILS, NOTES, & COMPUTATIONS

DEWBERRY JOB NO. 50058396

40