The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department

AGENDA ITEM: 5
AGENDA DATE: 3/26/2026

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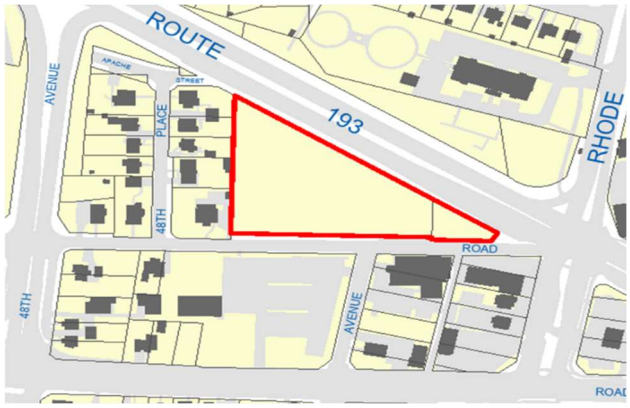
Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Detailed Site Plan Branchville Crossing

DET-2025-010

REQUEST	STAFF RECOMMENDATION
Development of an 87-unit apartment building for elderly or physically disabled families, with associated infrastructure and amenities.	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DET-2025-010 • APPROVAL of Type 2 Tree Conservation Plan TCP2-2026-0005

Location: On the north side of Branchville Road, at its intersection with MD 193 (University Boulevard).	
Gross Acreage:	2.20
Zone:	RMF-48/AG
Dwelling Units:	87
Gross Floor Area:	None
Planning Area:	66
Council District:	03
Municipality:	City of College Park
Applicant/Address: Cruz Development Corporation One John Eliot Square Roxbury, MA 02119	
Staff Reviewer: Te-Sheng (Emery) Huang **Phone Number:** 301-952-4534 **Email:** Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	03/26/2026
Planning Board Action Limit:	03/26/2026
Staff Report Date:	03/11/2026
Date Accepted:	12/08/2025
Informational Mailing:	07/11/2025
Acceptance Mailing:	12/03/2025
Sign Posting Deadline:	02/24/2026

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2025-010
Type 2 Tree Conservation Plan TCP2-2026-0005
Branchville Crossing

The Urban Design staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-48 (RMF-48) and Agricultural and Preservation (AG) Zones. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff have considered the following criteria in reviewing this detailed site plan:

A. The Prince George's County Zoning Ordinance;

B. Preliminary Plan of Subdivision 4-86220;

C. The 2018 *Prince George's County Landscape Manual*;

D. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

E. The Prince George's County Tree Canopy Coverage Ordinance;

F. Referral comments; and

G. Community feedback.

II. BACKGROUND

A. **Request**: The subject detailed site plan (DET) is for development of an 87-unit apartment building for elderly or physically disabled families, with associated infrastructure and amenities on Parcel A and a stormwater management (SWM) facility on Parcel 91.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	RMF-48/AG	RMF-48/AG
Use	Vacant	Apartment housing for elderly or physically handicapped families
Total Gross Acreage	2.20*	2.20
Floodplain Acreage	0	0
Total Net Acreage	2.20	2.20
Parcels	2*	2
Dwelling Units	0	87
One-Bedroom Units	-	78
Two-Bedroom Units	-	9

Note: *The subject property consists of two parcels: Parcel A and Parcel 91. Parcel A is zoned Residential, Multifamily-48 (RMF-48) and Parcel 91 is zoned Agriculture and Preservation (AG). Parcel A has a gross area of 2.0199 acres and Parcel 91 has a gross area of 0.1801 acre.

C. Location: The subject property is located on the north side of Branchville Road, at its intersection with MD 193 (University Boulevard). Specifically, the property is located at 4810 Branchville Road, College Park, Maryland 20740.

D. Proposed Uses: The subject DET proposes a single use for the property, which is "Apartment housing for elderly or physically disable families." Although the property is split-zoned between RMF-48 and AG, the proposed use is solely located in the RMF-48 Zone and is permitted under that zone, subject to the applicable standards found in Section 27-4202 of the Prince George's County Zoning Ordinance.

Pursuant to Section 27-5101(c) of the Zoning Ordinance, the "Apartment housing for elderly or physically disabled families" use falls under the "Group Living Uses" category, which "includes use types providing for the residential occupancy of a group of living units by persons who typically do not constitute a single family (but not always) and may receive some level of personal care….", in accordance with Section 27-2400(d)(2) of the Zoning Ordinance. The "Group Living Uses" category must include "managed personal care" for a larger number of residents, which makes this category different from the "Household Living Uses" category. The level of managed personal care can include, but not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of an adult responsible for companionship or nonclinical counseling. Since elderly housing does not rise to the level of assisted living facilities, not all of the above need to be provided for the subject development. "Assisted living" is defined as a facility that "provides living and sleeping facilities and care to four or more individuals who, because of advanced age or physical or mental disability, require intermittent assistance in performing the activities of daily living, which

may include the supervision and/or administration of medication, in a protective environment" in accordance with Section 27-2500 of the Zoning Ordinance.

The statement of justification (SOJ) dated February 11, 2026, and the Elderly Support Service Plan submitted with this DET, outlines the managed personal care services that will be provided in the proposed development to meet the definition of the "Group Living Uses" category. The services include a full-time Resident Services/Managed Care staff member who will provide and coordinate routine transportation for future residents to medical and social service appointments; assist with arranging meal and grocery delivery services; and facilitate access to pharmacy services and nutrition programs. The submitted site plan shows a designated and accessible pick-up and drop-off area to be located near the main building entrances to accommodate paratransit, medical transportation providers, and scheduled ride services, ensuring safe and convenient resident access to transportation services near the main building entrances. The applicant also notes that it will accommodate periodic on-site health-related programming, including wellness screenings, preventive health services, visiting nurse or clinician services, and vaccination or mobile clinic events delivered by outside providers. Spaces that support these managed care and coordination functions are also shown on the floor plan, including a medical/wellness room and an open workspace identified for the Resident Advocate. However, the offices designated for a dedicated Resident Services/Managed Care Concierge, as stated on page 4 of the SOJ, are not clearly labelled on the floor plan (Sheet A-0003), which is conditioned herein to be provided. Staff find that the proposed package of services constitute the level of managed personal care that would render the proposed use a Group Living use and, more specifically, apartment housing for elderly or physically disabled families. The proposed services will serve the needs of elderly residents. They will also lower the demand for parking consistent with the parking requirement of one space for four beds that applies to the apartment housing for elderly or physically disabled families use.

The subject DET also includes the installation of an SWM facility on Parcel 91. Both this parcel and Parcel A constitute the designated land area for the subject proposed development and meet the definition of "lot," in accordance with Section 27-2500. This SWM facility is considered an accessory structure and accessory use, both of which are permitted by right in the AG Zone and are required to comply with Section 27-5200 of the Zoning Ordinance, as discussed in Finding III.C below.

E. **Surrounding Uses**: The subject site is bounded by the public right-of-way of MD 193 to the north, with vacant property in the AG Zone and an apartment building in the RMF-48 Zone beyond. To the south, the site is bounded by Branchville Road, with the Branchville Volunteer Fire Department in the Residential, Single-Family-65 (RSF-65) Zone and a church in the Commercial, General and Office (CGO) Zone beyond. To the west, the site is bounded by single-family detached residential homes in the RSF-65 Zone. The subject site is bounded to the east by the intersection of MD 193 and Branchville Road.

F. **Previous Approvals**: The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-86220 on March 12, 1987 (PGCPB Resolution No. 87-88), for development of a multifamily building with

96 multifamily residential dwelling units on Parcel A. On August 27, 1987, the Board of Zoning Appeals approved a variance from the green area requirement needed to construct a seven-story apartment building on the property.

Detailed Site Plan DSP-87165 was approved by the Planning Board on February 18, 1988 (PGCPB Resolution No. 88-73), for one multifamily residential building consisting of 96 dwelling units. However, the property was never developed in accordance with DSP-87165, and the plan has since expired.

Final Plat of Subdivision 5-88181 was approved for Parcel A, subsequent to the approval of PPS 4-86220 and DSP-87165, and Parcel A was recorded in Plat Book NLP 140, Plat No. 62.

DSP-19042 was approved by the Planning Board on October 15, 2020 (PGCPB Resolution No. 2020-41), for one multifamily residential building consisting of 81 dwelling units and associated parking. This approval expired on October 15, 2023.

The Prince George's County District Council approved Council Resolution CR-136-2021, for the Countywide Map Amendment, on November 29, 2021, which reclassified the subject property from the Multifamily High Density Residential (R-10) Zone to the RMF-48 Zone on Parcel A, and from the Open Space (O-S) Zone to the AG Zone on Parcel 91.

G. **Design Features**: The 2.20-acre subject property is generally triangular in shape. The proposed "apartment housing for elderly or physically handicapped families" will be located on Parcel A, while disturbance on Parcel 91, which is zoned AG, will be limited to the installation of a SWM facility. A two-way vehicular access point will be located on Branchville Road and lead to a surface parking area located on the western portion of the site. The proposed building will be located on the eastern part of Parcel A.

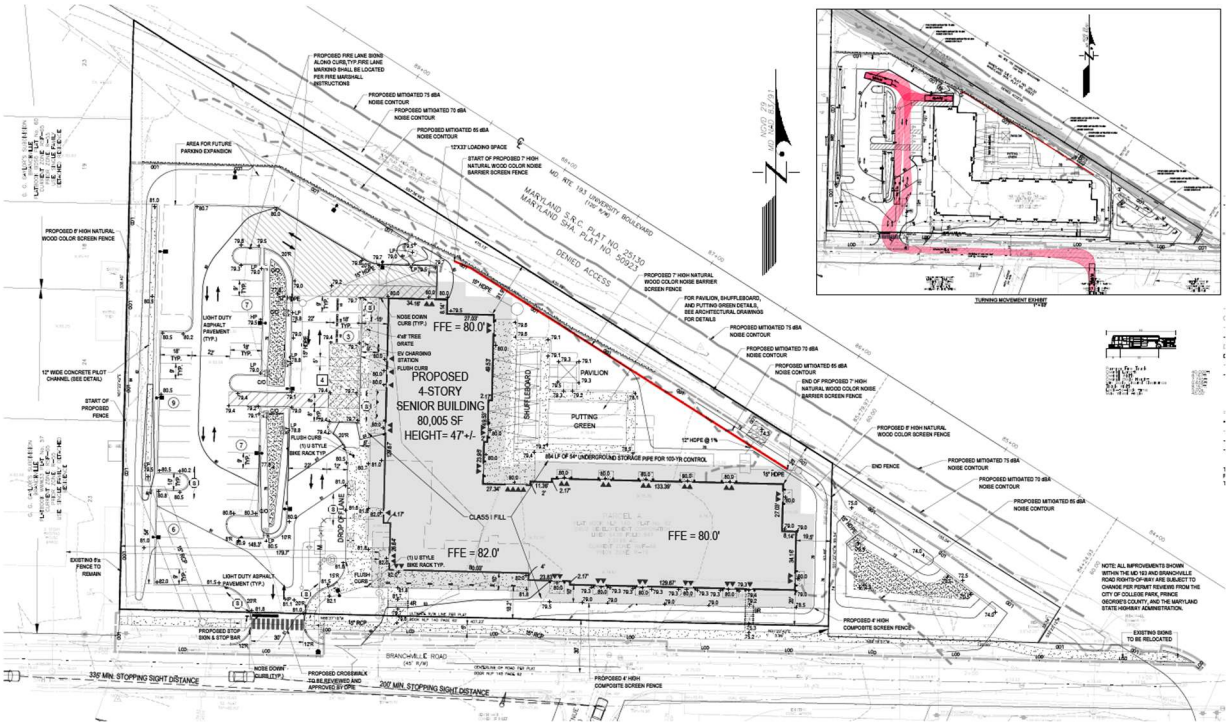


Figure 1: Detailed Site Plan

Architecture

The proposed L-shaped building will be four stories, with an approximate height of 47 feet. This building will consist of 87 residential units and is designed oriented to Branchville Road. The building features a contemporary design with a flat roof and incorporates a mix of materials and colors, including bricks, corten steel, and fiber cement panels to break up the overall massing. The L-shape configuration of the building helps frame the southwest corner for two main entrances to the building, with one facing Branchville Road and the other facing the proposed parking area.

Figure 2: Architectural Elevations

Figure 3: Southwest Corner Building Perspective

Parking

The subject DET meets the parking requirements (29 spaces required and 36 spaces provided). Parking is provided within a surface parking lot. The proposed development includes two inverted U-style bicycle racks for a total of four

short-term bicycle parking spaces, and a bicycle storage room consisting of 24 long-term bicycle parking spaces. Since the development is for 87 dwelling units, no loading spaces are required, but one is proposed in this DET. This loading space is located on the north side of the building.

Signage
The subject DET includes one wall-mounted sign for the display of the street address, which is exempt from the signage standards, in accordance with Section 27-61502(b)(2) of the Zoning Ordinance. Three canopy signs are proposed with this DET. Canopy signs are not allowed, in accordance with Section 27-61505 of the Zoning Ordinance, because these signs are not permitted for residential uses, except multifamily. A condition is included herein requiring removal of the canopy signs and any information related to them from this DET.

Lighting
The subject DET includes pole-mounted lighting fixtures in the parking area, canopies and sconce lights on the proposed building, pedestrian lighting, and decorative landscaping and lighting within the proposed amenity area. A detailed discussion on lighting is further evaluated in Finding III.D.6 below.

Recreation Facilities
PPS 4-86220 determined that payment of a fee-in-lieu for park dedication was appropriate to meet the requirement for mandatory parkland dedication, and it was paid by the applicant at the time of final plat, which was approved on August 23, 1988. Nonetheless, the applicant includes a list of indoor and outdoor recreational facilities. The interior facilities consist of a lounge area, a community room, a game room, and a fitness center, as shown on Sheet A-0003. The outdoor facilities consist of a covered porch facing Branchville Road and an outdoor patio, a shuffleboard area, a putting green or dog run, and a pavilion within the amenity area, as shown on Sheets A-0003 and A-0009. With the potential installation of a dog run, a condition is included herein requiring the applicant to provide at least one dog waste station and one water source for pets within the amenity area and indicate its location on the plan, with details.

Loading and Trash Facilities
This DET includes one loading space, which is located internal to the property. It is not visible from MD 193 and Branchville Road because it is on the north side of the building and screened by the existing and proposed landscaping. Mechanical equipment will be located on the rooftop and is shielded by parapets. Trash facilities will be located internal to the proposed building.

Figure 4: Northeast Corner Site and Amenity Area Perspective

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Detailed Site Plan Decision Standards (Section 27-3605(e))

(1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

The applicable standards of this Subtitle consist of the RMF-48 Zone, Intensity and Dimensional Standards (Section 27-4202(i)(2)) and applicable development standards contained in Part 27-6 of the Zoning Ordinance. Detailed findings of conformance to the applicable provisions of the Zoning Ordinance are included below.

(2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;

As further discussed in Finding IV below, the DET is subject to the conditions of approval of PPS 4-86220 and Final Plat of Subdivision 5-88181. If the application is revised as conditioned herein, the proposed development will comply with all the relevant conditions of approval.

(3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;

The subject property contains no regulated environmental features (REF). Accordingly, this finding is inapplicable.

(4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;

The proposed development is not located in a Planned Development Zone; therefore, this criterion is not applicable.

(5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;

The DET has a companion Type 2 Tree Conservation Plan, TCP2-2026-0005, which staff recommend be approved, with conditions, as included herein. The DET conforms to TCP2-2026-0005.

(6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;

The subject application is not a DET for infrastructure. Therefore, this provision does not apply.

(7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

(B) When possible, there should be no parking or loading spaces located in the front yard; and

(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.

The proposed development does not include a place of worship. Therefore, this criterion is not applicable.

(8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in

conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

The DET does not propose to alter, expand, or enlarge legal conforming building structures or uses, and has not been filed in conformance with Section 27-1707(c) of the Zoning Ordinance. Therefore, this criterion is not applicable.

B. Standards applicable in the RMF-48 Zone - Intensity and Dimensional Standards (Section 27-4202(i))

As discussed above, the subject property has split-zoning between RMF-48 and AG. Since the proposed apartment building for the elderly or physically disabled families use is solely permitted in and located entirely within the RMF-48 Zone, the evaluation of this DET is based on the standards of that zone. The DET is in conformance with the applicable RMF-48 Zone, Intensity and Dimensional Standards, as shown below:

STANDARD	REQUIRED	PROPOSED
Net lot area, min. (sq. ft.)	7,500	87,987* (2.0199 acres)
Lot width, min. (ft.)	75**	407.23
Lot frontage at front street line, min. (ft)	60	407.23
Density, max. (du/ac of net lot area)	No Requirement	43.07
Lot Coverage, max. (% of development lot as a whole)	60	50.33
Front yard depth, min. (ft)	15	18.2
Side yard depth, min. (ft)	8	19.5***
Rear yard depth, min. (ft)	20	N/A***
Principal structure height, max. (ft)	110****	47

Notes: *Parcel A has a gross/net acreage of 2.0199, which is located within the RMF-48 Zone.

**Parcel A is a "through lot." A condition is included herein requiring the applicant to correct the minimum required lot width to 75 feet in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.

***A condition is included herein requiring the applicant to correct the provided dimensions for side and rear yard setbacks in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.

****Provided those portions of the structure greater than 52 feet high are set back from the minimum front, side, and rear yard depths, an additional 0.5 foot for each one foot (or major fraction thereof) the height of the portion

exceeds 52 feet. The proposed building does not exceed 52 feet in height. Therefore, this provision is inapplicable.

C. General Standards for All Accessory Uses and Structure (Section 27-5202(c))

The proposed SWM facility on Parcel 91, as an accessory use and structure, is consistent with Section 27-5202 of the Zoning Ordinance. The following analysis is offered:

(1) Except as otherwise expressly allowed in this Ordinance, an accessory use or structure shall not be located within any platted or recorded easement or over any known utility, or in an area designated as a fire lane or emergency access route on an approved site plan.

The proposed SWM facility is located neither within any platted nor recorded easement or over any known utility. It is also not in an area designated as a fire lane or emergency access route on an approved site plan.

(2) No accessory structures shall be located within a perimeter buffer except a screening fence or wall in accordance with the Landscape Manual.

The submitted landscape plan shows that the proposed SWM facility is not located within a perimeter buffer.

(3) No accessory structure shall impede the access to or function of a vehicle use area.

The proposed SWM facility is located on Parcel 91, where no access to or function of a vehicle use area is proposed.

(4) Unless otherwise provided in Section 27-5203, Standards Specific to Accessory Uses and Structures:

(A) No accessory structure shall be located in a required front yard or corner lot side yard;

Pursuant to Section 27-2500, a "yard" is defined as "Open space located on the same lot with a structure or use … between the structure or use … and the nearest lot line or street line." Parcel 91 has a "yard" because both a structure and use are proposed for the parcel. Front, rear, and side yards, however, are defined as yards between the street and the main or principal "building." Since there is no building proposed on Parcel 91, this parcel does not contain front, rear, and side yards. Accordingly, the SWM facility is not located in a "required front yard or corner lot side yard."

(B) No accessory structure shall be located in the yard between the principal entrance of a dwelling and the street on a through lot;

Parcel 91 is a through lot in that it is "a 'corner lot' fronting on three (3) or more streets" (See Zoning Ordinance Section 27-2500). The proposed SWM facility is not within a yard between the principal entrance of a dwelling and a street.

(C) Accessory structures located on corner lots or through lots shall comply with the same setbacks from all streets that apply to the main building; and

As discussed above, there is no building proposed on Parcel 91. Therefore, there is no building from which a 'setback' can be measured.

(D) Accessory structures (including coops, runs, pens, hutches, and the like) used for housing or sale of animals or fowl shall be set back a minimum of 25 feet from side or rear lot lines and a minimum of 50 feet from any dwelling on an adjoining lot.

This regulation is not applicable because the proposed SWM facility is not for housing or sale of animals or fowl.

(5) Unless otherwise provided in Section 27-5203, Standards Specific to Accessory Uses and Structures, accessory uses or structures may be located in a required side yard or rear yard, provided an accessory structure, other than a fence or wall, that is more than ten feet in height is set back from the nearest side or rear lot line one foot for every foot (or fraction thereof) the structure's height exceeds ten feet.

This regulation is not applicable because the proposed SWM facility does not exceed 10 feet in height.

(6) Unless otherwise provided in Subparagraphs (4) or (5) above, or Section 27-5203, Standards Specific to Accessory Uses and Structures, accessory uses and structures shall comply with the minimum yard depth standards and structure height limits applicable in the zone where the structure is located.

As discussed above, there are no "yard depth" standards because there is no building proposed on Parcel 91 and the structure, which is the proposed SWM facility, meets the height requirements.

D. Part 27-6. Development Standards

The DET is consistent with the applicable standards in Part 27-6. The following analysis is offered:

1. Section 27-6300—Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements. The DET includes a parking area which consists of 36 parking spaces. The parking area will be surfaced with light duty asphalt pavement as shown on the submitted site plan, per Section 27-6304(b), and complies with general standards in Section 27-6304(a). All parking spaces meet the dimensional requirements outlined in Table 27-6306(a).

a. Section 27-6304. General Standards for Off-Street Parking and Loading Areas

Off-street parking is arranged for convenient access, with no conflicts with public streets and proposed sidewalks.

The required marking, wheel stops, and lighting are shown on the site plan, per Section 27-6304(d)–(e) of the Zoning Ordinance.

Among the 36 parking spaces provided, there are 4 handicap accessible parking spaces for people with physical disabilities, in accordance with Section 27-6304(g), as well as the standards in the federal Americans with Disabilities Act (ADA) accessibility guidelines.

b. Section 27-6305. Off-Street Parking Standards

Off-street parking, including visitor parking and electric vehicle charging spaces, will be located in the parking area within the site, which meets the minimum requirements, in accordance with Table 27-6305(a) of the Zoning Ordinance, based on the principal use and the extent of development.

Parking Tabulations			
Required (min.)			**Provided**
78 one-bed room units (1.0 per 4 beds)		78/4=19.5	-
9 two-bed room units (1.0 per 4 beds)		(9 x 2)/4=4.5	-
	Total Parking	**24**	**36**
Standard Spaces (9 feet x 18 feet)	-	-	32
ADA Parking (8 feet x 18 feet)	2 spaces for projects with parking spaces between 26 and 50 and one of them must be van-sized	2	4*
Electric Vehicle (EV) Charging stations	-	-	3**
1 Visitor Space/20 DU Section 27-6305(g)	87 DU/20=4.35	5	5
Total Bicycle Space Section 27-6309(a)(1)(A)	2 spaces for the first 10 parking spaces and 1 space per 4 units, up to a total of 49 bicycle spaces	22	28***
Loading Space Section 27-6310(a)	0 space for units for less than 100 dwelling units	-	1****

Notes: *Among the four spaces provided, two are standard handicap-access spaces and two are van-size handicap-access spaces.

**Although this requirement will take effect on or after January 1, 2027, the applicant noted on the coversheet of the plan set that three electric vehicle parking spaces are included with this DET.

***Among 28 bicycle spaces, 24 long-term spaces are located in a storage room within the building, while 4 short-term spaces are located near the entrance of the proposed building. However, Sheets A-0003 and A-0009 note 25 bicycle parking spaces in the bicycle storage room, which is conditioned herein for clarification and correction.

****The applicant provides one loading space in this DET, which is sized 12 feet by 33 feet.

c. Section 27-6306. Dimensional Standards for Parking Spaces and Aisles

All parking spaces and drive aisles meet the dimensional requirements outlined in Table 27-6306(a). Out of the 36 parking spaces provided, up to 12 spaces (or half) of the required parking spaces may be designated as compact. The subject DET includes no compact spaces.

d. Section 27-6309 Bicycle Parking Standards

Section 27-6309(a): The proposed development requires 22 bicycle parking spaces, of which 28 are proposed, including a bicycle storage room for 24 bicycles and 2 inverted U-style bicycle racks near the entrance of the proposed building that accommodates 4 bicycle parking spaces.

Section 27-6309(b): The two short-term racks are on paved surfaces, at least 3 feet away from the principal buildings, and are more than 30 inches apart from each other. The long-term storage room is proposed within the building and complies with the requirements, in accordance with Section 27-6309(b)(3) of the Zoning Ordinance.

e. Section 27-6310 Loading Area Standards

No loading spaces are required because the subject DET is only for 87 dwelling units. However, the applicant provides one loading space that is located on the northern side of the proposed building and does not interfere with the drive aisles or circulation within the parking area. The submitted landscape plan shows that the loading space will be screened to the maximum extent practicable and is more than 50 feet away from the closest residential dwelling to the west.

2. Section 27-6400—Open Space Set-Asides

Development subject to the standards of Section 27-6400 of the Zoning Ordinance shall provide the minimum amount of open space set-asides (as percentage of development site area) identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

a. Section 27-6403. Amount of Open Space Set-Asides:

The applicant provided an open space set aside exhibit showing open space set aside calculations for both Parcel A and Parcel 91. The proposed development will be entirely located on Parcel A. No uses are proposed on Parcel 91, in which the applicant will install a SWM facility. The open space set-aside requirements will apply only to Parcel A. A condition has been included herein requiring the applicant to remove all open space set-aside calculations for Parcel 91.

With respect to Parcel A, residential use in the RMF-48 Zone is required to provide 20 percent of the development site area for open space set-aside, which is approximately 0.40 acre (or 17,958 square feet). The submitted open space set-aside exhibit shows the provision of 40,004 square feet for open space set-aside. Table 27-6404(a) of the Zoning Ordinance notes, "To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches." However, 2,064 square feet of the proposed open space consists of SWM facilities on Parcel A. Parcel 91 does not support active uses associated with apartment housing for the elderly or physically handicapped, which is not permitted in the AG Zone. A condition is included herein requiring the applicant to revise the open space set-aside exhibit and the open space set-aside schedule on the coversheet of the plan set by removing the SWM area. The final proposed open space set-aside area will be approximately 37,940 square feet (or 43.12 percent of the gross tract area), which still meets the requirement.

b. Section 27-6404. Areas Counted as Open Space Set-Asides

Pursuant to Table 27-6404(a), all proposed open space areas on Parcel A are eligible to be counted towards the open space set-aside, except for the proposed SWM area, as discussed above.

Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development shall consist of active recreational areas. In the subject DET, 15 percent of the total

required minimum open space is approximately 0.06 acre, or 2,640 square feet. The submitted open space set-aside exhibit includes the proposed active recreational area of approximately 8,760 square feet that meets the requirement. However, a pavilion and several sitting areas do not meet the intent of the active recreational area. A condition is included herein requiring the applicant to revise the open space set-aside exhibit to show the correct active recreational area. Active recreation facilities include a shuffleboard court, a putting green area, and walkways around these two facilities.

c. Section 27-6405. Areas Not Counted as Open Space Set-Asides

The proposed open space set-aside areas on Parcel A comply with this section, except for the SWM area, which is conditioned to be excluded from counting toward the required open space, as discussed above.

d. Section 27-6406. Design Standards for Open Space Set-Asides

As required by this section, the proposed open spaces are readily accessible and useable by residents and visitors and serve as focal points within the development. The proposed open space set-aside areas are contiguous or interconnected to the maximum extent practicable. Entrances to the proposed building are designed to face the required open space set-aside areas.

e. Section 27-6407. Development in Open Space Set-Asides

Proposed development within open space set-asides consists only of improvements appropriate to each open space set-aside, as shown on Sheet A-0009 and discussed in Finding II.G above.

f. Section 27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides

Prior to approval of a building permit, an easement or covenant shall be established for the open space to ensure continued use for open space purposes in perpetuity and provide for the continued and effective management, operation, and maintenance of the land and facilities, which is conditioned herein.

3. Section 27-6500—Landscaping

The DET is in conformance with the applicable standards in the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Detailed findings and conditions for landscaping are discussed in Finding V below.

4. Section 27-6600—Fences and Walls

The subject DET includes three types of fencing. The first is a 6-foot-tall screening fence along the western and northern property boundaries. The second is a 4-foot-tall screening fence located between the proposed building and Branchville Road. The third is a 7-foot-tall noise barrier located between the proposed building and MD 193 (University Boulevard), as recommended by the Phase II noise study, dated January 15, 2026. This noise barrier sits approximately 16 feet from the MD 193 street line and is outside the required front yard setback that is 15 feet. All these fences meet the height requirement noted in Table 24-6603(a) of the Prince George's County Subdivision Regulations. A condition is included herein requiring the applicant to label the distance between the 7-foot-tall noise barrier and the property line on the plan. Sheet C-DET provides the fence details. Both the 6-foot-tall fence and 7-foot-tall barrier will be constructed of wood. The 4-foot-tall fence will be constructed of composite materials. All fences will be of a uniform style in a natural wood color. Among the three fence types, only the 4-foot-tall composite fence is located within 15 feet of a street, which is designed to comply with Section 27-6605 of the Zoning Ordinance.

5. Section 27-6700—Exterior Lighting

A photometric plan was submitted with this DET, demonstrating conformance to the applicable standards in this section along three lot lines. A detail is provided for the pole-mounted lights within the parking area.

a. Section 27-6704. Prohibited Lighting

No prohibited lighting types are proposed.

b. Section 27-6706. General Standards for Exterior Lighting

Section 27-6706(b) of the Zoning Ordinance notes, "All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward, consistent with Figure 27-6706(b).1: Full Cut-off Fixtures." On the submitted photometric plan, a note states, "The Illuminating Engineering Society (IES) no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to Backlight-Uplight-Glare System. An Uplight of 'U0' most closely matches the old Full Cutoff rating." The posed pole-mounted light fixtures have a BUG rating of B1-U0-G2, which means low level of backlight, zero uplight, and moderate glare. These light fixtures comply with the full cut-off requirement.

Maximum illumination measured in foot candles, at ground-level, at the lot lines will not exceed the maximums listed in Section 27-6706(c)(1) of the Zoning Ordinance. The submitted photometric plan shows 0.0-foot candles along all property lines, meeting the illumination level requirement at the lot lines.

The proposed 14-foot-tall exterior lighting fixtures within the parking area are within the maximum height limit of 16 feet for residential base zones outlined in Table 27-6706(d).

c. Section 27-6707. Lighting Design Standards for Specific Uses and Site Features

Sheet A-0009 includes several specific exterior lightings, including canopies, sconce lights, pedestrian lighting, decorative landscaping and lighting, with details. However, some information is missing, such as the required foot-candle levels and the wattage of the fixtures, which is conditioned herein to be provided. The submitted photometric plan demonstrates that the internal driveway and walkways within the parking area are adequately lit. However, it does not show the lighting conditions for the walkways within the amenity area. A condition is included herein requiring the applicant to revise the photometric plan demonstrating conformance to Section 27-6707(e) of the Zoning Ordinance.

6. Section 27-6800—Environmental Protection and Noise Controls

a. Section 27-6802. Natural Resources Inventory (NRI)

An approved Natural Resources Inventory Plan (NRI-075-2015-01) was provided with the DET, which was approved on February 9, 2023. One specimen tree was identified, but a variance to remove this tree was approved with TCP2-012-2020, associated with DSP-19042. Per discussion in Finding IV below, TCP2-012-2020 remains valid even though DSP-19042 has expired. TCP2-2026-0005, associated with this DET, is a minor revision to TCP2-012-2020 and is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO). The NRI identifies that the site does not contain 100-year floodplain or regulated environmental features (REF). There is one 1.40-acre forest stand on the western half of the property.

b. Section 27-6803. Trees and Vegetations

This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code. See Findings VI and VII below.

c. Section 27-6804. Floodplain Management

According to NRI-075-2015-01, the site does not contain 100-year floodplain. The DET is in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the County Code.

d. Section 27-6805. Erosion and Sedimentation Control

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code. The County requires the approval of an erosion and sediment control plan. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

e. Section 27-6806. Stormwater Management

A SWM Concept Plan (16414-2019-01) was submitted with this application. This SWM concept plan was approved on May 29, 2025, and expires on December 12, 2028. The plan proposes the use of micro-bioretention, submerged gravel wetlands, and underground storage pipes for rainwater harvesting. The DET and TCP2 are in conformance with the approved SWM concept plan.

f. Section 27-6807. Chesapeake Bay Critical Area

The subject property is not within the Chesapeake Bay Critical Area. Therefore, Section 27-6807 of the Zoning Ordinance is inapplicable.

g. Section 27-6808. Regulated Environmental Features

REF are required to be preserved and/or restored to the fullest extent possible, under Section 27-6808 of the Zoning Ordinance; however, the site does not contain REF.

h. Section 27-6809. Unsafe Lands

In accordance with Section 27-6809 of the Zoning Ordinance, this application was reviewed for unsafe land restrictions. According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the predominant soils include Fallsington-Urban land complex and Russett-Christiana-Urban land complex. The site contains Christiana complexes, but there are no geotechnical concerns with the proposed development. No unsafe soil containing Marlboro clay has been identified on or within the immediate vicinity of this property.

i. Section 27-6810. Noise Control

The applicant provided a Phase II noise study dated January 15, 2026, relative to noise generated by MD 193, which is classified as an arterial road, located to the north of the subject property. The study recommends the installation of a 7-foot-tall noise barrier between the outdoor amenity area (including a pavilion, putting green, and a shuffleboard area) and MD 193, to maintain future noise levels below 65 dBA Leq within the amenity area during the daytime. This noise barrier is identified on the submitted site plan, with details. However, the amenity area will experience future noise level above 55 dBA Leq during the nighttime hours. Since this amenity area will be closed to any user between 10pm and 7am, no noise mitigation is proposed. A condition is included herein requiring the applicant to add a note to the coversheet of the plan set indicating that the outdoor amenity area is closed between 10:00 p.m. and 7:00 a.m.

The submitted noise study also identified those units that will be impacted by transportation noise levels above 65 dBA Leq, with maximum impact up to 68 dBA Leq during daytime hours. The study recommends upgrading window and patio door Sound Transmission Class (STC) ratings, including windows rated up to 30 STC and patio doors rated up to 28 STC, to maintain the interior noise levels at or below 45 dBA Leq. The recommended noise mitigation measures are depicted on the submitted architectural elevations on Sheets A-0004 and A-0005.

7. Section 27-6903—Multifamily, Townhouse, and Three-Family Form and Design Standards

The applicability of the Development Standards is determined by use.

The proposed "apartment for elderly or physically disabled families" use is not considered to be the "multifamily, dwelling" use. Pursuant to Section 27-6104 of the Zoning Ordinance, this section is not applicable to this DET. Nonetheless, the proposed development is designed to mostly adhere to these requirements.

8. Section 27-61200—Neighborhood Compatibility Standards

a. 27-61203. Neighborhood Compatibility Standards

Building Height and Setbacks: The proposed building setbacks are consistent with adjoining properties. The building is located approximately 180 feet from the closest single-family detached dwelling and will be four stories with a height of approximately 47 feet. Pursuant to Section 27-61203(a)(2) of the Zoning Ordinance, for buildings set back 150 to 200 feet from single-family detached units, the height limit in "all other areas" is the lesser of 4 stories, or 45 feet. Therefore, since the building is 4 stories, but 47 feet in height, the height limit would be 45 feet. A condition is included

herein requiring the applicant to revise the architectural elevations, to ensure that the building height does not exceed 45 feet for those portions of the building within 200 feet of single-family dwellings. The west elevation, which faces the adjacent single-family detached homes, incorporates wall plane offsets, roofline variations, and changes in exterior materials to enhance contextual compatibility and provide visual interest.

Building Orientation: The proposed building is oriented towards Branchville Road. Specifically, the building's primary entrances are located at the southwest corner, with one entrance facing Branchville Road and the other entrance facing the proposed parking area, as depicted on the submitted site plan and architectural elevations.

Building Design: The submitted plan indicates that the proposed building is located approximately 180 feet from the nearest single-family detached dwelling; therefore, the proposed building is more than 100 feet from single-family detached dwellings, and no pitched roof is required per Figure 27-61203(c) of the Zoning Ordinance. The surrounding context includes two separate buildings, one across Branchville Road and another across MD 193, both of which are designed with flat roofs. Consistent with this contemporary context, the proposed building is designed with a flat roof; however, a portion of the parapet along the south elevation incorporates an angled form to provide a design response to the pitched roofs of nearby single-family homes.

All roof-mounted equipment will be screened from view through the use of parapets. The exterior colors include red and gray brick tones, along with brownish-red metal and bluish fiber-cement panels, which are consistent with adjacent single-family residential building colors. Although the proposed building is contemporary, it aligns with adjacent single-family detached dwellings through the use of similar building materials and colors, along with articulated massing and vertically proportioned windows. The proposed outdoor amenity area will be on the northeast corner of the site and enclosed by the proposed L-shape building, keeping it away from adjacent residential homes.

Building Materials: Sheets A-0004 and A-0005 include architectural elevations with a note indicating the proposed building in conformance with the transparency requirement of Section 27-61203(d)(1) of the Zoning Ordinance. However, no details are given showing how the transparency percentage is determined, which is conditioned herein to be provided. The exterior building materials of the proposed building primarily consist of brick, fiber cement panel, and corten steel. No prohibited materials are included in this DET.

Multi-Building Placement: This regulation is not applicable because the subject DET includes one building only.

Off-Street Parking: The minimum required parking for the proposed use is 24 parking spaces, in accordance with Table 27-6305(a). The subject DET includes a total of 36 spaces that does not exceed 1.5 times the minimum required parking for this development. The parking area is located within the side yard on the west side of the building, adjacent to the lot line that abuts single-family detached homes. The submitted landscape plan demonstrates that the parking area meets the requirements of Section 4.3.

Other Site Features: One loading space is included in this DET and is located on the north side of the building. This space is also located over 50 feet from adjacent single-family homes. Landscaping is included along the perimeter of the site. As such, the loading space is screened from view of adjacent single-family homes and streets. Service areas for trash and recycling are located interior to the buildings.

A photometric plan was submitted demonstrating conformance with Section 27-6700, Exterior Lighting, of the Zoning Ordinance, and the exterior lighting requirements in the Neighborhood Compatibility Standards. All exterior lighting fixtures included in this DET have a maximum height of 14 feet. The photometric plan shows the foot candle at the lot line shared with single-family detached homes to be zero. Section 27-61203(g)(3) of the Zoning Ordinance notes, "Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first." A condition is included herein requiring the applicant to add this requirement to the general notes on the DET.

The subject DET includes three canopy signs. Although these signs are located approximately 180 feet from the lot line shared with single-family detached dwellings in a single-family residential zone, they are not permitted in accordance with Section 27-61505, and are conditioned herein to be removed from Sheet A-0008. No project signs are included in this DET.

Open Space set-asides for this site are located between the proposed development and adjacent single-family detached homes in a single-family residential zone. The outdoor amenity areas in this DET will be away over 50 feet from adjacent single-family detached homes. The existing vegetation located at the north portion of the site, along MD 193, and abutting single-family dwellings to the west, will remain as transitions.

Operational Standards: No other functions, such as outdoor dining or amplified music, are proposed with this development.

Sheet A-0003 indicates the location of trash collection but does not note the hours that trash will be collected. A condition is included herein requiring the applicant to note on the plan that trash collection will be limited to only between the hours of 7:00 a.m. and 7:00 p.m.

9. Section 27-61500—Signage

The subject DET includes four signs, of which three are canopy signs and one is a wall-mounted sign. Pursuant to Section 27-61502(b)(2), the proposed wall-mounted sign is exempt from the sign standards because it displays the street address of the proposed development. A condition is included herein requiring the applicant to remove any information regarding the building wall or roof signs from Sheet A-0008 and note on this sheet that "4810" is an address sign. As discussed in Finding II.D above, the use proposed with this development is a residential use but is not considered as the "multifamily" use. Canopy signs are not permitted because Section 27-61505 notes, "No requirement for residential use, except multifamily." A condition is included herein requiring the applicant to remove the three proposed canopy signs from Sheet A-0008.

10. Section 27-61600—Green Building Standards

The proposed development meets the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units, as noted in the following table. The applicant mistakenly included one item for single-family dwellings because the subject DET does not include any single-family dwelling. A condition is included herein requiring the applicant to remove it from Sheet A-0001.

Table 27-61603(b): Green Building Point System	**Points Earned**
Home energy rating system (HERS) index greater than 60 and less than or equal to 75	0.5
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's *International Green Construction Code*	1.0
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.0
All showerheads and handheld showers are 2.0 GPM or less	0.5
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.5
All toilets are 1.28 GPF or less	0.5
Total	6.0

Based on the analysis of the applicable Part 27-6 development standards herein, in addition to the evidence filed in conjunction with this application, staff find that DET-2025-010 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses. Documentation has been provided with the submission of the DET.

IV. COMPLIANCE WITH PRIOR APPROVALS

A. Preliminary Plan of Subdivision 4-86220: PPS 4-86220 was approved by the Planning Board on March 12, 1987 (PGCPB Resolution No. 87-88), subject to five conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.

A SWM Concept Plan and letter (16414-2019-01), approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 29, 2025, were submitted with this application. The SWM concept plan shows the SWM to be located on-site.

4. Placement of a note on the plat for denial of access to Maryland Route 193, University Boulevard.

The submitted site plan shows no access to MD 193 is included in this development.

5. Approval of a site plan by the Planning Board prior to final plat of Subdivision to address proper ingress and egress to the site and a buffer for the single-family residences to the west.

The submitted site plan shows a 30-foot-wide, two-way entrance along Branchville Road that will serve as ingress and egress to the site. The landscape plan provides a buffer for the single-family residences to the west, consistent with the requirements of Schedule 4.7, Buffering Incompatible Uses, of the Landscape Manual. Staff find that the proposed site entrance and the buffer adjoining the single-family residences conform to this condition, subject to minor corrections identified in the Recommendation section of this technical staff report.

With respect to pedestrian ingress and egress, the site plan includes a 5-foot-wide sidewalk along the frontage of Branchville Road, with a marked crosswalk and Americans with Disabilities Act (ADA) curb ramps for continuous connections. To provide safe ingress and egress from Branchville Road, staff recommend an ADA curb ramp and continental crosswalk at the

intersection of Branchville Road and 49th Avenue to meet the intent of the goal.

B. Final Plat of Subdivision 5-88181: PPS 4-86220 was approved for Parcel A. The final plat has the following notes which are relevant to development of Parcel A and are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

1. Prior to the issuance of grading permits, building permits, or soil conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems.

This condition will be evaluated at the time of a future grading and building permit for Parcel A.

2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.

The applicant has submitted a copy of an approved SWM Concept Plan and letter (16414-2019-01) with this application. This plan shows that SWM is partially provided by a submerged gravel wetland facility located on adjoining Parcel 91, which is also included in this DET. Parcel A and Parcel 91 together are proposed to meet the site's SWM requirements.

V. COMPLIANCE WITH THE 2018 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The submitted landscape plans show conformance to these requirements, except for the following items that need to be corrected.

Regarding Section 4.3, Sheet L-2 includes an exhibit showing the boundary of the parking lot area. However, only five shade trees are located within this area, which do not meet the required six shade trees. A condition is included herein requiring the applicant to revise the parking lot area boundary and demonstrate conformance.

Regarding Section 4.7, a 6-foot-tall fence will be installed along Bufferyard No. 1. Section 4.7(c)(10)(D) notes, "The requirements may be reduced up to 50 percent (including the number of plant units, setback, and landscape yard), if a 6-foot-high, opaque fence or wall is located within the bufferyard." A condition is included herein requiring the applicant to revise Schedule 4.7 (No. 1) to clearly state the required and provided building setback and landscape yard width.

Regarding Section 4.8, the linear feet of the Building Frontage Zone (No. 1) is 157 feet, which requires at least 6 shade trees. However, only five shade trees within this area are

shown on the plan. A condition is included herein requiring the applicant to revise the landscape plan to demonstrate conformance. The total square footage of the planted areas in both Schedules 4.8-2 for Building Frontage Zone Nos. 1 and 2 appears to be incorrect. A condition is included herein requiring the applicant to correct these errors.

With the corrections made according to the above items, Schedule 4.9-1 of the Landscape Manual will need to be revised to reflect the change in the number of plants provided, which is conditioned herein. Section 4.9(e)(4) notes that the planting schedule on the landscape plan shall not include species identified in Invasive Species of Concern in Maryland. Several proposed shrubs and ground covers, including English Laurel, Glossy Abelia, and Amber Lady Coral Bells, are identified as non-native and/or invasive species, which is conditioned herein to be replaced with Mountain Laurel, Virginia Sweetspire, and Golden Ragwort, respectively.

VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The site is subject to the WCO because TCP2-012-2020 was approved prior to June 30, 2024, and is implemented as defined in Section 25-119(G)(1) of the WCO because it was issued a grading permit (19536-2021); completed a pre-construction meeting with the applicable permitting agency on September 15, 2023; and was not required to install any tree protective devices. Implemented grandfathered plans do not expire once a grading permit has been issued pursuant to Section 25-119(c)(6)(C) of the WCO. TCP2-2026-0005 is submitted as a minor revision to TCP2-012-2020. Staff find that the plan meets the qualifications for a minor revision under Section 25-119(c)(4)(A) and is subject to the WCO.

The grandfathered tree conservation plan was approved to remove all 1.40 acres of existing woodland. TCP2-2026-0005 proposes no major changes from the prior plan, but does retain 0.20 acre of woodland—assumed cleared. Most of this area overlaps with easements which cannot be counted towards meeting the woodland conservation requirements, pursuant to Section 25-122(b)(1)(O)(iii) of the WCO. These woodlands are counted as cleared in the woodland conservation worksheet, but are not proposed to be immediately removed as part of this development. There is no change in the woodland conservation requirement from the previous tree conservation plan approval. The requirement remains at 1.21 acres and is met entirely with off-site woodland conservation credits. The transfer certificate for the purchase of off-site woodland conservation credits is recorded in Book 49306 Page 18 of the Prince George's County Land Records and was provided prior to issuance of Grading Permit No. 19536-2021. There is a minor technical correction required to TCP2-2026-0005, which is conditioned herein for correction.

Specimen Trees

Specimen trees are required to be protected under Section 24-4301 of the Environmental Standards of the Subdivision Regulations. The site's one specimen tree (ST-1) was approved to be removed with TCP2-012-2020. No additional specimen trees are requested for removal with this development. This DET is reliant on that prior approval.

VII. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for building or grading that proposes more than 2,500 square feet of gross floor area or disturbance. Pursuant to Section 25-128 of the Tree Canopy Coverage Ordinance, Parcel 91, zoned AG, is exempt from this requirement. The Tree Canopy Coverage Ordinance will apply to Parcel A only, which is required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The net acres of Parcel A are 2.0199 acres, and the required tree canopy coverage (TCC) is approximately 0.4 acre (or approximately 17, 597square feet). The site plan proposes sufficient TCC through the proposed landscaping trees to meet the minimum requirement. However, some information in the TCC schedule is incorrect. A condition is included herein requiring the applicant to revise the TCC schedule to be consistent with Schedule 4.9-1 and the submitted TCP2.

VIII. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

A. **Community Planning**—In a memorandum dated January 29, 2026 (Tariq to Huang), the Community Planning Division indicated that master plan conformance is not required for this application. Nonetheless, the proposed development aligns with the 2014 *Plan Prince George's 2035 Approved General Plan's* recommendations for Established Communities and Employment Growth Policy Areas by providing context-sensitive infill and low- to medium-density development near employment centers, commercial services, and community amenities. The site design and architecture proposed with this DET are also consistent with the recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* related to land use, environment, living area, and circulation and transportation.

B. **Transportation Planning**—In a memorandum dated January 23, 2026 (Wilson to Huang), the Transportation Planning Section provided a review of conditions attached to prior approvals, and a review of applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section determined that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.

C. **Environmental Planning**—In a memorandum dated January 23, 2026 (Meoli to Huang), the Environmental Planning Section finds the application to be in conformance with Section 27-3605(e)(3) and (6), and Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within Section 27-6800, Environmental Protection and Noise Controls, of the Zoning Ordinance, subject to the findings and conditions in the Recommendation section of this technical staff report.

D. **Subdivision**—In a memorandum dated January 27, 2026 (Harvey to Huang), the Subdivision Section indicated that the quantity and type of development proposed with this DET is within the evaluation of PPS 4-86220. Therefore, a new PPS is not required at this time. Parcel 91 is not subject to any prior PPS and is currently vacant. The DET does not propose any development on Parcel 91, except for grading

and location of an SWM facility. Any future development of Parcel 91, exceeding that allowed under Section 24-3402(b)(1) of the Subdivision Regulations, will require the approval of a PPS prior to issuance of a permit. Subdivision staff also provided an analysis of relevant prior conditions of approval from PPS 4-86220, which have been incorporated into this technical staff report, and noted that the subject property has an automatic certificate of adequacy pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, effective April 1, 2022, and valid for a period of 12 years.

E. **Historic Preservation**—In a memorandum dated January 15, 2026 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources.

F. **Permit Review**—In a memorandum dated December 30, 2025 (Chaney to Huang), the Permit Review Section provided comments which have been previously addressed.

G. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated January 22, 2026 (Thompson to Huang), DPR noted Condition 3 of PPS 4-86220 required a fee-in-lieu of parkland dedication, which was received by The Maryland-National Capital Park and Planning Commission in July 1988.

H. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 11, 2025 (Branch to Huang), the Site/Road Plan Review Division of DPIE noted that the subject property is in water and sewer Category 3, with existing water and sewer lines located in Branchville Road, adjacent to the site.

I. **Prince George's County Fire/EMS Department**—In a memorandum dated December 8, 2025 (Reilly to Huang), the Fire/EMS Department requested the applicant to delineate fire lane markings and sign locations on the site plan. Although Sheet C-1 includes a note indicating "Proposed fire lane signs along curb, TYP. Fire Lane marking shall be located per Fire Marshall instructions," a condition is included herein requiring the applicant to clearly delineate fire lane markings and sign locations on the site plan.

J. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.

K. **Prince George's County Health Department**—In a memorandum dated December 9, 2025 (Adepoju to Huang), the Health Department noted that noise and dust should not be allowed to adversely impact activities on the adjacent properties during the construction phase. Adherence to construction standards will be required by DPIE. The Health Department also mentioned the health benefits of providing a fitness center and a gaming room. Regarding traffic noise from MD 193, the applicant includes a 7-foot-tall noise barrier wall to mitigate the noise level below 65 dBA Leq, as discussed in Finding III.D.7.i above. With the provision of a dog run, the Health Department recommended to include pet refuse disposal

stations and a water source within the dog run, which is conditioned herein to provide these amenities.

L. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 19, 2025 (Kornhauser to Huang), WSSC noted the availability of an 8-inch water main and an 8-inch gravity sewer main to serve the subject property and required the proposed water connections greater than 2-inch or sewer connections greater than 4-inch. WSSC also offered a list of comments that will be addressed at the time of permitting.

M. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, no correspondence has been received from SHA.

N. **Public Utilities**—The plan was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company, and Washington Gas, for review and comments, on December 19, 2025. AT&T provided three sheets showing the location of fiber cables along MD 193, near the subject site. At the time of the writing of this technical staff report, other public utility companies did not offer comments on this application.

O. **City of College Park**—The subject property is located within 1.0 mile of the geographical boundary of the City of College Park. The DET application was referred to the municipality for review on December 8, 2025. The application was heard at the City Council meeting on January 27, 2026, and final action was issued by the City Council on January 30, 2026, recommending the following:

A. Prior to Certification of the Detailed Site Plan (DET):

1. Technical Studies and Mitigation:

- **The Applicant shall submit a Phase II Noise Study to the City and M-NCPPC. Based on the study results, the Applicant shall modify the 6-foot wood screen fence detail on Drawing 6.005-Z to incorporate noise-mitigating materials (such as a solid-core or "Plywall" system) to ensure interior noise levels do not exceed 45 dBA and outdoor activity areas do not exceed 65 dBA.**

  Per the recommendations of the Phase II noise study, dated January 15, 2026, the subject DET incorporates a 7-foot-tall noise barrier wall between the proposed building and MD 193, to reduce the noise level within the outdoor amenity area to below 65 dBA Leq. The DET also includes upgraded windows and patio doors, with window ratings up to 30 Sound Transmission Class (STC) and patio door ratings up to 28 STC, to maintain the interior noise levels at or below 45 dBA Leq. Details are discussed in Finding III.D.7.i above.

2. Landscaping and Site Amenities:

- **The Applicant shall revise Landscape Schedule 4.7-1 (Buffering Incompatible Uses) to resolve the plant unit (PU) deficit. The schedule must demonstrate the provision of the required 87 Plant Units (increased from the 75 currently proposed).**

  The required plant unit number for Bufferyard No. 2 is 75. The applicant mistakenly noted this required number to be 87 on the landscape plan, dated December 8, 2025. This error was corrected with the post Subdivision and Development Review Committee submittal dated January 15, 2026. The submitted landscape plan demonstrates conformance for this bufferyard, as discussed in Finding V above.

- **City Staff recommends a recreational path with trash receptacles and pet waste disposal around the stormwater management facility to be considered, if feasible. Note: Noise Mitigation might require a sound wall up to 12 feet which would make the pathway infeasible.**

  The improvements to Parcel 91 will be limited to a SWM facility, as discussed in Finding II.D above. Staff do not recommend including a recreational path around it, with trash receptacles and pet waste disposals along the path, as the apartment housing for the elderly or physically handicapped families use is not permitted in the AG Zone.

- **The Applicant shall provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.**

  The submitted landscape plan shows 16 shade trees (including 14 willow Oak and 2 American Linden) along the Branchville Road frontage. Section 4.7(c)(7) of the Landscape Manual indicates, "Where the plantings required by this subsection would result in an inappropriate or impractical design due to overhead utilities, two ornamental trees may be substituted for one shade tree." Based on a review of Google Street View imagery, overhead utilities are present along the subject property's Branchville Road frontage. Staff recommend including this condition in the Recommendation section of this technical staff report.

- **Invasive Species Management Plan:**

  Prior to commencement of any site work, the applicant shall submit an Invasive Species Management Plan for City review and approval. The plan shall specifically address the buffer

strip along MD 193 and shall be coordinated with the approved landscape plan.

This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

- **Invasive Species Management Plan:**

  The Applicant is proposing to keep a natural, wooded buffer along the north-western property line parallel to MD-193/University Boulevard. The City Arborist and Horticulturist recommend that this area be "cleaned up" by removing storm-damaged trees, invasive species, and unhealthy trees.

  The existing woods located in the north of the site, along MD 193, are to remain and are used to satisfy some requirements of the Landscape Manual. Section 4.9(e)(5) of the Landscape Manual requires the removal of invasive species for existing trees or vegetation used to satisfy the requirements of the Landscape Manual. If invasive species are present, the applicant shall note on the landscape plan the requirement for removal of the invasive species prior to certification, in accordance with Section 1.5: Certification of Installation of Plant Materials, which is conditioned herein.

  This recommended condition from the City is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is proposed to be enforced via private agreement between the applicant and City of College Park, specifically for the removal of storm-damaged and unhealthy trees within this area.

- **Pre-Construction Meeting:**

  A pre-construction meeting shall be held with Planning Department Staff, the City Horticulturist, and the City Arborist prior to the start of any site or landscape work.

  This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

- **Inspection and Warranty:**

  The contractor shall contact Planning Department Staff to schedule an initial inspection of all installed

landscape materials. A re-inspection shall occur after one (1) year, prior to the expiration of the one-year plant warranty period. Any plant material found to be dead, damaged, or non-compliant shall be replaced. Annual inspections will be conducted as needed if it appears that the landscaping is not being maintained.

This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

- **Substitution of Non-Native and Invasive Species:**

  The submitted Landscape Plan includes non-native and/or invasive species that shall be substituted as follows:

  - **English Laurel → Mountain Laurel;**
  - **Glossy Abelia → Virginia Sweetspire;**
  - **Amber Lady Coral Bells → Golden Ragwort.**

  This recommended condition is consistent with the requirements of the Landscape Manual. Therefore, staff have included this condition in the Recommendation section of this technical staff report.

- **Plant Substitutions:**

  Any other plant substitutions shall be subject to review and approval by the City Horticulturist and City Arborist prior to installation. No substitutions shall be permitted without City approval.

  This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

3. **Fire Safety and Traffic:**

   - **The Applicant shall coordinate with the Office of the Fire Marshal to delineate 22-foot-wide fire lanes on the site plan, marked with yellow paint and appropriate signage.**

     Twenty-two-foot-wide driveways are delineated on the submitted site plan. A truck turning movement exhibit is included on Sheet C-1.

- **Replace the damaged "Do Not Enter" signage at the intersection of Branchville Road and Rhode Island Avenue.**

  Based on a review of Google Street View imagery, this sign is not located within the boundary of the subject property. Per the applicant's point by point response dated January 16, 2026, the applicant agreed to replace the damaged sign, which is conditioned in the Recommendation section of this technical staff report.

- **Install clear "Do Not Enter-Emergency Personnel Only" signage, or as modified and approved by the operating agency, to notify drivers that the section of the Branchville Road from 49th Avenue to Rhode Island Avenue is restricted to emergency vehicle use only. This shall include large painted stop bars across the entrances and "Do Not Enter" or "Emergency Traffic Only" pavement markings at Branchville Road and Rhode Island Avenue and at Branchville Road and 49th Avenue subject to approval by the operating agency.**

  Based on a review of Google Street View imagery, three "Do Not Enter" signs are installed at Branchville Road and 49th Avenue, and two "Do Not Enter" signs are installed at Branchville Road and Rhode Island Avenue. At Branchville Road and 49th Avenue, one of the "Do Not Enter" signs is paired with a "Emergency Personnel Only" sign. Per the applicant's point by point response dated January 16, 2026, the applicant agreed to replace the damaged sign, which is conditioned in the Recommendation section of this technical staff report.

- **Provide sight distance in relation to the 49th Avenue intersection.**

  The subject DET includes sign distance in relation to 49th Avenue on Sheet C-1.

- **Provide a circulation plan and turning movements for large vehicles and loading activity.**

  The subject DET includes a truck turning movement exhibit on Sheet C-1.

- **Provide dimensions for drive aisles and proposed drop-off lane.**

Dimensions for drive aisles and proposed drop-off lanes are shown on Sheet C-1.

4. Environmental Health:

- **The Applicant shall revise the Type 2 Tree Conservation Plan (TCP2) to comply with the 2010 Woodland Conservation Ordinance. Areas within utility or drainage easements shall not be counted as retained woodland.**

  This condition has been addressed with the revised TCP2, indicating "woodland retained – assumed cleared" and the hatch pattern and worksheet have been revised accordingly.

5. Soils: The Applicant shall complete all required soils testing to the satisfaction of the Department of Permitting, Inspections, and Enforcement (DPIE) prior to the issuance of building permits.

A detailed discussion is provided in Finding III.D.7.h above. This will be further evaluated by DPIE at the time of permitting.

B. Prior to the Planning Board Hearing, currently scheduled for February 26, 2026:

1. The Applicant shall execute a new Declaration of Covenants (DOC) and agreement with the City of College Park. This agreement shall reflect the current DET framework, include all conditions of approval, and be finalized prior to the January 27, 2026 Regular City Council Meeting. If the City conditions are not adopted by the County Council, then the following conditions will need to be reflected in the DOC.

1) The Applicant is encouraged to provide a recreational path with trash receptacles, pet waste disposal around the stormwater management facility, if feasible. Note: Noise Mitigation might require a sound wall up to 12 feet which would make the pathway infeasible.

2) The Applicant shall provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.

3) Invasive Species Management Plan:

Prior to commencement of any site work, the Applicant shall submit an Invasive Species Management Plan for City review and approval. The plan shall specifically address the buffer strip along Maryland Route 193

(University Boulevard) and shall be coordinated with the approved Landscape Plan.

4) Natural Landscape Buffer:

The Applicant is proposing to keep a natural, wooded buffer along the north-western property line parallel to MD-193/University Boulevard. Applicant shall "clean up" any natural, wooded buffer areas along the north-western property line parallel to MD-193/University Boulevard by removing storm-damaged trees, invasive species, and unhealthy trees.

5) Pre-Construction Meeting:

A pre-construction meeting shall be held with Planning Department Staff, the City Horticulturist, and the City Arborist prior to the start of any site or landscape work.

6) Inspection and Warranty:

The contractor shall contact Planning Department Staff to schedule an initial inspection of all installed landscape materials. A re-inspection shall occur after one (1) year, prior to the expiration of the one-year plant warranty period. Any plant material found to be dead, damaged, or non-compliant shall be replaced. Annual inspections will be conducted as needed if it appears that the landscaping is not being maintained.

7) Substitution of Non-Native and Invasive Plant Species:

The submitted Landscape Plan includes non-native and/or invasive species that shall be substituted as follows:

- **English Laurel → Mountain Laurel;**
- **Glossy Abelia → Virginia Sweetspire;**
- **Amber Lady Coral Bells → Golden Ragwort.**

8) Plant Substitutions:

Any other plant substitutions shall be subject to review and approval by the City Horticulturist and City Arborist prior to installation. No substitutions shall be permitted without City approval.

9) Public Art: The Developer is encouraged to apply for a City matching grant for a public art feature to be located in a visible on-site plaza or courtyard area. The City shall reimburse the Developer up to $15,000 as a dollar-for-dollar match for an approved public art feature upon completion of the work and submission of valid, itemized receipts. No reimbursement shall occur prior to installation.

The above recommendation is reflective of the City's expectations of the applicant and not relevant to the approval of this DET.

IX. COMMUNITY FEEDBACK

On August 13, 2025, the applicant conducted a pre-application neighborhood meeting in the City of College Park, in the first floor Community Room, specifically, at 7401 Baltimore Avenue, College Park, beginning at 6:00 p.m., in accordance with Section 27-3402 of the Zoning Ordinance. Prior to the meeting, the required mailing and sign posting were completed by the applicant. A written summary of the meeting was included in the DET submission. At the time of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject application.

X. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2025-010 and Type 2 Tree Conservation Plan TCP2-2026-0005, for Branchville Crossing, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan, as follows, or provide the specific documentation:

    a. Add the following notes to the coversheet of the plan set:

        (1) Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first.

        (2) Trash collection will be limited to only between the hours of 7:00 a.m. and 7:00 p.m.

        (3) The outdoor amenity area shall be closed between 10:00 p.m. and 7:00 a.m.

    b. Correct the minimum required lot width to 75 feet in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.

    c. Correct the provided dimensions for side and rear yard setbacks in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.

d. Correct the total number of bicycle parking spaces in the bicycle storage room on the site plan.

e. Revise the site plan to include a continental-style crosswalk and an Americans with Disabilities Act curb ramp at the intersection of Branchville Road and 49th Avenue, with details.

f. Revise the open space set-aside exhibit and the open space set-aside schedule on the coversheet of the plan set by removing the stormwater management area.

g. Revise the open space set-aside exhibit to show the correct active recreational area that is qualified for calculation.

h. Label the distance between the proposed 7-foot-tall noise barrier wall and the property line on the plan.

i. Add the required foot-candle levels and the wattage of the fixtures to Sheet A-0009.

j. Revise the photometric plan to include pedestrian lighting near the building and demonstrate conformance to Section 27-6707(e) of the Prince George's County Zoning Ordinance.

k. Include details showing how the transparency percentage is determined, in accordance with Section 27-61203(d)(1) of the Prince George's County Zoning Ordinance.

l. Regarding signage:

(1) Remove any building wall or roof sign information from Sheet A-0008 and note on this sheet that "4810" is an address sign.

(2) Remove any information regarding the three proposed canopy signs from Sheet A-0008.

m. Delineate fire lane markings and sign locations on the site plan, in accordance with Section 11-277 of the Prince George's County Code.

n. Provide at least one dog waste station and one water source for pets within the amenity area and indicate its location on the plan, with details.

o. Add a note on the plan regarding the replacement of the damaged "Do Not Enter" signage at the intersection of Branchville Road and Rhode Island Avenue.

p. Add a note on the plan regarding the installation of "Do Not Enter-Emergency Personnel Only" signage, or as modified and approved by the operating agency, to notify drivers that the section of Branchville Road

from 49th Avenue to Rhode Island Avenue is restricted for emergency vehicle use only. This shall include large painted stop bars across the entrances, and "Do Not Enter" or "Emergency Traffic Only" pavement markings at Branchville Road and Rhode Island Avenue, and at Branchville Road and 49th Avenue, subject to approval by the operating agency.

q. Clearly label the offices designated for a dedicated Resident Services/Managed Care Concierge on the building floor plan.

r. Add the "Elderly Support Services Plan" to the plan set and add a note to the coversheet stating "Some level of managed care to future residents of the project shall be provided, which shall include, at a minimum, those services listed in the "Elderly Support Services Plan" dated February 10, 2026."

s. Remove all open space set-aside calculations from the Open Space Set-Aside Exhibit for Parcel 91.

t. Revise the architectural elevations to ensure that the building height does not exceed 45 feet for the portions of the building within 200 feet of single-family detached dwellings.

u. Remove "Install a cool roof on a minimum of 50% of the single-family dwellings in the development or subdivision. The cool roof shall cover the entire roof of the dwelling" from the Green Building Point System Schedule.

2. Prior to certification, the applicant shall revise the landscape plan, in accordance with the 2018 *Prince George's County Landscape Manual*, as follows:

a. Revise the parking lot area boundary and demonstrate conformance with Section 4.3.

b. Revise Schedule 4.7 (No. 1) to clearly state the required and provided building setback and landscape yard width, in accordance with Section 4.7.

c. Revise the landscape plan to demonstrate conformance to Section 4.8 for the building frontage zone (No. 1).

d. Correct the total square footage of the planted areas in both Schedules 4.8-2 for Building Frontage Zone Nos. 1 and 2.

e. Revise Schedule 4.9-1 to reflect the change in the number of plants provided, in accordance with revisions made to the landscape plan.

f. Revise the tree canopy coverage schedule to be consistent with Schedule 4.9-1 and the submitted Type 2 tree conservation plan, and revise the schedule to indicate the total net tract area of the site for evaluation.

g. Replace shade trees with ornamental trees within the landscape strip along the Branchville Road right-of-way, west of 49th Avenue.

h. Replace English Laurel, Glossy Abelia, and Amber Lady Coral Bells with Mountain Laurel, Virginia Sweetspire, and Golden Ragwort, respectively.

i. Note on the plan the removal of existing invasive species, if identified within the remaining woods, in accordance with Section 1.5: Certification of Installation of Plant Materials.

3. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the Type 2 tree conservation plan to add General Note 9 indicating: "This plan is grandfathered under Section 25-119(g) and is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO)".

4. Prior to approval of a building permit, in accordance with Section 27-6408 of the Prince George's County Zoning Ordinance, the applicant shall demonstrate that the associated easement or covenant has been established for open space set-aside areas. The easement shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department and be fully executed. The document shall set forth the continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities, and shall include the rights of the Prince George's County Planning Board. The document shall be recorded in the Prince George's County Land Records, with a recorded copy remitted to the Development Review Division.

BRANCHVILLE CROSSING

Detailed Site Plan

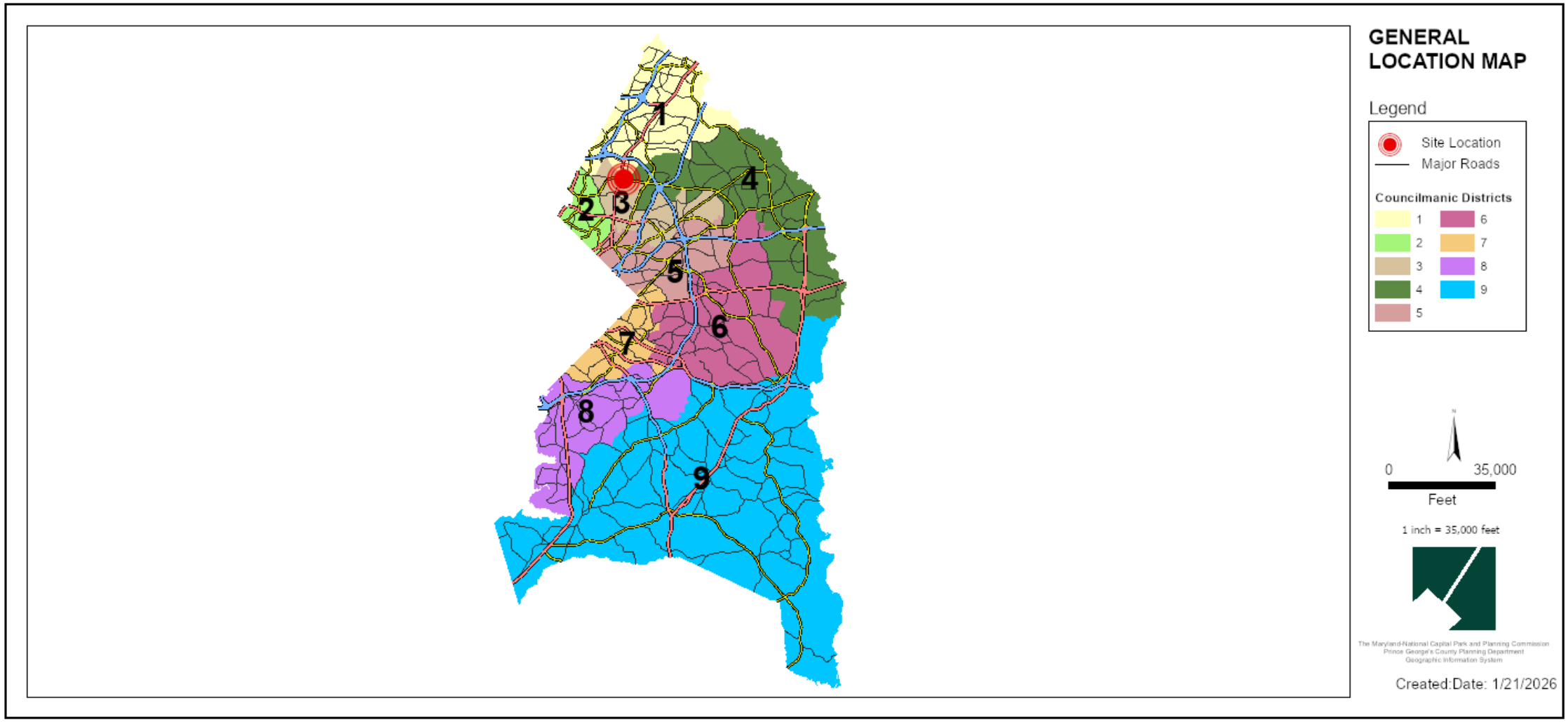
Type 2 Tree Conservation Plan TCP2-2026-0005

Staff Recommendation: APPROVAL with conditions

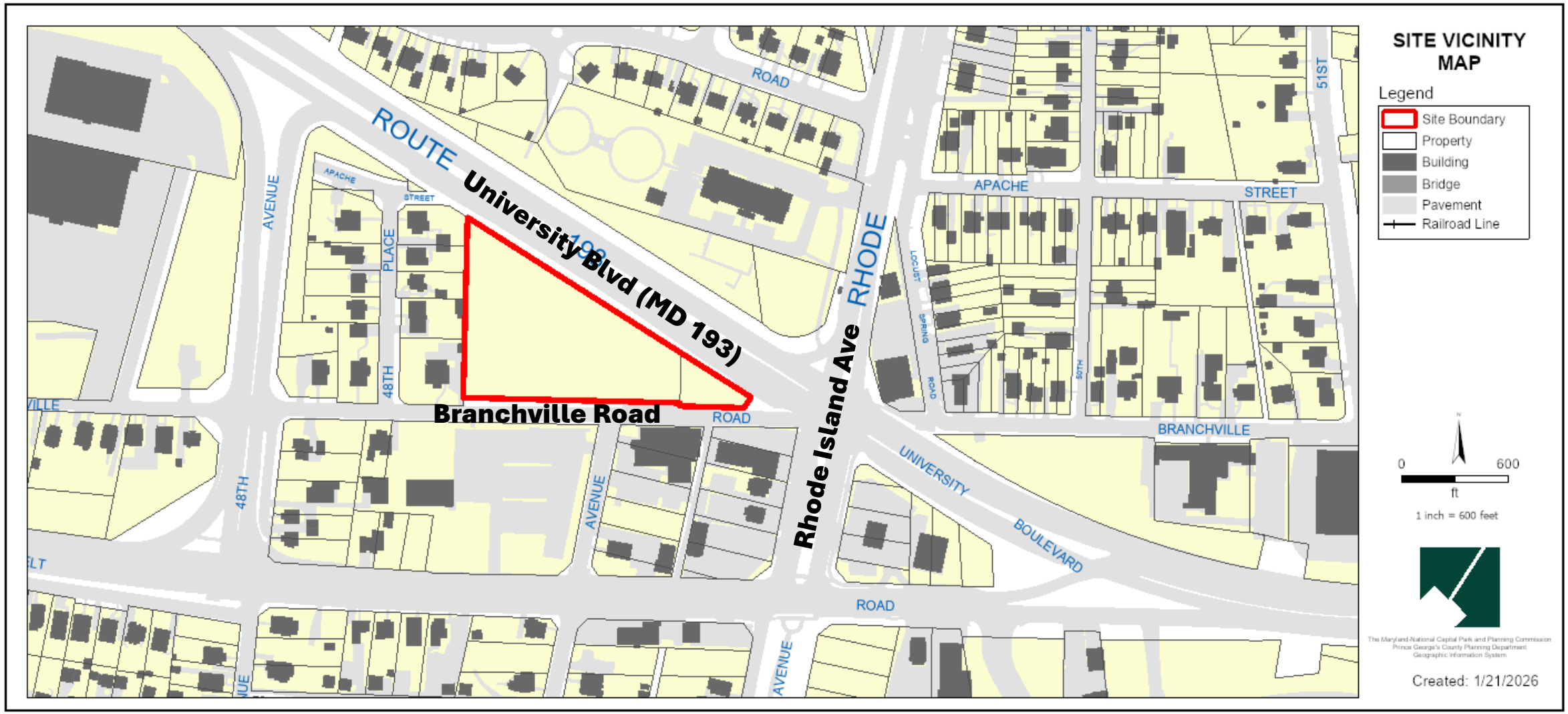
GENERAL LOCATION MAP

Council District: 03

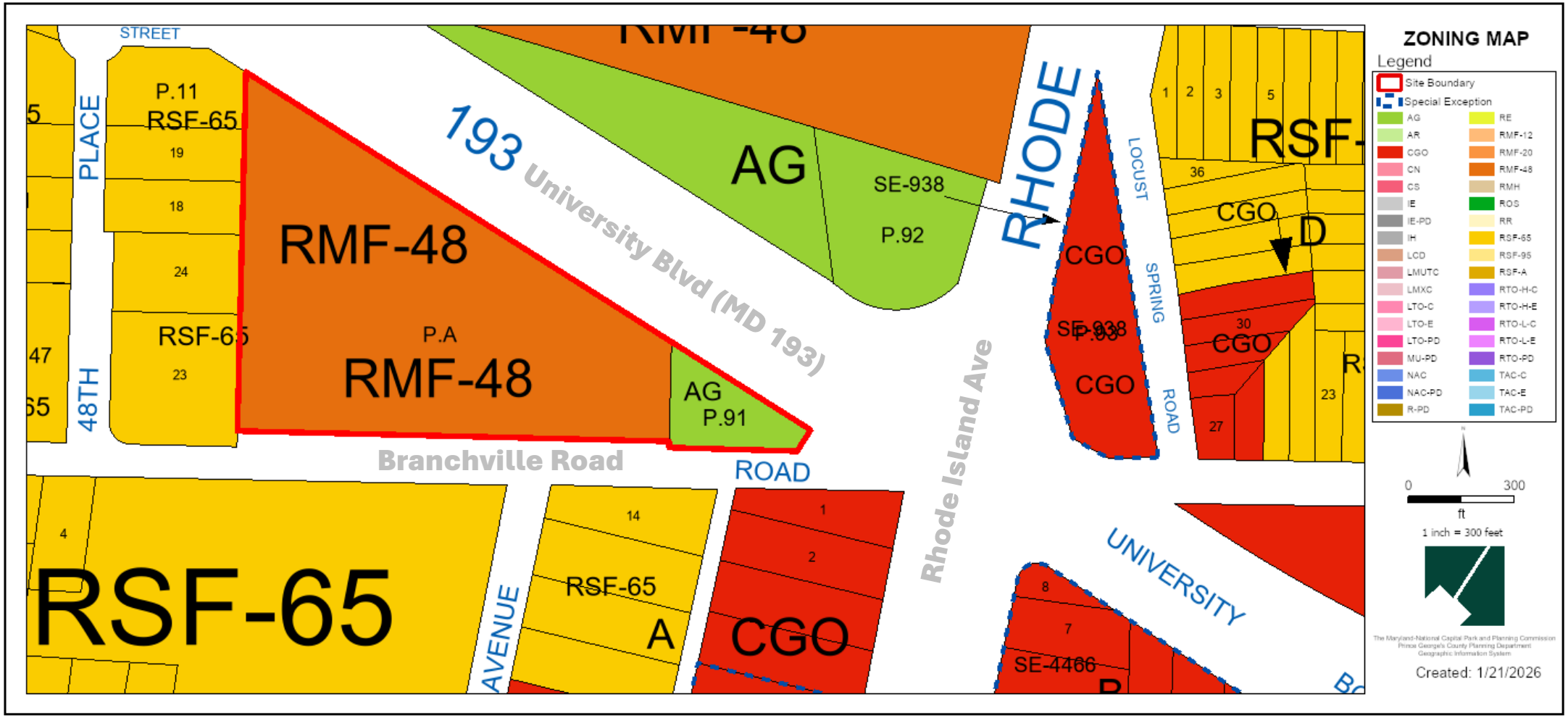
Planning Area: 066



SITE VICINITY MAP

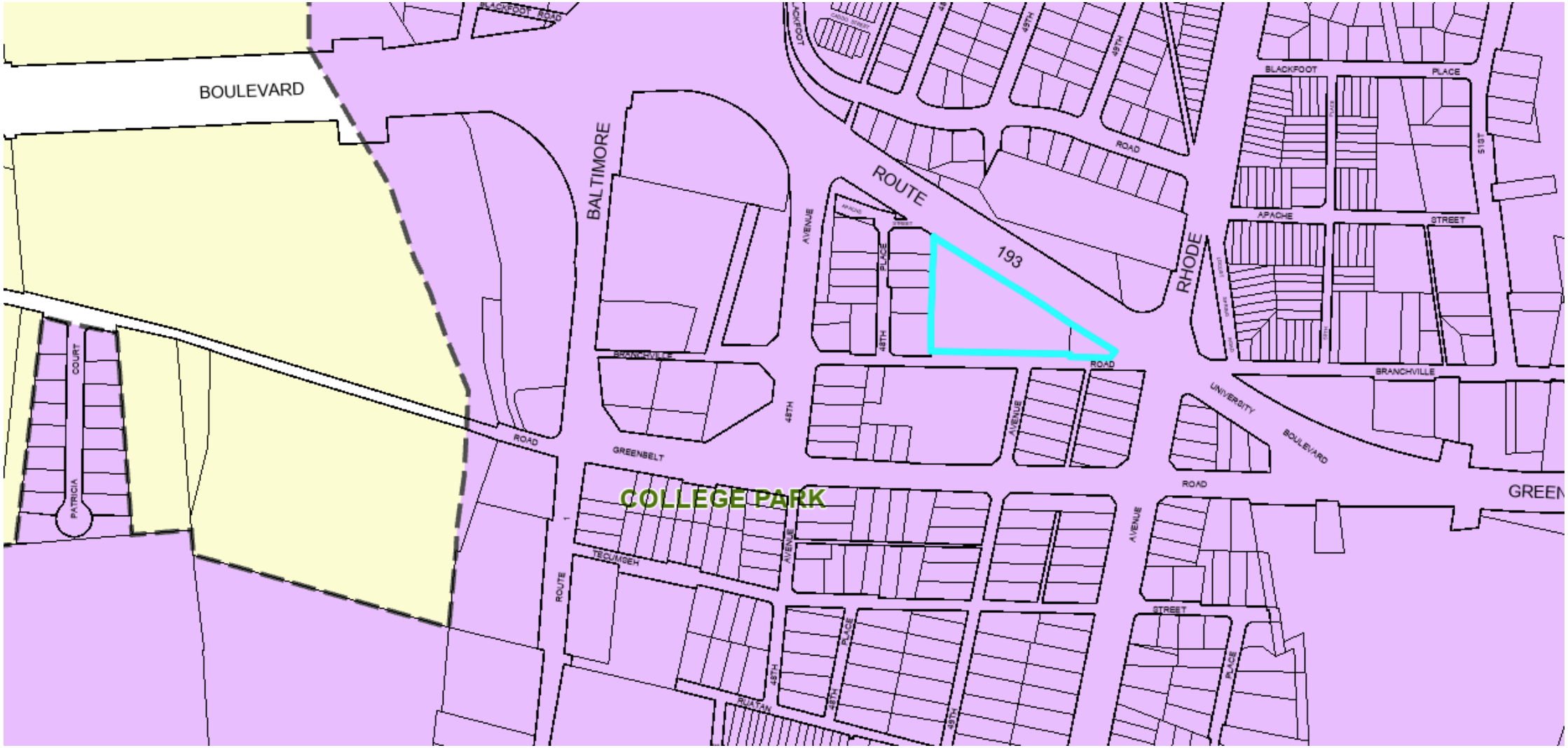


ZONING MAP

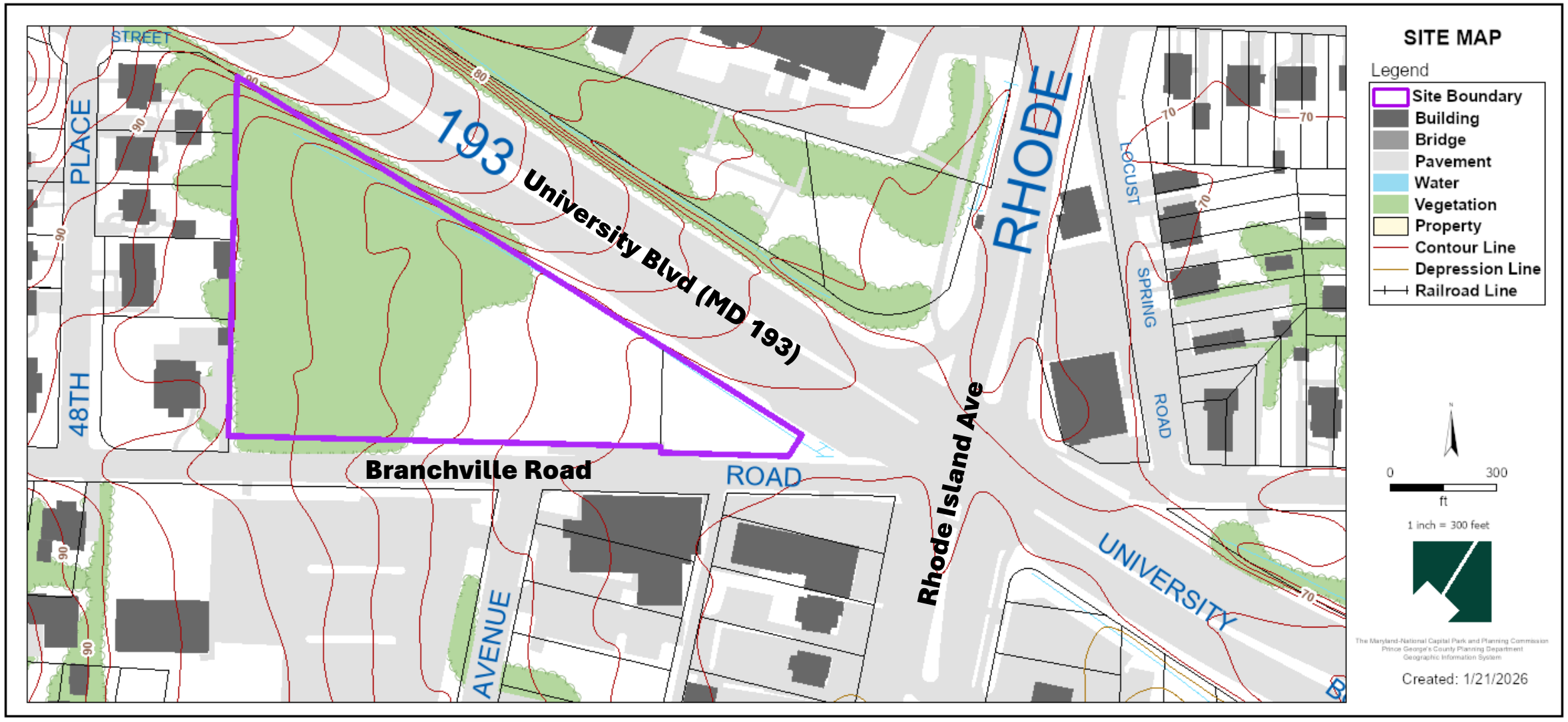


Current Zoning Map: RMF-48/AG

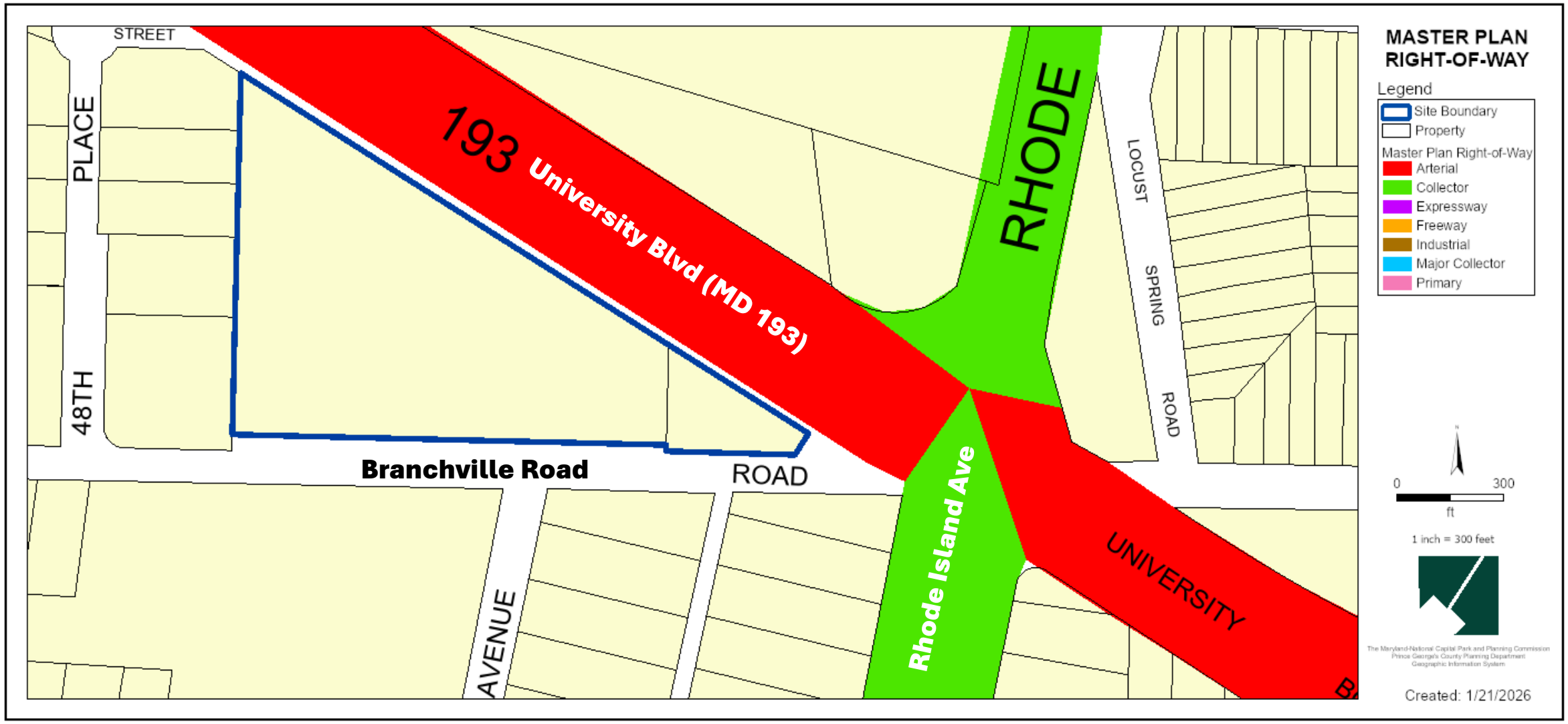
MUNICIPAL BOUNDARY (COLLEGE PARK)



SITE MAP

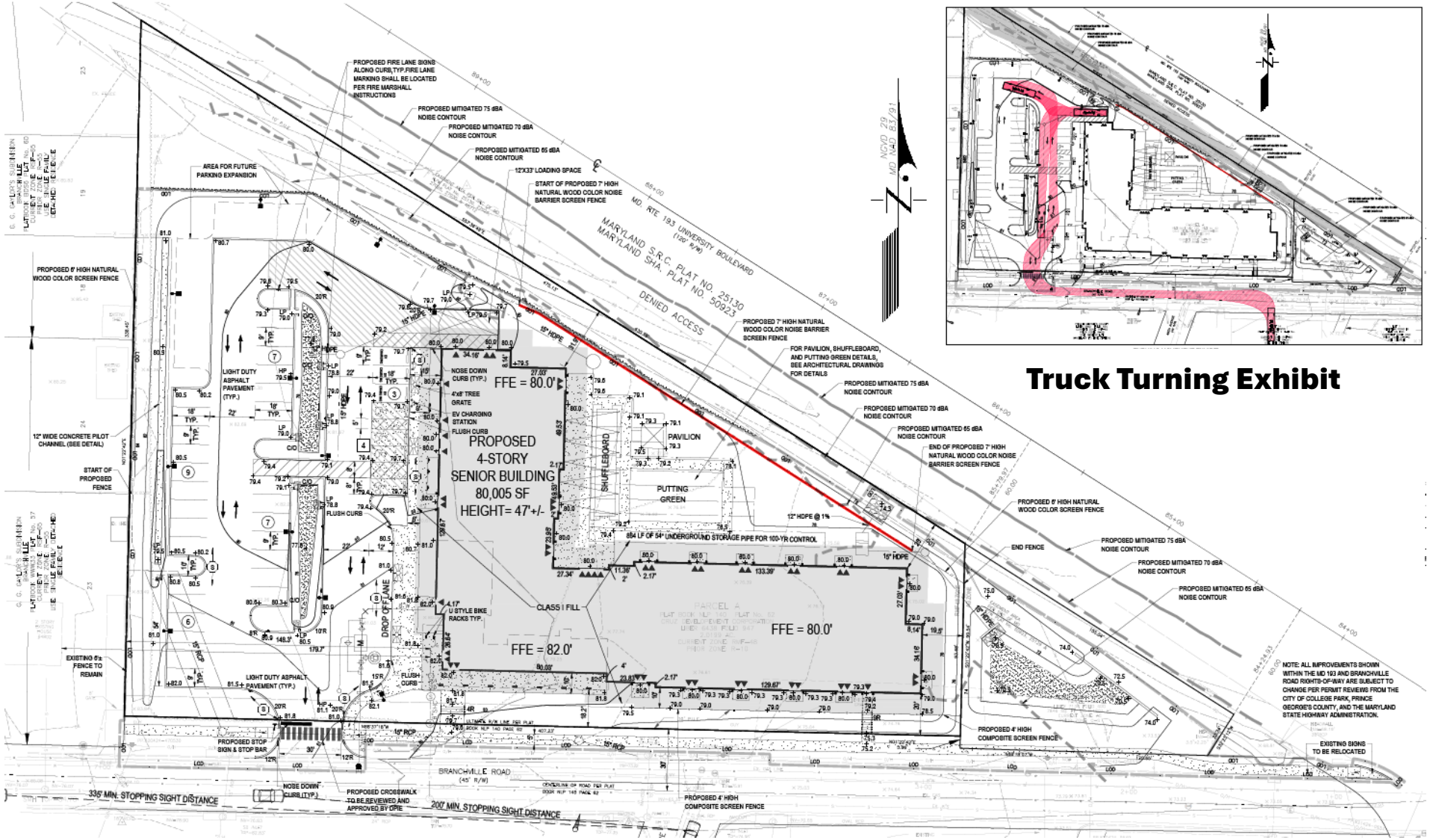

193
University Blvd (MD 193)
Branchville Road
Rhode Island Ave
RHODE
ISLAND
AVENUE
UNIVERSITY
ROAD
48TH
PLACE
STREET
LOCUST
SPRING
ROAD
SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 1/21/2026

MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

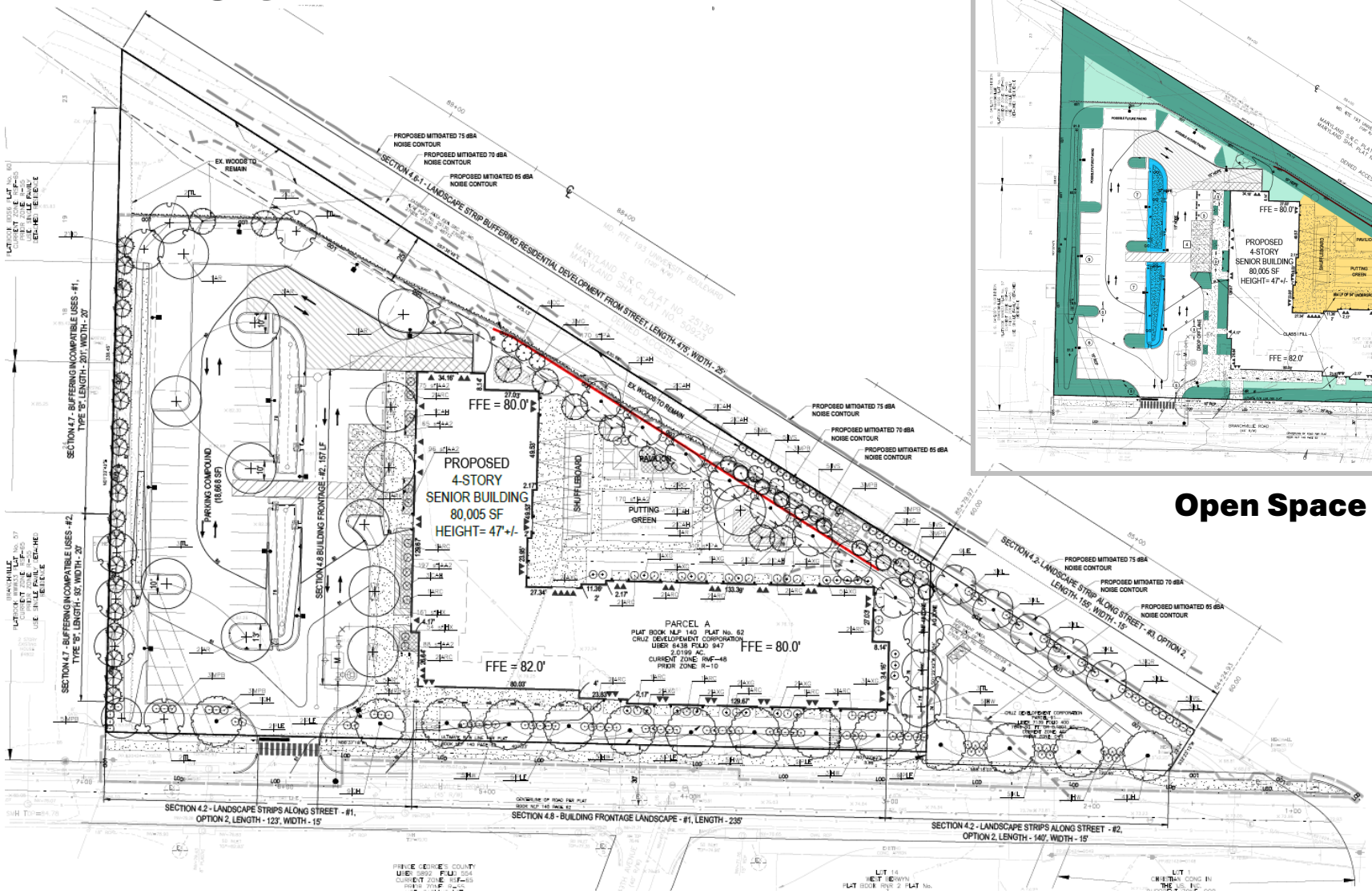
DETAILED SITE PLAN

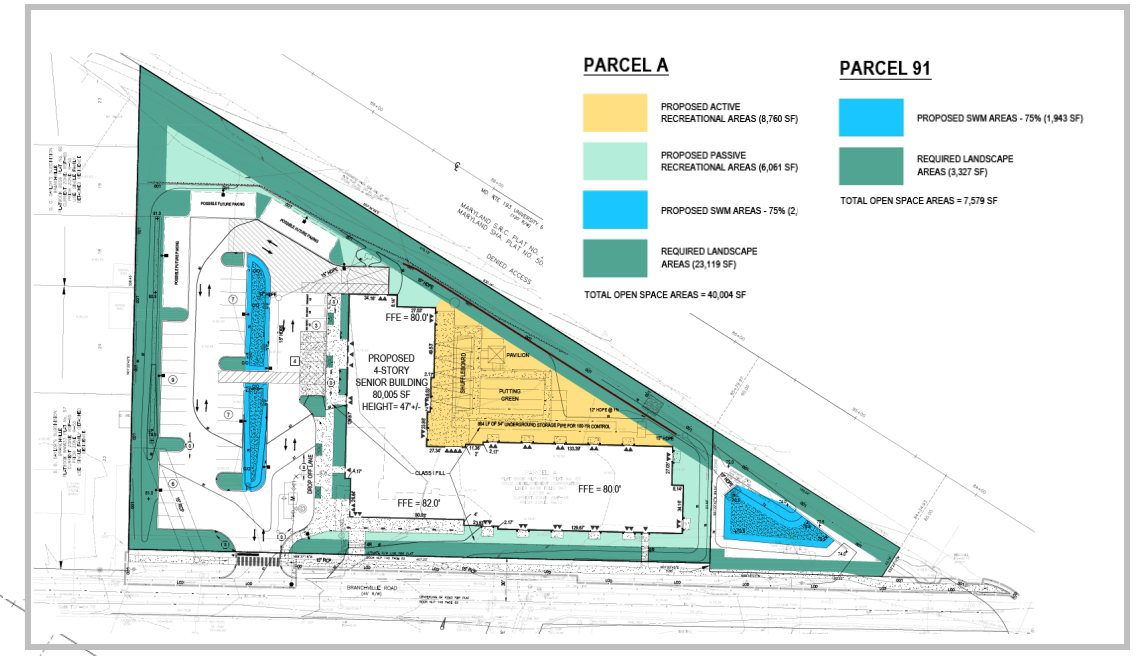


Truck Turning Exhibit

SOUTHWEST CORNER BUILDING PERSPECTIVE

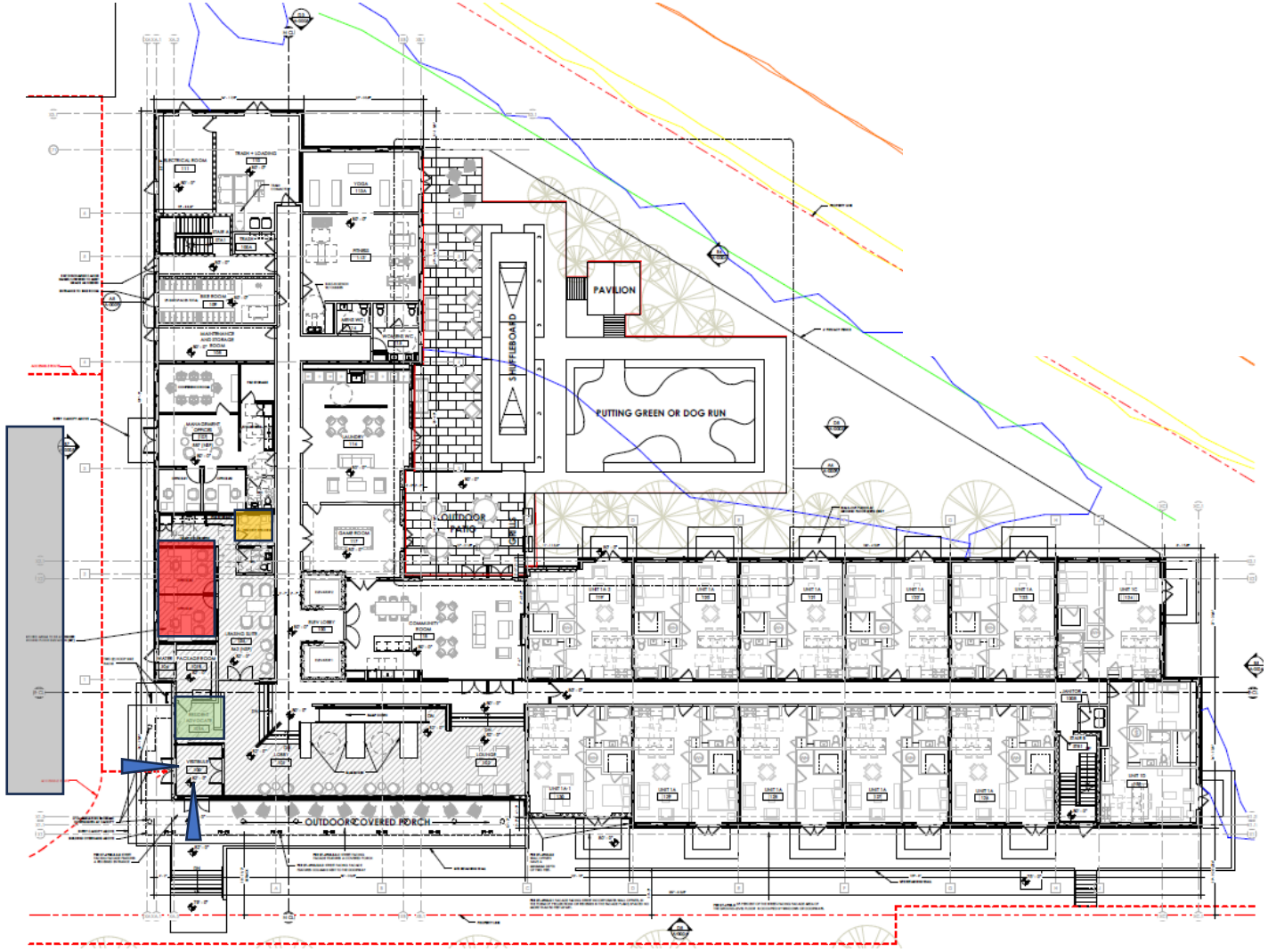
LANDSCAPE PLAN





Open Space Set-Aside Exhibit

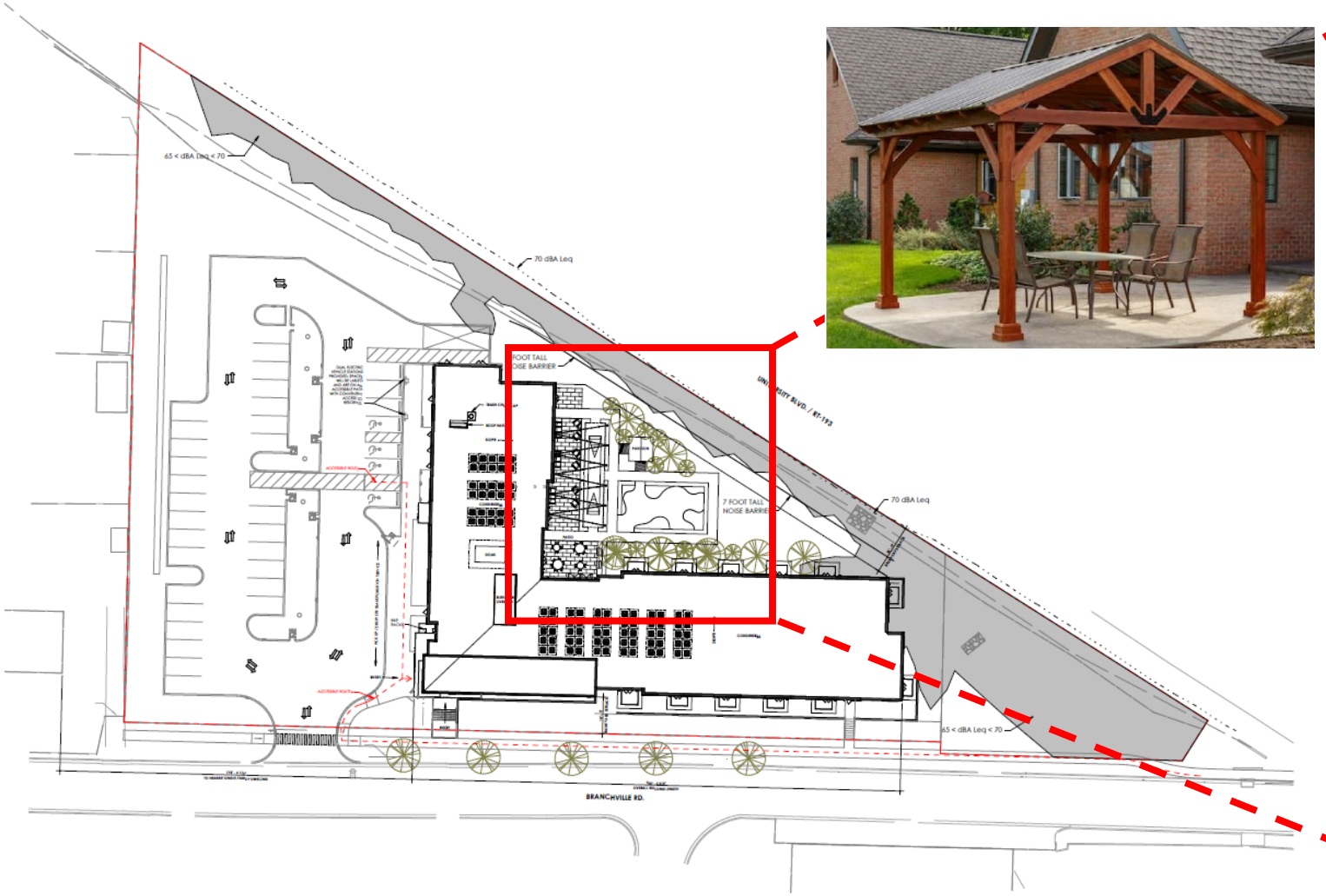
MANAGED PERSONAL CARE SERVICES

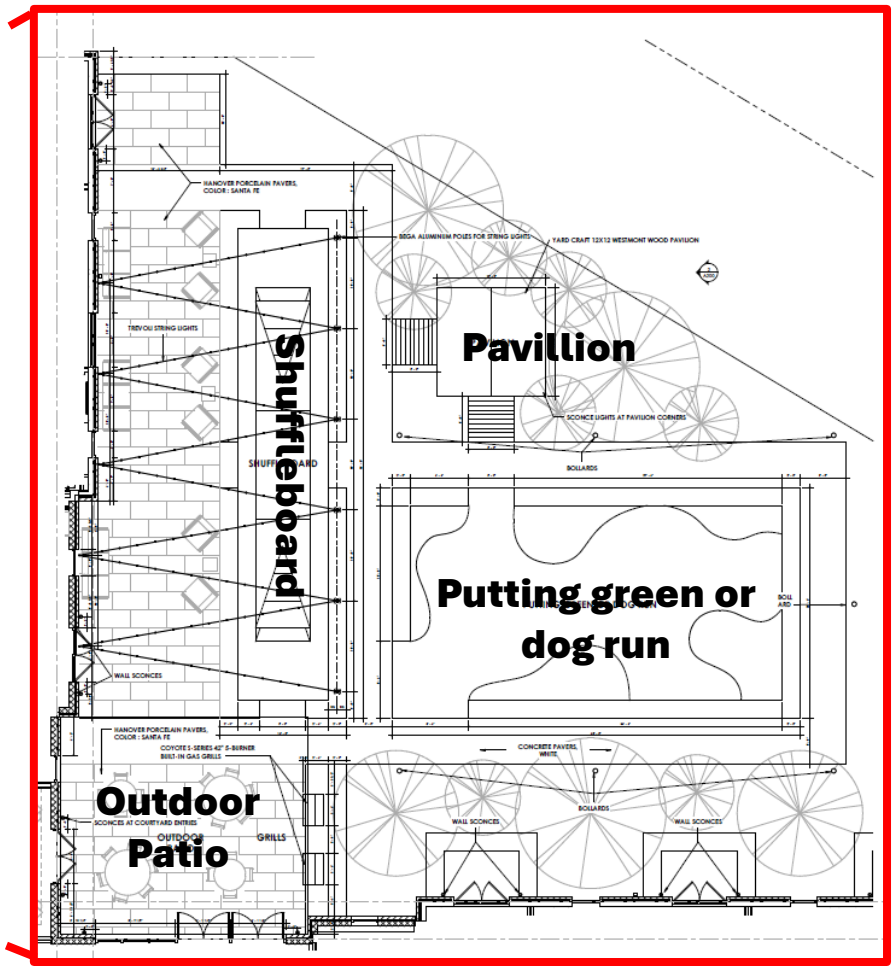


A full-time Resident Services/Managed Care staff member who will provide and coordinate various services.

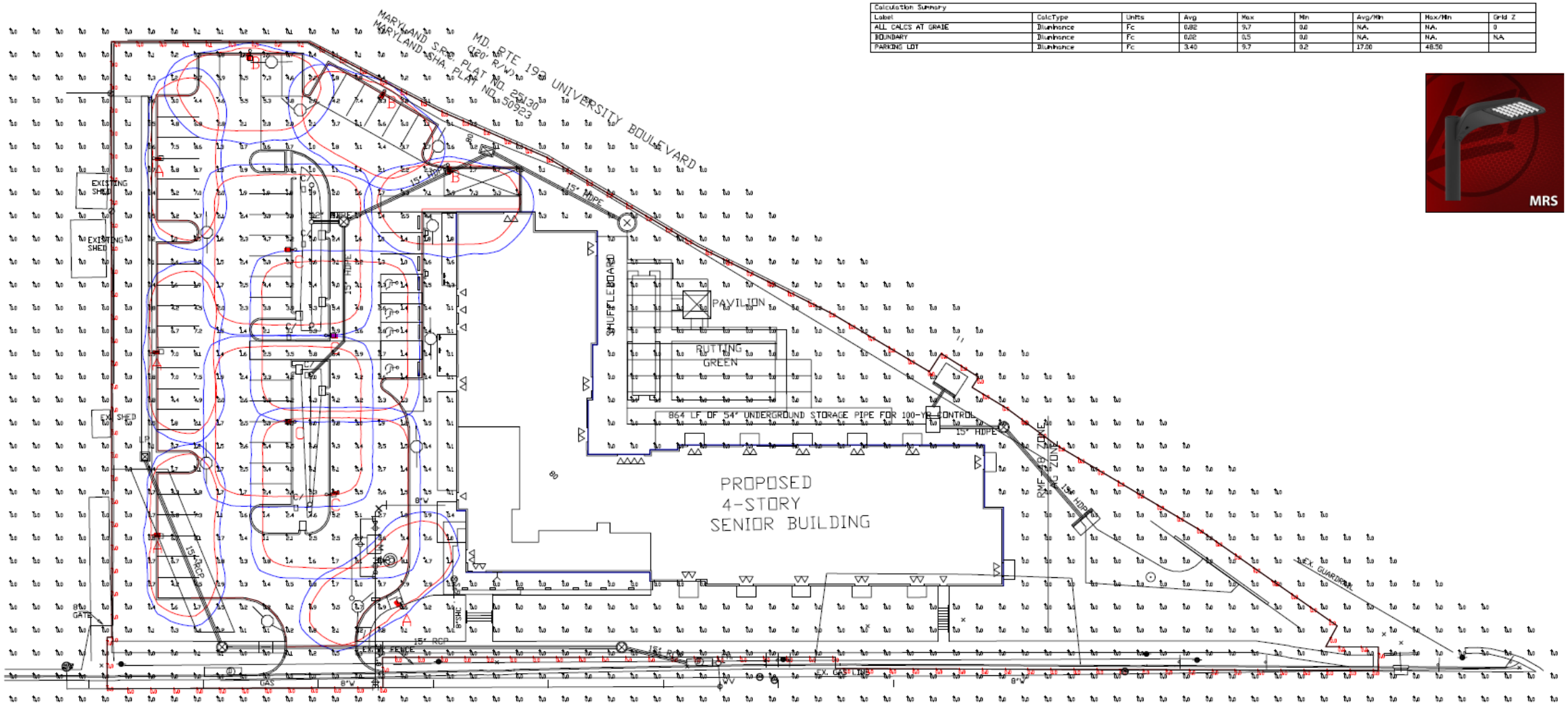
- A Pick-up and drop-off area
- A medical/wellness room
- An open workspace identified for the Resident Advocate
- Designated offices for a dedicated Resident Services/Managed Care Concierge
- Building main entrances

OUTDOOR AMENITY AREA



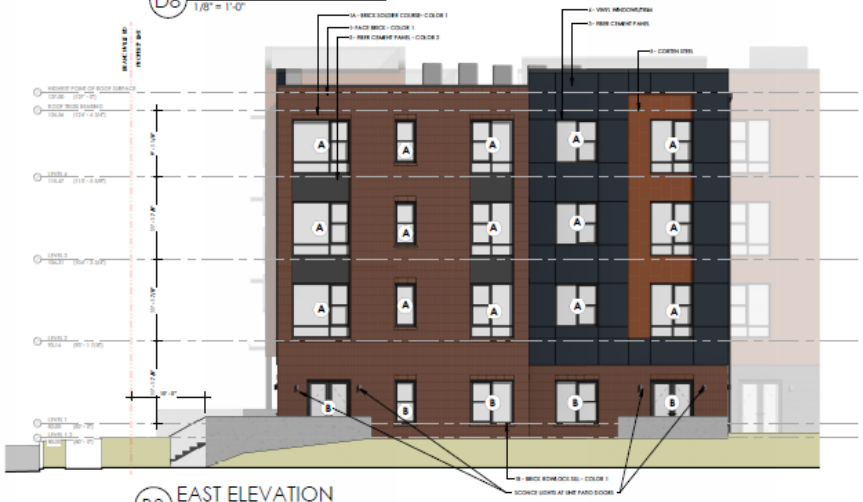


PHOTOMETRIC PLAN



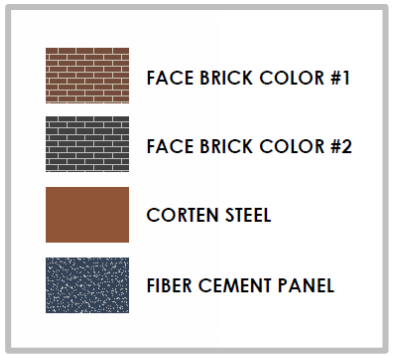
ELEVATIONS

D8 SOUTH ELEVATION
1/8" = 1'-0"



B8 EAST ELEVATION
1/8" = 1'-0"

B4 EAST ELEVATION COURTYARD
1/8" = 1'-0"

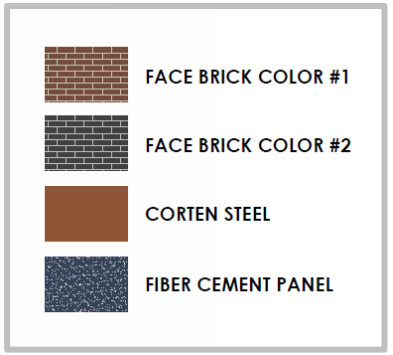


ELEVATIONS

D8 NORTH ELEVATION COURTYARD
1/8" = 1'-0"

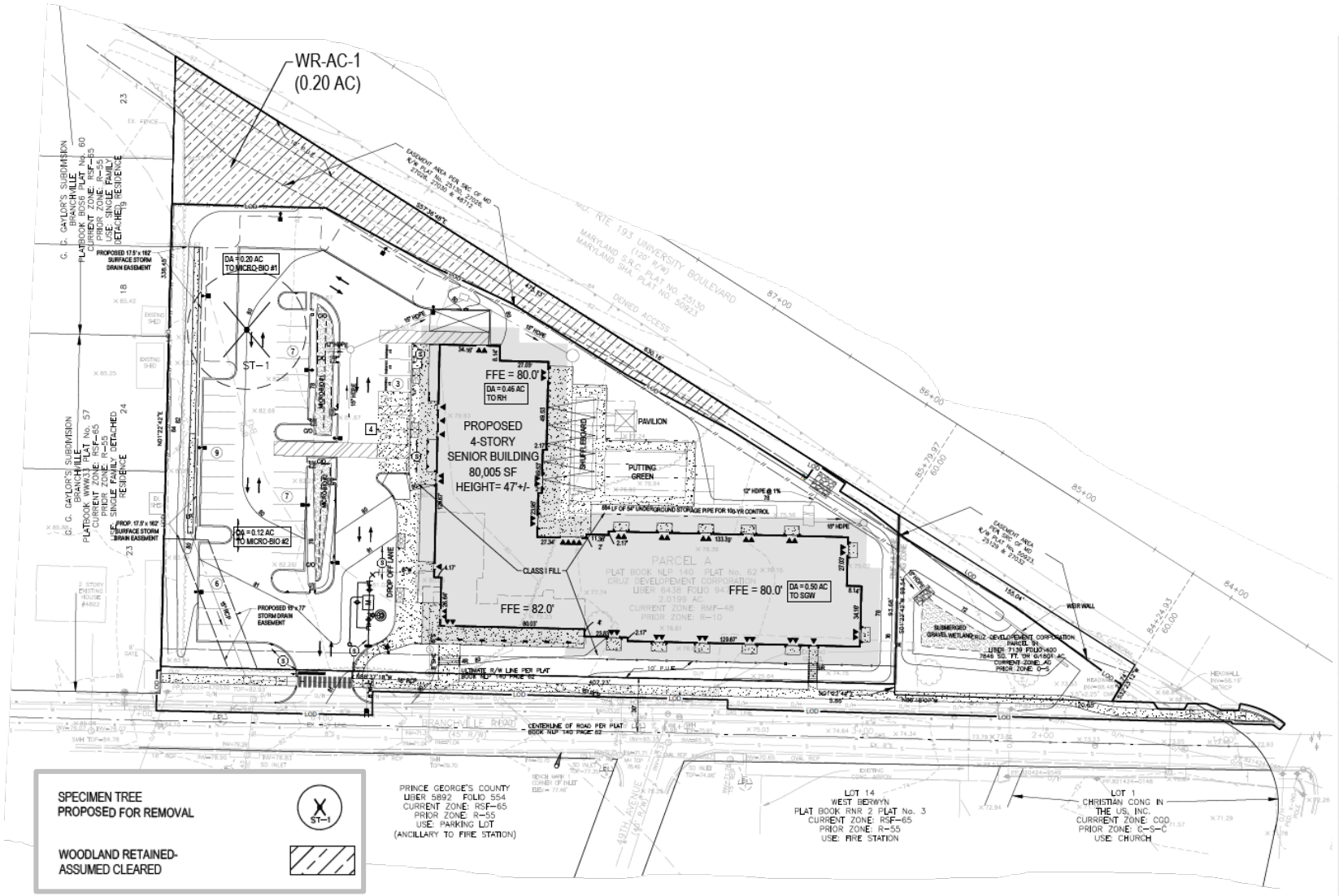
D3 NORTH ELEVATION
1/8" = 1'-0"

B7 WEST ELEVATION
1/8" = 1'-0"



NORTHEAST CORNER SITE PERSPECTIVE

TYPE II TREE CONSERVATION PLAN



Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	RMF-48	AG		
2	Gross Tract:	2.02	0.18	0.00	
3	Floodplain:	0.00	0.00	0.00	
4	Previously Dedicated Land:	0.00	0.00	0.00	
5	Net Tract (NTA):	2.02	0.18	0.00	
6	TCP Number	TCP2-2026-0005		Revision #	1
7	Property Description or Subdivision Name:	Branchville Crossing			
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	N			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y			
11	Is this one (1) single family lot? (Y or N)	N			
12	Are there prior TCP approvals which include a	N			
13	combination of this lot/s? (Y or N)				
14	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	0.68	acres		
16	Clearing permitted w/o reforestion=	0.72	acres		

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	**Column A** WCT/AFT %	**Column B** Net Tract	**Column C** Floodplain (1:1)	**Column D** Off-Site and PMA Impacts (1:1)
17	Existing Woodland		1.40	0.00	
18	Woodland Conservation Threshold (WCT) =	22.45%	0.49		
19	Smaller of 17 or 18		0.49		
20	Woodland above WCT		0.91		
21	Woodland cleared		1.40	0.00	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		0.91		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.23		
24	Woodland cleared below WCT		0.49		
25	Clearing below WCT (2:1 replacement requirement)		0.99		
26	Afforestation Required Threshold (AFT) =	15.41%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**1.21**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
29	Woodland Preservation		0.00		
30	Afforestation / Reforestation		0.00	Bond amount:	$ -
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		1.21		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**1.21**	acres	

41	Area of woodland not cleared	0.00	acres
42	Net tract woodland retained not part of requirements:	0.00	acres
43	100-floodplain woodland retained	0.00	acres
44	On-site woodland conservation provided	0.00	acres
45	On-site woodland conservation alternatives provided	0.00	acres
46	On-site woodland retained not credited	0.00	acres
47	Prepared by:	Signed	Date: January 15, 2026

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DET-2025-010
- Type 2 Tree Conservation Plan TCP2-2026-0005

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 07/11/2025
- Acceptance Mailing: 12/03/20255

SECOND AMENDED - STATEMENT OF JUSTIFICATION

BRANCHVILLE CROSSING
DET-2025-010

APPLICANT/OWNER: Cruz Development Corporation
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Roxbury, Massachusetts 02119

ATTORNEY/
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REQUEST: Detailed Site Plan (DET) for the development of one residential building, including up to 87 Residential Units for Seniors (apartment housing for the elderly) in the RMF-48 and AG Zones[1].

I. DESCRIPTION OF PROPERTY

[1] Development of the property will be limited to the RMF-48 Zone.

1. Address – 4810 Branchville Road, College Park, MD 20740.

2. Location – North side of Branchville Road at its intersection with University Boulevard (Route 193).

3. Tax Account(s) – 2308468, 2407781.

4. Proposed Use – Development of one residential building, including up to 87 dwelling units for Seniors (apartment housing for the elderly) in the RMF-48 Zone.

5. Election District – 21.

6. Councilmanic District – 3.

7. Parcels – Parcel A and Parcel 91 (Plat Book NLP 140, Plat 62 (5-88181)).

8. Total Gross Acreage – 2.2 Acres.

9. Total Net Acreage – 2.2 Acres.

10. Tax Map & Grid – 25-E4.

11. Zones – RMF-48 and AG

12. Density Calculation –RMF-48 Zone: 43 DU/Acre (48 DU/Acre allowed)

13. Zoning Map – 210NE04.

14. General Plan Growth Policy – Established Communities.

II. APPLICANT'S PROPOSAL

Cruz Development Corporation (hereinafter the "Applicant") presents in this Detailed Site Plan (DET-2025-010) application the development of property located at 4810 Branchville Road, College Park, Maryland 20740 (the "Subject Property"). The Applicant is proposing a development of one residential building, including up to 87 dwelling units for Seniors in the RMF-48 Zone. The proposed use is apartment housing for elderly or physically disabled families, which is permitted in the RMF-48 Zone per Section 27-5101(c) of the Zoning Ordinance.

Proposed Use

Apartment housing for elderly or physically handicapped families is defined as "[a] facility providing for the residential occupancy of a dwelling unit and serving the needs of elderly families or physically handicapped families with tenancy generally arranged on a month-to-month or longer basis. For the purposes of this use, the term "elderly family" means a family which is included

with age restrictions in conformance with the Federal Fair Housing Act and "physically handicapped family" means a family in which the head of the family, or his/her dependent, is physically disabled." For an age-restricted apartment building financed with the federal noncompetitive 4% Low-Income Housing Tax Credit (LIHTC), compliance with Federal Housing Administration (FHA) requirements is a critical component of both financing eligibility and long-term operation. To qualify as apartment housing for the elderly or physically handicapped families, as proposed here, the project must meet the Fair Housing Act's "Housing for Older Persons" (HOPA) standards, which generally require that at least 80 percent of the occupied units be occupied by at least one person who is 62 years of age or older. Going above this requirement, the applicant will be required to execute a Declaration of Covenants with the Community Development Administration ("CDA"), that, among other things, will require all 87 units be restricted to an elderly household in which at least one member is 62 years of age or older. The CDA is a unit of the Division of Development Finance of the Department of Housing and Community Development, a principal department of the State of Maryland. This age restriction will be formally documented through recorded land-use covenants, regulatory agreements, and/or deed restrictions that run with the land and bind current and future owners for the full affordability and compliance period. These covenants clearly define the age-restricted nature of the property for all units, prohibit occupancy by non-qualified households (except for permitted managers or caregivers), and require the owner to maintain policies and procedures verifying residents' ages and qualifications. Based upon the definition of apartment housing for elderly or physically handicapped families, the proposed project meets the criteria to contain age restrictions in conformance with the Federal Fair Housing Act as described above, with a tenancy which will generally be arranged on a month-to-month or longer basis per rental agreements.

Both FHA and LIHTC requirements will also impose extensive government oversight and compliance obligations. The owner must enter into regulatory agreements with the state housing finance agency and, where applicable, FHA or bond issuers, requiring ongoing income and rent compliance, annual tenant income certifications, regular reporting, and periodic physical inspections. Government agencies monitor the property to ensure continued adherence to affordability limits, fair housing laws, accessibility standards, and senior-housing occupancy rules. Noncompliance can result in penalties, loss or recapture of tax credits, or enforcement actions. These recorded restrictions and oversight mechanisms ensure that the project remains a bona fide, FHA-compliant senior housing community providing long-term, stable, and affordable housing for residents aged 62 and older.

Additionally, the federal noncompetitive 4% LIHTC program is a primary federal tool for financing affordable rental housing, including age-restricted apartment housing for residents 62 years of age and older that comply with FHA requirements. Under the program, a developer commits to reserving units for income-qualified households, limiting rents to regulated affordable levels, and maintaining those restrictions for a long-term affordability period, typically 30 years or more. In exchange, the federal government provides annual tax credits equal to approximately 4% of the project's eligible development costs. These credits are not paid to tenants or provided as a cash grant; instead, they are sold to private investors, generating equity that reduces the amount of debt needed to finance the property. This equity infusion allows the project to charge affordable rents while remaining financially viable. The 4% LIHTC is commonly paired with tax-exempt bond financing, making it more predictable and less competitive than the 9% LIHTC, and

particularly well-suited for senior housing developments. In return for the tax benefits, the public receives long-term, FHA-compliant affordable housing with regulated rents, ongoing compliance oversight, and stable housing options for fixed-income seniors.

Elderly Support Service Plan

Moreover, in response to Technical Staff's interpretation of the proposed use and its request that certain managed care components be clarified and incorporated into the Statement of Justification, the Applicant has prepared and provided an Elderly Support Service Plan (EPS) that affirms that Branchville Crossing will include an enhanced supportive services infrastructure integrated into the ongoing operations of the property. These services are specifically designed to meet the needs of elderly residents. This complies with the definition of apartment housing for elderly or physically handicapped families which states that "apartment housing for elderly or physically handicapped families" is a "facility [. . .] serving the needs of elderly or physically handicapped families." A copy of the plan is also included with this submittal for additional information.

Specifically, the development will include a full-time Resident Services/Managed Care staff person who will, among other things, provide and/or directly arrange routine transportation services for residents. These services will include coordinated transportation for medical and social service appointments, assistance with scheduling and securing transportation providers, coordination of meal and grocery delivery services, and facilitation of pharmacy access and nutrition programs. Transportation services will not be limited to passive referrals but will include active coordination and arrangement through established vendor partnerships and community providers, as further described in the Elderly Support Service Plan submitted with this application.

To support these managed care and coordination functions, the floor plan has been revised to designate offices for a dedicated Resident Services/Managed Care Concierge within the management suite area on the ground floor, providing space for care coordination, appointment scheduling, resident meetings, and benefits assistance. In addition, a separate Medical/Wellness space has been added and labeled on the ground floor plan to accommodate periodic on-site health-related programming, including wellness screenings, preventive health services, visiting nurse or clinician services, and vaccination or mobile clinic events delivered by outside providers. There is also an open workspace area identified for Resident Advocates, which is located in close proximity to the medical/wellness room.

The architectural plan and detailed site plan further identifies a clearly designated and accessible pick-up and drop-off area to accommodate paratransit, medical transportation providers, and scheduled ride services, ensuring safe and convenient resident access to transportation services near the main building entrances. Additional services are also outlined in the Elderly Support Service Plan. These physical design elements, along with the full-time staffing commitment, formalize the integration of managed care coordination within the residential setting while maintaining the project's classification as apartment housing for the elderly rather than assisted living.

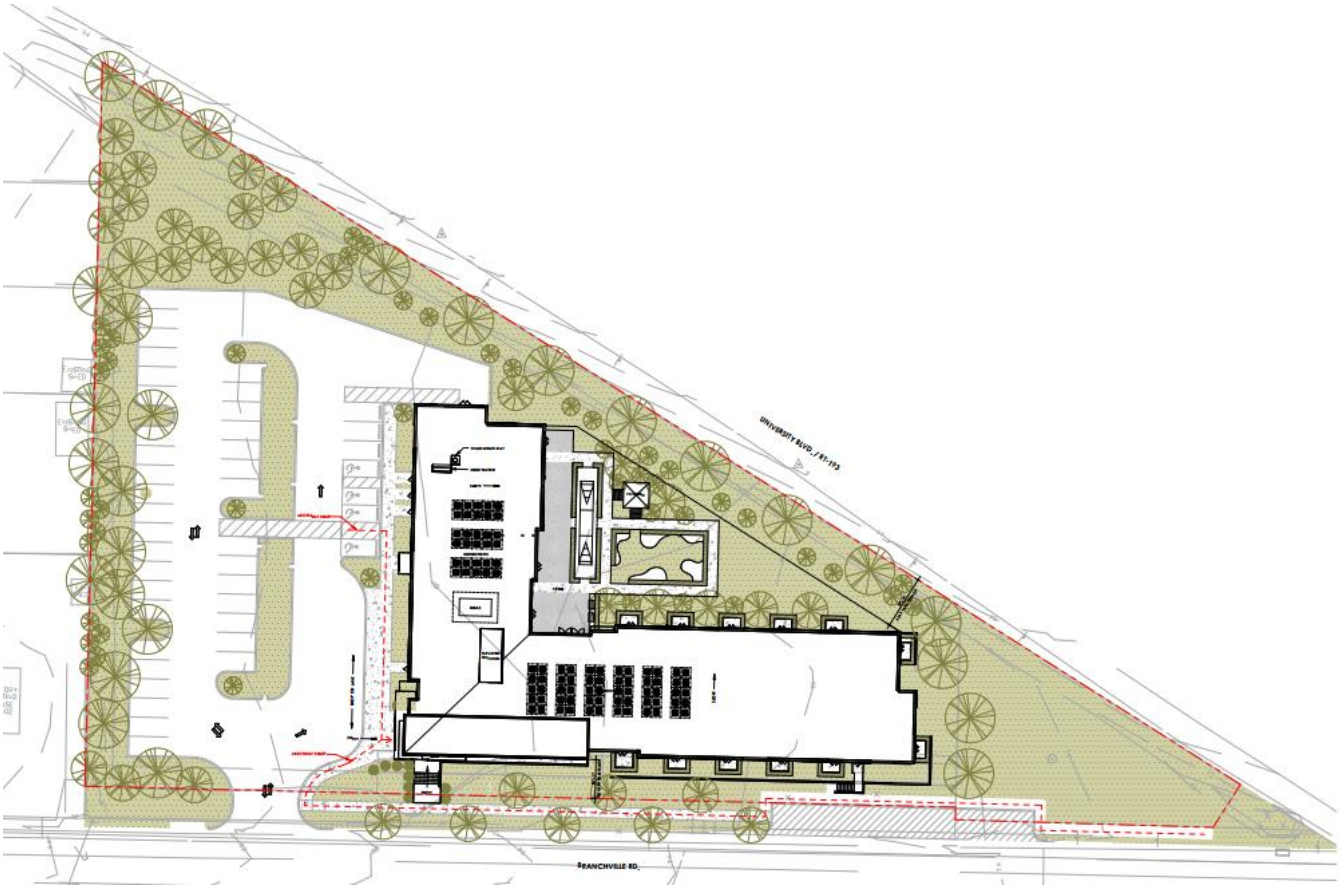
The aim of the Applicant through this project is to enhance independence and quality of life by bridging the gap between health care professionals and the residents. These services are not typically seen in multi-family buildings, which further sets this project apart as a need for both the City of College Park and the County. The operation of Branchville Crossing reflects a housing-based service model that provides enhanced resident support beyond standard multifamily housing practices..

The services will also be further vetted and approved by the Maryland Community Development Administration as part of the LIHTC Compliance package. Implementation of the service plan is subject to DHCD oversight and monitoring throughout the LIHTC compliance period, including review of service coordination activities, staffing, and resident engagement practices to ensure continued compliance with the Qualified Allocation Plan (QAP) standards, Fair Housing requirements, and applicable federal and state regulations.

Design Features

This DET application proposes to develop an elderly housing development, including up to 87 units in one (1), four-story building located on Parcel A with a maximum height of 47-feet. The property is generally triangular in shape and development is limited to the western portion of the site. Currently More specifically, the building will consist of 78 one-bedroom apartments and 9 two-bedroom apartments. Disturbance on the AG portion of the site, Parcel 91, will be limited to the installation of stormwater management facilities only.

The property frontage and access for the parcel will be via a two-way drive aisle from Branchville Road, which is classified as a local roadway and forms the southern boundary of the site. The building's main entrance will be oriented toward Branchville Road, with surface parking located on the west side of the building. The parking area is circular in nature allowing for easy access and circulation of vehicles including fire/emergency response vehicles. The vehicular drop-off lane for residents/visitors is situated on the western side of the building adjacent to a sidewalk and will be ADA accessible. There are two (2) main building entrances located at the western corner of the L-shaped building that leads to the centralized lobby area. Building entrances are designed and located to provide both security and weather protections. Additionally, the provision of a crosswalk, and a 6-foot to 8-foot-wide sidewalk fronts the building allowing for safe circulation from the parking area to the building entrances. The overall project includes green spaces, play areas, courtyards, and exterior seating areas that provide recreational and social opportunities for the resident community. A fenced in courtyard will also be located to the rear of the building, oriented toward University Boulevard (Route 193). No vehicular or pedestrian access is proposed from Route 193. This allows an outdoor amenity space to be both easily accessible to residents and offer a sense of privacy.



Architecture

The architectural design of the building is contemporary with a flat-roof, and interest is provided through the application of different building volumes and massing, architectural design elements, and regular fenestration. The elevations are broken up with offsets and variations in both color and pattern. The varying roof line adds further articulation through architectural style and height that align with the elevation breaks along the building. The exterior of the building is finished with a mix of materials in a complementary color palate, including brick veneer, fiber cement paneling, and fiber cement and vinyl lap siding. Brick is proposed primarily on the lower level and extends in varying heights on all sides of the building. The building exterior is made up of at least 75% masonry materials.

The building includes exterior architectural features and design elements that add interest and functionality including energy star rated vinyl windows throughout, awnings/canopies, metal coping, and energy star rated TPO roofing membrane. Architectural accessories include a larger window trim, cornice details, decorative trim provided throughout, as well as prominent corners and entry elements. Elevations and perspective renderings have been included with the DET submittal.

D8 SOUTH ELEVATION
1/8" = 1'-0"

B8 EAST ELEVATION
1/8" = 1'-0"

B4 EAST ELEVATION COURTYARD
1/8" = 1'-0"

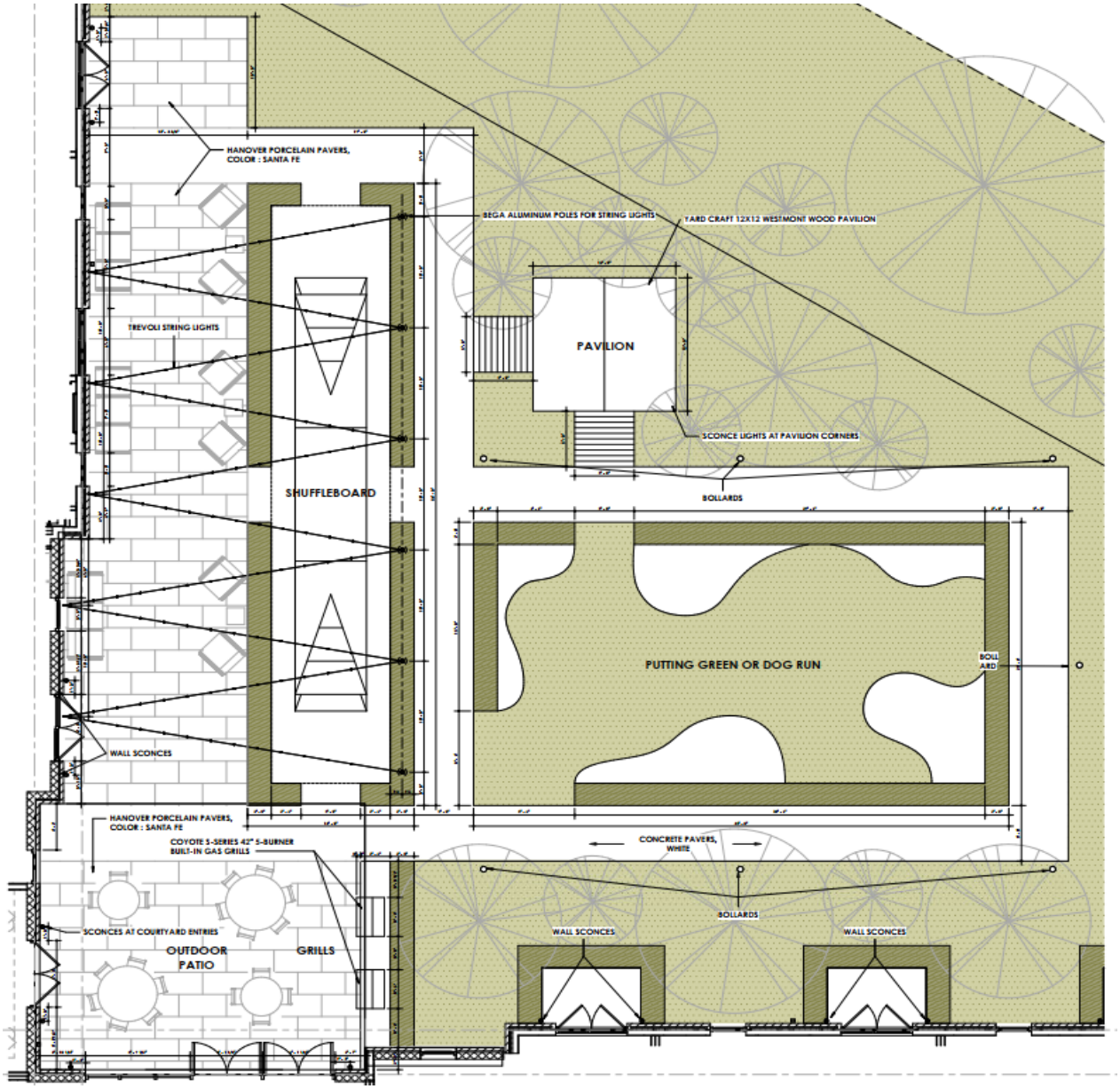
1 NORTH ELEVATION COURTYARD - CDA
1/8" = 1'-0"

2 NORTH ELEVATION - CDA
1/8" = 1'-0"

3 WEST ELEVATION - CDA
1/8" = 1'-0"

Recreational Amenities

With this submittal, the Applicant provides a variety of recreational areas and amenities. Exterior amenities include covered porches, outdoor seating areas, walk out patios for ground floor units, and a courtyard complete with lounge areas, grill station, a pavilion, shuffle board, and a putting green or dog run. Interior amenities include a bicycle locker room, gaming lounge, fitness center, lounge seating areas, community rooms, and office spaces. The courtyard has been programmed to include both active and passive recreational spaces. Additional features such as decorative pavement and ample landscaping enhance the space making it more enjoyable for the recreational amenities. The centralized courtyard area will be directly adjacent to the indoor active amenity spaces to include the fitness center, gaming lounge, and community room for easy access. Floorplans demonstrating the size and location of the facilities are provided.



III. COMMUNITY & MASTER PLAN CONFORMANCE

The subject property is in Planning Area 66, and Councilmanic District 3. More specifically, the site is located on the north side of Branchville Road at its intersection with University Boulevard (Route 193). The subject property consists of Parcel A and Parcel 91, recorded in Plat Book NLP 140, Plat no. 62, approved on July 21, 1988. Development is limited to the RMF-48 Zoned portion of the property, or Parcel A. Disturbance on the AG portion of the site, Parcel 91, will be limited to the installation of stormwater management facilities. Currently the site is sparsely wooded and vacant.

The subject property is surrounded by the following uses:

North: University Boulevard (Route 193), and beyond, multifamily residential uses in the AG and RMF-48 Zones, and single-family detached dwellings in the RSF-65 Zone.

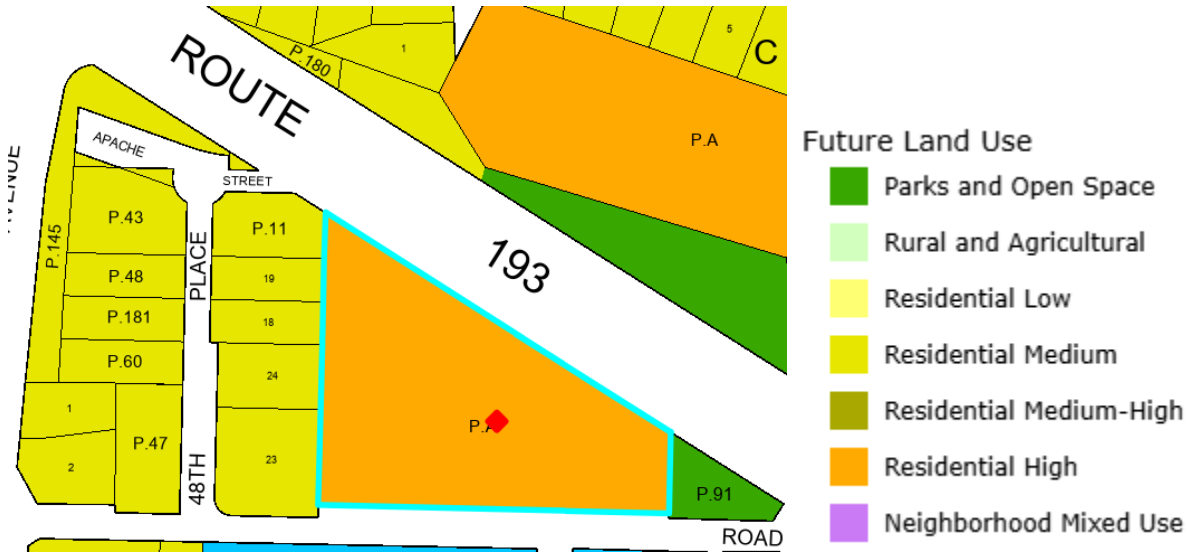
East: Intersection of University Boulevard, Branchville Road with Rhode Island Avenue, and beyond, commercial uses in the CGO Zone

South: Branchville Road, and beyond, Branchville Volunteer Fire Department in the RSF-65 Zone and commercial uses in the CGO Zone.

West: Single-family detached dwellings in the RSF-65 Zone, and beyond, 48th Place and single-family detached dwellings in the RSF-65 Zone.

The Subject Property is in the Sewer Envelope and currently in Water Category 3 and Sewer Category 3 (Community System). This category comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.

The site currently lies within the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and the 1990 *Adopted Sectional Map Amendment* ("Master Plan" and "SMA") (CR-111-1989 and CR-39-1990), which retained the subject property in the prior R-10 and O-S Zones. The recommended Future Land Use for the Subject Property is the "Residential High" land use designation on Parcel A and "Parks and Open Space" on Parcel 91. The proposed building will be located on Parcel A.



One of the recommended goals for the Master Plan is the "encouragement of practices that ensure living areas to retain their vitality and to be protected from incompatible uses." The proposed use is apartment housing for elderly or physically disabled families, which is permitted within the RMF-48 Zone. Furthermore, the Master Plan recommends a "Residential High" Future Land Use, which establishes an appropriate development density transition between the surrounding commercial uses and the single-family residential neighborhoods. Although the Zoning Ordinance, permits a density of up to 48 dwelling units per acre, the Applicant is proposing 43 dwelling units per acre to be located within one (1) four-story building, while allowing for the retention of a significant landscaped buffe for additional screening. The proposed height of the building also aims to be context sensitive to the nearby existing single-family detached subdivisions. The Master Plan also recommends "[o]ther measures to minimize the impact of noise in residential areas include: placing the parking lots, recreation areas, and open space between the sensitive residential areas and the noise source; orienting buildings to minimize noise impacts by utilizing a site's topography and vegetation; constructing earth berms and walls and incorporating noise-reducing features such as room arrangement, window placement, acoustical insulation, and the location of patios and courtyards in the design of individual buildings."(P.69) In accordance with this recommendation and the requirements stated within the Zoning Ordinance, submitted with this application is a Phase I Noise Analysis conducted by Phoenix Noise & Vibration.

The applicant's goal is to avoid an abrupt building contrast to the surrounding neighborhood character, as guided by the Master Plan statement referenced above. The design approach aims to find a suitable middle ground between the recommended future land use of Residential High and the adjacent single-family detached dwellings. This aligns with another Master Plan goal which states to "seek an increased ratio of single-family units to apartments to provide a basis for promoting attractive, stable residential areas." (P.66), which this project does by providing a much needed housing type within the Subregion, while providing high-quality design and amenities. The design embraces new urbanism principles and includes a compatible material palette consistent with nearby developments.

Additionally, the Master Plan outlines several recommended guidelines for the various Living Areas within the overall Master Plan area. The guidelines related to the proposed elderly housing development include the following:

Guideline 7: The site planning of apartment projects should provide adequate open space at the perimeter to serve as a buffer between the project and adjacent lower density residential development. (P.72)

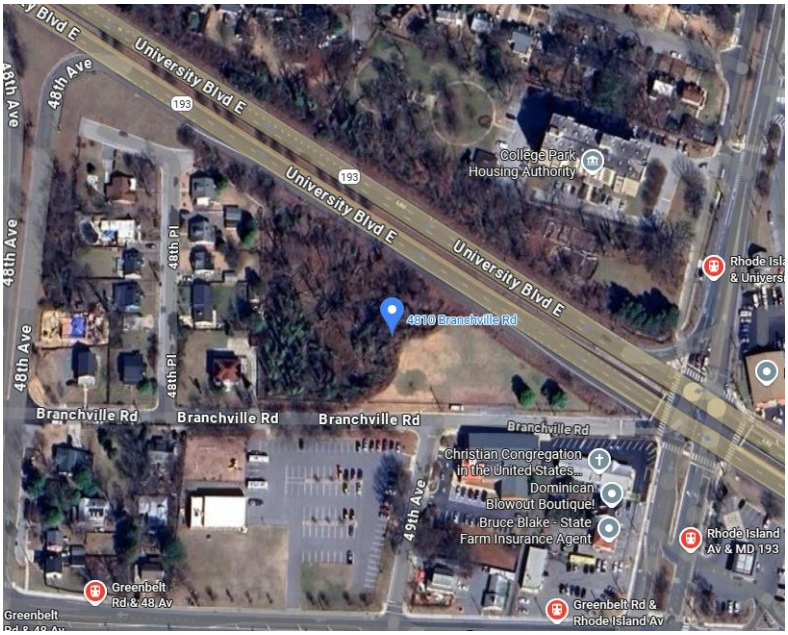
This guideline is proposed to be met through the design of the layout, which will accommodate safe internal circulation of vehicles and pedestrians, while also providing ample space for landscaped buffers and open space areas. The Open Space Set-Aside Exhibit included with this submittal indicates the anticipated locations of active and passive recreation facilities on the plan. The proposed Open Space Set-Aside area for the proposed development is approximately 53%, and the required area is 20%.

Guideline 8: Multifamily development should have direct access to arterial or collector roads and should not have primary access through single-family residential streets. (P.72)

The property frontage and access for the parcel will be via a two-way drive aisle from Branchville Road, which is classified as a local roadway and forms the southern boundary of the site. The northern property boundary is adjacent to University Boulevard (Route 193), which is classified as an arterial roadway. There are currently no existing driveways along this portion of MD 193, and adding a driveway entrance is not recommended or desired.

Guideline 15: Future apartment development should be located within walking distance (usually a 1,500-foot radius) of public transportation access points. (P.72)

The closest bus stops are located 0.1 mile from the Subject Property, providing residents and visitors an additional option to navigate to the property.



Plan 2035

Since the adoption of the Master Plan in 1989, the County updated a new General Plan, known as "Plan Prince George's 2035" (Plan 2035), which places the subject property within the Established Communities Growth Policy Area.

Plan 2035 states the Established Communities Growth Policy Area:

> Established Communities: Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

(Plan 2035 at p. 20).

The property is surrounded by developed properties to the east, vacant property to the west, and roadways to the north and south. The proposed residential development will be context-sensitive and blend into the larger surrounding neighborhood. Additionally, the proposed development will not inhibit the County's ability to maintain or enhance existing public services or facilities, will enhance the County's open space network, and will provide infrastructure to meet the needs of residents/visitors, including sidewalks, water and sewer service, and SWM. The overall development furthers the goals of both the master plan and Plan 2035 by enhancing the

nearby residential neighborhood with a much-needed use for the elderly, while bringing development and investment to a highly prioritized growth area of the County.

Additionally, the Prince George's County Planning Department has recently released a data journal examining the socioeconomic characteristics of the population aged 65 and older within the County. It was shown that "the fastest growing segment was the 65 to 74 years old and over age group, followed by the 85 years old and over age group." (page 2) Additionally, the report states that within the senior population "the number of people in this age group who live alone, have some form of disability, have low income, are institutionalized, or have an increase in vehicle ownership." The proposed development will be constructed with low-income housing tax credits creating high-quality modern housing that will provide a healthy living environment for senior residents. Additionally, there are no other similar developments in the immediate area; therefore, the development will broaden the range of housing types available in the area for County residents.

Fulfilling the planning goals and policies of the Master Plan, SMA, and Plan 2035, the proposed application presents development in keeping with the Master Plan's recommendations in an area where elderly housing is a desired use, public facilities are available to meet the needs of residents and visitors, is context sensitive, and provides an aesthetically pleasing pedestrian oriented residential development.

IV. GENERAL CRITERIA FOR DET APPROVAL

Pursuant to County Council Bills CB-13-2018 and CB-15-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code) and new Subdivision Regulations, which was to become effective upon the approval of the Countywide Sectional Map Amendment (CMA). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the R-10 and O-S Zones to the RMF-48 and AG Zones. Per Section 27-3605(a)(1) a detailed site plan is required.

Section 27-3605. Detailed Site Plan

(e) Detailed Site Plan Decision Standards
A detailed site plan may only be approved upon a finding that all of the following standards are met:

(1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

COMMENT: Based on the points and reasons provided herein, in addition to the evidence filed in conjunction with this application, the applicant contends that DET-2025-010 represents the most reasonable alternative for satisfying the applicable standards of this Subtitle without requiring unreasonable costs and without detracting substantially from the utility of the proposed

development for the intended use. The building will be located on the RMF-48 zoned portion of the property, which is treated as a through lot. The applicable standards of this Subtitle consist of those required in the RMF-48 Zone, the Intensity and Dimensional Standards, in Section 27-4202(i)(2) of the Zoning Ordinance, and applicable Development Standards of Part 27-6 of the Zoning Ordinance, which are addressed herein. The DET is in conformance with the applicable RMF-48 Zones, Intensity and Dimensional Standards as depicted on the general notes of the site plan. Additionally, the proposed use is apartment housing for elderly or physically disabled families, which is permitted in the RMF-48 Zone per Section 27-5101(c) of the Zoning Ordinance.

(2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;

COMMENT: The Subject Property is subject to prior development approvals including preliminary plan of subdivision (PPS) 4-86220, site plan SP-87165, and detailed site plan DSP-19042. PPS 4-86220 approved one parcel for residential development with 96 dwelling units. Development did not proceed in accordance with the prior DSP and the property is currently vacant. The current proposal to develop the property with 87 residential dwelling units conforms to the applicable PPS and its conditions of approval, which is analyzed below.

Preliminary Plan of Subdivision 4-86220

PPS 4-86220 (PGCPB No. 87-88) was approved on March 25, 1987 with five (5) conditions.

1. The following note shall be placed upon the final plat of subdivision: "Prior to the issuance of grading permits, building permits or soils conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems."

COMMENT: Noted.

2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.

COMMENT: An approved Site Development Concept Plan case (Application No.16414-2019-01, approved on May 29, 2025) is submitted with this application. The stormwater management will be located on-site.

3. Payment of a fee-in-lieu of park dedication prior to the approval of the final plat.

COMMENT: Noted.

4. Placement of a note on the plat for denial of access to Maryland

Route 193, University Boulevard.

COMMENT: Noted. No access is provided to MD 193.

5. Approval of a site plan by the Planning Board prior to final plat of Subdivision to address proper ingress and egress to the site and a buffer for the single-family residences to the west.

COMMENT: The subject application is being submitted in accordance with this condition and the Zoning Ordinance requirements. A landscape plan is also submitted detailing the proposed buffer and landscaping adjacent to the single-family detached dwellings tot the west.

(3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;

COMMENT: NRI-075-2015-01 was approved on February 9, 2023, and shows the property does not contain regulated environmental features but does contain 1.40 acres of woodland and one specimen tree. The approved NRI and the proposed TCP2 are included in the DET-2025-010 submittal package.

(4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;

COMMENT: Not applicable. The proposed development is not located in a planned development zone.

(5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;

COMMENT: A proposed TCP2 is submitted with the DET submittal.

(6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;

COMMENT: Not applicable. DET-2025-010 is not a detailed site plan for infrastructure.

(7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

(B) When possible, there should be no parking or loading spaces located in the front yard; and

(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

COMMENT: Not applicable. DET-2025-010 does not propose a place of worship.

(8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

COMMENT: Not applicable. DET-2025-010 does not propose an alteration, extension, or enlargement of a legal conforming building, structure, or use.

VI. SUBTITLE 27-6. DEVELOPMENT STANDARDS

Section 27-6105. Timing of Review

(c) Detailed Site Plan

A detailed site plan ensures that design standards – whether established in this Part or elsewhere in this Subtitle, or as may be modified in a PD Basic Plan – are appropriately incorporated in the proposed development. Detailed site plans are reviewed for compliance with all Sections of this Part as may be applicable with regard to the application.

The DET is consistent with the applicable standards in Part 27-6. No waivers or departures are currently requested. The following analysis is offered.

SECTION 27-6200 – ROADWAY ACCESS, MOBILITY, AND CIRCULATION.

27-6202. Consistency with Plans
The design and construction of access and circulation systems associated with a development shall be consistent with the transportation goals, objectives, and actions in the County's General Plan, the Approved Countywide Master Plan of Transportation, the applicable Area Master Plan or Sector Plan, and other County-adopted plans addressing transportation.

COMMENT: The design and construction of access and circulation systems associated with this DET is consistent with the transportation goals, objectives, and actions in Plan 2035, the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and the 1990 Adopted Sectional Map Amendment ("Master Plan" and "SMA"), and the 2009 Master Plan of Transportation.

27-6203. Multimodal Transportation System

Access and circulation systems associated with a development shall provide for multiple travel modes (pedestrian, transit, bicycle, and vehicular), based on the development's size, character, the zone in which it is located, and its relationship to existing and planned transportation systems. Pedestrian, transit, bicycle, and vehicular access and circulation systems shall be coordinated and integrated as necessary to offer the development's occupants and visitors improved transportation choices while enhancing safe and efficient mobility throughout the development and the community.

COMMENT: The property frontage and access for the parcel will be via a two-way drive aisle from Branchville Road, which is classified as a local roadway and forms the southern boundary of the site. The building's main entrance will be oriented toward Branchville Road, with surface parking located on the west side of the building. The parking area is circular in nature allowing for easy access and circulation of vehicles including fire/emergency response vehicles. The vehicular drop-off lane for residents/visitors is situated on the western side of the building adjacent to a sidewalk and will be ADA accessible. Bicycle and pedestrian access and circulation via the sidewalks system are coordinated with the vehicular access and circulation for safe and efficient movement of all modalities throughout the site.

27-6204. Circulation Plan or Site Plan Required

Development applications shall include a circulation plan (unless a site plan meeting the requirements of this Section is submitted) that demonstrates how the development follows the requirements of Sections 27-6205 through 27-6208. A circulation plan may be combined with the parking plan required in Section 27-6303, Parking Plan or Site Plan Required

COMMENT: A site plan demonstrating conformance to the requirements of Sections 27-6205 through 27-6208 as applicable is provided with this application and detailed within this statement of justification.

27-6205. Developer Responsible for On-Site Street Improvements

If a street is proposed within a development site, the developer shall bond, construct and maintain road, street, bikeway, sidewalk, and other access and circulation improvements in accordance with the standards for design and construction defined in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction, and shall dedicate any required rights-of-way or easements, as required by the Subdivision Regulations and shown on an approved preliminary plan of subdivision.

COMMENT: Not applicable. A street is not proposed within the development site.

27-6206. Vehicular Access and Circulation

(a) Definition of Street Functional Classification

All public streets will be classified by the County according to the system of functional classification defined in the Approved Countywide Master Plan of Transportation (as may be amended from time to time) and shall be designed and constructed to the County's adopted street design standards as authorized by Subtitle 23, Rods and Sidewalks, of the County Code. Within the Regional Transit Districts and Local Centers as designated by the General Plan (as may be amended from time to time), the Prince George's County Urban Street Design Standards shall apply.

COMMENT: Access for the parcel will be via a two-way drive aisle from Branchville Road, which is classified as a local roadway and forms the southern boundary of the site.

(b) Vehicular Access and Circulation

As a basis for application of many of the vehicular access and circulation standards in this Section, proposed and existing vehicular accessways shall be classified in accordance with the following classifications, which reflect the accessway's relative functions in providing access to and from principal origin and destination points and accommodating travel mobility. These do not supersede or replace classifications used in the Prince George's County Specifications and Standards for Roadways and Bridges.

(1) Driveways

Driveways are accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally handle low vehicular travel speeds and traffic volumes, but may handle higher vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within mixed-use developments or shopping center parking areas). Driveways are generally not located in the public right-of-way for their principal length, or along building frontages in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and are not considered streets.

(2) Alleys

(A) Alleys make up a specialized classification of accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for dwellings designed to have no driveway access from the fronting street, or access may be provided

through a combination of an alley and a driveway from a fronting street. Alleys may not provide primary vehicular access for dwellings that do not have a fronting street unless such dwelling front instead on common open spaces such as a mews or courtyards.

(B) Within the CN, NAC, LTO, RTO-L, RTO-H, LTO-PD, and RTO-PD zones, alleys shall comply with standards established in the Prince George's County Urban Street Design Standards. In all other areas of the County, alleys shall comply with the standards established in Subtitle 23: Roads and Sidewalks, and Subtitle 24: Subdivision Regulations, of the County Code, and the Prince George's County Specifications and Standards for Roadways and Bridges.

(3) Connectivity

The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

COMMENT: All proposed and existing vehicular accessways are classified in accordance with the above classifications. The subject application proposes one (1) vehicular access via a two-way driveway along Branchville Road. No alleys or private roadways are proposed within the development. No direct vehicular or pedestrian access is provided to University Boulevard (MD 193), which is classified as an arterial roadway.

(c) Required Vehicular Access and Circulation

A new development shall be served by a system of vehicular accessways and internal circulation (including driveways, and alleys connecting from public or private streets, as well as any required fire lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development, as defined by the standards in Subtitle 23: Roads and Sidewalks.

COMMENT: DET-2025-010 shows the vehicular and pedestrian circulation throughout the site, which will also accommodate emergency vehicles. The DET shows one (1) full access point along Branchville Road. A 5-foot-wide sidewalk will be provided along the Branchville Road frontage. Additionally, sidewalks of varying widths (5-foot minimum) will be provided within the development along the building access points. The access driveway will be approximately 30-feet wide and connect to the internal drive aisles, which will be a minimum of 22-feet wide. No alleys or private streets are proposed within the development.

(d) Vehicular Access Management

(1) Limitation on Direct Access Along Arterial, Major Collector and Collector Streets

Proposed direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial, major collector, or collector street only if:

(A) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;

(B) Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial, major collector, or collector street, and no more than one additional two-way driveway or pair of one-way driveways per additional 200 feet of frontage; and

(C) The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial, major collector, or collector street

COMMENT: DET-2025-010 shows one (1) access point is proposed along Branchville Road, classified a local roadway. No direct access is provided from the adjacent University Boulevard, which is an arterial roadway.

(2) Limitation on Direct Driveway Access along Other Streets

The following standards shall apply to vehicular access along a street other than an arterial, major collector, or collector street.

(A) For single-family detached dwellings, two-family dwellings, and three family dwellings, one direct driveway access point is allowed if only the frontage of the lot abuts the street's right-of-way. If the street is on a corner lot of two non-arterial, non-major collector, and/or non-collector streets and abuts the right-of-way of two intersecting streets, two direct driveway access points are allowed (one to each street).

COMMENT: Not applicable, the proposed development is not for single-family detached dwellings, two-family dwellings, or three-family dwellings.

(B) For townhouse and multifamily dwellings, and for uses in the Public, Civic, and Institutional; Commercial; and Industrial Use Categories, the number of vehicular access points along a public street shall follow State, County, or municipal access

standards, as applicable, to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks.

COMMENT: The one (1) vehicular access point along Branchville Road will be designed to follow all applicable State, County, or municipal access standards including the minimum width requirements which the drive aisles meet.

(C) Where a through lot or corner lot fronts on roadways of different classifications, direct driveway access to the lot shall be provided only from the lower-classified fronting street, to the maximum extent practicable.

COMMENT: DET-2025-010 shows one (1) access point is proposed along Branchville Road, classified a local roadway. No direct access is provided from the adjacent University Boulevard, which is an arterial roadway.

(3) Shared Driveways

(A) Driveway access shared between adjoining lots is encouraged and, in the case of County or State access spacing requirements that do not allow individual lot frontages to be served individually, may be required to limit direct vehicular access along streets.

(B) Easements allowing cross-access to and from lands served by a shared driveway, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development proposing the shared driveway access. Such easements shall clearly limit parking of each property owners' vehicles to their side of the driveway, and stipulate that both owners shall share in the costs and responsibility of maintaining the driveway.

COMMENT: Not applicable, shared driveways are not proposed.

(e) Cross-Access.

(2) Cross-Access Between Adjoining Developments.

To encourage shared parking and minimize access points along streets, new development, other than industrial development, in the Transit-Oriented/Activity Center base and PD zones and Nonresidential base zones shall comply with the following standards:

(A) The internal vehicular circulation system shall be designed and constructed to provide vehicular cross-access between the development's vehicular use areas and those on adjoining parcels containing a nonresidential or mixed-use development, or to the

boundary of adjoining vacant land in a Transit-Oriented/Activity Center base or PD zone or a Nonresidential zone.

(B) Cross-accessways shall provide for two-way vehicular traffic between the vehicular use areas on the adjoining lots through the use of a single driveway or drive aisle that is at least 22 feet wide or through two one-way driveways or aisles that are each at least 14 feet wide.

(C) The Planning Director or review body deciding a parent application may waive or modify the requirement for vehicular cross-access if the applicant clearly demonstrates that such cross–access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.

(D) Easements allowing cross-access to and from lands served by a vehicular cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded in the Land Records of Prince George's County before record plat or prior to the issuance of a building permit for the development

COMMENT: Not applicable. The Subject Property is located in the RMF-48 and AG Zones, and the adjoining parcels contain single-family detached dwellings in the RSF-65 Zone.

(f) Connectivity Standards for Single-Family (Attached and Detached) Residential Development

COMMENT: Not applicable. The proposed development is not for single-family attached or single-family detached residential development. DET-2025-010 proposes one (1) building with a total of 87 dwelling units.

(g) Pedestrian Connections

(1) A right-of-way (at least ten feet wide) shall be provided for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path (as shown in Figure 27-6206(g): Pedestrian Connections), if the cul-de-sac head or street turnaround:

(A) Is within a half-mile of significant pedestrian generators or destinations such as transit stops, schools, parks, public trails, greenways, employment centers, mixed use development, retail centers, or similar features; and

(B) Can be connected to an existing or proposed sidewalk, trail, greenway, or other type of pedestrian connection.

COMMENT: Not applicable, no pedestrian/bicycle access is provided from a cul-de-sac head as demonstrated in Figure 27-6206(g).

(2) Vacant adjacent land that could be developed in the foreseeable future with sidewalks, trails, greenways, or other types of pedestrian

connections to which the pedestrian and bicycle access can be connected.

COMMENT: The Subject Property is not adjacent to vacant land.

(3) These pedestrian connections shall count as links for the purpose of calculating the connectivity index.

COMMENT: Noted. Notwithstanding, the proposed development is not subject to the connectivity index.

(4) These pedestrian connections may require public use easements in accordance with Subtitle 24: Subdivision Regulations of the County Code.

COMMENT: Noted. Notwithstanding, the proposed development will not contain pedestrian connections pursuant to the requirements of this section.

(h) External Street Connectivity

(1) The arrangement of streets in a single-family residential subdivision shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and deemed appropriate for future development, or are developed and include opportunities for such connections.

(2) Street rights-of-way shall be extended to or along adjoining property boundaries such that a street connection or stub street shall be provided for development where practicable and feasible in each direction (north, south, east, and west) for development that abuts vacant lands.

(3) At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed with the words "FUTURE STREET CONNECTION" to inform landowners.

(4) The final plat (see Subtitle 24: Subdivision Regulations) shall identify all stub streets and include a notation that all stub streets are intended for connection with future streets on adjoining undeveloped or underdeveloped lands.

COMMENT: The proposed development is not for a single-family residential subdivision. Additionally, no streets are proposed within the development.

(i) Continuation of Adjacent Streets

Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable,

be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.

COMMENT: The proposed street layout was designed with the surrounding neighborhood and street network in consideration. Once (1) access point is proposed along the frontage of Branchville Road. To the South of the Subject Property beyond Branchville Road is Branchville Volunteer Fire Department, which is adjacent to 49th Avenue. Aligning the site's access driveway to 49th Avenue was explored to the maximum extent practicable. In order to avoid potential vehicular conflicts with vehicles turning into and out of 49th Avenue, the site's driveway entrance was placed further west along the Subject Property. This placement also allows the best traffic circulation pattern for emergency vehicles to access the site quickly without impediment.

(j) Traffic-Calming Measures for Private Streets

(1) All traffic calming measures shall be coordinated with the applicable operating agency or municipality. Any traffic calming measures proposed in a County right-of-way shall require approval by the DPIE Director. Such approval shall also identify the responsible party for perpetual maintenance for any nonstandard or non-conforming elements that may be proposed.

(2) Street widths not in excess of basic design standards, short block lengths, on-street parking, controlled intersections, roundabouts, and other traffic-calming measures are encouraged on all local and sub collector streets that connect between two nodes in the connectivity index system, provided they do not interfere with emergency vehicle access.

(3) Residential development shall employ measures to interrupt direct vehicle flow on linear street segments over 800 linear feet long, to the maximum extent practicable (see Figure 27-6206(j): Traffic Calming Measures). Such measures may include, but shall not be limited to:
(A) Stop signs at street intersections;
(B) Mini-roundabouts at intersections;
(C) Curvilinear street segments to slow traffic and interrupt monotonous streetscapes;
(D) Traffic-diverting physical devices such as neckdowns, chicanes, and diverter islands;
(E) Roadway striping to limit vehicular cartway widths or accommodate bike lanes; and
(F) Speed tables, raised intersections or elevated pedestrian street crossings.

(4) Any physical installations that narrow the roadway and extend curbs toward the street centerline, such as bulb outs and chicanes, are discouraged on streets less than 24 feet wide, but are encouraged on

wider streets as a traffic calming device and to reduce crossing distance for pedestrians, where practicable.

COMMENT: No private streets are proposed within the development.

(k) Block Design

(1) Block Length

Where blocks are used in the Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone, block length shall be at least 200 feet, but no more than 800 feet. In all other zones block length shall be at least 200 feet, but no more than 1,000 feet in length. The Planning Director (or DPIE Director if any streets forming/abutting the block are public streets) may allow modifications from these block length standards on determining that:

(A) Environmental or topographic constraints exist;

(B) The site has an irregular shape;

(C) A longer block will reduce the number of railroad grade or water body crossings; or

(D) Longer blocks will result in less traffic through residential subdivisions from adjoining businesses or areas.

COMMENT: Block lengths have been designed to meet the 200-foot minimum and 1000-foot maximum design criteria. As depicted on the boundary Survey the total length of the Subject Property, including both Parcel A and Parcel 91, is approximately 528-feet.

(2) Block Width

To the maximum extent practicable, the width of any block shall be sufficient to permit at least two lots across the depth of the block, exclusive of any alleys, watercourses, or other right-of-way located outside platted lots.

COMMENT: Not applicable. No lots are included with the proposed development.

(3) Through-Block Access

In the RSF-95, RSF-65, and RSF-A zones where a block face exceeds more than 800 feet, sidewalks or multi-use paths shall be provided through the block, perpendicular to the long block face to connect parallel sidewalks on either side of the block through the interior of the block.

COMMENT: Not applicable. The Subject Property is located within the RMF-48 and AG Zones.

(4) General Accessway Layout and Design

The vehicular access and circulation system of a development located on a site abutting an existing or planned transit route shall accommodate a transit stop and other associated facilities unless the Planning Director determines that transit facilities already exist to serve the needs of the development.

COMMENT: Not applicable. The Subject Property does not abut an existing or planned transit route.

(l) Driveway Layout and Design

(1) Driveway Width

All driveways serving development, except single-family detached dwellings, two-family dwellings, and three-family dwellings, shall comply with the following minimum width standards:

(A) One-way driveways shall be at least 11 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.

(B) Two-way driveways shall be at least 22 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.

COMMENT: The two-way access driveway will be approximately 30-feet wide and connect to the internal drive aisles, which will be a minimum of 22-feet wide.

(2) Dead-End Driveway Length

Driveways that do not connect back to a street shall be no longer than 150 feet unless they include adequate provision for fire trucks to turn around, as approved by the Fire Chief.

COMMENT: Not applicable, no dead-end driveways are proposed.

(3) Driveway Intersections

Driveway intersections shall also comply with the following standards:

(A) Alignment

To the maximum extent practicable, driveway intersections along a street shall line up with existing or approved driveway, parking lot drive aisle, or roadway intersections on the opposite side of the street.

(B) Proximity to Adjoining Land

Except for shared driveways provided in accordance with Section 27-6206(d)(3), Shared Driveways, driveway intersections shall be spaced from an adjoining property line by at least two feet or such greater distance as is needed to avoid encroachment of the driveway radius onto the adjacent property or interference with safe use of a driveway on the adjoining property.

(C) Medians in Driveway Entrances

Medians may be incorporated at driveway entrances provided:

(i) No signage is included within the median other than traffic signs and a single monument sign;

(ii) Planted material within the median is limited to minor shade trees, shrubs, ground cover, and grass; and

(iii)The minimum driveway width is maintained for each travel and turning lane.

COMMENT: To the south of the Subject Property beyond Branchville Road is Branchville Volunteer Fire Department, which is adjacent to 49th Avenue. Aligning the site's access driveway to 49th Avenue was explored to the maximum extent practicable. To avoid potential vehicular conflicts with vehicles turning into and out of 49th Avenue, the site's driveway entrance was placed further west along the Subject Property. This placement also allows the best traffic circulation pattern for emergency vehicles to access the site quickly without impediment.

The proposed driveway is approximately 75-feet away from the western property boundary, and no medians are proposed within the driveway entrance.

(m) Vehicle Stacking Space

(1) For Drive-through and Related Uses

(A) Required Number of Stacking Spaces

In addition to meeting the off-street parking standards in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service facility shall provide at least the minimum number of stacking spaces established in Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses.

(B) Design and Layout

Required stacking spaces are subject to the following design and layout standards:

(i) Stacking spaces shall be a minimum of 10 feet wide and 20 feet long;

(ii) Stacking spaces shall not impede on-site or off-site vehicular traffic movements or movements into or out of off-street parking spaces;

(iii)Stacking spaces shall not impede onsite or offsite bicycle or pedestrian traffic movements; and

(iv)Stacking spaces shall be separated from other internal driveways by raised medians if the DPIE Director (for public streets) or Planning Director (for private streets) determine the medians to be necessary for traffic movement and safety.

COMMENT: Not applicable. The proposed development includes residential uses.

(2) For Vehicular Parking Area (Parking Lot) Entrance Driveways

Nonresidential and mixed-use development (excluding industrial uses) shall provide stacking lanes between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway (see Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway). In the event the number of

parking spaces requires a stacking lane distance of 150 feet or greater, this requirement will supersede that of Section 27-6206(l)(2), Dead-End Driveway Length.

COMMENT: Not applicable. The proposed development includes residential uses.

27-6207. Pedestrian Access and Circulation.

(a) Required Pedestrian Access.

(1) General Pedestrian Access.

All new development subject to this Section shall be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining transit stops, bus stops, public parks, greenways, schools, community centers, and shopping areas:

(A) The primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);

(B) Off-street parking bays;

(C) Any designated or planned transit stations or bus stops and shelters (on-site or on an adjacent street); and

(D) Recreation facilities and other common use areas and amenities.

COMMENT: A 5-foot-wide sidewalk will be provided along the Branchville Road frontage. Additionally, sidewalks of varying widths (5-foot minimum) will be provided within the development along the building access points. An ADA-compliant crosswalk is also provided from the parking area to the main building entrance. The recreational amenities are located to the rear of the building and can be accessed via the building's interior access points.

(2) Sidewalks Required.

(A) All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting County standards is already in place).

COMMENT: A 5-foot-wide sidewalk is proposed along the Branchville Road frontage.

(B) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or

dedicated public easement running parallel and adjacent to the public street.

COMMENT: Noted. As depicted on the site plan a 5-foot-wide sidewalk is proposed along the Branchville Road frontage, and any required changes to the placement will be made in coordination with the appropriate reviewing agency.

(C) The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.

COMMENT: Noted. Notwithstanding, a waiver is not requested.

(b) Pedestrian Connectivity.

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

(1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

COMMENT: The proposed development adjoins single-family detached dwellings to the west. The Subject Property is surrounded on the remaining sides by roadways.

(2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross–access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.

COMMENT: Noted. Notwithstanding, a waiver is not requested.

(3) Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.

COMMENT: Noted. Notwithstanding, easements for cross-access is not proposed.

(4) Pedestrian Walkways through Large Vehicular Parking Areas and Parking Garages

(A) General Standards

(i) All vehicular parking areas and parking structures containing more than 150 parking spaces shall provide a clearly identified and protected pedestrian path between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access from the furthest extent of the parking area to the primary building entrance(s).

(ii) Vehicular parking areas containing more than 150 parking spaces shall, at a minimum, include one pedestrian walkway every 6 parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension (see Figure 27-6207(b)(4): Walkways Through Vehicular Parking Area). The pedestrian walkway shall be constructed of a paved surface with concrete similar to that used for sidewalk standards for public streets. Other hardscape materials, such as brick pavers, may be used provided that they allow smooth surfaces along pedestrian paths and at vehicle crossings.

(iii) Pedestrian walkways providing access between vehicular parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development required by Section 27-6207(a)(1), General Pedestrian Access, and Section 27-6207(b), Pedestrian Connectivity.

(B) Walkway Standards.

Required pedestrian walkways shall:

(i) Be at least five feet wide in Residential base zones and six feet wide in the Transit-Oriented/Activity Center and Nonresidential base zones, unless expressly stated otherwise in those zone regulations;

(ii) Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and

(iii) Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23.

COMMENT: Not Applicable. The proposed development does not contain a large vehicular parking area or parking garage.

27-6208. Bicycle Access and Circulation.

(a) Required Bicycle Access.

(1) Internal and Adjoining Bicycle Access

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

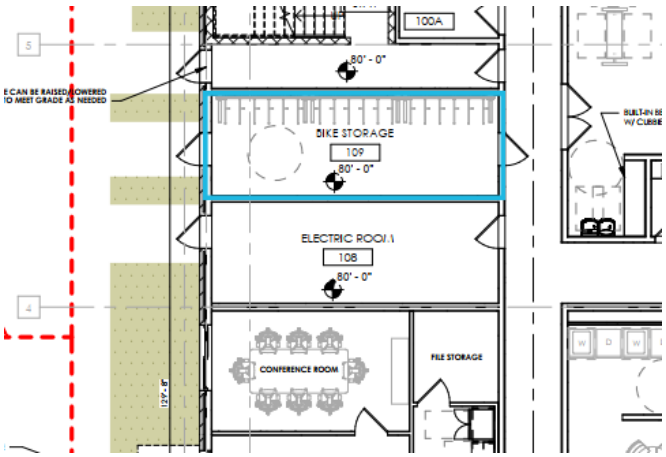
(A) Bicycle parking facilities required by Section 27-6309, Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;

(B) Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;

(C) Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street);

(D) Connections to any recreational amenities internal to the development, such as open space.

COMMENT: Bicycle and pedestrian access and circulation via the sidewalks system are coordinated with the vehicular access and circulation for safe and efficient movement of all modalities throughout the site. The proposed development includes 24 bicycle parking spaces in the bicycle storage room, and 4 bicycle spaces located on 2 outdoor bicycle racks. The bicycle storage room is on the first floor near a building entrance for easy access.



(2) Required Bikeway Network Improvements

(A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.

COMMENT: Bicycle improvements are provided as depicted on DET-2025-010. The proposed development includes 24 bicycle parking spaces in the bicycle storage room, and 4 bicycle spaces located on 2 outdoor bicycle racks. The bicycle storage room is on the first floor near a building entrance for easy access.

(B) The Planning Director may, for private streets or, when advised by the permitting agency, for public streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due topographic conditions, natural features, or visual obstructions that create hazards.

COMMENT: Noted. Notwithstanding a waiver is not requested at this time.

(C) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required bike path along the frontage, the applicant may install a bike path on the development site, within a public easement running parallel and nearby the public street. Such bicycle paths shall not be restricted from public use and shall allow physical passage at all times.

COMMENT: Noted.

(b) Bicycle Connectivity Between Developments.
All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

(1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

COMMENT: The proposed development adjoins single-family detached dwellings to the west. The Subject Property is surrounded on the remaining sides by roadways.

(2) The Planning Director may waive or modify the requirement for bicycle cross-access on determining that such cross–access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.

COMMENT: Noted. Notwithstanding, a waiver is not requested.

(3) Easements allowing cross-access to and from lands served by a bicycle cross-access, along with agreements between owners of lands that provide and are served by the cross-access defining the owners' maintenance responsibilities, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.

COMMENT: Noted. Notwithstanding, no easements allowing bicycle cross-access is proposed.

(c) General Bikeway Layout and Design

(1) Off-Street Bicycle Facilities

Required bicycle paths shall:

(A) Allow two-way bicycle circulation;

(B) Be at least ten (10) feet wide and surfaced with a smooth-surface (such as hot-mix asphalt), durable, and dustless material;

(C) Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and

(D) Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23 of the County Code.

COMMENT: No bicycle paths are required or proposed for the development.

(2) On-Street Bicycle Facilities

Required bike lanes shall be designed and provided in accordance with the cross-section, paving, and other standards applicable to the roadways of which they are a part.

COMMENT: No bicycle lanes are required or proposed for the development.

(d) Waiver

The Planning Director may waive all or part of the standards in this Section for private streets if it is demonstrated that bicycle access and circulation is not needed in the proposed development due to an established bicycle facility already within or

abutting the development, or that compliance with the required bicycle improvements is impracticable because topography, natural features, or the facilities or will create significant risks of harm to bicyclists.

COMMENT: Noted. Notwithstanding, a waiver is not requested.

SECTION 27-6300 – OFF-STREET PARKING AND LOADING

27-6304. General Standards for Off-Street Parking and Loading Areas.

(a) Use of Parking and Loading Areas.

(1) General

Off-street parking areas required by this Section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale (except for food truck hubs operating pursuant to Subtitle 5 of the County Code, farmers' markets, and flea markets), or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

(2) Identified as to Purpose and Location

Except for single-family dwellings, off-street parking areas and off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles. Specific dimensional and marking standards are defined in Section 27-6304(d), Markings.

COMMENT: Off-street parking is arranged for convenient access, with no conflicts with public streets and proposed sidewalks. Parking spaces are identified by surface markings that are arranged to provide for orderly and safe passenger drop off, loading, unloading, and parking of vehicles.

(b) Surfacing

(1) General

(A) Except as provided for in Section 27-6304(b)(1)(B) and Section 27-6304(b)(2) below, all off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) is encouraged. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.

COMMENT: All off-street parking areas will consist of either concrete or asphalt.

(B) Parking for uses in the Rural and Agricultural base zones may be allowed on non-engineered surfaces of grass, gravel, dirt or similar

materials, provided, the following uses shall comply with Section 27-6304(b)(1)(A) above:

(i) Agricultural research facilities;
(ii) Farm supply sales or farm machinery/implement sales, rental, or repair; and
(iii) Cemeteries.

COMMENT: Not applicable. Residential uses are proposed for the Subject Property. Additionally, the building will be located on the RMF-48 zoned portion of the property. No development will take place in the AG zoned portion of the property other than stormwater management facilities and landscaping.

(2) Pervious or Semi-pervious Surfacing.

The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open-joint pavers, and reinforced grass/gravel/shell grids, is encouraged. Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices (see Figure 27-6304(b)(2): Use of Pervious Materials in a Parking Lot).

COMMENT: The applicant is not proposing to utilize any pervious pavement.

(c) Location and Arrangement.

(1) Safe and Convenient Access.

(A) Off-street parking and loading areas shall be arranged for convenient access between an adjacent street and all parking spaces and loading berths to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth shall have adequate, unobstructed means for the ingress and egress of vehicles, and connect to a public street.

(B) Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.

(C) Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without having to move another automobile, unless within an automated or

mechanical parking deck or garage, or part of valet or tandem parking in accordance with Section 27-6307, Off-Street Parking Alternatives.

(D) Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot.

COMMENT: The building's main entrance will be oriented toward Branchville Road, with surface parking located on the west side of the building. The parking area is circular in nature allowing for easy access and circulation of vehicles including fire/emergency response vehicles. The vehicular drop-off lane for residents/visitors is situated on the western side of the building adjacent to a sidewalk and will be ADA accessible. The parking area is designed to avoid parking and parking maneuvers occurs on the public street or sidewalk. All parking spaces can be accessed without the need of moving another vehicle. The one (1) proposed loading space is located toward the rear of the building and does not extend into the drive aisle avoiding unnecessary vehicular conflicts.

(2) Backing onto Streets Prohibited.
Except for parking areas serving single-family detached, townhouse, two-family, and three-family dwellings, all off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street.

COMMENT: The parking area is designed so no vehicle has to back out of a parking space directly onto Branchville Road.

(d) Markings.

(1) Each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, and parking of vehicles. Such markings—including striping, directional arrows, lettering on signs and in disabled-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times. The following uses are exempt from the requirements to mark parking and loading areas:

(A) Single-family detached dwellings;

(B) Two-family dwellings;

(C) Three-family dwellings; and

(D) Uses in the Rural and Agricultural base zones, other than agricultural research facilities; farm supply sales or farm machinery/implement sales, rental, or repair; and cemeteries.

COMMENT: The proposed off-street parking locations and striping are shown on the submitted site plan.

(2) One-way and two-way accesses into parking facilities shall be identified by directional arrows. Any two-way access where parking is located at any angle other than 90 degrees to a street shall be marked with a traffic separation stripe running the length of the access. This requirement does not apply to parking lot drive aisles.

COMMENT: Access directional arrows will be provided for the two-way access into the proposed parking area to facilitate safe circulation. The proposed parking spaces are not located at an angle other than 90 degrees.

(e) Exterior Lighting
Lighted off-street parking and loading areas shall comply with the standards of Section 27-6700, Exterior Lighting.

COMMENT: The lighting for the parking area will comply with the standards of Section 27-6700, as detailed herein, and as shown on the submitted photometric plan.

(f) Wheel Stop Requirements.

(1) Off-street parking areas, except for below-grade or completely enclosed garages, shall comply with the landscaping standards of the Landscape Manual.

COMMENT: The parking area complies with Section 4.3 of the Landscape Manual, as detailed on the submitted Landscape Plan.

(2) Any parking space in a gravel, crushed stone, or similar material lot, at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than five percent, or at the edge of a parking lot where the parking surface ends at a concrete curb or vertical divider, shall include a permanently anchored wheel stop installed at the end of the parking space opposite the drive aisle.

COMMENT: All off-street parking areas will consist of either concrete or asphalt.

(3) Wheel stops, when used, shall be made of concrete, metal, or other material of comparable durability, and shall be at least six feet long and at least six inches high.

COMMENT: Noted. All wheel stops will comply with the stated requirements. A detail of the wheel stops is shown on Sheet C-DET.

(g) Accessible Parking for Persons with Physical Disabilities.
Development providing off-street parking spaces shall ensure that a portion of the total number of off-street parking spaces shall be specifically designated, located, and

reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act Accessibility Guidelines.

COMMENT: The provided ADA vehicular spaces are identified on the submitted site plan and will comply with the stated requirements. Among 54 parking spaces provided, there are four (4) accessible parking spaces for people with physical disabilities located in close proximity to the main building entrance, in accordance with this section, as well as the standards in the Federal Americans with Disabilities Act Accessibility Guidelines. Two (2) are van-sized handicapped spaces, and two (2) are standard handicapped spaces.

(h) Maintained in Good Repair

(1) Maintained at All Times

All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

COMMENT: Noted. All off-street parking and loading areas will be maintained in safe condition and in good repair.

(i) Large Vehicular Use Areas (300 or More Spaces).

Vehicular use areas containing 300 or more parking spaces, whether developed at one time or in phases, shall be configured in accordance with the following standards:

COMMENT: Not applicable. A vehicular use area containing 300 or more parking spaces is not proposed.

27-6305. Off-Street Parking Space Standards.

(a) Minimum Number of Off-Street Parking Spaces.

Except as otherwise provided for multiple use developments (see Section 27-6305(c) below), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

COMMENT: Off-Street Parking, including visitor parking, is located in the parking area and will meet the minimum requirement, in accordance with Table 27-6305(a), based on the proposed apartment housing for elderly or physically disabled families use. A parking tabulation is provided on the Sheet C-1 of the site plan in general note no.20.

(b) Unlisted Uses.

An applicant proposing to develop a use that is unlisted in Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this Subsection. On

receiving the application proposing to develop a use not expressly listed in Table 27-6305(a), with the proposed amount of parking, the Planning Director shall:

COMMENT: The proposed development is for residential uses, which is not an unlisted use.

(c) Mixed-Use Developments and Shared Parking

(1) Developments consisting of a mix of uses shall provide parking based on their potential to share parking between uses and thus reduce the overall parking footprint that would result from each individual use meeting minimum standards. This includes, but is not limited to:

COMMENT: Not applicable. The proposed development does not contain a mix of uses.

(d) Maximum Number of Off-Street Parking Spaces

The maximum number of off-street parking spaces allowed is listed in Table 27-6305(d): Maximum Number of Off-Street Parking Spaces. Existing parking areas in excess of this maximum shall not be required to remove excess parking.

COMMENT: Pursuant to Table 27-6305(d), there is no requirement regarding the maximum number of parking spaces for the proposed development.

(e) Electric Vehicle (EV) Charging Stations

(1) Parking spaces used as EV charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by drivers of EV vehicles (e.g., through directional signage), but where their use by non-electric vehicles is discouraged. EV charging for commercial purposes is prohibited at an EV charging station located at a residential development.

(2) Minimum EV Parking Spaces

(A) On or after January 1, 2027, all new developments of the multifamily dwelling principal use type shall provide the minimum number of EV-Ready and EVSE-Installed parking spaces in accordance with Table 27-6305(e): Minimum EV Parking Spaces.

(B) On or after January 1, 2027, all new developments of office uses shall provide a minimum number of EV-Ready and EVSE-Installed parking spaces in accordance with Table 27-6305(e): Minimum EV Parking Spaces.

(C) On or after January 1, 2027, all new mixed-use developments shall provide a minimum number of EV-Ready and EVSE-Installed parking spaces in accordance with Table 27-6305(e): Minimum EV Parking Spaces.

(D) The number of parking spaces required under Subsections (A), (B) and (C) above shall be calculated as a percentage of the minimum number of spaces required by section 27-6305(a).

(E) Developments subject to Subsections (A), (B) and (C) above shall have at least one (1) parking space equipped with an accessible charging station.

(i) Accessible charging stations should be in close proximity to the building entrance and shall be connected to a barrier-free accessible route of travel.

(ii) Accessible charging stations shall be maintained in compliance with accessibility guidelines under the Americans with Disabilities Act.

(iii) It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of persons with disabilities.

(F) EVSE provided in accordance with Subsections (A), (B) and (C) above must provide Level 2 or higher charging capacity.

(G) EV-Ready and EVSE-Installed parking spaces may be included in calculating the minimum required parking spaces in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces.

COMMENT: Three (3) EV charging stations are proposed. Notwithstanding, the above requirement will take effect on or after January 1, 2027.

(f) Driveways Used to Satisfy Standards

For single-family detached dwellings, two-family dwellings, townhouse dwellings, and three-family dwellings, driveways may be used to satisfy minimum off-street parking space standards, provided a minimum of 19 feet of driveway length is available outside a street right-of-way or sidewalk to store the length of a general purpose vehicle and satisfy the standards of this Section and this Ordinance.

COMMENT: Not applicable. The proposed development includes residential dwellings.

(g) Visitor Parking

Visitor parking spaces shall be provided for all residential and mixed-use development of at least 20 dwelling units. Such visitor parking spaces shall be provided at a minimum ratio of 1 visitor parking space for every 20 dwelling units or fraction thereof, rounded up.

COMMENT: The proposed development will not contain assigned parking for residents. Both resident and visitor parking spaces are within the parking area. The additional parking spaces proposed by the Applicant was included to address concerns regarding an anticipated lack of parking for the site and future residents.

(h) Parking of Vehicles Owned or Used by the Occupants of the Premises or Their Bona Fide Guests

(1) Private passenger vehicles shall be permitted in all zones.

(2) The parking of the following vehicles shall be permitted in the ROS, AG, AR, RE, RR, RSF-65, RSF-95, and RMH Zones subject to the provisions of this Subsection:

COMMENT: Noted.

27-6306. Dimensional Standards for Parking Spaces and Aisles.

(a) General.

Except as otherwise provided in Section 27-6306(b) below, standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 27-6306(a), Minimum Dimensional Standards for Parking Spaces and Aisles. See Figure 27-6306(a).2: Measurement of Parking Space and Aisle Dimension.

COMMENT: All parking spaces and drive aisles meet the dimensional requirements outlined in Table 27-6306(a). Standard parking vehicle spaces are 9-feet by 18-feet. Compact spaces are 9-feet by 16-feet. Drive aisles are a minimum of 22-feet-wide.

(b) Smaller Parking Spaces for Tandem Parking and Certain Uses.

The dimensions of off-street parking stalls may be reduced to a width of eight feet and a depth/length of 18 feet per vehicle where the parking stalls are:

(1) Used for tandem parking (see Section 27-6307(g), Valet and Tandem Parking); or

(2) Located within a development containing exclusively Industrial Services Uses, Manufacturing Uses, or Warehouse and Freight Movement Uses.

COMMENT: No tandem parking is proposed.

(c) Vertical Clearance.

(1) All off-street parking spaces shall have a minimum overhead clearance of 7 feet for vehicle parking, with a minimum overhead clearance of 8.5 feet for van-accessible parking.

COMMENT: Noted.

(d) Compact Parking Spaces.

(1) Up to one-half (1/2) of the required number of parking spaces in any parking lot may be compact car spaces. Any parking spaces provided in any lot, in excess of the number required, may also be compact car spaces.

(2) All compact car spaces shall be marked as such.

COMMENT: All compact parking spaces are identified on the detailed site plan. Six (6) compact spaces are proposed, which is 11% of the parking provided.

27-6307. Off-Street Parking Alternatives.

COMMENT: No off-street parking alternatives are proposed.

27-6308. Reduced Parking Standards for Parking demand Reduction Strategies.

Use of alternative transportation and transportation demand reduction strategies in Subtitle 20A: Transportation allows development to reduce the amount of parking provided beyond the requirements of Section 27-6305, Off-Street Parking Space Standards. This Section is intended to establish how certain reductions in the minimum parking standards in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, may be approved by the Planning Director. It allows applicants to establish Transportation Demand Management plans for individual developments in the absence of a Transportation Demand Management District as defined in Subtitle 20A: Transportation. These reductions will be allowed based on the following strategies for reducing parking demand. All reductions in accordance with Sections 27-6308(a) through 27-6308(d) shall be taken as cumulative and not exclusive, and the cumulative calculation shall follow the order presented in Sections 27-6308(a) through 27-6308(d).

COMMENT: The Applicant is not proposing to reduce the amount of required parking.

27-6309. Bicycle Parking Standards.

(a) Bicycle Racks or Lockers Required.

(1) In all zones except the RTO, LTO, TAC, and NAC base and PD zones, Rural and Agricultural zones, and any Residential Zone with equal or lesser intensity than the RSF-95 Zone, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to ten spaces). At least one additional bicycle space shall be provided for each additional ten parking spaces or major fraction thereof, provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. Specific requirements for particular uses are as follows:

(A) For multifamily dwellings and uses in the Group Living Uses principal use category other than private dormitories, one space shall be required per four dwelling units, with no fewer than two bicycle parking spaces provided and no more than 49 spaces.

(B) For private dormitories, 0.25 spaces per leased occupant shall be required if automobile parking is included in lease agreements or 0.4 spaces per leased occupant shall be required if automobile parking is not included in lease agreements and must be rented separately, up to a maximum of 50 spaces.

(C) For private schools, 1 space per 10 employees plus 1 space for each 20 students (in grades four and higher) of planned capacity shall be required.

(D) For private colleges and universities, one space per ten employees plus one space for each five students of planned capacity shall be required. Of these student-required spaces, generally half should be for

short-term storage (outdoors and convenient to building entrances and other major destinations of the use) and the other half should be for long-term storage (which may be inside buildings, in lockers, or in other specialized covered and secured bicycle parking areas).

COMMENT: The proposed development includes 24 bicycle parking spaces in the bicycle storage room, and 4 bicycle spaces located on 2 outdoor bicycle racks. The bicycle storage room is on the first floor near a building entrance for easy access. The two exterior bicycle racks have been added near the drop off-lane and main building entrance.

(2) In the RTO, LTO, TAC, and NAC base and PD zones, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles, regardless of the number of vehicle spaces provided, and at least two additional bicycles for every ten parking spaces, or major fraction thereof, above ten spaces.

COMMENT: Not Applicable. The Subject Property is located in the RMF-48 and AG Zones.

(3) Racks must allow a bicycle's frame to rest against the rack in at least two places, and for both a wheel and section of the frame to be secured to the rack simultaneously. Racks that allow only a wheel to rest against the rack will not be counted toward meeting the minimum bicycle requirements. Applicants should consult best practices sources such as the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines for guidance on types of racks that are appropriate to meet this requirement.

COMMENT: The bicycle racks located in the bicycle locker room will be wall mounted and will accommodate 24 bicycle spaces. Additionally, two exterior bicycle racks have been added near the drop off-lane and main building entrance, which comply with this requirement.

(b) Bike Parking Rack or Locker Location.

(1) Required bicycle racks shall be installed on a paved surface and located in visible, well-lighted areas conveniently accessible to the primary entrances of a development's principal building(s). At least four of the required spaces serving nonresidential development shall be located within 50 feet of the main entrance to the use. They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.

COMMENT: The proposed indoor bicycle locker room will be located on the first floor of the building near a building entrance for easy access. The two exterior bicycle racks are located near the drop off-lane and main building entrance.

(2) In the RTO, LTO, TAC, and NAC base and PD zones, developments may place up to 20 percent of required bicycle parking in the public right-of-way as street furnishings (subject to the approval of the operating agency or municipality with jurisdiction), provided that they are all within 100 feet of

the entrance of the use and that they allow sufficient space (generally 3 feet on either side of a rack) for placement and removal of bicycles. Developments may count existing bicycle parking along frontage streets and in the street right-of-way toward these requirements.

COMMENT: Not Applicable. The Subject Property is located in the RMF-48 and AG Zones.

(3) Long-term parking facilities should be provided for uses where bicycle access is expected to serve stays of eight hours or more, such as office commutes or overnight stays at a residence or hotel. If used, this parking does not need to meet location criteria for regular parking, such as a distance from a building entrance, but shall:

(A) Be located in a secure, clean and well-lighted area, whether inside a building, in an auxiliary structure, or in an outdoor covered location;
(B) Protect bicycles from weather and debris;
(C) Be signed so that directions to entrances of related uses are clearly understood;
(D) Allow sufficient spacing of racks or lockers for storage, maneuvering and removal of bicycles;
(E) Be available and accessible for all building tenants during the building's hours of operation. (For residential tenants, each space should be accessible 24 hours a day, 7 days a week);
(F) If located in an enclosed area, only be accessible to those authorized to use the space (to limit vandalism and theft);
(G) If in a parking garage for long-term bicycle parking, be clearly marked as long-term bicycle parking spaces, be in a well-lighted, visible location near the main entrance of elevators, and separated from vehicle parking by a barrier that minimizes the possibility of a parked bicycle being hit by a car, and be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade.

COMMENT: A bicycle locker room is proposed on the first floor of the building near a building entrance for easy access. The room will be located in a well-lit area that allows sufficient spacing for the bicycle racks. The room can be accessed by residents 24/7. The two exterior bicycle racks are located near the drop off-lane and main building entrance.

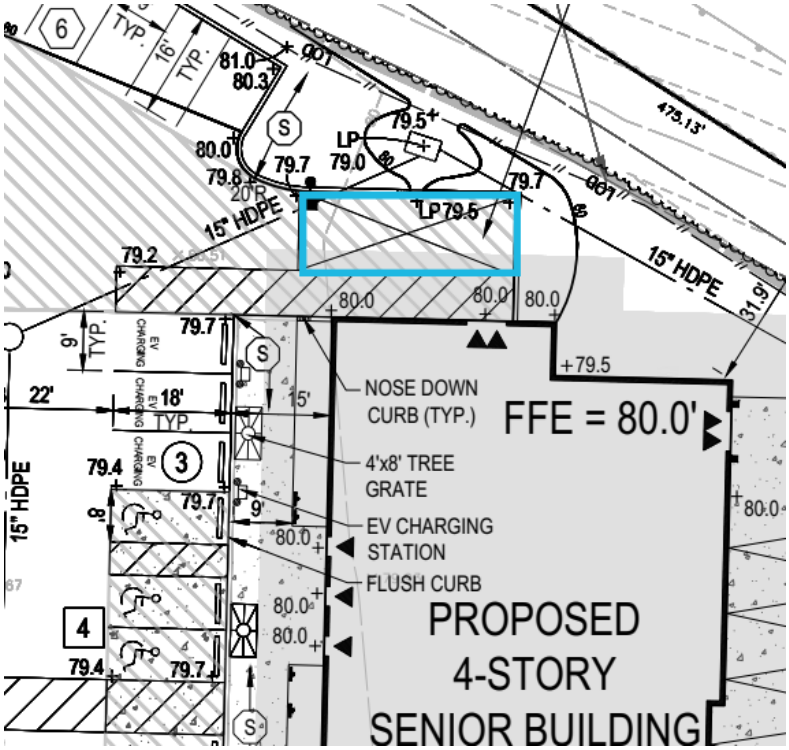
(4) Bicycle parking spaces shall be placed at least three feet away from the associated structure to allow sufficient room for parking a bicycle. Bicycle racks should be installed to allow for at least 30 inches of spacing between each rack.

COMMENT: The proposed bicycle racks will be located indoors on the first floor of the building. The two exterior bicycle racks have been added near the drop off-lane and main building entrance and comply with this requirement.

27-6310. Loading Area Standards.

(a) Minimum Number of Off-Street Loading Berths.
Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.

COMMENT: Pursuant to Table 27-6310(a) a loading space is not required as the proposed building will only include 87 dwelling units. Notwithstanding, the Applicant is providing one (1) loading space located on the western side towards the rear of the building.



(b) Dimensional Standards for Loading Areas.
Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is least 12 feet wide and 45 feet long in general industrial, distribution, or warehousing uses. For all other uses, a berth as short as 33 feet may be allowed. The Planning Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.

COMMENT: The proposed loading space will be 12-feet by 33-feet.

(c) Location of Loading Areas.

(1) To the maximum extent practicable, loading areas shall be placed away from a public street and screened from view in accordance with the Landscape Manual (see Figure 27-6310(c): Loading Area Configuration).

(2) Loading areas shall be located adjacent to the building's loading doors, in an area that promotes their practical use.

(3) Loading areas shall be located and designed so vehicles using them can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public rights-of-way, parking spaces, parking lot aisles, or pedestrian pathways.

(4) Loading areas shall be set back a minimum of 50 feet from any residential use or vacant land in a Residential or Rural and Agricultural zone.

COMMENT: The loading space is located on the western side towards the rear of the building and does not interfere with the parking area drive aisles or circulation. The provided landscape plans shows that the loading space will be screened to the maximum extent practicable and is more than 50-feet away from the closest residential dwelling to the west.

SECTION 27-6400 – OPEN SPACE SET-ASIDES.

27-6403. Amount of Open Space Set-Asides Required.
Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, based on the use classification.

COMMENT: The proposed Open Space Set-Aside area for the proposed development is 46%, and the required area is 20%.

27-6404. Areas Counted as Open Space Set-Asides

(a) The features and areas identified in Table 27-6404(a): Open Space Set-Aside Features, shall be credited towards compliance with the open space set-aside standards of this Section for development in the areas indicated.

(1) No less than fifteen percent (15%) of the total required minimum open space set-aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD zones shall consist of active recreational areas.

(2) No less than fifty percent (50%) of the total required minimum open space set-aside area within the core area of a Transit-Oriented/Activity Center base

or Transit-Oriented/Activity Center PD zone shall be a square, forecourt, or plaza.

COMMENT: The proposed residential development is located in the RMF-48 and AG Zones. As depicted on the submitted open space exhibit, 8,740 square feet of open space set aside is for active recreation areas, which is 22% of the total required minimum open space set-aside area.

(b) Open spaces required by any other section in the County Code, such as, but not limited to, mandatory dedication of parkland, may be credited toward compliance with the open space set aside standards in Table 27-6403: Required Open Space Set-Asides, if they are located and designed in accordance with the standards in this Section.

COMMENT: Noted. The submitted open space exhibit shows all land area counting toward compliance.

27-6405. Areas Not Counted as Open Space Set-Asides

The following areas shall not be counted as open space set-asides:

(a) Private yards not subject to an open space or conservation easement;
(b) Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;
(c) Vehicular parking areas or lots (excluding the landscaped areas);
(d) Driveways for dwellings;
(e) Land covered by structures not designated for active recreational uses;
(f) Designated outdoor storage areas; and
(g) Stormwater management facilities and ponds, unless located and designed as a site amenity (e.g., with low fencing, vegetative landscaping, gentle slopes, fountain or other visible water-circulation device, and pedestrian access or seating).

COMMENT: Noted. The areas counted as open space conform to this requirement and are detailed on the open-space set aside exhibit included with the DET submission package.

27-6406. Design Standards for Open Space Set-Asides

(a) Location

Open space shall be located so as to be readily accessible and useable by occupants and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development through prominent placement or easy visual access from streets.

COMMENT: All open space areas are located to be readily accessible and useable as detailed on the open space exhibit.

(b) Configuration

(1) Open space set-asides shall be contiguous or interconnected, to the maximum extent practicable, unless a different configuration is needed to

continue an existing trail or accommodate preservation of natural, historical, and archeological resources.

(2) If the development site is adjacent to existing or planned public trails, parks, or other public open space area land, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other public land (see Figure 27-6406(b).1: Example Open Space Set-Aside Configuration; Figure 27-6406(b).2: Example Open Space Set-Aside Configuration, Townhouse Development; and Figure 27-6406(b).3: Example Open Space Set Aside Configuration, Commercial Development).

COMMENT: All open space areas are contiguous or interconnected to the maximum extent practicable as detailed on the open space exhibit.

(c) Orientation of adjacent buildings

To the maximum extent possible, buildings adjacent to the required open space set-asides shall have at least one entrance facing the open space set-aside.

COMMENT: The active recreational open space area is located to the rear of the building with several entrances/exits surrounding the open space areas for easy access. The remaining open space areas are located in close proximity to the building entrances.

(d) Prioritization of Open Space Set-Aside

(1) Except in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, and enhance as many of the following open areas and features as possible, in the following general order of priority:

(A) Natural features such as riparian areas, riparian buffers, shorelines, flood hazard areas, floodplains, wetlands, steep slopes, and wildlife habitat and woodland areas;
(B) Water features such as rivers, bays, lakes, creeks, canals, natural ponds, and retention and detention ponds;
(C) Protected trees and other mature trees;
(D) Parks and trails (regardless of public or private ownership);
(E) Lands with active agricultural uses and activities;
(F) Perimeter buffers or visual transitions between different types or intensities of uses;
(G) Areas that accommodate multiple compatible open space set-aside uses rather than a single use; and
(H) Historic and archeological features.

(2) In the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, or enhance the open areas and features identified in Section 27-6406(d)(1) above, except that the establishment of squares, plazas, forecourts, civic greens, and similar urban open space amenities shall have the highest priority.

COMMENT: The Subject Property is located in the RMF-48 and AG Zones. The proposed open space set-aside areas consist of active recreation areas, passive recreation areas, and required landscape areas.

(e) Open Space Set-Asides on Property in the Industrial, Heavy (IH) Zone

COMMENT: Not applicable. The Subject Property is located in the RMF-48 and AG Zones.

27-6407. Development in Open Space Set-Asides.

Development within open space set-asides shall be limited to that appropriate to the purposes of the type(s) of open space set-asides. Where appropriate, such development may include, but is not limited to, walking, jogging, and biking paths or trails; benches or other seating areas; meeting areas; tables, shelters, grills, trash receptacles, and other picnic facilities; docks and other facilities for fishing; environmental education guides and exhibits; historic interpretive signage; gazebos and other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas; pools; athletic fields and courts; and associated clubhouses.

COMMENT: The proposed open space set-aside areas consist of active recreation areas, passive recreation areas, and required landscape areas. The active recreational open space area is located in the rear of the proposed building. This amenity space will include a putting green, shuffleboard, pavilion, seating and lounging, and grilling stations. This area will be directly adjacent to the indoor active amenity spaces to include the fitness center, gaming room, and community room.

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides

(a) Open space set-asides required by this Ordinance or by Subtitle 24: Subdivision Regulations, shall be managed and maintained in compliance with all applicable provisions of Maryland law. To the extent not inconsistent with Maryland law, such open space set-asides shall be managed and maintained as permanent open space through one or more of the following options:

(1) Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership;

(2) Conveyance of open space set-aside areas to a third party beneficiary such as an environmental, historical, or civic organization, a municipality, or M-NCPPC, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land;

(3) Establishment of easements or covenants; or

(4) If public stormwater management facilities are treated as site amenities, through stormwater management easements.

(b) All options involving private ownership of open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.

(c) Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation of this Ordinance.

COMMENT: Noted.

SECTION 27-6500 – LANDSCAPING

COMMENT: A landscape plan is included with the subject application. The DET is in conformance with the applicable standards as set forth by the 2018 Prince George's County Landscape Manual, including Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual.

Additionally, the Tree Canopy Coverage table is included on Sheet L-2 of the Landscape Plan. Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Properties zoned RMF-48 are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The RMF-48 zoned portion of the subject site is 2.02 net acres and the required TCC is approximately 0.40 acres (or approximately 17,597 square feet). The site plan demonstrates sufficient TCC from proposed landscaped trees to meet the minimum requirement.

SECTION 27-6600 – FENCES AND WALLS

27-6602. General Standards

(a) General

(1) Fences and walls shall be located outside of the public right-of-way.

(2) Fences and walls are allowed on the property line between two or more parcels of land held in private ownership.

(3) Fences and walls may be located within any required yard.

(4) Nothing in this Section shall be construed to prevent the installation of temporary fencing to protect existing trees, limit sedimentation, or control erosion.

(b) In Utility Easements

Fences located within utility easements shall receive written authorization from the easement holder or the County, as appropriate. The County shall not be responsible for damage to, or the repair or replacement of, fences that must be removed to access utility easements or facilities.

(c) Within Required Landscaping Areas

Fences and walls may be installed within required landscaping areas, subject to an approved landscaping plan.

(d) Avoidance of Traffic Hazards

Notwithstanding other provisions of this Subsection, fences and walls shall not be allowed within the triangle formed by the intersection of the street lines and points on the street lines 25 feet from the intersection, or in a location that is determined by an agency will create a traffic hazard.

COMMENT: The standard is met. The applicant is proposing a 6-foot-tall screening fence along the western and northern property boundaries. A 4-foot-tall screening fence is proposed to the south of the building as additional screening between the building and Branchville Road. The details of both fences are located on Sheet C-DET.

27-6603. Height Standards

(a) General

Unless otherwise stated in Section 27-6600, Fences and Walls, fences and walls shall comply with the standards in Table 27-6603(a): Fence and Wall Height.

(b) Administrative Waiver Request

(1) Customary fencing provided as a part of a permitted tennis court, athletic field, or other recreational facility shall be exempt from the height standards in this Section.

(2) Fence heights may be increased further through an approved security exemption plan (see Section 27-6610, Security Exemption Plan).

(3) Fences up to eight feet in height are allowed for community gardens and urban agriculture uses (see Section 27-5102(b)(1)(A), Community Garden and Section 27-5102(b)(1)(C), Urban Agriculture).

(4) Walls up to eight feet in height are allowed to screen service and loading areas, if they comply with the setback requirements for the associated building.

(c) Measurement of Height

Fence or wall height shall be measured in accordance with the following standards:

(1) Fence or wall height shall be measured from the top of the fence or wall, defined as the highest point, not including supporting columns or posts, above grade, to the grade on the side of the fence or wall where the grade is the lowest, but excluding the height of any retaining wall directly beneath the fence or wall.

(2) Supporting columns or posts shall not extend more than 18 inches above the top of the fence or wall.

(3) Safety railings required by the Building Code shall not be included in fence height measurements.

COMMENT: The proposed screening fences are 4-feet tall and 5-feet tall. The fence details are provided on Sheet C-DET. The fence details demonstrate the measurement of height conforms with the requirements noted above. The applicant is not requesting an administrative waiver with this application.

27-6604. Materials

(a) General

Unless otherwise specified in Section 27-6604(b) below, fences and walls shall be constructed of any one or more of the following materials:

(1) Masonry, concrete, or stone;

(2) Ornamental metal, except that fencing shall not incorporate spiked tops within a residential zone without approval of a security exemption plan in accordance with Section 27-6610, Security Exemption Plan;

(3) Painted wood, pressure treated wood, or rot-resistant wood such as cedar, cypress, or teak;

(4) Composite materials designed to appear as wood, metal, or masonry;

(5) Metal (wrought iron, welded steel; and/or electro-statically plated black aluminum, except chain-link fencing);

(6) Vinyl;

(7) Walls clad with substrate material intended to support living vegetation; and

(8) Any material demonstrated by the applicant to have a similar or equal appearance and durability as a material listed in Subsections (1) through (7) above, as determined by the Planning Director (or decision-maker if the fence or wall is associated with a parent application).

(b) Transit-Oriented/Activity Center Zones

Fences and walls in the Transit-Oriented/Activity Center base and PD zones shall be constructed of any one or more of the following materials:

(1) Native/regional stone and equivalent imitation stone;

(2) Brick;

(3) Stucco or decorative concrete block or poured concrete (only when a brick or stone coping is provided);

(4) Painted or stained wood;

(5) Metal (wrought iron, welded steel and/or electrostatically plated black aluminum), for fences and gates only; or

(6) Black vinyl-coated chain link fences, only for schools, recreational facilities, daycare facilities, and similar outdoor uses.

(c) Prohibited Materials

The following fence types or materials are prohibited:

(1) Barbed and/or razor wire, unless approved as part of a security exemption plan in accordance with Section 27-6610, Security Exemption Plan, or on land with an agricultural use, or on land used for installation and operation of high-voltage equipment at substations for electrical generation, transmission, and distribution in connection with providing public utility service in the County by a regulated public utility;

(2) Fences constructed of chicken wire, corrugated metal, fabric materials, fiberboard, garage door panels, plywood, rolled plastic, sheet metal, debris, or waste materials, unless such materials are recycled and reprocessed for marketing to the general public, as building materials designed to resemble

new building materials (e.g., picket fencing made from recycled plastic and fiber);

(3) Except where used to prevent wildlife from consuming produce in an urban agriculture use or community garden, chain link fences in the Transit-Oriented/Activity Center base and PD zones, the Nonresidential base zones except the IH base zone, and the IE-PD and MU-PD zones; and

(4) Above-ground fences that carry electrical current, except as used for the purposes of enclosing livestock in the Rural and Agricultural base zones and in the RE and RR zones (nothing shall prohibit below-ground electrical fences intended for the keeping of pets).

COMMENT: The Subject Property is located in the RMF-48 and AG Zones, and the proposed fences will be composed of pressure treated wood. A fence detail was submitted demonstrating conformance to these requirements. None of the prohibited materials listed above are proposed.

27-6605. Perimeter Fences and Walls Abutting Street Right-of-Way

Except in the IH base zone, fences or walls that are located within 15 feet of a street right-of-way shall:

(a) Be of a uniform style;

(b) Be constructed of brick, stone, concrete (when covered with stucco or similar finish), vinyl, or vertical wooden boards; and

(c) Include breaks, offsets of at least one foot, access points, or other design details in the fence or wall plane at least every 200 feet. (see Figure 27-6605(c): Fence and Wall Offsets.)

COMMENT: The proposed fences will be composed of pressure treated wood. A fence detail was submitted demonstrating conformance to these requirements.

27-6606. Appearance

(a) Finished Side to Outside

Unless it is used to enclose livestock, wherever a fence or wall is installed, if one side of the fence or wall appears more "finished" than the other (e.g., one side of a fence has visible support framing, such as vertical posts and horizontal rails, and the other—the more "finished" side—does not, or one side of a wall has a textured surface and other—the more "finished" side—does not), then the more "finished" side of the fence shall face the exterior of the lot rather than the interior of the lot. (see Figure 27-6606(a): Fence with Finished Side Out.

(b) Compatibility of Materials along a Single Lot Side

All fencing or wall segments located along a single lot side shall be composed of a uniform style, materials, and colors, except when the Historic Preservation Commission requires an alternative appearance in accordance with the regulations in Subtitle 29: Preservation of Historic Resources of the County Code.

(c) Fence and Wall Landscaping

All fences and walls exceeding 4 feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in Section 27-6606(c)(1) and Section 27-6606(c)(2) below, to soften the

visual impact of the fence. These standards shall not apply to fences in any single-family residential zone (the RSF-A Zone and any other zone of lesser intensity per Section 27-4102(b)). (see Figure 27-6606(c): Fence and Wall Landscaping).

(1) Shrubs Required

At least one evergreen shrub shall be installed for every five linear feet of fence or wall, on the side of the fence or wall facing the public street right-of-way. Shrubs may be installed in a staggered, clustered, grouped, or linear fashion. See Figure 27-6606(c): Fence and Wall Landscaping.

(2) Substitution of Shade Trees

One shade or ornamental tree may be substituted for every three shrubs provided that the tree meets the size standards of the Landscape Manual.

COMMENT: The fence details provided demonstrates that the fence will be composed of uniform style, materials, and colors. The 6-foot-tall fence that runs adjacent to the northern property boundary facing MD 193 will be supplemented by landscaping as shown on the submitted landscape plans in conformance to this requirement.

27-6607. Fence and Wall Construction

Fences and walls shall comply with all applicable Building Code requirements.

COMMENT: Noted.

27-6608. Appearance

Gates shall comply with the following standards:

(a) All gates shall have hardware to secure the gate in a closed position.

(b) All unattended gates and gates opening onto a public sidewalk area shall be self-closing, self-latching, and locked when not in use.

COMMENT: Noted.

27-6609. Retaining Walls

Retaining walls are to be used in appropriate locations to reduce the steepness of slopes and to provide planting pockets conducive to revegetation. They shall comply with the following standards:

(a) A retaining wall may be permitted to support steep slopes but should not exceed six feet in height from the finished grade, except for:

(1) A structure's foundation wall, or

(2) As necessary to construct a driveway from the street to a garage or parking area, or

(3) As otherwise expressly allowed by this Ordinance.

(b) In all exceptions identified in Subsection (a) above, a retaining wall shall not exceed ten feet in height.

(c) Retaining walls greater than six feet in height shall comply with the building setbacks in the zone which they are located, unless it is constructed because grades are lower on the site where it is located.

(d) The width of any terrace between any two six-foot vertical retaining walls should be at least three feet. Retaining walls higher than six feet should be separated from any other retaining wall by a minimum of five horizontal feet. Terraces created between retaining walls shall be permanently landscaped or revegetated with native vegetation.

(e) Retaining walls used to support existing road cuts may exceed the height limits and other requirements in Subsections (a), (b), and (c) above.

(f) Retaining walls shall be faced with stone, brick, or earth-colored materials similar to the surrounding natural landscape.

(g) All retaining walls shall comply with the Building Code.

COMMENT: No retaining walls are proposed with this application.

27-6610. Security Exemption Plan

(a) A landowner in need of heightened security may submit to the Planning Director, or, where delegated pursuant to Section 27-3308(b), the municipality in which the development application is located a security exemption plan proposing a fence or wall taller than those permitted by this Section, an electric fence, or proposing the use of barbed and/or razor wire atop a fence or wall for security reasons.

(b) The Board of Appeals or municipality may approve or approve with conditions, the security exemption plan, upon finding all of the following:

(1) Need for Safety of Security Reasons

The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage than surrounding land, or represent a significant hazard to public safety without:

(A) A taller fence or wall;

(B) An electric fence; or

(C) Use of barbed and/or razor wire atop a fence or wall.

(2) No Adverse Effect

(c) If the Board of Appeals or municipality finds the applicant fails to demonstrate compliance with Sections 27-6610(b)(1) and 27-6610(b)(2) above, the security plan shall be disapproved.

COMMENT: Noted.

SECTION 27-6700 – LIGHTING

27-6705. Private Street Lighting

(a) All private street lights shall be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring.

(b) The light fixture and light color of private street lights in an individual subdivision or development shall be consistent throughout the subdivision or development.

(c) Correlated color temperature (CCT) of street lights shall not exceed 3000K.

COMMENT: No private streets are proposed within this development.

27-6706. General Standards for Exterior Lighting

(a) Hours of Illumination

Public, civic, and institutional uses, commercial uses, mixed-uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting by 11:00 P.M. or within one hour of the closing of the establishment open latest, whichever occurs last. Lighting necessary for outdoor recreational uses such as ball diamonds, playing fields, tennis courts, and similar uses; lighting necessary for security as listed in Subsections 27-6702(e) and 27-6702(j) and Section 27-6709; or lighting necessary for emergency situations as listed in Subsection 27-6702(i), shall be exempt from this requirement. For the purposes of this paragraph, lighting "necessary for security" shall be construed to mean the amount of exterior lighting necessary to provide an average of 2.5 foot-candles of light, with a maximum of 3 foot-candles of light at any point, in the following areas: possible points of entry or exit into a structure, illumination of exterior walkways, or illumination of outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

(b) Shielding with Full Cut-off Fixtures

All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward, consistent with Figure 27-6706(b).1: Full Cut-off Fixtures. In no case shall lighting be directed above a horizontal plane through the lighting fixture (see Section 27-6706(b).2: Examples of Fully-Shielded Light Fixtures).

(c) Maximum Illumination Levels

(1) Except for private street lighting (see Section 27-6705, Private Street Lighting), all exterior lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in foot-candles at ground level at a lot line shall not exceed the standards in Table 27-6706(c).1: Maximum Illumination Levels. See Figure 27-6706(c).2: Maximum Illumination Levels.

(2) All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturers specifications for the fixture.

(d) Maximum Height

Except for athletic field lighting fixtures, which shall not exceed 95 feet in height, and private street lighting (see Section 27-6705, Private Street Lighting), the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 27-6706(d): Maximum Height for Exterior Lighting.

COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric Plan, demonstrating conformance to the applicable standards in this section. Details of all proposed lighting fixtures are provided, and no prohibited lighting types are proposed. As shown on the photometric plan, all lighting will be full cut-off fixtures that are directed downward. Maximum illumination measured in foot-candles, at ground-level, at the lot lines will not exceed the maximums listed in Section 27-6706(c)(1) of the Zoning Ordinance.

27-6707. Lighting Design Standards for Specific Uses and Site Features

In addition to complying with all applicable standards in Section 27-6706, General Standards for Exterior Lighting, the specific uses and site features identified in this Section shall comply with the standards established for that type of use or site feature.

(a) Awnings

Awnings used for building accents over doors and windows shall not be internally illuminated (i.e., from underneath or behind the awning) unless the awning material is entirely opaque.

(b) Canopies

Lighting under a canopy shall be designed so as not to create glare off-site. Acceptable methods to address this include one or both of the following:

(1) A recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy that provides full cutoff or fully-shielded light distribution; or

(2) A surface-mounted fixture incorporating a flat glass that provides a full cutoff or fully-shielded light distribution.

(c) Sports and Performance Venues

Lighting fixtures for outdoor sports areas, athletic fields, and performance areas shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.

(d) Wall Pack Lights

Wall packs on the exterior of the building shall be fully shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and be of low wattage (100 watts or lower).

(e) Pedestrian Lighting

Pedestrian light fixtures shall comply with the following:

(1) Light fixtures for sidewalks, walkways, trails, and bicycle paths shall provide at least 1.2 foot candles of illumination, but not exceed 2.0 foot candles.

(2) Pedestrian bollard lamps shall be mounted no higher than four feet above grade and shall not exceed 900 lumens for any single lamp (see Figure 27-6707(e): Examples of Pedestrian Bollard Lamps).

(f) Decorative Landscaping and Lighting

Outdoor light fixtures used for decorative effects shall comply with the following standards.

(1) Decorative lighting intended to enhance the appearance of a building and/or landscaping shall cast all light downward (rather than upward) against the building surface or onto a landscape feature, or shall be calibrated to illuminate features of the building or landscaping such that light spill-over and skyglow are avoided.

(2) Decorative lighting shall not exceed 100 watts of incandescent illuminance or the equivalent.

COMMENT: A photometric plan and fixture list have been provided and is in conformance with this requirement. The photometric plan provides measurements for the street lighting which is

sufficient to provide adequate lighting. No wall pack lights, or decorative landscape lighting are proposed with this development.

27-6708. Measurement

Light-level measurements shall be made at the lot line of the land upon which light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Upon installation, the applicant shall demonstrate compliance with this Section by submitting measurements taken with a light meter to the Planning Director. The light meter shall have been calibrated within the prior two years.

COMMENT: Noted.

27-6709. Security Exemption Plan

(a) A landowner may submit a security plan to the Planning Director, or where delegated pursuant to Section 27-3308(b), the municipality in which the development application is located proposing exterior lighting that deviates from the standards in this Section. The Planning Director or municipality shall approve or approve with conditions the security plan and its proposed deviation from the standards, upon finding that the applicant demonstrates:

(1) The proposed deviation from the standards is necessary for the adequate protection of the subject land, development, or the public;

(2) The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage, or members of the public are at greater risk for harm than on surrounding land without the additional lighting; and

(3) The proposed deviation from the standards is the minimum necessary, and will not have a significant adverse effect on neighboring lands.

(b) If the Planning Director or municipality finds the applicant fails to demonstrate compliance with Subsections 27-6709(a)(1) through 27-6709(a)(3) above, the security plan shall be disapproved.

COMMENT: Noted.

SECTION 27-6800 – ENVIRONMENTAL PROTECTION AND NOISE CONTROLS

27-6802. Natural Resource Inventory (NRI)

An approved NRI, in conformance with the Environmental Technical Manual, is required for applications for Subtitle 32, Division 2, Erosion and Sediment Control; Subtitle 32, Division 3, Stormwater Management; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation; Subtitle 5B, Chesapeake Bay Critical Area; Planned Development (PD) Zoning Map Amendment applications (Section 27-3602); special exception applications

(Section 27-3604); detailed site plan applications (Section 27-3605); and preliminary plan of subdivision (minor or major) applications (Subtitle 24: Subdivision Regulations).

COMMENT: Filed in conjunction with DET-2025-010 is the approved NRI-075-015-01 and the proposed TCP2.

27-6803. Trees and Vegetation
As described in the applicability sections of Subtitle 25: Trees and Vegetation, development shall comply with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code.

COMMENT: This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code.

27-6804. Floodplain Management
As described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code, development shall comply with the requirements for floodplain management in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the Prince George's County Code.

COMMENT: According to approved NRI-075-2015-01, the site statistics table shows there is no 100-year floodplain on this site.

27-6805. Erosion and Sedimentation Control
An approved Grading, Erosion, and Sediment Control Plan is required as described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code.

COMMENT: Noted.

27-6806. Stormwater Management
As described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code, development shall comply with the requirements for stormwater management in accordance with Subtitle 32, Division 3, Stormwater Management, of the Prince George's County Code.

COMMENT: An SWM concept plan, concept approval letter (Application Number 16414-2019-01), and associated plan is submitted with this application. The plan proposes environmental site design be implemented to the maximum extent practicable. The DET and TCP2 are in conformance with the SWM concept plan.

27-6807. Chesapeake Bay Critical Area

For all land within the CBCAO Zone, see Section 27-3601, Zoning Map Amendment (ZMA), Section 27-3603, Chesapeake Bay Critical Area Overlay (CBCAO) Zoning Map Amendment, Section 27-4402(a), Chesapeake Bay Critical Area Overlay (CBCAO) Zones, and Subtitle 5B: Chesapeake Bay Critical Area, of the County Code, for applicable regulations and submittal requirements.

COMMENT: Not applicable, the subject property is not located within the Chesapeake Bay Critical Area.

27-6808. Regulated Environmental Features
All land located outside the CBCAO Zone is subject to the requirements of Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

COMMENT: This site does not contain any REF.

27-6809. Unsafe Lands
All applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

COMMENT: Not applicable, the Subject Property does not contain any unsafe lands.

27-6810. Noise Control
(a) For the principal uses identified below, the maximum level of noise generated by the use on a lot or parcel at any point along its boundary abutting a residential use, a commercial use, a mixed-use development, or an industrial use shall not exceed the maximum allowable noise level for that use established in Table 27-6810: Maximum Allowable Noise Levels for Receiving Lands.

COMMENT: Regarding noise controls, a Phase II noise study is submitted with the subject application.

SECTION 27-6900 – MULTIFAMILY, TOWNHOUSE, AND THREE-FAMILY FORM AND DESIGN STANDARDS

27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards
Development subject to this Section shall comply with the following standards.

(a) Site Access
New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

(1) At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible.

(2) No primary vehicular access along a local street serving existing single-family detached dwellings—provided, however, that secondary vehicle access for emergency vehicles may be provided along such a local street if other points of access are not available.

COMMENT: One (1) access point accommodating two-way vehicular traffic will be provided from Branchville Road, which is classified as a local roadway. Due to the triangular shape of the site and size constraints a secondary access point is not feasible. The main circular drive aisle will allow emergency access vehicles to easily access the site without restriction or impediment. The site also features a drop-off lane adjacent to the entrances, as well as a loading area along the southern portion of the site that emergency vehicles can also access.

(b) Location of Off-Street Parking

(1) For multifamily dwellings only, no more than 50 percent of off-street surface parking may be located between a building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement. (see Figure 27-6903(b): Multifamily, Townhouse, or Three-Family Parking Location).

(2) For all multifamily, townhouse, and three-family buildings:

(A) Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.

(B) Off-street surface parking located beside a building shall not occupy more than 35 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

COMMENT: As shown on the detailed site plan, no more than 50 percent of off-street surface parking is located between a building and the street. The parking area is located to the western side of the proposed building. The site plan demonstrates the off-street surface parking located beside the building occupies approximately 81-feet or 15% of the parcel's street frontage, less than the maximum allowed.

(c) Building Orientation and Configuration

(1) Single-Building Development

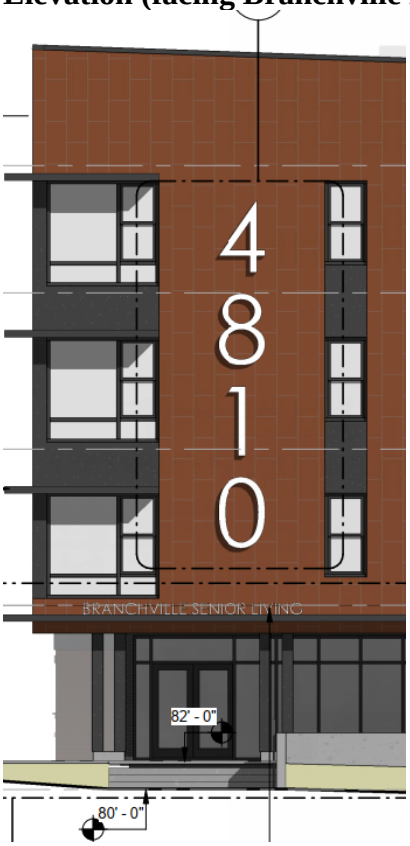
The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street or a common open space such as a mews.

(2) Multi-Building Development

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like mews or courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 27-6903(c)(2): Multi-Building Orientation)

COMMENT: One (1) building is proposed within this development. The building has two (2) primary entrances that are located at the southwest corner of the building, with one entrance oriented toward Branchville Road and one entrance oriented toward the parking area.

South Elevation (facing Branchville Road)



West Elevation (facing parking area)

(d) Maximum Building Length

(1) The maximum length of any multifamily, townhouse, or three-family building shall be 150 linear feet in the RSF-A and RMF-12 zones; and 250 linear feet in the RMF-20, RMF-48, and CGO zones, regardless of the number of units.

COMMENT: The building is located within the RMF-48 Zone of the site. As shown on sheet A-0003 of the architectural plan set, the maximum building length proposed is 237.8-feet, below the maximum length allowed.

(e) Building Facades

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

(1) Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart (see Figure 27-6903(e)(1): Changes in Building Façade), unless the applicant provides a design of similar or superior quality.

(2) Wall offsets shall have a minimum depth of two feet.

(3) In addition to wall offsets, street-facing façades of multifamily, townhouse, and three-family buildings shall provide a minimum of three of the following

design features for each residential building fronting onto a public street (see Figure 27-6903(e)(3): Examples of Front Façades):

(A) One or more dormer windows or cupolas;

(B) A recessed entrance;

(C) A covered porch;

(D) Pillars, posts, or columns next to the doorway;

(E) One or more bay windows projecting at least twelve inches from the façade plane;

(F) Eaves projecting at least six inches from the façade plane;

(G) Raised corniced parapets over the entrance door;

(H) Multiple windows with a minimum four-inch-wide trim;

(I) Integrated planters that incorporate landscaped areas or places for sitting; or

(J) Roof form and line changes consistent with the wall offsets.

COMMENT: As shown in the submitted architectural elevations, the facades of the proposed development are designed with wall offsets in the form of projections or recesses, with a minimum depth of 2-feet and spaced ranging between 12-feet to 22-feet apart. The design also incorporates three elements to reduce the perceived massing and scale of the building, such as a recessed entrance, a covered porch, columns next to the doorway, and line changes consistent with the wall offsets.

(f) Roofs

For all multifamily dwellings:

(1) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

(2) Flat roofs shall be concealed by parapets that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.

(3) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

(4) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

COMMENT: The proposed building is designed with a flat roof that is concealed by parapets extending at least 3-feet above the roof level, as detailed on sheet A-0004 of the architectural package (South Elevation). All roof-based mechanical equipment is located closer to the rear elevation facing University Boulevard. Notwithstanding, the roof-based mechanical equipment will not be visible from Branchville Road, the entry point to the development.

(g) Building Façade Fenestration/Transparency

At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the

underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

COMMENT: The submitted architectural elevations show that at least 15 percent of the street-facing façade area of the ground-level floors of the proposed building will be occupied by windows and/or doorways, as shown on Sheet A-0004. The window/doorway square footage of 1,093.87 sf on the street-facing ground floor façade is approximately 35%.

(h) Materials

For all multifamily, townhouse, and three-family buildings:

(1) Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, with the exception that materials may change where side or rear wings meet the main body of the structure.

(2) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. See Figure 27-6903(h): Example of Building Façade, Roof, Fenestration/Transparency, and Materials Requirements for Multifamily Building.

(3) Townhouse development shall conform with the building material requirements set forth in Section 27-61203(d), Building Materials, of this Subtitle.

COMMENT: As shown on the architectural elevations and renderings, the proposed primary façade materials (face brick, corten steel, and fiber cement panel) do not change at outside corners but extend along the side facades that are visible from a street beyond the minimum of 20-feet. Material changes occur along a horizontal line, where two forms meet, or where materials occur as accents.

(i) Garage Standards

For all multifamily, townhouse, and three-family buildings:

(1) Detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings. A parking structure is exempt from this requirement. (see Figure 27-6903(i): Garage Placement.)

(2) Freestanding garages or carports visible from public streets outside the development shall be oriented perpendicular to the street, or the façade facing the street shall be configured to comply with the required wall offsets and façade design features in Section 27-6903(e), Building Façades.

(3) The exterior materials, design features, and roof forms detached garages or carports should generally be compatible with the building(s) they serve.

COMMENT: Not Applicable. A garage is not proposed.

(j) Outdoor Activity Areas

For all multifamily, townhouse, and three-family buildings, ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual.

COMMENT: Landscaping and Landscape buffers are provided in accordance with Section 4.7 of the Landscape Manual. The proposed outdoor activity area is located to the rear of the building and will be screened from the adjacent single-family dwellings by both the building and landscaping.

SECTION 27-61200 – NEIGHBORHOOD COMPATABILITY STANDARDS

27-61202. Applicability

(a) General

(1) Unless exempted as provided in Section 27-61202(b), Exemptions, below, these standards apply to:

(A) Any new townhouse, multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing single-family detached dwellings, two-family dwellings, or vacant lands in the RE, RR, RSF-95, and RSF-65 zones (single-family residential zones);

(B) Any new multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing townhouse dwellings;

(C) Any expansion of an existing townhouse, multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing single-family detached dwellings, two-family dwellings, or vacant lands in a single-family residential zone, where the expansion increases the building's gross floor area by 50 percent or more; and

(D) Any expansion of an existing multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing townhouse dwellings where the expansion increases the building's gross floor area by 50 percent or more.

(b) Exemptions

In addition to the exemptions specified in Section 27-6103, General Exemptions, the following are exempt from these standards unless the applicable Area Master Plan or Sector Plan addresses compatibility differently:

(1) Townhouse, multifamily, nonresidential, and mixed-use development located on lots separated from single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone by a built and existing street with a median with four or more lanes;

(2) Townhouse, multifamily, nonresidential, and mixed-use development abutting vacant lands in a single-family residential zone that consists of publicly owned land, preserved open space, existing protective easements, or

environmental features, that prevent any residential use of said vacant lands; or an outlot as defined by Section 24-2300, Definitions, of the Subdivision Regulations;

(3) Uses in the Communication Uses and Educational Uses Principal Use Categories; and

(4) Development within any Transit-Oriented/Activity Center base or PD zone if the existing single-family detached dwellings, two-family dwellings, or townhouse dwellings are also located in a Transit-Oriented/Activity Center base or PD zone.

COMMENT: To the west, the Subject Property is adjacent to single-family detached dwellings in the RSF-65 Zone, and beyond, 48th Place and single-family detached dwellings in the RSF-65 Zone.

27-61203. Neighborhood Compatibility Standards
Development subject to this Section shall comply with the following standards.

(a) Building Height and Setbacks

(1) Setbacks of buildings shall be consistent with other buildings on the block face to maintain a consistent plane or edge of buildings along public frontages. Instead of the required setback or build-to line of the zone, setbacks of buildings shall vary no more than 15 percent from the setbacks of adjacent buildings.

COMMENT: The single-family detached dwellings to the west face 48th Place. The proposed development will face and have frontage on Branchville Road. The proposed building will also conform to the setbacks of the underlying RMF-48 Zone.

SETBACKS		
USE	REQUIRED	PROVIDED
FRONT YARD	15'	18.2'
SIDE YARD *	8'	150'
REAR YARD	20'	25'

(2) Building height shall not exceed the maximum height established in Table 27-61203(a)(2): Maximum Height in Transitional Areas.

COMMENT: The building is 150-feet away from the western property boundary. The closest single-family detached dwelling will be approximately 180-feet from the proposed building. The proposed maximum height of the building is four stories and 47-feet, which complies with the height requirement.

(3) Buildings over three stories in height shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to single-family dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone (see Figure 27-61203(a)(3): Building Height Modulation).

COMMENT: Elevations have been provided detailing the architectural features and height of the proposed four-story building. The west elevation is broken up into various wall offsets, roof height variations, and material changes to promote contextual integration along with visual interest.

(b) Building Orientation

Except for when a mews or open space is located in front of the building, buildings shall be oriented towards the street from which they derive their street address.

COMMENT: The building primary entrances are oriented toward the parking area and Branchville Road as depicted on the submitted elevations, specifically the south and west elevations. The elevations also show how the street-facing facades have been designed to have increased articulation and design features to promote super quality between the proposed building and the public realm.

(c) Building Design

(1) Setbacks of Buildings shall (see Figure 27-61203(c): Compatible Building Design):

(A) Use a similar roof type to adjacent single-family detached dwellings, two-family dwellings, or townhouse dwellings in terms of slope and arrangement to prevent abrupt changes in roof form;

COMMENT: The architectural design of the proposed building is contemporary, with a generally flat roof. The roof design in combination with the building materials and color palette complements

the adjacent residential neighborhood without being an exact architectural copy of a single-family dwelling.

(B) Configure all roof-mounted equipment to avoid or minimize its view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone;

COMMENT: The roof mounted equipment has been shielded from view to the maximum extent practicable.

(C) Use exterior colors, where possible, that are similar to those found on adjacent single-family detached dwellings two-family dwellings, or townhouse dwellings;

COMMENT: The architectural design of the proposed building is contemporary, and is finished with a mix of face brick and fiber cement paneling in a varied color palette that blends well with the surrounding residential neighborhood as detailed on the submitted architectural elevations.

(D) Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations found on adjacent single-family detached, two-family dwellings, and townhouse dwellings; and

COMMENT: The architectural design of the proposed building is contemporary, and is finished with a mix of face brick and fiber cement paneling in a varied color palette that blends well with the surrounding residential neighborhood. These materials are arranged in a geometric pattern and create visual interest through color blocking, clean lines, and material texture and contrast. Vertical and horizontal articulation in the form of varied window groupings and massing shifts helps break down the building's scale.

(E) Orient porches, balconies, and outdoor activity areas away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: The proposed outdoor activity area will be located to the rear of the building, away from the single-family detached dwellings to the west.

(2) Retail commercial building façades over 90 feet in length that face single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total façade width of the building.

COMMENT: A retail commercial building is not proposed.

(d) Building Materials

(1) Transparency

Building façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall comply with the standards in Table 27-61203(d)(1), Transparency Standards:

COMMENT: This regulation is met as shown on the architectural elevations submitted, which details the transparency percentages.

(2) Exterior Materials

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall comply with the following exterior materials standards:

(A) Materials and material configurations shall be similar to those commonly used on adjacent single-family detached dwellings and two-family dwellings.

(B) Plywood, standard (versus decorative) concrete block, and corrugated metal are prohibited as exterior materials.

(C) Vinyl siding shall not exceed 25 percent of a building façade of any building located within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone.

COMMENT: This regulation is met as shown on the architectural elevations submitted, which detail the materials of the proposed building. Plywood, concrete block, corrugated metals, and vinyl siding are not proposed as building materials.

(e) Multi-Building Placement

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, multi-building development that includes varying use and/or development intensities in different buildings should locate buildings with the least intense use and/or development nearest to the abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, to the maximum extent practicable.

COMMENT: Only one (1) building is proposed.

(f) Off-Street Parking

(1) Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, for development

that is within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone, the total amount of off-street parking shall not exceed 1.5 times the required minimum specified in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, and may be reduced through an alternative parking plan (see Section 27-6307, Off-Street Parking Alternatives) that demonstrates such reduction will not have an adverse impact on the adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: The minimum required parking for the proposed use is 29 parking spaces. The maximum per this section is 43 parking spaces, or 1.5 times the minimum parking requirement. The development is currently proposing 36 parking spaces. The City of College Park and community members have expressed concerns regarding the need for additional parking. The Applicant will continue to work with the City and the County to address the parking concerns.

(2) When required, off-street parking shall be established in one or more of the following locations, listed in order of priority:

(A) Within a structured parking facility;

(B) Adjacent to off-street parking lots serving nonresidential development on abutting lots;

(C) Adjacent to lot lines abutting nonresidential development;

(D) Adjacent to lot lines abutting mixed-use development;

(E) Behind the building;

(F) Within a lot's corner side yard;

(G) In front of the building; or

(H) When all of the above options are infeasible, adjacent to lot lines abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

(3) Off-street surface parking areas located adjacent to single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be treated in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.

(4) The façade of any parking structure facing adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall be designed in accordance with the exterior materials standards of this Section and be landscaped to soften its visual impact.

COMMENT: The Subject Property is generally triangular in shape and consists of two (2) parcels located in the RMF-48 Zone and AG Zone. The building will be located on the RMF-48 Zoned portion of the property, while only stormwater management facilities are proposed to be located on the AG Zoned portion of the property. The property frontage and access for the residential parcel will be via a two-way drive aisle from Branchville Road, which is classified as a local roadway and forms the southern boundary of the site. Due to the triangular shape and narrowing of the site toward the eastern property boundary, the parking area is proposed to be placed to the west of the building, adjacent to the single-family detached dwellings. A landscape plan has been

included to demonstrate the substantial buffer that will be provided along this property boundary. The Applicant also wanted to provide ample space between the single-family detached dwellings and the proposed building. Additionally, the Subject Property also complies with Section 4.3 of the Landscape Manual.

(g) Other Site Features

(1) Loading, Service, Recycling Collection, and Refuse Collection Areas

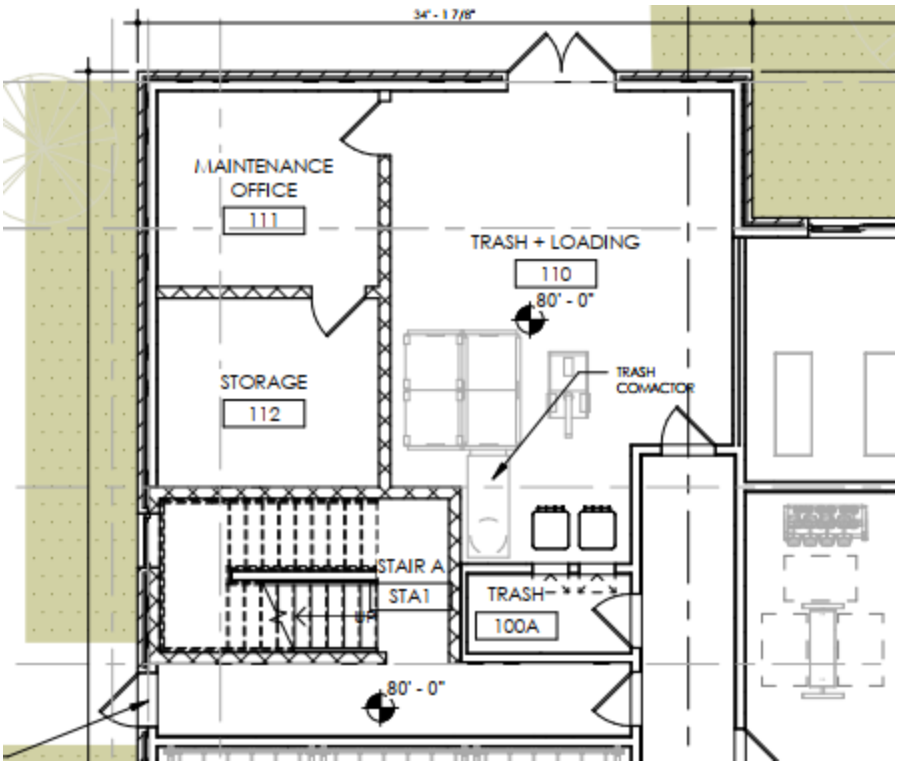
Loading, service, recycling collection, and refuse collection areas shall be located at least 50 feet from residential development and:

(A) Located behind or to the sides of buildings away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family zone, and screened with walls and/or landscaping, and provided with access that is integrated with parking areas and the vehicular circulation network;

(B) Screened from view of single-family detached dwellings, two-family dwellings, townhouses, and vacant lands in a single-family residential zone, using materials that are the same as, or of equal quality to, the materials used for the principal building; or

(C) Incorporated into the overall design of the site so that the visual impacts of these functions are fully contained within an enclosure, or are otherwise out of view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: As provided on the DET, the one proposed loading space is located to the rear of the building, more than 200-feet away from the closest single-family detached dwelling. The loading space will also be screened by the proposed landscaping. The proposed building contains an indoor trash collection facility on the ground floor for easy and convenient access to the loading space, with no obstruction to the vehicular circulation network or visual impacts to the surrounding development.



(2) Drive-Through Service Facilities

(A) In no instance shall a drive-through or pick-up window be located on a building façade that faces a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

(B) Order boxes associated with a drive-through or pick-up window shall be at least 200 feet from a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: No drive-through service facilities are proposed within this development.

(3) Exterior Lighting

(A) Exterior lighting fixtures shall have a maximum height of 14 feet and illumination that does not exceed 0.5 foot candle at the lot line if located within 100 feet of a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

(B) Exterior lighting fixtures shall have a maximum height of 18 feet if between 100 and 150 feet of such lot or lands (and illumination that does not exceed 0.5 foot candle at the lot line).

(C) Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first.

COMMENT: In conjunction with the DET, the applicant has provided a photometric plan, demonstrating conformance to the applicable standards in this section. Details of all proposed lighting fixtures are provided.

(4) Signage Standards

(A) To the maximum extent practicable, signage shall be located a minimum of 50 feet from lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

(B) Signage within 50 feet of a lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, shall be limited to directional signage.

(C) Within 100 feet of lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, the maximum sign area for signs shall be reduced by 25 percent.

(D) Projecting signs are prohibited if the sign is located across the street from or within 200 feet of a development with single-family detached dwellings, two-family dwellings, townhouses dwellings, or vacant lands in a single-family residential zone.

COMMENT: The subject DET includes four (4) signs, of which three (3) are canopy signs and one (1) is a wall sign. All signage is proposed on the building, which is located approximately 180-feet away from the nearest single-family detached dwelling to the west. No projecting signs are proposed.

(5) Open Space Set-Asides

(A) Required open space set-asides shall be located between a proposed development and an adjacent single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, to the maximum extent practicable.

(B) Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 50 feet from any lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: The proposed open space set-aside areas consist of active recreation areas, passive recreation areas, and required landscape areas. The active recreational open space area is located in the rear of the proposed building, more than 250-feet away from the closest single-family detached dwelling.

(6) Natural Features

Natural features such as existing vegetation, natural differences in topography, streams, wetlands, and other such features shall be used as transitions where possible.

COMMENT: A landscape plan and TCP2 has been submitted depicted the location of existing and proposed landscaping/natural environmental features.

(h) Operational Standards

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, development within 200 feet of any single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone shall:

(1) Prohibit outdoor dining or other outdoor activities such as, but not limited to, outdoor entertainment areas where alcohol is served or music is played, and outdoor recreation areas that are open after 8:00 p.m. in the evening;

(2) Limit trash collection or other service functions to only between the hours of 7:00 a.m. and 7:00 p.m.; and

(3) Extinguish amplified music, singing, or other forms of noise audible at shared lot lines after 10:00 p.m. Sunday through Thursday nights, and after 12:00 a.m. Friday and Saturday nights.

(4) These standards shall not apply to new development locating within 200 feet of any nonconforming dwellings.

COMMENT: Noted.

SECTION 27-61300 - AGRICULTURAL COMPATIBILITY STANDARDS

COMMENT: The development of one residential building, including up to 87 Residential Units for Seniors (apartment housing for the elderly) in the RMF-48 and AG Zones. The building is located on the RMF-48 zoned portion of the property. Disturbance on the AG zoned portion of the property will be limited to stormwater management facilities and landscaping. The proposed development will not be located adjacent to an ongoing agricultural use or activity in the ROS, AG, and AR base zones.

SECTION 27-61400 – URBAN AGRICULTURAL COMPATIBILITY STANDARDS

COMMENT: Not applicable. The Subject Property is not located adjacent to an on-going urban agriculture use.

SECTION 27-61500 – SIGNAGE

27-61504. General Standards

(a) Illumination

(1) Static Illumination

Static illumination of signs is allowed in all zones except the Rural and Agricultural base zones, for all sign types except canopy signs, provided any external light source shall be directed toward the sign and shall not cast direct light or create glare upon adjacent lands or streets.

(2) Animated Illumination

(A) Animated sign illumination is prohibited, except in accordance with Subsection 27-61504(a)(2)(B) below.

(B) Signs on which the only copy that changes is the electronic indication of time, temperature, stock market, or similar information are permitted in all zones except the Rural and Agricultural and Residential base zones and the R-PD Zone. Changes in copy shall be spaced at least eight seconds apart and shall be accomplished without the use of animation, movement, or scrolling.

COMMENT: The subject DET includes four (4) signs, of which three (3) are canopy signs and one (1) is a wall sign. The proposed building wall signage will contain backlighting (halo lit signage letters), which will conform to the stated requirement for static illumination. No animated illumination is proposed for any of the signs.

(b) Materials

Permanent signs shall not be made of plywood, corrugated plastic sheets, cardboard, paper, cloth, vinyl banners, or other similar materials.

COMMENT: As provided on the sign detail, the proposed canopy signage letters will be made of acrylic with white finish. The building wall sign letters will be made of aluminum with white letters.

(c) Digital Display

Digital displays shall comply with the standards in this Subsection.

(1) Location and Sign Type

(A) In the Rural and Agricultural and Residential base zones and the R-PD Zone, digital displays shall be permitted only on freestanding signs for uses in the Community Service Uses and Educational Uses Principal Use Categories.

(B) In the Transit-Oriented/Activity Center base and PD zones, digital displays shall be permitted only on building wall or roof signs.

(C) In all other base and PD zones, digital displays shall be permitted only on building wall or roof signs or freestanding signs.

(2) Standards

(A) A digital display shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign or its supporting structure. Each static message shall not include flashing or the varying of light intensity.

(B) Automatic changes in display are permitted for digital displays, provided such changes shall be:

(i) Spaced at least 8 seconds apart;

(ii) Accomplished in 0.25 seconds or less; and

(iii) Accomplished without the use of animation, movement, or scrolling.

(C) Except when part of a digital billboard (see Subsection 27-61506(g)), the luminance of a digital display during daylight hours shall be no greater than 1500 nits. At all other times, luminance shall be no greater than 150 nits. Automatic dimming is required to maintain the appropriate illumination levels at all times.

COMMENT: No applicable. The Applicant is not proposing to provide any digital displays.

(d) Signs Within Proposed Right-of-Way

(1) Sign permits may be issued for signs on land located within the right-of-way, property, or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility as shown on the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans) only if such signs are placed on:

(A) Land which:

(i) Was in reservation but is now not in reservation; and

(ii) Has not been acquired and is not being acquired; or

(B) Land which was subdivided after the adoption of the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans), but was not reserved or required to be dedicated for a street or rapid transit route or facility shown on the General Plan or other County plan.

COMMENT: Not applicable, no signs are proposed within a proposed right-of-way.

27-61505. Standards for Specific Sign Types

Unless exempted in accordance with Section 27-61502(b), Exemptions, all signs except special purpose signs (see Section 27-61506, Standards for Special Purpose Signs) and temporary signs (see Section 27-61507, Standards for Temporary Signs) shall comply with the standards in Table 27-61505: Standards for Specific Sign Types, based on the zone in which the sign is located.

COMMENT: The subject DET includes four (4) signs, of which three (3) are canopy signs and one (1) is a building wall sign. Dimensions and materials of these signs are shown on Sheet A-0008 of the architectural plan set, demonstrating conformance to the signage standards. A signage schedule is also included on Sheet A-0008 showing that the signs do not exceed the maximum area allowed except for the canopy signs.

One building wall sign is located along the southern elevation facing Branchville Road, with a proposed sign area of 95.45 square feet. There are no location, height, or area requirements for building wall signs for a residential use. The signage detail shows that the building wall sign will not extend more than 12 inches from a building wall and will be placed flat against the wall so that the message reads parallel with the wall.

There are three (3) canopy signs proposed, two (2) along the west elevation facing the parking lot, and one (1) along the southern elevation facing Branchville Road. The proposed canopy signs will not be located on top of a canopy, and the canopy sign along the south elevation will be over 18-feet behind Branchville Road. As shown on the signage details, the signage letters will be place in the middle of the prefabricated metal canopies on the west and south building elevations. As shown on the signage schedule, the total area of the canopy signs are 30.13 square feet, meeting the sign area requirements.

CANOPY SIGNAGE AREAS	
"BRANCHVILLE SENIOR LIVING"	13.21 SF
"BRANCHVILLE SENIOR LIVING"	13.21 SF
"MANAGEMENT OFFICE"	3.71 SF
TOTAL	**30.13 SF**

BUILDING WALL SIGNAGE AREA	
"4801"	95.45 SF

27-61506. Standards for Special Purpose Signs

COMMENT: Not applicable, no special purpose signs are proposed.

27-61507. Standards for Temporary Signs

COMMENT: Not applicable, as no temporary signs are proposed with this application.

SECTION 27-61600 – GREEN BUILDING STANDARDS

27-61603. Green Building Standards

(a) Minimum Amount of Points Required
Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-61603(b): Green Building Point System.

(1) Minimum Requirements for Residential Development

(A) 10 to 25 units: 3 points.

(B) 25 or more units: 4 points.

(2) Minimum Requirements for Non-Residential Development

(A) 25,000 to 75,000 square feet: 3 points.

(B) More than 75,000 square feet: 4 points.

COMMENT: The proposed development exceeds the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units. A Green Building Point System chart depicting 7.5 points earned, has been provided on Sheet A-0001of the architectural plan set, as summarized below.

Table 27-61603(b): Green Building Point System	**Points Proposed**

Home energy rating system (HERS) index greater than 60 and less than or equal to 75	0.50
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 14 SEER is included as a standard	0.75
Install a cool roof on a minimum of 50% of the single-family dwellings in the development or subdivision. The cool roof shall cover the entire roof of the dwelling.	1.50
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's International Green Construction Code	1.00
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.00
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50
Total	**7.50**

(b) Green Building Point System
Development subject to the standards of this Section shall use Table 27-61603(b): Green Building Point System, to determine compliance with this Section.

COMMENT: A Green Building Point System chart has been provided on Sheet A-0001 of the architectural plan set.

(c) Documentation Required
Applicants shall provide documentation of techniques that will be used to satisfy the green building standards of this Section at the time of submittal of a development application.

COMMENT: Noted. A Green Building Point System chart has been provided on Sheet A-0001 of the architectural plan set. Additionally, a chart is provided how the development will achieve the NGBS Silver design designation.

27-61604. Failure to Install or Maintain Green Building Elements
Failure to install or maintain approved green building elements that are to be provided to comply with this Section is a violation of this Ordinance, and may result in revocation of the development approval or permit in accordance with PART 27-8, Enforcement.

COMMENT: Noted.

VII. CONCLUSION

For all of the above-stated reasons and based on all of the supporting documents and evidence that has been (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of DET-2025-010 and the associated Type 2 Tree Conservation Plan in conformance with the requirements of Subtitle 27 of the Prince George's County Code.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: _____
Matthew C. Tedesco
Attorney for the Applicant

By: _____
Dominique A. Lockhart, AICP.
Senior Land Use Planner

Date: February 11, 2026
(Second Post-SDRC Submittal)

CRUZ COMPANIES

Celebrating Excellence Since 1948.

Justin Cruz, COO

Cruz Companies

2/10/2026

Elderly Support Service Plan

Supportive Service Infrastructure

1. Staffing & Transportation Support

Cruz Management will designate an on-site full-time staff, as part of the Resident Services program. The staff member will assist with the coordination routine transportation and support with technical assistance and scheduling for:

- Medical appointments
- Social service appointments
- Grocery and pharmacy access
- Meal and nutrition programs

Transportation and meal access are facilitated through vendor partnerships and established community providers, including senior transportation services, congregate meal programs, and home-delivered meal resources.

2. Resident Services Office

Please see attached architectural plans (Resident wellness area)

3. On-Site Medical/Wellness Space

A separate Medical/Wellness space is designated and labeled on the floor plan for periodic on-site services, including:

- Wellness screenings
- Preventive health services
- Visiting nurse or clinician support
- Vaccination or mobile clinic programming

This space supports health-related services delivered through outside partners and community providers.

4. Transportation Pick-Up/Drop-Off Area

The site plan includes a clearly marked pick-up and drop-off location to accommodate medical transportation, paratransit, and scheduled ride services to ensure safe and accessible resident transport.

5. Statement of Services Alignment

The Statement of Services reflects these supportive service and managed care functions and integrates staffing coordination, resident assistance, and community-based partnerships as part of ongoing property operations.

Proposed Programming

Programming supports resident independence and quality of life and includes:

- Financial literacy and credit counseling
- Nutritional services and meal access education
- Technology introduction and digital literacy training
- Health and wellness activities, including yoga and stress reduction programs

Elder Support Services Plan

Cruz Management's Resident Services Program supports independent living, stability, and overall well-being for residents by strengthening individuals, families, and the surrounding community. The program aligns with the company's commitment to safe, inclusive, and service-oriented housing environments built on honesty, respect, accountability, innovation, and collaboration.

Program Directives

The Resident Services Program is required to execute the following functions:

1. Serve as the primary liaison between residents, property management, and community partners.
2. Ensure resident access to all eligible benefits, entitlements, and supportive services.
3. Implement aging-in-place protocols by directly addressing health, safety, and transportation barriers.
4. Administer and oversee specialized services for elders, persons with disabilities, and families.
5. Establish community resource networks and drive resident engagement initiatives.
6. Enforce standards of inclusion and respect to maintain a positive living environment.
7. Secure successful tenancies through proactive education, mediation, and conflict resolution.
8. Execute 504 Reasonable Accommodation requests in direct coordination with Property Management and Maintenance.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 29, 2026

MEMORANDUM

TO: Te-sheng Huang (Emery), Planner IV, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Sarah Benton, AICP, Planning Supervisor, Long-Range Planning Section, Community Planning Division SB

FROM: Maha Tariq, Planner II, Neighborhood Revitalization Section, Community Planning Division NAB for MT

SUBJECT: **DET-2025-010 Branchville Crossing**

FINDINGS

Community Planning Division staff find that, pursuant to Section 27-3605 Detailed Site Plan Decision Standards of the Zoning Ordinance, this detailed site plan to construct an 87 unit apartment building for elderly or physically disabled families, with associated infrastructure and amenities, is not required to conform to the master plan.

BACKGROUND

Application Type: Detailed Site Plan (DET)

Planning Area/Community: Planning area 66, College Park-Berwyn Heights & Vicinity

Location: On the north side of Branchville Road at its intersection with University Boulevard (Route 193), at 4810 Branchville Road, College Park, MD 20740

Size: 2.19 Acres

Existing Uses: Vacant

Future Land Use: High Urban and municipal park/federal park

Proposal: Construction of an 87-unit apartment building for elderly or physically disabled families, with associated infrastructure and amenities.

Zoning: Residential, Multifamily-48 (RMF-48) Zone and Agriculture and Preservation (AG) Zones

Applicable Zoning Ordinance: Current Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: *Plan Prince George's 2035 Approved General Plan* (Plan 2035) locates the subject property within the Established Communities and the Employment Growth Policy Areas. "Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met" (page 20.). The Employment Growth Policy Areas are designated employment areas that have the highest concentrations of economic activity in our four targeted industry clusters —healthcare and life sciences; business services; information, communication, and electronics (ICE); and the Federal Government. Plan 2035 recommends continuing to support business growth in these geographic areas—in particular in the targeted industry clusters—concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies (p.19).

Analysis: *The proposed residential development is consistent with the recommendations of the General Plan for Established Communities by promoting infrastructure investments and thereby maintaining and enhancing existing public services and facilities in the area by constructing an apartment building for elderly or physically disabled families in close proximity to local transportation networks that include roadways, sidewalks, and transit options, facilitating safe and efficient mobility. In addition, the site is located near employment centers, commercial services, and community amenities, reducing reliance on automobile travel and supporting access to jobs and essential services.*

Master Plan: The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* (Master Plan) recommends **High Urban** land use on Parcel A; and **Municipal Park/Federal Park** land use on Parcel 91. The development proposes the construction of 87 residential units with a density of 43 dwelling units per acre in a four-story multifamily building. The proposal is consistent with the vision for the property to create a high-density

residential project for the senior population near areas that supports public transportation opportunities and are near commercial services, medical services and other support services. (p. 66).

In addition, the Master Plan recommends the following (goals, objectives, and guidelines) to help advance the intent and purpose of the plan.

Environmental Envelope

Goal: To protect and enhance the environmental quality of the Planning Areas (p.33).

> **Objectives**: To encourage the use of careful site planning and construction techniques in order to minimize the impact of noise, vibrations, fumes, and visual intrusion on the human environment (p.33).
>
> **Guideline 5:** Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features (p. 50).

Analysis: *The Master Plan recommends development applications incorporate measures to minimize noise impacts in residential areas, including "placing the parking lots, recreation areas, and open space between the sensitive residential areas and the noise source; orienting buildings to minimize noise impacts by utilizing a site's topography and vegetation; constructing earth berms and walls and incorporating noise-reducing features such as room arrangement, window placement, acoustical insulation, and the location of patios and courtyards in the design of individual buildings"(p.69). A Phase I Noise and Phase II Noise Analysis prepared by Phoenix Noise and Vibration have been submitted. Staff recommend that the applicant incorporate appropriate noise mitigation strategies as recommended per the Master Plan to be reviewed for adequacy with this application.*

The site plan is proposing an outdoor courtyard and stormwater management facilities on Parcel 91. This parcel is in the AG zone and the master plan recommends Private Open Space on this parcel. The Master Plan encourages preserving natural assets, and environmental features, and incorporate these features into public amenities as recommended in Guideline 5. Careful site planning techniques could be incorporated into the site design so that this stormwater area is designed to include walkways, seating areas, and shade structures and becomes an open space amenity for the residents. In support of this objective, staff encourage the careful design of this space and retention of existing trees on Parcel 91. It is also recommended that the remainder of the site, in the parking areas and the perimeter, preserve existing trees onsite, to the extent feasible.

Living Areas

Goal: To protect and improve the quality of all living areas (p. 61).

> **Objectives**: To encourage the design of housing and living areas that create safe spaces, which will in turn minimize vulnerability to crime and facilitate unobstructed access for emergency vehicles (p.61).
>
> **Guidelines 5:** A broad range of housing types and designs should be provided to meet the needs of different household ages, sizes and income levels (p.72).

Analysis: *The property is surrounded by a variety of housing types including single family detached, single-family attached, and multifamily dwelling units. The proposed application will add to the mix of housing types in the area and support a diverse residential environment that accommodates households of varying ages, sizes, and income levels, consistent with Guideline 5. The proposed development provides a variety of recreational areas and amenities and design features that will appeal to different housing sizes and income levels. These amenities include covered porches, outdoor seating areas, walk out patios, and a courtyard. The courtyard includes lounge areas, a grill station, a pavilion, shuffleboard court, a putting green, and dog run. These features contribute to safe, active, and well-used common spaces that enhance quality of life and promote natural surveillance.*

> **Guideline 7:** The site planning of apartment projects should provide adequate open space at the perimeter to serve as a buffer between the project and adjacent lower density residential development. (p.72)

Analysis: *The site layout should provide safe and efficient internal circulation for vehicles and pedestrians while incorporating adequate open space as landscape buffers along the perimeter of the site. The Open Space Set-Aside Exhibit submitted with the application identifies the locations of both active and passive recreational areas. The proposed development provides approximately 68 percent of open space set aside areas on the property, and meets the requirement. This open space contributes to the visual separation and compatibility with surrounding residential neighborhoods. The perimeter buffer and landscaping on the western portion of the property will be evaluated during the review of this application by the Urban Design Section.*

> **Guideline 8:** Multifamily development should have direct access to arterial or collector roads and should not have primary access through single-family residential streets. (P.72)

Guideline 13: Living areas should be designed and located in order to minimize vehicular through traffic. Neighborhoods should not be bisected by continuous collector streets, and communities by arterials, expressways or freeways. (p.73)

Analysis: *The property frontage and access for the multifamily parcel is proposed from a two-way drive aisle that is accessed from Branchville Road. This roadway is classified as a local roadway and forms the southern boundary of the site. The northern property boundary of the property is adjacent to MD 193 (University Boulevard), a master planned arterial roadway (A-16). There are currently no existing driveways along this portion of MD 193, and adding a driveway entrance is not recommended by the master plan. By restricting access points and internal circulation, the development supports the intent of Guidelines 8 and 13 to minimize traffic impacts on surrounding neighborhoods and maintain a safe and functional living environment. The site access will be reviewed by the operating agencies to ensure it functions safely and meets access requirements.*

The Master Plan encourages the installation of Class II shared and protected bikeways in urban areas (p. 138). For reference, see Figure 1 (below). Staff recommend completing the circulation network by providing continuous sidewalk connections and bikeways that integrate with the existing transportation system, thereby providing direct access to nearby bus stops along Rhode Island Avenue. Sidewalk and bike lane widths will be reviewed by the appropriate operating agencies to ensure they function safely and meet applicable requirements.

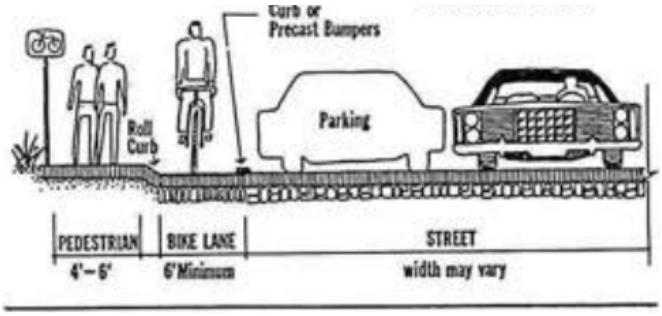


Figure 1. Class II – Restricted Bike lane - Langley Park – College Park- Greenbelt Master Plan (p.154)

Guideline 15: Future apartment development should be located within walking distance (usually a 1,500-foot radius) of public transportation access points. (p.73)

Analysis: *The closest bus stops are located 0.1 mile from the subject property on Rhode Island Avenue. The bus stops will provide residents and visitors with an additional option to navigate to the property and surrounding area. Staff recommend sidewalks and crosswalks be installed from the site to connect to the existing transportation network to provide safe passage. The installation*

of sidewalks and crosswalks to these facilities will be further evaluated by the appropriate operating agencies.

> **Guideline 19:** Residential developments in close proximity to major highways should provide sufficient buffering along the highway(s) through the construction of berms/noise barriers and maintenance of vegetation to reduce exterior noise intrusion to a level of 65 dBA. (p.73)

Analysis: *The subject site is located in proximity to a major highway and is subject to exterior noise impacts. The noise levels will be evaluated during the review of this application to determine if the subject application meets the requirements for building setbacks and noise attenuation.*

The applicant has submitted a Phase II Noise Analysis prepared by Phoenix Noise and Vibration and has provided noise mitigation measures designed to achieve interior noise levels of 45 dBA or lower, and outdoor activity area noise levels of 65 dBA. The application proposes a seven-foot-high fence on the north side of the building that will mitigate the noise onsite and is integrated into the site design and the landscape.

Guideline 20: Residential structures should be designed in harmonious relationships to one another and to the terrain and should be suited to create interesting spaces. (p.73)

Analysis: *Staff encourage the applicant to find a suitable solution that mitigates any negative impact of this development with the adjacent single-family detached dwellings through building height, placement, fencing, and landscaping.*

Circulation and Transportation

Goal: To create and maintain a transportation network in the Planning Areas that is safe, efficient, and provides for all modes of travel in an integrated manner. (p.123)

> **Guidelines 11:** Development adjacent to major throughfares should, where possible, preserve and provide landscaped open space between structures and the highway. (p.139)

Analysis: *The site will be further evaluated by staff and the appropriate operating agencies to ensure that on-site transportation and circulation systems are safe, efficient, and supportive of multimodal transportation, including pedestrian, bicycle, and vehicular travel.*

Staff recommend completing the circulation network by providing continuous sidewalk connections to the existing transportation system, including direct pedestrian access to nearby bus stops along Rhode Island Avenue.

The applicant should provide clearly defined vehicular access points, internal drive aisles, and pedestrian pathways that minimize conflicts between vehicles, pedestrians, and cyclists. Development adjacent to the major thoroughfare should incorporate landscaped open space between the building and the roadway in accordance with Guideline 11. This buffer should function as a visual transition, reduce building scale impacts, and enhance the streetscape while maintaining safety.

Landscaping along streets, sidewalks, and access points should be designed to preserve clear sight lines for all users, particularly at driveways, intersections, and pedestrian crossings. Pedestrian walkways should be direct, well-lit, and visible from buildings and public areas to promote natural surveillance and user safety. Overall, the proposed design should advance the goal of a safe, efficient, and integrated transportation network.

Aviation/MIOZ: This application is not within the Military Installation Overlay Zone or within an Aviation Policy Area.

SMA/Zoning: The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity, and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67* retained the subject property in the Multifamily High Density Residential (R-10) Zone on Parcel A; and reclassified the zone on Parcel 91 from the One-Family Detached Residential (R-55) Zone to the Open Space (O-S) Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the Multifamily High Density Residential (R-10) zone to Residential, Multifamily-48 (RMF-48) Zone on Parcel A; and from the Open Space (O-S) zone to Zone and Agriculture and Preservation (AG) on Parcel 91.

MASTER PLAN CONFORMANCE ISSUES: None.

MASTER PLAN CONFORMANCE ANALYSIS: None.

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 23, 2026

MEMORANDUM

TO: Emery Huang, Development Review Division

FROM: Jon Wilson, Transportation Planning Section, Countywide Planning Division

VIA: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DET-2025-010, Branchville Crossing

Prior Conditions of Approval

This site has a prior approved Preliminary Plan of Subdivision (PPS) 4-86220 and a Detailed Site Plan (DSP)-19042 that will be superseded by the subject application. The relevant conditions of the PPS are evaluated below:

4-86220

4. Placement of a note on the plat for denial of access to Maryland Route 193, University Boulevard.

Comment: The site plans identify the denial of access to MD 193. This condition will be evaluated at the time of final plat

5. Approval of a site plan by the Planning Board prior to final plat of Subdivision to address proper ingress and egress to the site and a buffer for the single-family residences to the west.

Comment: The plan sheet identifies a 30-foot-wide entrance along Branchville Road. This condition will be further evaluated at the time of final plat

Master Plan Compliance

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity Sectional Map Amendment* include the following recommendations for the subject site as follows:

Right-of-Way (ROW)

MD 193 (A-16): 120-200-foot ROW

Comment: Both the MPOT and area master plan recommends a minimum 120-foot ROW, of which is identified on the plan sheets. No additional dedication is required at this time.

Master Plan Pedestrian and Bike Facilities

MD 193 (A-16): Planned bicycle lane

Comment: The MPOT designates MD 193 as a bicycle facility and based on the plan sheets, the roadway ROW is 120 feet. Staff recommend the bicycle facility be provided to meet the intent of the MPOT and coordinated with written consent from the operating agency, in this case, the Maryland Department of Transportation State Highway Administration (MDOT SHA) District 3 staff is required.

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

> **Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

Comment: The site has frontage along but does not have access to MD 193, however, the applicant is not proposing a bicycle lane along MD 193 with this application. The site plan includes a five-foot-wide sidewalk along the frontage of Branchville Road, to include a marked crosswalk and ADA curb ramps for continuous connections. Staff recommend the bicycle facility be provided along the frontage on MD 193 to meet the intent of the policy. Coordination with written consent of the operating agency, in this case, the MDOT SHA District 3 staff is required. Also, in coordination with the City of College Park, staff recommend an ADA curb ramp and continental crosswalk at the intersection of Branchville Road and 49th Street to meet the intent of the goal.

> **Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.**

Comment: The planned bicycle lane along MD 193 is not proposed with this application. However, the plans identify a bicycle storage room for 24 bicycles and 2 short term bicycle racks near the entrance of the multifamily building for 4 bicycles to accommodate cyclist activity. Staff recommend the bicycle facility be provided along the frontage of MD 193 to meet the intent of the policy. Coordination with written consent of the operating agency, in this case, MDOT SHA District 3 staff is required.

The 1989 *Langley Park-College Park- Greenbelt Approved Master Plan and 1990 Adopted Sectional Map Amendment* includes the following policies regarding the accommodations of pedestrian and bicycle facilities page (123):

> **Goal: To create and maintain a transportation network in the planning Areas that is safe, efficient, and provides for all modes of travel in an integrated manner.**
>
> - **To develop non-vehicular facilities where possible, including pedestrian/hiker trails, bicycles ways and equestrian paths.**

Comment: The site plan includes a five-foot-wide sidewalk, striped crosswalks and ADA curb ramps along the property frontage of Branchville Road. Bicycle parking is also accommodated via a storage room and 2 short-term bicycle racks near the entrance of the multifamily building to support non-vehicular movement. Staff recommend a bicycle facility be provided along the frontage MD 193 to meet the intent of the policy. Also, staff recommend an ADA curb ramp and continental crosswalk at the intersection of Branchville Road and 49th Street to meet the intent of the goal. Coordination with written consent of the operating agency, in this case, MDOT SHA District 3 staff is required.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-3605 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for the review of the DET development applications. Sections within 27-6 provide guidance for the development and design standards for the current application. Specifically, Section 27-6200 ensures that developments are served by a coordinated multimodal transportation system that permits safe and efficient movements while 27-6300 is applicable for the off-street parking and loading facilities while supporting mobility. The relevant sections to transportation are discussed below.

Section 27-6200: Roadway Access, Mobility and Circulation

27-6202: Consistency with Plans

The proposed and recommended access and circulation was evaluated per the applicable master plans.

27-6203: Multimodal Transportation System

Multimodal access and circulation are proposed via a five-foot wide sidewalk along the property frontage of Branchville Road, connecting to internal sidewalks. Marked crosswalks and ADA curb ramps are also provided at the vehicular access point to support multimodal use. Staff recommend an ADA curb ramp and continental crosswalk at the intersection of Branchville Road and 49th Street to meet the criteria.

27-6204: Circulation or Site Plan Required

The submitted site plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. One full movement access point is proposed along Branchville Road. Sidewalks, ADA curb ramps and striped crosswalks are also proposed crossing the vehicular access point and throughout the site to accommodate both pedestrian and bicycle circulation. A turning exhibit was provided on sheet 6.002-Z of the plan sheets to demonstrate sufficient movement for large emergency vehicles.

27-6206: Vehicular Access and Circulation
27-6206(a): All public streets are classified appropriately.

27-6206(b): All accessways are classified appropriately and no alleys are proposed. The development is served by one 30 foot wide driveway entrance connecting to a public street, Branchville Road.

27-6206(c): The site plan includes one vehicular access point along Branchville Road and internal circulation proposed via 22-foot drive-aisles through the site to accommodate two-way circulation through the parking lot. The turning exhibit demonstrates that emergency vehicles can efficiently circulate through the site. Staff find access and circulation to be sufficient.

27-6206(d):
(1) The site's direct access is not proposed along an arterial, major collector or collector street. The site proposes a two-way driveway entrance along Branchville Road.
(2) The development will be served by one full movement access point along the lower classification roadway, Branchville Road, while no direct access is proposed along MD 193.

27-6206(e): Cross Access is not required as the proposed development is not located in a Transit-Oriented/Activity Center base, PD zone for Nonresidential zone.

27-6206(g): No cul-de-sacs or street turnarounds that are proposed on site.

27-6206(i): Branchville Road is an existing street that provides access to adjacent lots. No new roads are proposed with this application.

27-6207: Pedestrian Access and Circulation
27-6207(a): Five-foot-wide sidewalk is proposed along the property frontage of Branchville Road, connecting to the internal network. The plans identify an internal pedestrian circulation network which allows for efficient movement within the development, to the public street and to the single-family development on the abutting property to the west. Staff recommend an ADA curb ramp and continental crosswalk at the intersection of Branchville Road and 49th Street to meet the criteria.

27-6207(b): Cross-access is not required with this application. The site is not adjacent to the applicable development or a vacant lot. However, pedestrian connectivity is currently proposed via a five-foot-wide sidewalk and marked crosswalks along Branchville Road and a pedestrian network within the site for continuous connections.

27-6208: Bicycle Access and Circulation
27-6208(a): The proposed development includes internal bicycle circulation that can be accommodated via access from Branchville Road and within the site. Plan sheets 6.004-Z and 6.002-Z identify a bicycle storage room for 24 bicycles and 2 inverted u-style bicycle racks near the entrance of the multifamily building that accommodates 4 bicycles.

27-6208(b): Cross - access is not required with this application. The site is not adjacent to the applicable development or a vacant lot. There are no recommended bicycle facilities

along the frontage of Branchville Road. However, bicycle parking is proposed on site to accommodate cyclists' activities.

Section 27-6300: Off-Street Parking and Loading

27-6309: Bicycle Parking Standards
27-6309(a): The proposed development requires 22 bicycle parking spaces, of which 28 are proposed to include a bicycle storage room for 24 bicycles and 2 inverted u-style bicycle racks near the entrance of the multifamily building that accommodates 4 bicycles. This criterion has been satisfied.

27-6309(b): The two short terms racks are proposed within 50 feet of the main entrance to the building, while the long-term storage room is proposed within the building facility. The criterion has been met.

Conclusion
Based on the findings presented above. staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27 and meets the findings for pedestrian and bicycle transportation purposes.

1. Prior to the certification of the detailed site plan, the applicant, and the applicant's heirs, successors, and assigns shall provide:
    a. A standard bicycle lane and signage along the property frontage of MD 193, unless modified by the permitting agency with written correspondence.
    b. Continental style crosswalk and ADA curb ramp at the intersection of Branchville Road and 49th Street.

Countywide Planning Division
Prince George's County Planning Department 301-952-3650

January 23, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section, DRD

VIA: Suzanne Nickle, Acting Supervisor, Environmental Planning Section, CWPD *SN*

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **Branchville Crossing: DET-2025-010 and TCP2-2026-0005**

The Environmental Planning Section (EPS) has reviewed the above referenced detailed site plan (DET) application accepted on December 8, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on December 19, 2025. Revised plans were received on January 16, 2026. EPS finds the application in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance and recommends approval of DET-2025-010 and TCP2-2026-0005, subject to the findings and conditions at the end of this memorandum.

BACKGROUND
EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-075-2015	N/A	Staff	Approved	5/11/2015	N/A
DSP-19042	TCP2-012-2020	Planning Board	Approved	10/15/2020	PGCPB No. 2020-141
NRI-075-2015-01	N/A	Staff	Approved	2/9/2023	N/A
DET-2025-010	TCP2-2026-0005	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a DET for the development of an 87-unit apartment building for elderly or physically disabled families.

APPLICABLE ENVIRONMENTAL REGULATIONS
This property is subject to the grandfathering provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a tree conservation plan (TCP) that was accepted for review before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO) and the 2018 Environmental Technical Manual.

The property is also subject to the environmental regulations in Subtitles 24 and 27 because this is a new DET under the current Zoning Code.

SITE DESCRIPTION

The subject property is 2.20 acres and is located on the north side of Branchville Road at its intersection with MD Route 193 (University Boulevard). The site is not currently improved with any buildings or structures. The current zoning for the site is within the Residential, Multifamily - 48 (RMF-48) Zone and the Agriculture and Preservation (AG) Zone. The site is not located within a transit-oriented center as defined by Subtitle 25 and the General Plan. The site is not within the 100-year floodplain and does not contain regulated environmental features (REF).

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

Review of Detailed Site Plan DSP-19042

DSP-19042 was approved by the Planning Board on October 15, 2020, (PGCPB Resolution No. 2020-141) for the development of an 81-unit multifamily residential building. This case will be replaced by the current application; however, there are conditions of approval related to the grandfathered TCP2-012-2020. The approval conditions, which are environmental in nature, are shown in **bold** and are addressed below:

2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan (TCP2) shall be revised as follows:

a. Adding all standard relevant notes to the TCP2 plan.

b. Removing the QR code approval block from the TCP2.

c. Revising the TCP2 worksheet using the current standard worksheet located on the Maryland-National Capital Park and Planning Commission Environmental Planning Section website.

d. Adding a column entitled Proposed Disposition to the Specimen Tree Table and stating that Specimen Tree 1 is proposed for removal.

e. Add the standard Subtitle 25 variance note under the Speciment Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision consistent with the decision of the Planning Board:

"NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed)."

Condition 2 in its entirety was addressed with certification of DSP-19042 and TCP2-012-2020. Conformance to TCP2-012-2020 is discussed in the "Woodland Conservation" section herein.

3. Prior to the issuance of the first grading permit, the final stormwater management plan shall be submitted and found to be consistent with the certified Type 2 Tree Conservation Plan TCP2-012-2020 and Detailed Site Plan DSP-19042.

Condition 3 was addressed with the issuance of grading permit #19536-2021.

ENVIRONMENTAL REVIEW

Natural Resources Inventory
An approved Natural Resource Inventory (NRI-075-2015-01) was provided with the DET in accordance with Section 27-6802 of County Code. One specimen tree was identified, but a variance to remove this tree was approved with DSP-19042. The NRI identifies that the site does not contain 100-year floodplain or REF. There is one 1.40-acre forest stand on the western half of the property.

Woodland Conservation
The site is subject to the 2010 WCO because TCP2-012-2020 was approved prior to June 30, 2024, and is implemented as defined in Section 25-119(G)(1) of the WCO because it was issued a grading permit (#19536-2021); completed a pre-construction meeting with the applicable permitting agency on September 15, 2023; and was not required to install any tree protective devices. Implemented grandfathered plans do not expire once a grading permit has been issued pursuant to Section 25-119(c)(6)(C) of County Code. TCP2-2026-0005 is submitted as a minor revision to TCP2-012-2020. Staff find that the plan meets the qualifications for a minor revision under Section 25-119(c)(4)(A) and is subject to the 2010 WCO.

The grandfathered TCP was approved to remove all 1.40 acres of existing woodland. TCP2-2026-0005 proposes no major changes from the prior plan but does retain 0.20 acre of woodland - assumed cleared. Most of this area overlaps with easements which cannot be counted towards meeting the woodland conservation requirements pursuant to Section 25-122(b)(1)(O)(iii) of County Code. These woodlands are counted as cleared in the woodland conservation worksheet but not proposed to be immediately removed as part of this development. There is no change in the woodland conservation requirement from the previous TCP approval. The requirement remains at 1.21 acres and is met entirely with off-site woodland conservation credits. The transfer certificate for the purchase of off-site woodland conservation credits is recorded in Book 49306 Page 18 of the Prince George's County Land Records and was provided prior to the issuance of grading permit #19536-2021. There is a minor technical correction required to TCP2-2026-0005 which is found in the recommended conditions at the end of this memorandum.

Specimen Trees
Specimen trees are required to be protected under Section 24-4301 of the Environmental Standards of the Subdivision Regulations. The site's one specimen tree (ST-1) was approved to be removed with TCP2-012-2020. No additional specimen trees are requested for removal with this development. This DET is reliant on that prior approval.

Regulated Environmental Features (REF)
REF are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 the Zoning Ordinance; however, the site does not contain REF.

Stormwater Management
Section 27-3605(c)(F)(x) of the Zoning Ordinance requires a SWM concept approval prior to acceptance of a DET. An approved Concept Plan (#16414-2019-01) was submitted with the review material, which shows the use of micro-bioretention, submerged gravel wetlands, and underground storage pipes for rainwater harvesting.

This stormwater management plan was approved on May 29, 2025, and expires on December 12, 2028.

100-year Floodplain
In accordance with Section 27-6804 of the Zoning Ordinance, and as reported on NRI-075-2015-01, the site does not contain 100-year floodplain. The DET is in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the Prince George's County Code.

Soils
In accordance with Section 27-6809 of the Zoning Ordinance and Section 24-4300 of the Subdivision Regulations, this application was reviewed for unsafe land restrictions. The predominant soils found to occur, according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Fallsington-Urban land complex and Russett-Christiana-Urban land complex. The site contains Christiana complexes but there are no geotechnical concerns with the proposed development. No unsafe soil containing Marlboro clay has been identified on or within the immediate vicinity of this property.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code. The County requires the approval of an Erosion and Sediment Control Plan. The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS has completed the review of Detailed Site Plan (DET-2025-010) and Type 2 Tree Conservation Plan (TCP2-2026-0005), and recommends approval, subject to the following findings and conditions:

Recommended Findings

1. No additional specimen trees are requested for removal with this application.

2. The site does not contain regulated environmental features.

Recommended Conditions:

1. Prior to certification of the detailed site plan, the Type 2 tree conservation plan shall be revised as follows:

    a. Revise General Note 9 to "This plan is grandfathered under Section 25-119(g) and is subject to the 2010 WCO."

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 27, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Taylor Harvey, Planner II, Subdivision Section TH

SUBJECT: DET-2025-010; Branchville Crossing

The 2.2-acre subject property consists of Parcel A, recorded in the Prince George's County Land Records in Plat Book NLP 140, Plat no. 62, approved on July 21, 1988, and Parcel 91, recorded in the Land Records in Book 7139 Page 400. Parcel A is located in the Residential Multifamily-48 (RMF-48) Zone while Parcel 91 is located in the Agriculture and Preservation (AG) Zone. This detailed site plan (DET) proposes development of a multifamily residential development consisting of 87 dwelling units.

This application was accepted on December 8, 2025, and major issues were provided to the applicant during the SDRC meeting on December 19, 2025. This referral memorandum is based on plans received upon the acceptance of the case on December 8, 2025 and revised plans received on January 16, 2026.

Parcel A is subject to Preliminary Plan of Subdivision (PPS) 4-86220, which was approved by the Prince George's County Planning Board on Thursday, March 12, 1987 (PGCPB Resolution No. 87-88). The PPS approved subdivision of a 2.02-acre property into one lot for the development of 96 multifamily residential dwelling units. The quantity and type of development proposed with this DET is within that evaluated by the PPS. Therefore, a new PPS is not required at this time.

Parcel 91 is not subject to any prior PPS and is currently vacant. The DET does not propose any development on Parcel 91, except for grading and location of a stormwater management facility. Any future development of Parcel 91, exceeding that allowed under Section 24-3402(b)(1), will require the approval of a PPS prior to the issuance of a permit.

4-86220 was approved with 5 conditions of which the following condition is applicable to the review of this DET:

4. Placement of a note on the plat for denial of access to Maryland Route 193, University Boulevard.

No direct access is proposed to MD 193, in conformance with this condition.

5. Approval of a site plan by the Planning Board prior to final plat of subdivision to address proper ingress and egress to the site and a buffer for the single-family

residences to the west.

Detailed Site Plan DSP-87165 was approved by the Planning Board on February 18, 1988, for the development of a 96-unit multifamily residential building on Parcel A. DSP-87165-01 was approved by the Planning Director on February 23, 1989, for revision to a stormwater management facility. This current DET should be evaluated by Urban Design Section and Transportation Planning Section for proper ingress and egress to the site, and buffering for the existing single-family residences located to the west of the property, in conformance with this condition.

Final Plat of Subdivision 5-88181 was approved for Parcel A, subsequent to the approval of 4-86220 and DSP-87165, and Parcel A was recorded in Plat Book NLP 140, Plat no. 62. However, the property was not developed pursuant to these approvals and is currently vacant.

The final plat has the following notes, which are relevant to the development of Parcel A:

1. **Prior to the issuance of grading permits, building permits, or soil conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems.**

   This condition will be evaluated at the time of a future grading and building permit for Parcel A.

2. **Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.**

   The applicant has submitted a copy of an approved stormwater management (SWM) concept plan and letter with this application (#16414-2019-01). This plan shows that SWM is partially provided by a submerged gravel wetland facility located on adjoining Parcel 91, which is also included in this DET. Parcel A and Parcel 91 together are proposed as a buildable lot, to meet the SWM requirements.

Additional Comments:

1. The subject property has an approved certificate of adequacy pursuant to Sections 24-4503(a)(1) of the Subdivision Regulations effective April 1, 2022, for a period of 12 years.

Recommended Conditions:

1. Prior to certification, revise the site plan as follows:

   a. Provide a general note referencing Section 24-3402(b)(1) of the Subdivision Regulations, which exempts Parcel 91 from requiring the approval of a preliminary plan of subdivision and final plat.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The detailed site plan is in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on

the site plan and must be consistent with the record plat and legal description, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section 301-952-3680

January 15, 2026

MEMORANDUM

TO: Te-sheng (Emery) Huang, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**

SUBJECT: **DET-2025-010 Branchville Crossing**

The subject property comprises 2.2 acres and is located on the north side of Branchville Road at its intersection with University Boulevard (Route 193), in College Park. The subject property is zoned Residential, Multifamily – 48 (RMF-48) and Agriculture and Preservation (AG); located in the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity Plan* area. The subject application is for the development of approximately 87 multifamily residential units for seniors in the RMF-48-Zoned portion of the property.

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity Plan* includes goals and policies related to historic preservation (pages 51-60). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources.

Historic Preservation staff recommend approval of DET-2025-010, Branchville Crossing, with no conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Date: December 30, 2025

MEMORANDUM

TO: Te-sheng (Emery) Huang, Urban Design
FROM: Tempi Chaney, Permit Review Section TMC
SUBJECT: DET-2025-010, Branchville Crossing

1. All dimensions of the building should be shown on the site plan.

2. Provide the dimensions of each sign on the sign detail sheet clearly, specifically the height of the letters for each canopy sign.

3. No additional comments at this time.

Outlook

Fw: POST SDRC: DET-2025-010 (BRANCHVILLE CROSSING)

From Thompson, Ivy <Ivy.Thompson@pgparks.com>
Date Thu 2026-01-22 3:23 PM
To Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>

PPS 4-86220 required a fee-in-lieu, which was received by M-NCPPC July 1988. This DET is for the development of Senior Housing, which is permitted per 27-5101(c). The proposal includes adequate recreational and social facilities for future residents via proposed green spaces, play areas, courtyards, and seating areas. DPR staff defers to Urban Design staff review of and determination of timing of construction for the onsite recreation facilities.

DPR staff offers these comments in lieu of a formal memorandum.

Ivy R. Thompson, AICP. Planner III
Park Planning and Environmental Stewardship Division
M-NCPPC, Department of Parks and Recreation, Prince George's County
1616 McCormick Drive, 2nd floor, Largo MD 20774
Office: 301-699-2540 | Mobile: 202-430-2106

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Aisha N. Braveboy
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

Dawit Abraham, P.E.
Director

MEMORANDUM

December 11, 2025

TO: Te-Sheng (Emery) Huang, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments - Branchville Crossing- DET-2025-010

Below are my comments on a detailed site plan that is scheduled for review at the **December 19, 2025 SDRC meeting**. This is a first response for this plan. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

DET 2024-031 Branchville Crossing
Tax IDs: 2308468 & 2407781
Tax Map: 25 E-4; Platted Parcel A; Plat: 21140062 & Parcel 91
Acres: @2.19 combined; Zoned: RMF-48 (Residential, Multi Family-48)
WSSC Grid: 210NE04
DPIE North District

1. The 2018 Water and Sewer Plan designates platted Parcel A and Parcel 91 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Neither parcel is developed. Note: Records indicate Parcel 91 at the time of recordation of Parcel A (08.23.88), was owned by the State of Maryland, and not platted. It was later acquired by the current owners (11.10.88). Parcel 91 would technically be "Dormant" but is only .18 acres of the otherwise 2.19 combined acreage property, and will not be tagged "Dormant."

2. Water and sewer lines in Branchville Road abut the property. An onsite system may be required to service the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of ***July 31, 2025****. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

cc: Rey de Guzman, P.E., Associate Director, S/RPRD, DPIE
Aschalew Haile, P.E., North District Engineer, S/RPRD, DPIE

Prince George's County Fire/EMS Department
Office of the Fire Marshal
Fire Prevention and Life Safety Inspections

9400 Peppercorn Place
Fifth Floor
Largo, MD 20774

301-583-1830

FIRE LANES

Fire lanes, indicated by painted curbs and signage, are required at new and existing buildings to ensure fire access is not compromised by parked cars or other obstructions. The following information is provided to guide property owners and managers through the Fire Marshal process for inspecting and installing fire lanes.

FIRE LANES:

Fire lanes are fire access roads, drive aisles, and roadways that the Office of the Fire Marshal has declared or designated as fire lanes, requiring the application of paint and the installation of signs to preserve fire access to the building. This designation must come at the direction of the fire marshal who will maintain a file of the designated fire lanes for the property. A property owner cannot create a fire lane by applying paint and signage. To be enforceable, the fire lane must be declared and recorded by the fire marshal.

The fire marshal has authority to declare fire lanes on private property such as shopping centers, apartments, and townhome developments with privately owned roads. The fire marshal cannot declare fire lanes on State, County, or municipal roads.

FIRE LANE INSPECTIONS:

For new buildings, the owner or general contractor should request a fire lane inspection from the Office of the Fire Marshal at least 60 days prior to their intended occupancy date. There is a $150.00 fee for the fire lane inspection. Payment for the fire inspection can be made online at the link below. Select “Fire Lanes” as your inspection type.

https://www.velocitypayment.com/client/princegeorges/fire/index.html

Once payment is made, a case will be created and assigned the inspector for that area. The inspector will call the provided contact to schedule the inspection.

FIRE LANE STANDARDS:

To preserve a 22’ wide drive aisle free of obstructions for fire access to a building, the fire inspector will ask for fire lane markings (paint and signage) along the most likely path or paths of fire apparatus access leading to and adjacent to the building.

Width: Fire Lanes shall be 22’ wide. Smaller driveways and aisles may still be declared as fire lanes at the discretion of the inspector.

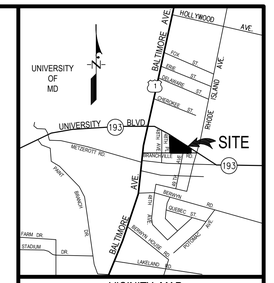
Roads < 29’ shall be painted and signed on both sides.
Roads < 36’ shall be painted and signed on one side.
Roads > 36’ may not require markings. The inspector will determine the need for markings on a case by case basis.

Paint: Fire Lanes shall be painted with yellow DOT grade traffic paint meeting the Federal Specification TT-P-1952D, Type II requirements.

Curbs: Paint will be applied to the cap and face but not the pan of the curb. No Stenciling is required. No hatching or striping of the pavement is required.

NOTE: In certain settings, typically residential developments, the applicant may, with the approval of the inspector, paint only the top of the curb. This accommodation should allay owner or community concerns regarding the aesthetic impact of these markings in the community. This approach will also diminish scuffing and tire marks on the face of the curb. (See photo below)

Signage: Signage with the language specified in County Subtitle 11-277 shall be provided (see cut sheet below.) Signs must be mounted on appropriate posts or channel such that the bottom of the sign is 7' from the finished ground. Sufficient signs shall be provided so that every portion of the fire lane will be within 35' of a sign. Typically, signs will be placed at the curbline. The fire inspector can make case by case determinations for unique sign placement situations.



VICINITY MAP
SCALE: 1" = 2000'

DET-2025-010
DETAILED SITE PLAN
FOR
BRANCHVILLE CROSSING
BERWYN DISTRICT NO.21

SHEET INDEX		
SHEET No.	SHEET NAME	ATWELL DWG No.
CS	COVER SHEET	6.004-Z
CA	APPROVAL SHEET	6.003-Z
C-1	DETAILED SITE PLAN	6.002-Z
C-DET	DETAIL SHEET	6.005-Z
L-1	LANDSCAPE AND LIGHTING PLAN	50.002-Z
L-2	LANDSCAPE AND LIGHTING DETAIL SHEET	50.003-Z
A-0003	GROUND FLOOR PLAN	
A-0004	BUILDING ELEVATIONS	
A-0005	BUILDING ELEVATIONS	
	PHOTOMETRIC PLAN	

DET-2025-010
COVER SHEET
PARCEL A & PARCEL 91
BRANCHVILLE CROSSING
BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

25

CS

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MICHAEL A. NOVY, PE
LICENSE NO. 17171
EXPIRATION DATE: Michael A Novy PE 12/31/2025
09926

STATE OF MARYLAND · MICHAEL A. NOVY · 17171 · PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE, RD., SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
SAO	GS	MAN	J-A92114

SCALE:
DATE: JULY 2025
DRWG. NO. 6.004-Z

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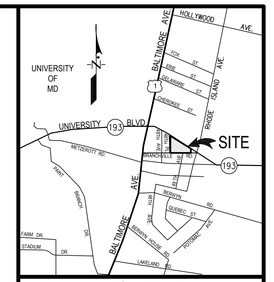


VICINITY MAP
SCALE: 1" = 2000'

DET-2025-010
APPROVAL SHEET
PARCEL A & PARCEL 91

BRANCHVILLE CROSSING

BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

25

CA

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

PROFESSIONAL CERTIFICATION

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

MICHAEL A NOVY, PE
LICENSE NO. 17771
EXPIRATION DATE: Michael A Novy, PE
I29926

STATE OF MARYLAND · MICHAEL A. NOVY · 17771 · PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY	DESIGNED BY	CHECKED BY	PROJECT NO.
SAO	GS	MAN	J-A92114

SCALE:

DATE: JULY 2025

DRWG. NO. 6.003-Z

K:\C3D-PROJ\A92114-C3D\DWG\DSP-ParA.dwg, 10/30/2025 10:52:59 AM, hzeng

GENERAL NOTES

1. Subdivision name: Branchville Crossing
2. The property is identified as Parcel A, having an area of 2.0199 acres and Tax Parcel 91, having an area of 0.1801 acres. Gross Lot Area = 2.20 acres, Net Lot rea = 2.20 Acres.
3. Parcel A is currently zoned Residential, Multifamily-48 (RMF-48), prior zone R-10 (Multifamily High Density Residential). Tax Parcel 91 is currently zoned Agriculture & Preservation (AG), prior zone O-S (Open Space).
4. The proposed use on Parcel A is for a 87-unit apartment housing for elderly or physically disabled families.
5. The area to be disturbed= 2.11 Acres
6. Lot coverage (RMF-48 zone): Permitted = 60% max. Proposed = 47.32% (41,639 SF)
7. WSSC 200' Map: 210 NE 04
8. Tax Map: Map 25 Grid E4
9. Aviation Policy Area: None
10. A 10' public utility easement is shown along both public rights-of-way.
11. There is no evidence of a cemetery on or contiguous to this property.
12. There are no historic sites on or in the vicinity of this property.
13. There are no wetlands or waters of the United States on this property.
14. There is no 100-year floodplain on this property.
15. This site is not within the Chesapeake Bay Critical Area.
16. Boundary and topographic information shown hereon was prepared by Atwell LLC.
17. Owner and Applicant: Cruz Development Corp.
    One John Eliot Square
    Roxbury, MA 02119
18. The subject property has an existing Water/Sewer Category of 3 and a proposed Water/Sewer Category of 3.
19. Stormwater Management Concept Plan #16414-2019-01, approved 5/29/2025.
20. Parking:
    A. Required: 24 spaces*.
       78 one-bedroom apartments @ 1.00 spaces per 4 beds = 19.5 spaces
       9 two-bedroom apartments @ 1.00 spaces per 4 beds = 4.5 spaces
       TOTAL 24 spaces
       *of which at least 16 (2/3 of the total) must be non-compact.
    B. Provided: 54 spaces*
       44 Standard spaces @ 9'x18' minimum
       6 Compact spaces @9'x16' minimum
       2 Van-sized handicapped spaces @ 8'x18' with an adjoining 8' wide access aisle
       2 Standard handicapped spaces @ 8'x18' with an adjoining 5' wide access aisle
       (*of which at least 3 must be handicapped accessible and at least one in 4 of those must be van-sized.)
21. Loading:
    Required: 0 spaces required for less than 100 dwelling units
    Provided: 1 12'X33' Loading Spaces
22. Bicycle Parking:
    Requirment: 2 spaces for first 10 parking space
    +1 per each additional parking spaces
    Total Required Spaces = 7 spaces
    Provided: 18 spaces (Bike Storage Room)
23. All grading work shall be in accordance with Division 3 of the Prince George's County Building Code (Subtitle 4, latest edition).

    All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload-bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 95% and 90% respectively of maximum density as determined in the laboratory by the standard proctor test. (AASHTO T-99, ASTM D-698). In-place density tests shall be provided by a licensed geotechnical engineer.

    A geotechnical analysis and report prepared by a Maryland licensed Geotechnical Engineer shall be prepared and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedence over any conflicting information between the plans and geotechnical report.
24. All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.
25. Upon completion of work, site grading, drainage, property corners and landscape observations and certifications must be performed by a licensed professional, confirming that all work has been completed in accordance with the permit, approved plans, and applicable codes. These certifications are required to finalize the permit and the bonds release.
26. The contractor will be responsible for any damage to the existing structures and underground utilities.
27. The contractor will have sole responsibility of the construction means, methods, and techniques of executing his work, including safety.
28. Minimum grade on other than paving: 2.5% (2.0% drainage swales)
    Maximum slope: 3:1
29. Radii on islands and curb work to be 5 feet unless otherwise shown.
30. Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
31. Dimensions shown in the parking and drive areas are to face of curb, where applicable.
32. Arrows shown in drive aisles indicate general direction of travel and are not intended to convey a requirement that arrows be painted on the pavement.
33. An agency-approved copy of these plans shall be on site at all times during the construction and inspections.
34. Existing Utilities:
    A. Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.
    B. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearances of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.
    C. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Atwell, LLC. (Atwell) shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
    D. Due to the proximity of live underground and overhead utilities, Atwell is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.
33. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.
34. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
35. Existing Gross Floor Area is 0 SF. Proposed Gross Floor Area is approximately 80,050 SF.

SETBACKS		
USE	REQUIRED	PROVIDED
FRONT YARD	15'	18.2'
SIDE YARD *	8'	150'
REAR YARD	20'	25'

* May be 1 or 2 required yards for total of 8 feet.

OPEN SPACE SET ASIDE	%
REQUIRED	20%
PROVIDED *	53%

* 21% of the total required minimum open space set-aside area consists of active recreational areas (10,370 sf)

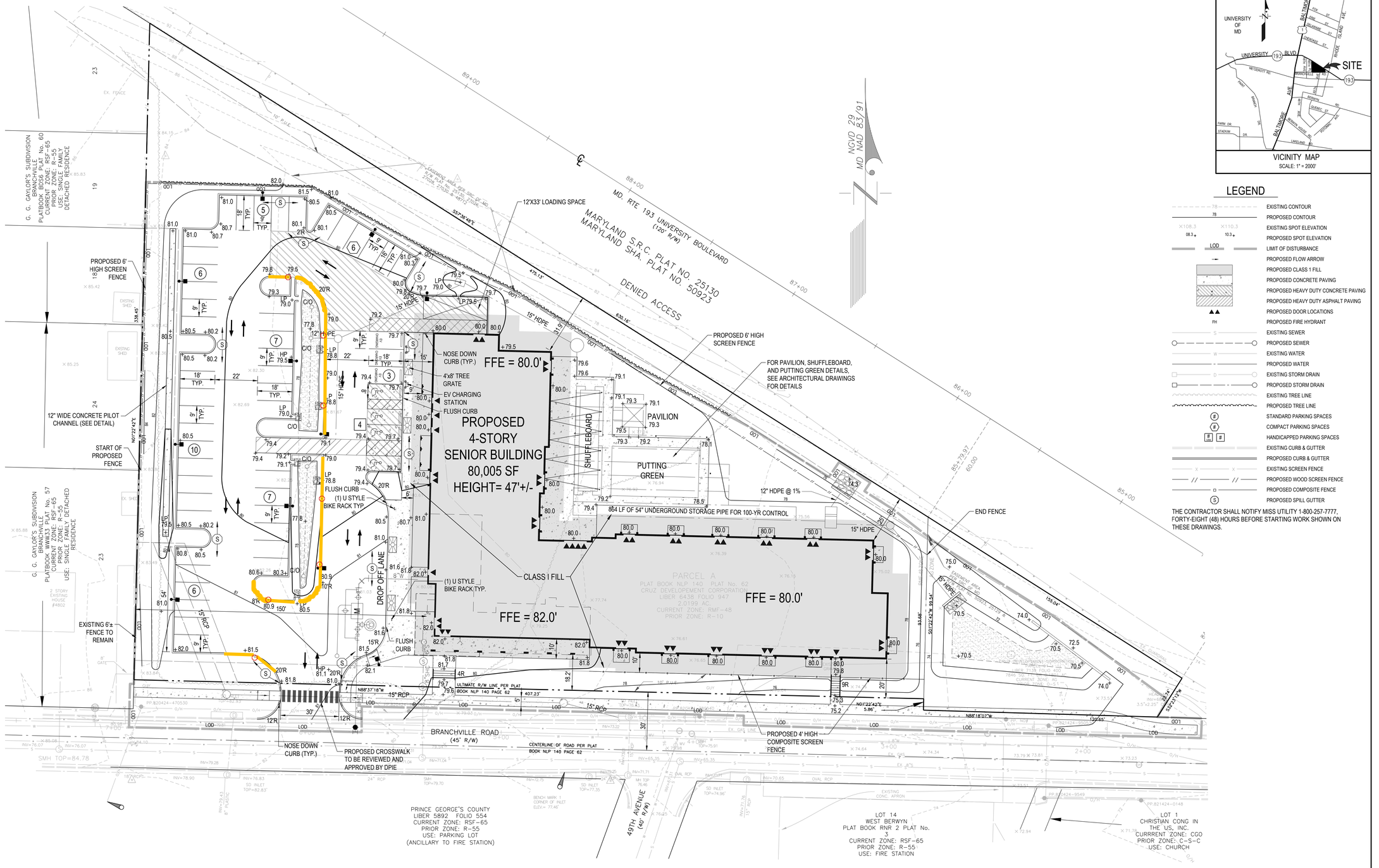
STANDARD	REQUIRED	PROPOSED
DENSITY, max. (du/ac of net lot area)	48	43.07
HEIGHT, max. (ft)	110'	± 47'

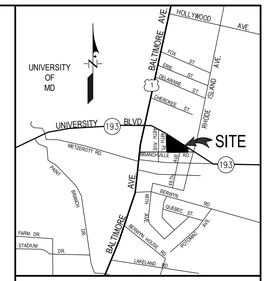
SUBTITLE 32, DIVISION 2 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPHILL PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

Michael A Novy, PE

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS 1 FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED DOOR LOCATIONS
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SCREEN FENCE
- PROPOSED WOOD SCREEN FENCE
- PROPOSED COMPOSITE FENCE
- PROPOSED SPILL GUTTER

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

DET-2025-010
DETAILED SITE PLAN
PARCEL A & PARCEL 91

BRANCHVILLE CROSSING

BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=20'
0 20' 40' 60'

25

C-1

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MICHAEL A. NOVY, PE
LICENSE NO. 17711
EXPIRATION DATE: Michael A Novy, PE
03/05/26

DATE	DESCRIPTION	BY
	REVISIONS	

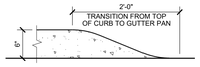
ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
3OF, A3O 2000

DRAWN BY:	DESIGNED BY:	CHECKED BY:	RECORD NO.
SAO	GS	MAN	J-A92114

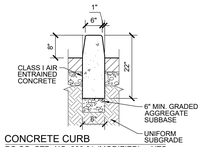
SCALE: 1"=20' | DRWG. NO.
DATE: JULY 2025 | 6.002-Z

K:\C3D-PROJ\A92114-C3D\DWG\DSP-ParA.dwg, 10/31/2025 10:46:43 AM, hzeng

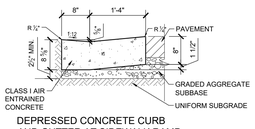
CURB RAMP #2
PG CO. STD NO. 300.03 (MODIFIED) NTS



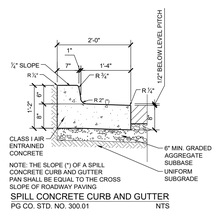
NOSE DOWN CURB
NTS



CONCRETE CURB
PG CO. STD. NO. 300.01 (MODIFIED) NTS

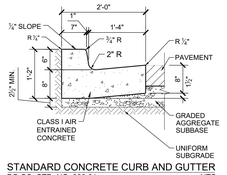


DEPRESSED CONCRETE CURB
AND GUTTER AT SIDEWALK RAMP
PG CO. STD. NO. 300.01 NTS



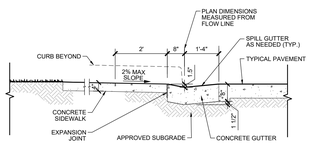
NOTE: THE SLOPE (") OF A SPILL CONCRETE CURB AND GUTTER PAN SHALL BE EQUAL TO THE CROSS SLOPE OF ROADWAY PAVING

SPILL CONCRETE CURB AND GUTTER
PG CO. STD. NO. 300.01 NTS

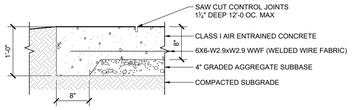


STANDARD CONCRETE CURB AND GUTTER
PG CO. STD. NO. 300.01 NTS

NOTE: EXPANSION JOINT TO BE SPACED TO MATCH PAVEMENT SLAB JOINTS AND EXPANSION JOINTS AT 100' INTERVALS AT BEGINNING AND END OF SHORT RADIUS (LESS THAN 100') CURVES, AT STRUCTURES AND AT MID POINT OF CURB RETURN, USING ½" PREFORMED EXPANSION JOINT FILLER, NON EXTRUDING.

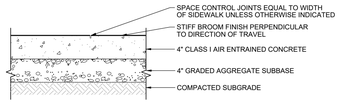


CONCRETE GUTTER AT FLUSH PAVEMENT
(HANDICAPPED PARKING) NTS



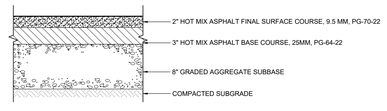
PLACE EXPANSION JOINTS BETWEEN CONCRETE SLAB AND ALL CURBS, BUILDING WALLS, COLUMNS, FOOTINGS, MANHOLES AND CLEANOUTS AND ELSEWHERE AS SHOWN ON PLAN

HEAVY DUTY CONCRETE PAVING SECTION
PROVIDED BY HKA 8/13/2025 NTS
MODIFIED PG CO. STD. NO. 100.01

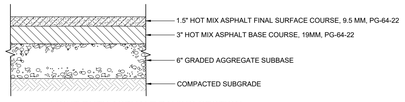


UNLESS OTHERWISE SHOWN, ALL SIDEWALKS SHALL HAVE A CROSS SLOPE NO GREATER THAN 2%

CONCRETE SIDEWALK PAVING SECTION
PG CO. STD NO. 300.05 NTS



HEAVY DUTY ASPHALT PAVING SECTION
PROVIDED BY HKA 8/13/2025 NTS
MODIFIED PG CO. STD. NO. 100.01

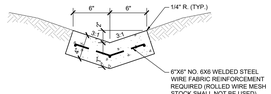


LIGHT DUTY ASPHALT PAVING SECTION
PROVIDED BY HKA 8/13/2025 NTS
MODIFIED PG CO. STD. NO. 100.01

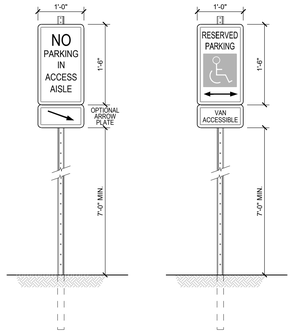
PAVING SECTIONS

NOTE: PAVING SECTIONS SUBJECT TO REVIEW AND/OR REVISION BY GEOTECHNICAL ENGINEER. CONTRACTOR TO CONFIRM PAVEMENT SECTIONS WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

NOTE: FOR ADDITIONAL INFORMATION REGARDING PAVEMENT SPECIFICATIONS AND RECOMMENDATIONS, REFER TO THE HARDIN-KIGHT ASSOCIATES, INC. GEOTECHNICAL REPORT DATED AUGUST 13, 2025 OR SUBSEQUENT UPDATES.



CONCRETE PILOT CHANNEL DETAIL
PER DPW&T STD.300.12 (MODIFIED) NTS



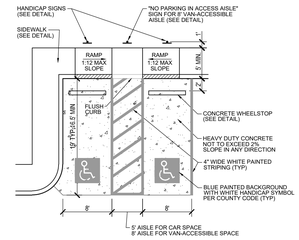
LEGEND & BORDER - RED
BACKGROUND - WHITE

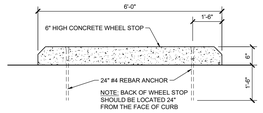
NOTE: APPROPRIATE ARROW PLATE MAY BE USED WHEN IT IS NECESSARY TO OFFSET INSTALLATION LOCATION DUE TO ACCESS RAMP

HANDICAPPED PARKING SIGN COLORS:

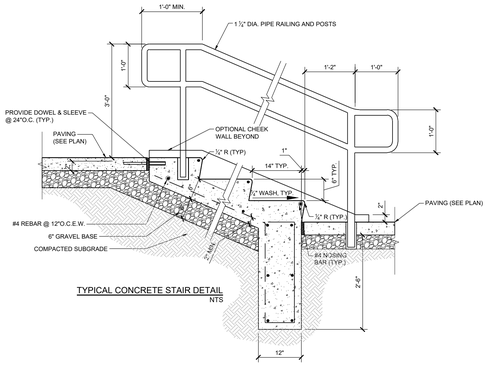
LEGEND & BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
1 SIGN PER PARKING SPACE

HANDICAPPED PARKING AND ACCESS AISLE SIGN
NTS

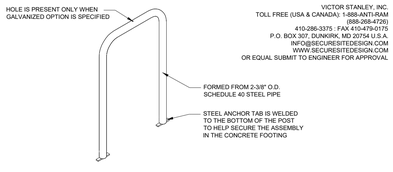




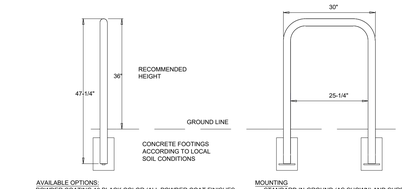
CONCRETE WHEEL STOP
NTS



TYPICAL CONCRETE STAIR DETAIL
NTS



VICTOR STANLEY, INC.
TOLL FREE (USA & CANADA): 1-888-ANTI-RAM (888-268-4726)
410-286-3375 : FAX 410-479-0175
P.O. BOX 307, DUNKIRK, MD 20754 U.S.A.
INFO@SECURESITEDESIGN.COM
WWW.SECURESITEDESIGN.COM
OR EQUAL SUBMIT TO ENGINEER FOR APPROVAL

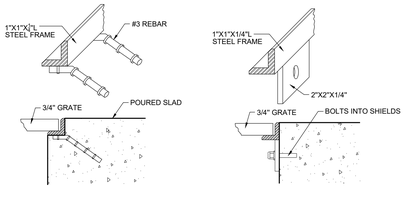


AVAILABLE OPTIONS:
POWDER COATING TO BLACK COLOR (ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI)

MOUNTING
STANDARD IN-GROUND (AS SHOWN) AND SURFACE

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESGIN LLC. OR EQUAL PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

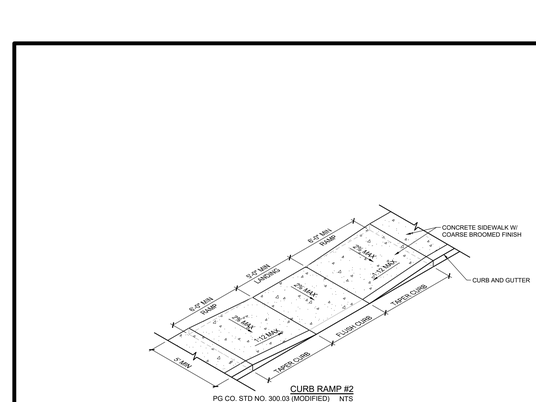
BIKE RACK - SHOWN: STANDARD IN-GROUND MOUNT
CYCLE SENTRY SERIES BRQS-101 (OR APPROVED EQUAL) NTS

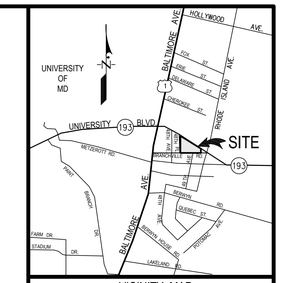


STANDARD FOR NEW SURROUND SLABS RETRO FIT FOR USE IN EXISTING SURROUND SLABS

NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

TREE GRATE DETAIL
NTS

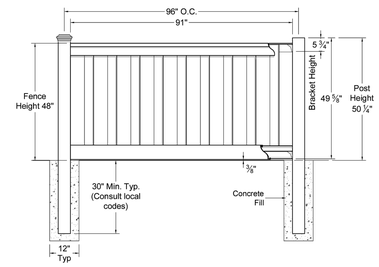




Trex® Seclusions® COMPOSITE FENCE SYSTEMS

Fence Height: 4'

104

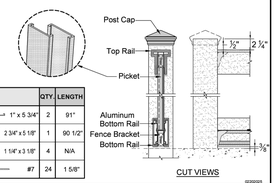


NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
3. DRAWING NOT TO SCALE.

COMPONENT		QTY.	LENGTH
Post Cap	Pyramid Flat Crown	1	N/A
Post	5" x 5"	1	84"
Top Rail	4" x 5"	1	91"
Bottom Rail / Picket (Cut to 43 1/2")	1" x 5 3/4"	9.5	91"

Component lengths may vary

COMPONENT		QTY.	LENGTH
Bottom Rail / Picket	1" x 5 3/4"	2	91"
Aluminum Bottom Rail	2 3/4" x 5 1/8"	1	90 1/2"
Fence Bracket	1 1/4" x 3 1/8"	4	N/A
Ext. Wood Screw	#7	24	1 5/8"



CUT VIEWS

02302020

Trex® Fencing COMPOSITE FENCE SYSTEMS | FDS FENCE DISTRIBUTORS

543 E. 600 S. Provo, UT 84606
1-877-700-8739 - TrexFencingFDS.com

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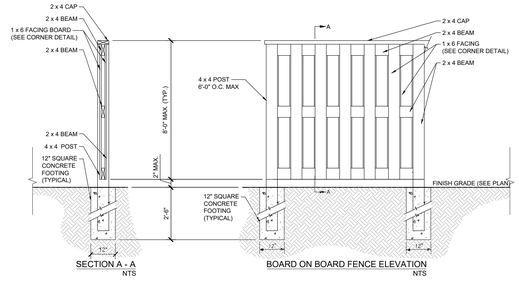
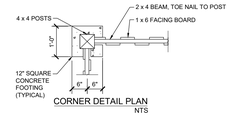
4-FOOT HIGH COMPOSIT SCREEN FENCE
NTS



SECTION A - A
NTS

BOARD ON BOARD FENCE ELEVATION
NTS

NOTE: ALL WOOD TO BE PRESSURE TREATED W/C.C.A. TO 0.4 LB. CU. FT. OR RETENTION ALL HARDWARE TO BE GALVANIZED



CORNER DETAIL PLAN
NTS

6-FOOT HIGH WOOD SCREEN FENCE
NTS

DET-2025-010
DETAIL SHEET
PARCEL A & PARCEL 91
BRANCHVILLE CROSSING
BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

25

C-DET

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

PROFESSIONAL CERTIFICATION

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

MICHAEL A. NOVY, PE
LICENSE NO. 17711
EXPIRATION DATE: 09/26/26

Michael A Novy, PE #17711, STATE OF MARYLAND, PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, Ste. 200
MITCHELLVILLE, MD 20721
301.430.2000

DESIGNED BY: SAO	DESIGNED BY: GS	CHECKED BY: MAN	RECORD NO.
SCALE: NOT TO SCALE			ORIG. NO. J-A92114
DATE: JULY 2025			6.005-Z

K:\C3D~PROJ\A92114~C3D\DWG\DSP~ParA.dwg, 10/30/2025 10:53:09 AM, hzeng

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal

December 8, 2025

Te-Sheng (Emery) Huang, Planner III
Urban Design Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Dear Mr. Huang:

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for DET-2025-010 (Branchville Crossing). These are our 1st comments:

1) The applicant should direct their site-civil team to reach out to the Office of the Fire Marshal to coordinate the delineation of fire lanes required by Subtitle 11-277. The delineated fire lanes should be shown on the detailed site plan to include curbs to be marked as well as sign details and locations. A copy of the DSP with proposed fire lane markings and sign locations is attached. Sign details and marking specifications are included in a separate attachment. The applicant may reach out to me directly at jvreilly@co.pg.md.us or at 240-508-4931 to initiate this coordination.

Sincerely,

James V. Reilly
Project Coordinator III

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH
DEPARTMENT

Date: December 9, 2025

To: Te-sheng (Emery) Huang, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DET-2025-010 (Branchville Crossing)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Branchville Crossing senior living facility located at 4810 Branchville Road in College Park MD and has the following comments / recommendations:

1. Health Department permit records indicate there are approximately five existing carry-out/convenience store food facilities and one markets/grocery stores within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. The applicant should consider setting aside retail space for a tenant that would provide access to healthy food choices in the area.

2. Health effects associated with noise pollution includes stress related illnesses, high blood pressure, speech interference, hearing loss or tinnitus, sleep disruption, and lost productivity. ***The noise study indicated traffic noise levels above 65 dBA Leq at the north and eastern side of the building.***

3. The public health value of access to active recreational facilities has been documented. The applicant proposes to include recreational amenities such as the fitness center and the gaming lounge that can increase positive health outcomes for the residents.

4. The plans include a dog run/ putting green space that provides playing grounds for dogs. The open pet area may include pet refuse disposal stations and a water source within the dog run.

5. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Headquarters Building
1701 McCormick Drive, Suite 200, Largo, MD 20774
Office 301-883-7834, *Fax* 301-883-7896, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

6. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

GENERAL NOTES

1. Subdivision name: Branchville Crossing
2. The property is identified as Parcel A, having an area of 2.0199 acres and Tax Parcel 91, having an area of 0.1801 acres. Gross Lot Area = 2.20 acres, Net Lot rea = 2.20 Acres.
3. Parcel A is currently zoned Residential, Multifamily-48 (RMF-48), prior zone R-10 (Multifamily High Density Residential), Tax Parcel 91 is currently zoned Agriculture & Preservation (AG), prior zone O-S (Open Space).
4. The proposed use on Parcel A is for a 87-unit apartment housing for elderly or physically disabled families.
5. The area to be disturbed= 2.11 Acres
6. Lot coverage (RMF-48 zone): Permitted = 60% max. Proposed = 47.32% (41,639 SF)
7. WSSC 200' Map: 210 NE 04
8. Tax Map: Map 25 Grid E4
9. Aviation Policy Area: None
10. A 10' public utility easement is shown along both public rights-of-way.
11. There is no evidence of a cemetery on or contiguous to this property.
12. There are no historic sites on or in the vicinity of this property.
13. There are no wetlands or waters of the United States on this property.
14. There is no 100-year floodplain on this property.
15. This site is not within the Chesapeake Bay Critical Area.
16. Boundary and topographic information shown hereon was prepared by Atwell LLC.
17. Owner and Applicant: Cruz Development Corp.
    One John Eliot Square
    Roxbury, MA 02119
18. The subject property has an existing Water/Sewer Category of 3 and a proposed Water/Sewer Category of 3.
19. Stormwater Management Concept Plan #16414-2019-01, approved 5/29/2025.
20. Parking:
    A. Required: 24 spaces*.
       78 one-bedroom apartments @ 1.00 spaces per 4 beds = 19.5 spaces
       9 two-bedroom apartments @ 1.00 spaces per 4 beds = 4.5 spaces
       TOTAL 24 spaces
       *of which at least 16 (2/3 of the total) must be non-compact.
    B. Provided: 54 spaces*
       44 Standard spaces @ 9'x18' minimum
       6 Compact spaces @9'x16' minimum
       2 Van-sized handicapped spaces @ 8'x18' with an adjoining 8' wide access aisle
       2 Standard handicapped spaces @ 8'x18' with an adjoining 5' wide access aisle
       (*of which at least 3 must be handicapped accessible and at least one in 4 of those must be van-sized.)
21. Loading:
    Required: 0 spaces required for less than 100 dwelling units
    Provided: 1 12'X33' Loading Spaces
22. Bicycle Parking:
    Requirment: 2 spaces for first 10 parking space
    +1 per each additional parking spaces
    Total Required Spaces = 7 spaces
    Provided: 18 spaces (Bike Storage Room)
23. All grading work shall be in accordance with Division 3 of the Prince George's County Building Code (Subtitle 4, latest edition).

    All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload-bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 95% and 90% respectively of maximum density as determined in the laboratory by the standard proctor test. (AASHTO T-99, ASTM D-698). In-place density tests shall be provided by a licensed geotechnical engineer.

    A geotechnical analysis and report prepared by a Maryland licensed Geotechnical Engineer shall be prepared and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedence over any conflicting information between the plans and geotechnical report.
24. All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.
25. Upon completion of work, site grading, drainage, property corners and landscape observations and certifications must be performed by a licensed professional, confirming that all work has been completed in accordance with the permit, approved plans, and applicable codes. These certifications are required to finalize the permit and the bonds release.
26. The contractor will be responsible for any damage to the existing structures and underground utilities.
27. The contractor will have sole responsibility of the construction means, methods, and techniques of executing his work, including safety.
28. Minimum grade on other than paving: 2.5% (2.0% drainage swales)
    Maximum slope: 3:1
29. Radii on islands and curb work to be 5 feet unless otherwise shown.
30. Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
31. Dimensions shown in the parking and drive areas are to face of curb, where applicable.
32. Arrows shown in drive aisles indicate general direction of travel and are not intended to convey a requirement that arrows be painted on the pavement.
33. An agency-approved copy of these plans shall be on site at all times during the construction and inspections.
34. Existing Utilities:
    A. Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.
    B. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearances of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.
    C. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Atwell, LLC. (Atwell) shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
    D. Due to the proximity of live underground and overhead utilities, Atwell is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.
33. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.
34. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
35. Existing Gross Floor Area is 0 SF. Proposed Gross Floor Area is approximately 80,050 SF.

SETBACKS		
USE	REQUIRED	PROVIDED
FRONT YARD	15'	18.2'
SIDE YARD *	8'	150'
REAR YARD	20'	25'

* May be 1 or 2 required yards for total of 8 feet.

OPEN SPACE SET ASIDE	%
REQUIRED	20%
PROVIDED *	53%

* 21% of the total required minimum open space set-aside area consists of active recreational areas (10,370 sf)

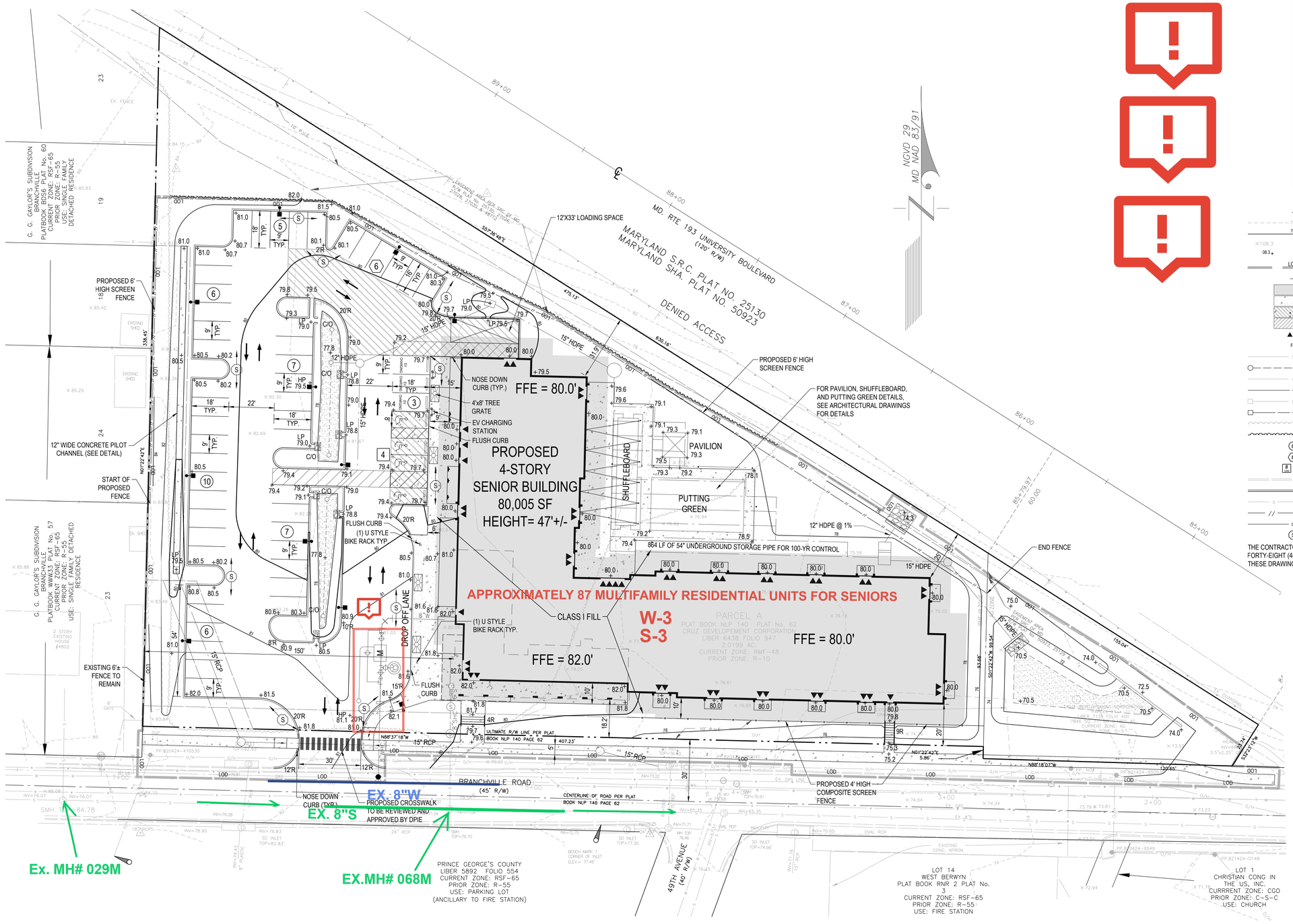
STANDARD	REQUIRED	PROPOSED
DENSITY, max. (du/ac of net lot area)	48	43.07
HEIGHT, max. (ft)	110'	± 47'

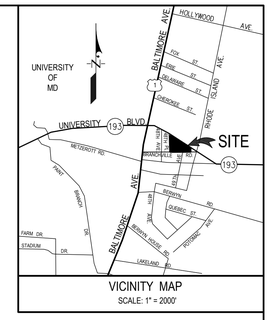
SUBTITLE 32, DIVISION 2 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPHILL PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

Michael A Novy, PE

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS 1 FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED DOOR LOCATIONS
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SCREEN FENCE
- PROPOSED WOOD SCREEN FENCE
- PROPOSED COMPOSITE FENCE
- PROPOSED SPILL GUTTER

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

DET-2025-010
DETAILED SITE PLAN
PARCEL A & PARCEL 91

BRANCHVILLE CROSSING

BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=20'
0 20' 40' 60'

25

C-1

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MICHAEL A. NOVY, PE
LICENSE NO. 17711
EXPIRATION DATE: 03/09/26

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
3OI.430.2000

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
SAO	GS	MAN	J-A92114

SCALE: 1"=20' DRWG. NO.
DATE: JULY 2025 6.002-Z

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1 - Created by: Monika Kornhauser on 12/19/25 11:30 AM
Title: WSSC easement required, Department Review, DSD - Project Manager
the meter vault should be placed in a location closer to the ROW line, and a WSSC easement will need to be dedicated to WSSC for use and maintenance.

2 - Created by: Monika Kornhauser on 12/19/25 2:22 PM
Title: General, Department Review, DSD - Project Manager
1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Permit Services Section at (301) 206-8650 or visit our website at MASTER - HPA Checklist for ePlan.xlsx (wsscwater.com) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services Section at (301) 206-4003.

3 - Created by: Monika Kornhauser on 12/19/25 2:22 PM
Title: Hydraulics, Department Review, DSD - Project Manager
Hydraulic Planning Analysis may be requested from WSSC for pre-review of a proposed site utility system to address adequate flow and/or capacity concerns.

Submit a Hydraulic Planning Analysis package for review.

100’Sheet: 214NE04
HHG=335 and LHG=290; water zone 320A Prince George’s Main Zone Group.

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Section at (301) 206-8650 for submittal requirements or view our website.

An 8-inch water main is available to serve the proposed site. Contact the Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website.

An 8-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website.

4 - Created by: Monika Kornhauser on 12/19/25 3:36 PM
Title: Design, Department Review, DSD - Project Manager
Label all existing water and sewer mains with the existing contract number, type, and size.

New development may depend on sewer rehab projects downstream. WSSC has an ongoing system improvement program in the project vicinity. The Applicant must coordinate with WSSC Pipeline Design Division at (301) 206-8577.

Show and label easement limits on the plan for all existing and proposed water & sewer mains or service connections and water meter.

Design plans accordingly to the latest WSSC pipeline design manual, WSSC General Conditions and standard Specifications, WSSC Standards Details for Construction, Development Services Code, and to WSSC plumbing and gas fitting code.

Site Utility review will be required.

Applicant must resolve any environmental issues during the design stage or prior to construction.

Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Section at (301) 206-8672 for review procedures and fee requirements.
See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

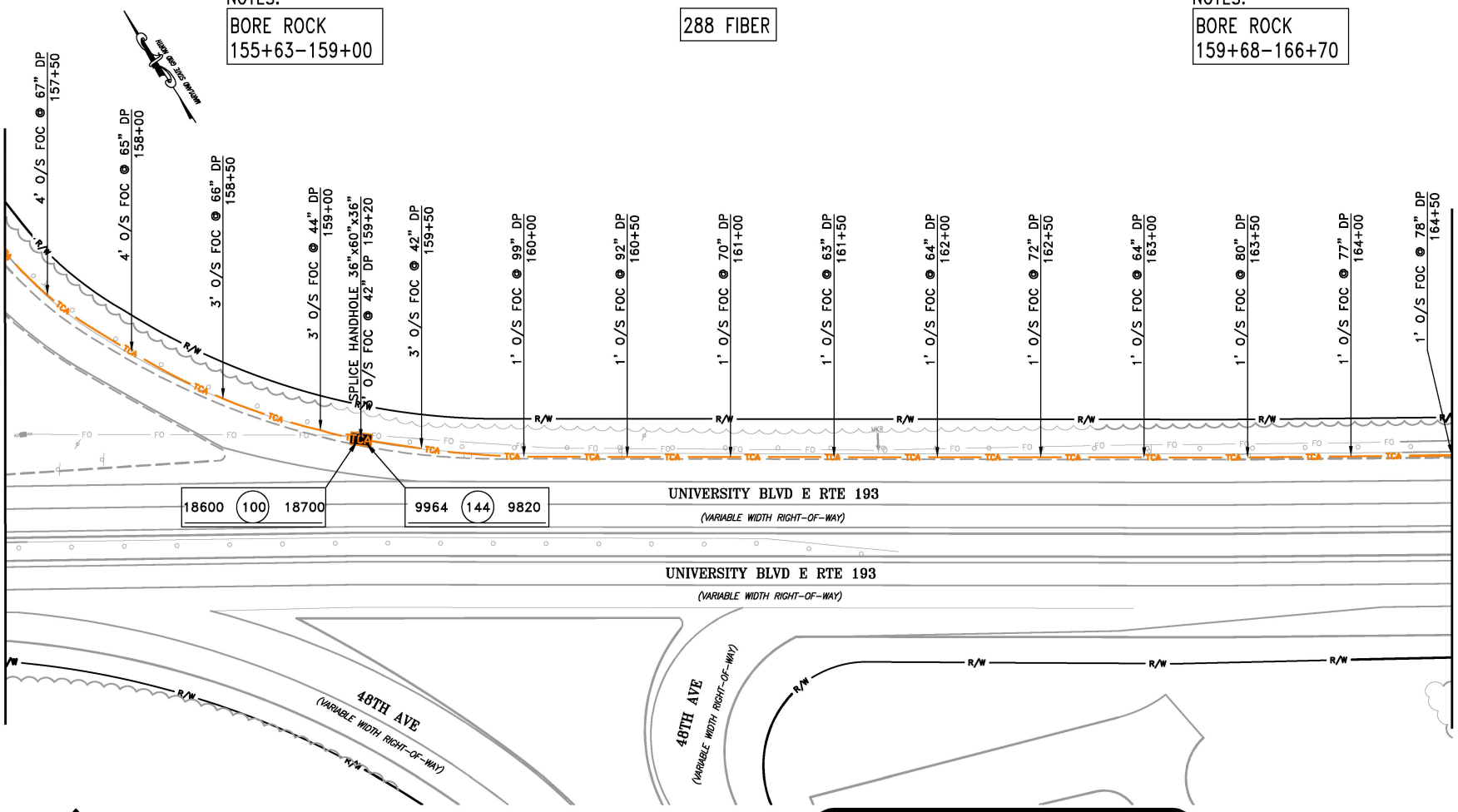
WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

PRINCE GEORGE'S COUNTY
NEW HAMPSHIRE TO KENILWORTH AVE

NOTES:
BORE ROCK
155+63-159+00

288 FIBER

NOTES:
BORE ROCK
159+68-166+70



AS-BUILTS

THE BASELINE SHOWN ALONG THE ROADWAY IS THE FACE OF CURB.

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
22560 GLENN DRIVE
SUITE 118
STERLING, VIRGINIA 20164
PHONE: (703) 444-3060
FAX: (703) 444-3087
WWW.KCI.COM

CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-257-7777 It's The Law!

PROJECT: # 02122561DA
AS-BUILT
-
02/23/2017

MATERIAL LIST	QUANTITY		
	-	-	-

TCA

AS-BUILT DRAWINGS

REVISIONS

DATE	DESCRIPTION	INITIAL

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF TCA BEING ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE
B SIZE DWG: 1"=50'
D SIZE DWG: NTS

DATE:
APPROVED:

SHEET: 26 OF 38
DWG. NO.
PLAN

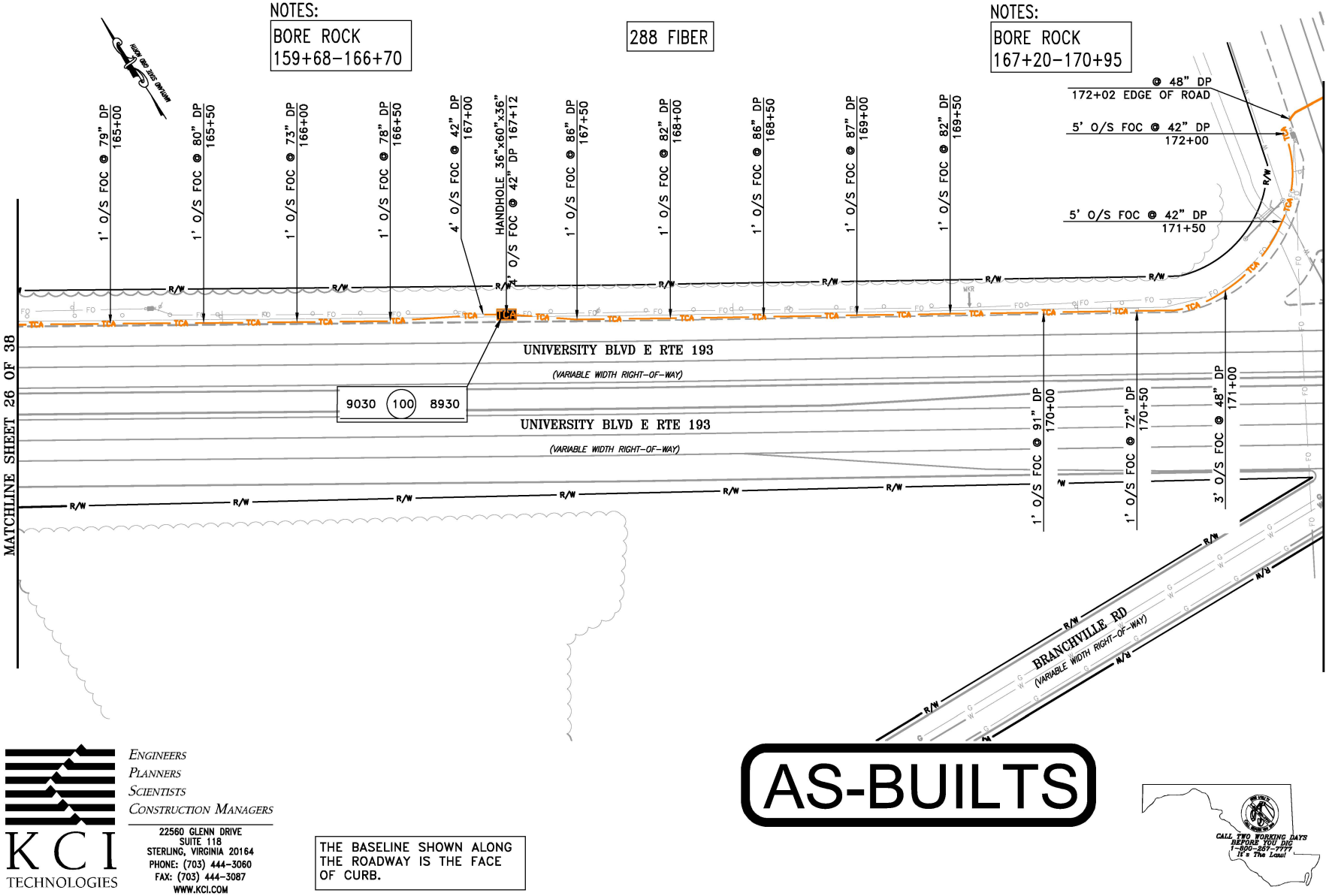
FILE: M:\2012\02122561DA\DRAWINGS\AS-BUILTS\02122561DA_NEW HAMPSHIRE TO KENILWORTH AVE .DWG DRAWN BY: CRYSTAL BALWINSKI PLOT DATE/TIME: Friday, February 24, 2017 2:30:04 PM

PRINCE GEORGE'S COUNTY
NEW HAMPSHIRE TO KENILWORTH AVE

NOTES:
BORE ROCK
159+68-166+70

288 FIBER

NOTES:
BORE ROCK
167+20-170+95



AS-BUILTS

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SUITE 118
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PHONE: (703) 444-3060
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WWW.KCI.COM

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CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-257-7777 It's The Law!

PROJECT: # 02122561DA
AS-BUILT
-
02/23/2017

MATERIAL LIST	QUANTITY		
	-	-	-

TCA

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SCALE
B SIZE DWG: 1"=50'
D SIZE DWG: NTS

DATE:
APPROVED:

SHEET: 27 OF 38
DWG. NO.
PLAN

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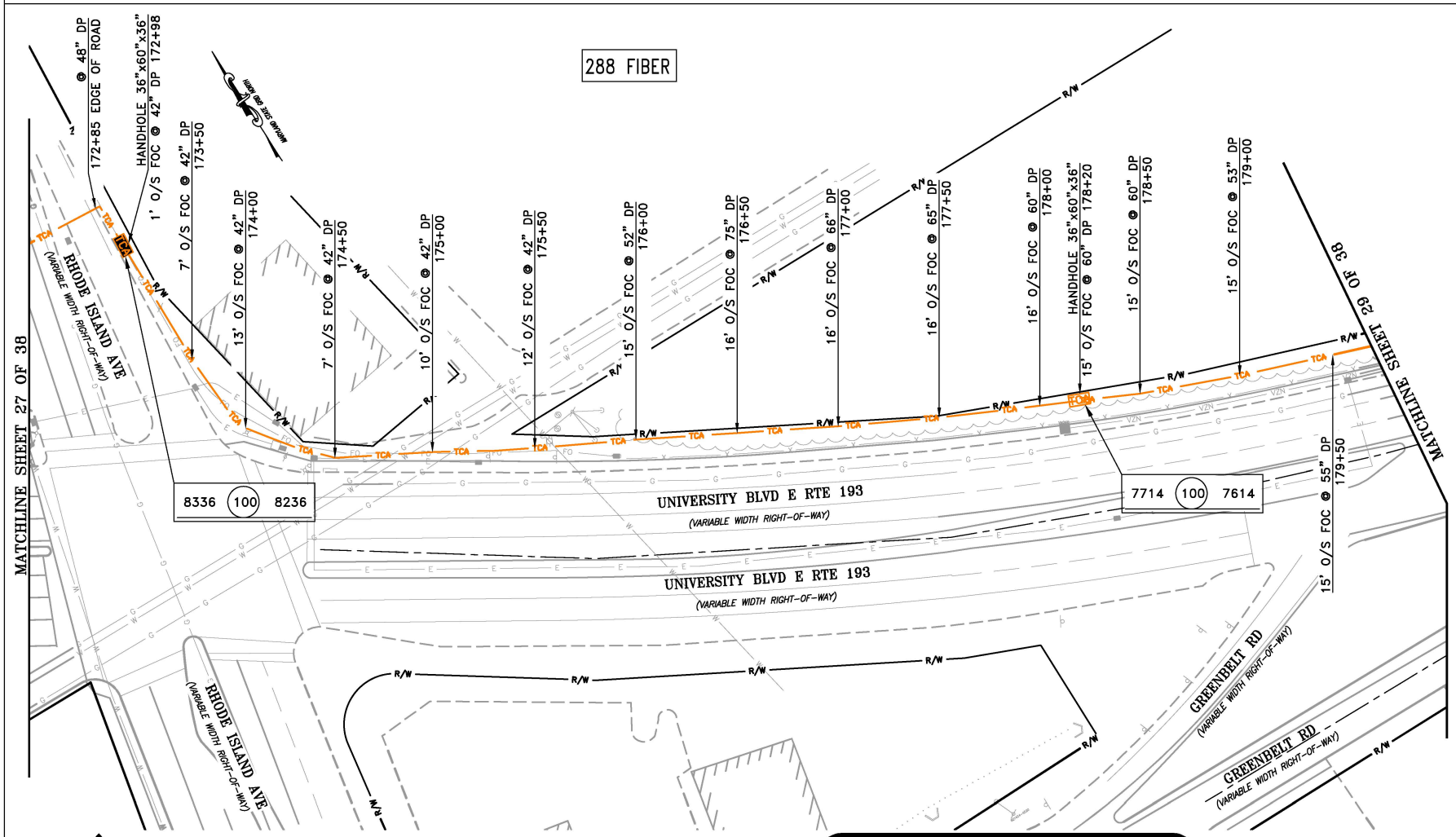
PRINCE GEORGE'S COUNTY
NEW HAMPSHIRE TO KENILWORTH AVE



AS-BUILTS

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PHONE: (703) 444-3060
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WWW.KCI.COM

THE BASELINE SHOWN ALONG THE ROADWAY IS THE FACE OF CURB.

CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-257-7777 It's The Law!

PROJECT: # 02122561DA

AS-BUILT

-

02/23/2017

MATERIAL LIST	QUANTITY		
	-	-	-

TCA

AS-BUILT DRAWINGS

REVISIONS

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SCALE

B SIZE DWG: 1"=50'
D SIZE DWG: NTS

DATE:

APPROVED:

SHEET: 28 OF 38

DWG. NO.
PLAN

FILE: M:\2012\02122561DA\DRAWINGS\AS-BUILTS\02122561DA_NEW HAMPSHIRE TO KENILWORTH AVE .DWG DRAWN BY: CRYSTAL BALWINSKI PLOT DATE/TIME: Friday, February 24, 2017 2:30:14 PM

CITY OF
COLLEGE PARK

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
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January 30, 2026

Darryl Barnes
Chairman, Prince George's County Planning Board
M-NCPPC Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Detailed Site Plan DET-2025-010, Branchville Crossing, 4810 Branchville Rd., College Park, MD 20740

Dear Chairman Barnes,

The City of College Park City Council, at their meeting on January 27, 2026, voted unanimously to recommend approval of Detailed Site Plan DET-2025-010 with conditions as outlined in the attached City staff report for Branchville Crossing located at 4810 Branchville Road. The Council also recommended approval of the Developer's request to exceed the parking cap to provide the parking as shown on the DET for a total of 54 parking spaces. In addition, an Agreement and Declaration of Covenants between the Applicant and the City has been drafted

This project consists of a four-story building containing 87 affordable dwelling units specifically for elderly or physically disabled residents. The development will utilize a 4% Low-Income Housing Tax Credit (LIHTC) to ensure long-term affordability.

The City finds that this project aligns with our strategic objective to foster and sustain an affordable and stable community for individuals and families to live and retire.

Sincerely,

Miriam D.H. Bader, AICP
Director of Planning and Community Development

Attachment: City staff report

Cc: Mayor and Council
Kenneth Young, City Manager
Stephanie Anderson, Attorney
Nathaniel Foreman, Attorney
Matt Tadesco, Attorney
Te-sheng (Emery) Huang, Planner IV

ATTACHMENT 1

City Staff Review and Recommendation

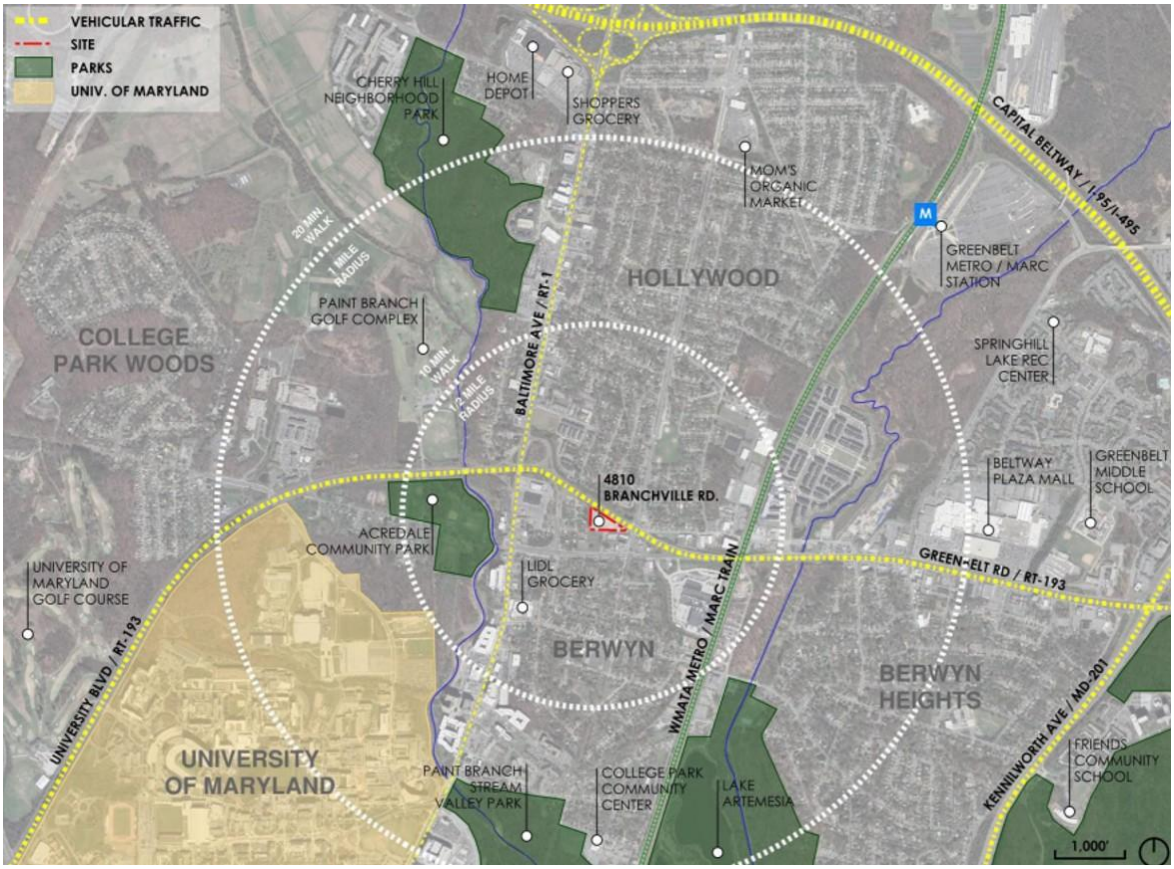
DET-2025-010

Branchville Crossing (Formerly Branchville Gardens)

4810 Branchville Road

Project Description

The Applicant, Cruz Development Corporation, requests approval of a Detailed Site Plan (DET) for a 2.2-acre property located on the north side of Branchville Road, west of its intersection with MD 193 (University Boulevard) and Rhode Island Avenue.



The proposal consists of a four-story (47 foot tall) multifamily building containing 87 affordable dwelling units (through a 4% Low-Income Housing Tax Credit (LIHTC)) for elderly or physically disabled families, 54 parking spaces, stormwater management facilities, and site amenities.

The proposed development represents a modification of the previously approved 2020 "Branchville Gardens" DSP (19042) which proposed a seven-story (approximately 66-foot) building with 81 dwelling units and a structured parking garage (130 spaces). The current proposal reduces overall building height and simplifies site circulation and parking access.

Under Prince George's County development review procedures, a full traffic analysis is conducted at the time of Preliminary Plan of Subdivision (PPS). For this site (PPS 4-86220), a traffic analysis was formally heard and approved by the Planning Board on March 12, 1987 (PGCPB No. 87-88) with 5 conditions (outlined in the Applicant's Statement of Justification). A new traffic analysis is not legally required at the Detailed Site Plan stage, and the current modifications do not trigger a new study since the Developer is proposing fewer dwelling units (87) than originally approved at the Preliminary Plan of Subdivision stage (96 units).

The proposed trip generation is estimated at 12 AM Peak Hour Trips and 14 PM Peak Hour Trips. This falls well below the 50-trip threshold that would trigger a full analysis. As the residents are elderly or have physical disabilities, peak hour trips are largely attributed to staff, while off-peak and weekend trips are primarily from visiting family.

In essence, the 2.2-acre triangular property consists of two parcels:

- Parcel A (2.0199 acres): Zoned RMF-48
- Parcel 91 (0.1801 acres): Zoned AG, limited to stormwater management and outdoor amenity use

City Staff Comments: Staff notes that this Detailed Site Plan reflects a scaled-down version of an affordable housing project that was previously reviewed and approved for this site. Density, height, access, and use are established and generally consistent with prior approvals and the Master Plan. Outstanding issues identified in this report are technical in nature and relate primarily to off-street parking, noise mitigation from MD Route 193 traffic, exterior lighting, landscaping calculations, and final coordination with County agencies. These items are

appropriate for resolution through conditions of approval and a Declaration of Covenants and Agreement between the Developer and the City. Nothing in this staff report shall be construed as a determination regarding the existence, scope, or applicability of any vested development or traffic rights which remain subject to review and confirmation by the appropriate County agencies.

Prior History

On March 12, 1987, the Prince George's County Planning Board approved Preliminary Plan of Subdivision PPS 4-86220 for the development of one multifamily residential building containing up to 96 dwelling units, subject to five conditions. On August 27, 1987, the Board of Zoning Appeals approved a variance from the green area requirement to allow construction of a seven-story apartment building on the subject property.

Detailed Site Plan DSP-87-165 was subsequently approved by the Planning Board on February 18, 1988, subject to conditions; however, the property was never developed in accordance with that approval, and DSP-87-165 ultimately expired.

More recently, on October 15, 2020, the Planning Board approved Detailed Site Plan DSP-19042, in conjunction with Alternative Compliance AC-19025, for the development of one multifamily residential building consisting of 81 dwelling units and associated parking. The validity period for DSP-19042 has since expired and is no longer in force or effect; accordingly, the associated conditions are no longer applicable.

Development Comparison: Prior DSP (2020) vs. Current DET (2025)

Feature	DSP-19042 (2020)	DET-2025-010 (2025)	Staff Observation
Project Name	Branchville Gardens	Branchville Crossing	Updated project identity
Resident Type	Affordable housing	Senior housing (elderly/physically disabled)	Transition to age-restricted use
Zoning	R-10 (prior code)	RMF-48 (2022 code)	Evaluated under current zoning
Building Height	~66 ft (7 stories)	~47 ft (4 stories)	~19-ft height reduction
Dwelling Units	81 units	87 units	Modest increase within RMF-48 limits
Parking Type	Structured garage	Surface parking	Simplified access and circulation
Parking Spaces	~130 spaces	54 spaces	Substantially fewer spaces
Overall Intensity	Taller, more complex	Lower-profile design	Reduced scale and site complexity

Environmental

Natural Resource Inventory, NRI-075-2015-01 was approved on February 9, 2023, and confirms the property contains no wetlands or streams and no County regulated floodplains. However, the site does contain 1.40 acres of woodland and steep slopes of greater than 15% along MD Route 193/University Boulevard and one specimen tree in poor condition along the western side of the lot. Both the approved NRI and the proposed TCP2 are included in the DET-2025-010 submittal package.

Woodland Conservation Compliance

To satisfy the applicable woodland conservation requirements, a pre-construction meeting was conducted on September 15, 2023, with representatives from the Department of Permitting, Inspections, and Enforcement (DPIE) and Atwell, LLC in attendance. All tree protection measures required under the approved Type 2 Tree Conservation Plan (TCP2) were reviewed and addressed. No on-site tree protection devices were required due to the absence of protected woodland on the subject property.

Accordingly, all woodland conservation obligations were satisfied through participation in an approved off-site woodland conservation mitigation bank, as documented in Liber 49306, Folio 18. The corresponding off-site woodland conservation certificate has been submitted as part of the current application.

The TCP2 was previously approved in association with a prior Detailed Site Plan application and was formally accepted and certified prior to June 30, 2024. Based on the timing of approval and the supporting documentation, the TCP2 qualifies for grandfathering pursuant to the provisions of CB-077-2024.

In addition, one large existing tree has been approved for removal due to its poor overall condition and declining health and in order to address safety concerns and long-term site management objectives. The condition of the tree was documented through site evaluation in the NRI and confirmed by the City Arborist.

Stormwater Management

The Applicant is proposing to manage stormwater run-off on parcel 91 A by creating two (2) micro-bioretention areas, a submerged gravel wetland, and installing underground storage pipes for rainwater harvesting. The specific plans were approved as part of the stormwater management concept plan, case # 16414-2019-01 and sheet SWML-DET-2025-010-V-VI.

Site Design and Architecture

The Applicant proposes a total of 54 off-street, surface parking spaces. Under the Neighborhood Compatibility Standards applicable to the RMF-48 Zone, off-street parking is limited to a maximum of 1.5 times the minimum requirement of 24 spaces, or a maximum of 36 spaces. However, community members at the Pre-Application meeting on August 13, 2025 requested the Developer to provide more than the maximum number of parking spaces allowed; thus, the Developer added 18 spaces to address community concerns.

In evaluating the appropriateness of the proposed parking supply, City staff also considered the operational context of the site. The provision of 54 off-street parking spaces equates to fewer than one space per dwelling unit and is substantially less than the 130 spaces approved under the prior 2020 Detailed Site Plan for a smaller unit count. Given the project's senior housing designation, the likelihood of staff, service providers, visitors, and caregivers, and the documented concern regarding on-street parking impacts to fire apparatus maneuverability, staff finds the proposed parking supply to be reasonable and not excessive for this specific location.

At the time of this writing, City staff has formally requested guidance from the Maryland-National Capital Park and Planning Commission (M-NCPPC) staff regarding the appropriate process for the Applicant to request a waiver or modification to exceed the Neighborhood Compatibility parking cap of 1.5 times the minimum required spaces.

Of note, the Applicant proposes the installation of three EV charging stations. While current regulations for this development do not yet mandate this, it is noted that such requirements are slated to take effect on or after January 1, 2027.

City Staff Comment: Staff's support for the proposed parking quantity is based on documented fire apparatus maneuverability concerns, site-specific operational constraints, public safety considerations, and neighborhood feedback rather than the generic formula and arbitrary cap proposed in the new Zoning Ordinance.

Proposed Parking Plan

Noise and Shadow Studies

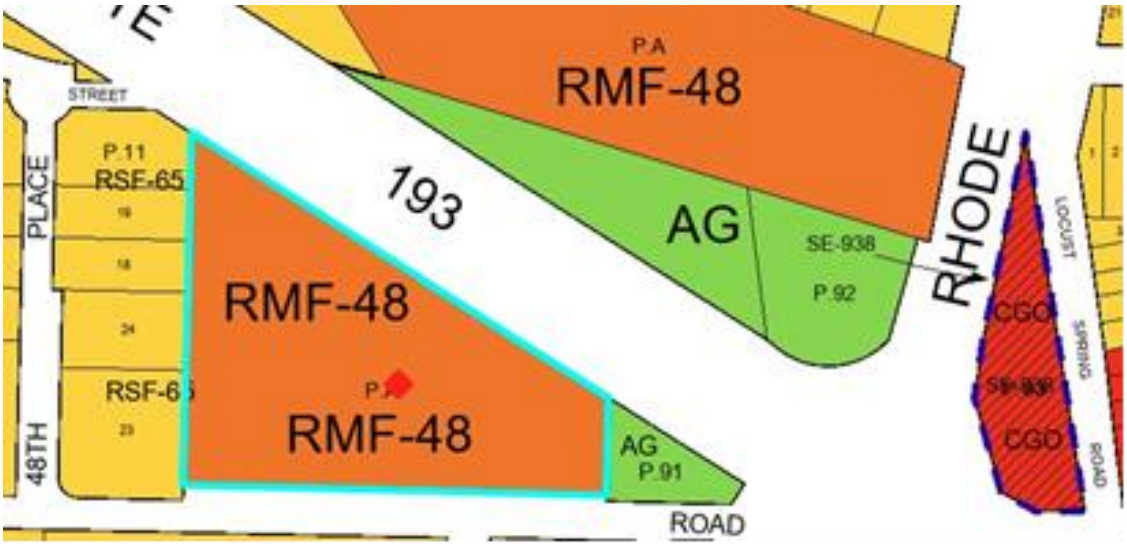
Due to the site's proximity to MD 193 (University Boulevard), City staff and County Environmental Health staff have identified the need for a Phase II Noise Study. Phase I findings indicate exterior noise levels exceeding maximum noise levels of 65 dBA along portions of the north and east façades.

A Phase II Noise Study has not been submitted to City staff or the Planning Board and is required to demonstrate that interior residential noise levels will not exceed 45 dBA and that exterior activity areas will comply with applicable standards.

While a shadow study was discussed during the Pre-Application Neighborhood Meeting, it is not a required submission for Detailed Site Plan approval under the Zoning Ordinance; accordingly, staff's findings are based on compliance with applicable dimensional and compatibility standards.

Zoning and Detailed Site Plan Requirements

The subject property is located within the RMF-48 (Residential, Multi-Family) and AG (Agricultural) Zones. Per Section 27-4202 of the Zoning Ordinance, the property is a standard lot with a single frontage on Branchville Road. Access to University Boulevard (MD 193) is legally denied.



As demonstrated in the table below, the proposal meets the applicable density, height, setback, and lot coverage standards. However, several elements--including parking quantity, lighting, noise mitigation, landscaping calculations, and tree conservation--remain subject to further review and are addressed through conditions of approval (*infra*).

Summary of Development Standards (DET-2025-010)

Yard Setback Requirements and Compliance

Yard Type	Required (ft)	Provided (ft)	Compliance
Front Yard	15	18.2	Met
Side Yard*	8	150	Met
Rear Yard	20	25	Met

* **Side Yard Note:** The required side yard setback is a **total of 8 feet**, which may be satisfied by **one or a combination of side yards**, pursuant to applicable zoning standards.

Open Space Set-Aside

Category	Percentage	Status
Required Minimum	20%	—
Provided*	53%	Exceeds Requirement

Density and Height Standards

Standard	Required	Proposed	Compliance
Density, max. (du/ac of net lot area)	48 du/ac	43.07 du/ac	Met
Height, max. (ft)	110 ft	47 ft	Met

Lighting (Sec. 27-6200 & Neighborhood Compatibility)

The Ordinance requires adequate illumination for nighttime activities to enhance safety and minimize vehicular/pedestrian conflicts. Per Neighborhood Compatibility Standards (Sec. 27-61203(f)(1)), the project must adhere to strict glare-reduction and height limits to protect adjacent residential properties.

According to the photometric plan submitted by the Applicant, the proposed exterior lighting is designed to direct illumination on-site and does not result in measurable light spillover onto adjacent properties. The lighting layout appears consistent with applicable glare-reduction and dark-sky–oriented design standards, subject to final verification during Detailed Site Plan certification.

Staff Comments:

- The Applicant has submitted a photometric plan. Final verification of lighting levels and fixture specifications shall occur during Detailed Site Plan certification.
- Height Restrictions: The maximum height for all exterior lighting fixtures shall be reduced to 14 feet when located within 100 feet of a lot containing a single-family detached dwelling (specifically along the western property line).
- Operating Hours: The Applicant must add a specific note to the plan stating: "Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first."
- Design Continuity: Light fixtures should enhance the site’s design character, illuminate important on-site elements (entrances, pedestrian pathways), and provide a consistent quality of light throughout the site.

Green Area and Public Spaces (Sec. 27-6200)

The Ordinance requires on-site green areas to be accessible, well-defined, and appropriately scaled to link major site destinations. The project must also demonstrate that all green areas and environmental features are integrated into the site design in a manner that preserves natural assets while meeting technical safety codes.

City Staff Comment: The proposed development significantly exceeds the minimum requirements for open space. The proposed Open Space Set-Aside area is approximately 53%, well above the required 20% minimum for the RMF-48 zone.

The Applicant is proposing providing at the front of the building an outdoor covered porch with seating for 10. At the rear of the building, the Applicant is proposing providing a large outdoor patio with seating and grills, a shuffleboard, a pavilion, and a putting green or dog run.

Staff recommends the designated shuffleboard area be reserved for a flexible outdoor play area to accommodate residents' desires, i.e. residents might prefer the area be used for pickle ball or some other more popular gaming space besides shuffleboard.

Site and Streetscape Amenities (Sec. 27-6200)

Amenities such as benches, trash receptacles, and bicycle racks must contribute to an attractive, coordinated development. Per the Urban Design and Transportation reviews, these features must be integrated into a site plan that clearly defines circulation and accommodates both residents and emergency services.

To promote multi-modal transportation, the development includes 18 bicycle parking spaces. These are located on the first floor near a building entrance to ensure easy and convenient access for residents.

City Staff Comments:

- Circulation Dimensions: The Transportation Planning Section requires the site plan to be revised to include specific dimensions for all drive aisles and drop-off lanes to ensure they meet minimum safety and maneuverability standards.
- Emergency Access Coordination: The Applicant must coordinate with the Office of the Fire Marshal to delineate fire lanes (minimum 22-foot width) and ensure they are appropriately marked with yellow paint and signage.
- Streetscape Enhancements: To enhance the visual unity of the site, the Applicant shall provide ornamental trees within the landscape strip along Branchville Road, west of 49th Avenue.
- Public Art: The Applicant is encouraged to apply for a City matching grant for a public art feature to serve as a focal point, as recommended by City Staff.
- Coordinated Design: All site furniture (benches, trash receptacles, and bicycle racks) must be constructed of durable, low-maintenance materials and coordinated in color and style to enhance the development's character.

Green Building Requirements

The proposed development exceeds the minimum Green Building score requirement of 4.0 points for new residential developments of 25 units or more. As summarized on Sheet A-0001 of the architectural plan set, the project has earned 7.5 points under the Green Building Point System chart.

Landscape Manual

The development is subject to the requirements of the *Prince George's County Landscape Manual*. Based on the December 2025 staff review, staff summarizes Landscape Manual compliance as follows:

- Section 4.1-4, Residential Requirements for Multi-Family: The applicant is required to provide 48 shade trees and is currently providing 48. However, SDRC Urban Design staff noted that the green area calculations in this schedule are currently inaccurate due to recent changes in lot coverage. Status: Under Revision/Technical Correction Required.
- Section 4.3-2, Interior Planting for Parking Lot: The project is required to provide 4 shade trees and is providing 6. Status: Requirement Met.
- Section 4.7 of the Prince George's County Landscape Manual requires buffering between incompatible land uses along the western property line adjacent to single-family residential development. While the required building and landscape yard setbacks are physically met, the submitted Landscape Schedule 4.7-1 identifies a plant unit (PU) deficit. The schedule requires 87 plant units; however, only 75 plant units are currently indicated as provided.
- Revision of the landscape plan and schedule is required to demonstrate full compliance with Section 4.7.
- Section 4.9-1, Sustainable Landscaping Requirements: The applicant is providing 39 native shade trees, 53 native evergreen trees, and 96 native shrubs. Status: Requirement Met (Pending final consistency check with revised schedules).

Additional Landscape and Site Technical Requirements

Per the December 19, 2025, SDRC Major Issues Report, the following revisions are required as part of the revised Site Plan submittal:

1. Parking Lot Islands: All landscape islands must be labeled with a minimum width of 9 feet to ensure adequate soil volume for tree health.
2. Fencing Details: The Applicant must provide specific material and color details for the 6-foot-high wood screen fence and ensure it is modified to provide noise mitigation as recommended by the Phase I Noise Study.

3. Parcel 91 Amenities: Parcel 91 is zoned AG and utilized for stormwater management. City Staff recommends a recreational path with trash receptacles and pet waste disposal around the facility to be considered, if feasible. Note: Noise Mitigation might require a sound wall up to 12-feet which would make the pathway infeasible.
4. Tree Conservation (TCP2): The Type 2 Tree Conservation Plan must be revised to remove approximately 0.2 acres of "non-credit woodland" currently located within utility and drainage easements.

Traffic and Transportation

City staff recommend that the Applicant's traffic engineer review the site in the field and propose improvements to clearly communicate that the segment of Branchville Road between 49th Avenue and Rhode Island Avenue is "Do Not Enter – Emergency Personnel Only." This section of Branchville Road functions to serve only fire department staff.

Improvements should include:

1. Replacing the damaged "Do Not Enter" signage at the intersection of Branchville Road and Rhode Island Avenue.
2. Provide large painted stop bars across the entrances and "Do Not Enter" or "Emergency Traffic Only" painted on roadway of Branchville Road at Rhode Island Avenue and Branchville Road also at 49th Avenue and Branchville Road.

Declaration of Covenants

The new Declaration of Covenants shall incorporate all applicable conditions of approval and shall be recorded prior to issuance of any building permits.

A Declaration of Covenants was signed in 2020 in connection with a DSP application, but that project was never built.

City Staff Comment: Although the 2020 Declaration of Covenants was executed in connection with DSP-19042, that project was never constructed and the covenant must be revised and re-recorded to reflect the current Detailed Site Plan (DET-2025-010).

The 2020 Declaration of Covenants requires revision to reflect the current Detailed Site Plan proposal. Revisions shall include updating the project description, removing obsolete conditions related to sidewalk construction, fire access exhibits, and prior design assumptions, and incorporating new conditions adopted by the City Council as part of DET-2025-010.

The revised Declaration of Covenants shall supersede all prior covenants associated with expired approvals and shall reflect only the conditions adopted in connection with DET-2025-010.

Staff Analysis

While the current application is evaluated under the County's current Detailed Site Plan procedures, the project site has a long entitlement history, including PPS 4-86220 and DSP-19042. Staff notes that DSP-19042 has expired and carries no vesting effect; however, the prior review history provides useful context for evaluating site access, scale, and compatibility.

Staff find that the proposed development represents a reduced-scale continuation of a previously reviewed multifamily affordable housing concept and is generally consistent with the applicable Master Plan and RMF-48 zoning standards. However, several technical items remain unresolved or unverified, including noise mitigation, lighting compliance, parking quantity, landscaping calculations, tree conservation, and traffic control measures.

These items are appropriately addressed through conditions of approval.

Subject to the conditions outlined herein, staff recommends approval of DET-2025-010. With the required technical revisions and agency coordination, the proposal will comply with applicable zoning, design, and environmental standards.

City staff notes that several technical items discussed in this report—including allowing the developer to provide additional parking beyond the Zoning Ordinance imposed cap, final tree and landscape compliance, and inter-agency coordination—remain subject to ongoing review by County and City agencies. At the time of this writing, no unresolved item is considered fatal to the application. These matters are appropriately addressed through conditions of approval,

Declaration of Covenants and Agreement between the Developer and the City and final Detailed Site Plan certification to ensure full compliance with all applicable standards and agency requirements.

Staff Recommendation

Planning Board review of DET-2025-010 (Branchville Crossing) is currently scheduled for February 26, 2026 at 10:00 a.m. Based on the review of DET-2025-010 (Branchville Crossing), Planning Staff recommends that the City Council provide a recommendation of APPROVAL to the Prince George's County Planning Board, and SUPPORT for the Applicant's increase in parking spaces to 54 spaces as proposed subject to the following conditions:

A. Prior to Certification of the Detailed Site Plan (DET):

1. Technical Studies and Mitigation:
    - The Applicant shall submit a Phase II Noise Study to the City and M-NCPPC. Based on the study results, the Applicant shall modify the 6-foot wood screen fence detail on Drawing 6.005-Z to incorporate noise-mitigating materials (such as a solid-core or "Plywall" system) to ensure interior noise levels do not exceed 45 dBA and outdoor activity areas do not exceed 65 dBA.
2. Landscaping and Site Amenities:
    - The Applicant shall revise Landscape Schedule 4.7-1 (Buffering Incompatible Uses) to resolve the plant unit (PU) deficit. The schedule must demonstrate the provision of the required 87 Plant Units (increased from the 75 currently proposed).
    - City Staff recommends a recreational path with trash receptacles and pet waste disposal around the stormwater management facility to be considered, if feasible. Note: Noise Mitigation might require a sound wall up to 12 feet which would make the pathway infeasible.
    - The Applicant shall provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.
    - Invasive Species Management Plan:
      Prior to commencement of any site work, the Applicant shall submit an Invasive Species Management Plan for City review and approval. The plan shall specifically address the buffer strip along Maryland Route 193 (University Boulevard) and shall be coordinated with the approved Landscape Plan.
    - Natural Landscape Buffer:
      The Applicant is proposing to keep a natural, wooded buffer along the north-western property line parallel to MD-193/University Boulevard. The City Arborist and Horticulturist recommend that this area be "cleaned up" by removing storm-damaged trees, invasive species, and unhealthy trees.
    - Pre-Construction Meeting:
      A pre-construction meeting shall be held with Planning Department Staff, the City Horticulturist, and the City Arborist prior to the start of any site or landscape work.

- Inspection and Warranty**:**
  The contractor shall contact Planning Department Staff to schedule an initial inspection of all installed landscape materials. A re-inspection shall occur after one (1) year, prior to the expiration of the one-year plant warranty period. Any plant material found to be dead, damaged, or non-compliant shall be replaced. Annual inspections will be conducted as needed if it appears that the landscaping is not being maintained.
- Substitution of Non-Native and Invasive Species:
  The submitted Landscape Plan includes non-native and/or invasive species that shall be substituted as follows:
  • English Laurel → Mountain Laurel;
  • Glossy Abelia → Virginia Sweetspire;
  • Amber Lady Coral Bells → Golden Ragwort.
- Plant Substitutions:
  Any other plant substitutions shall be subject to review and approval by the City Horticulturist and City Arborist prior to installation. No substitutions shall be permitted without City approval.

3. Fire Safety and Traffic:
   - The Applicant shall coordinate with the Office of the Fire Marshal to delineate 22-foot-wide fire lanes on the site plan, marked with yellow paint and appropriate signage.
   - Replace the damaged "Do Not Enter" signage at the intersection of Branchville Road and Rhode Island Avenue.
   - Install clear "Do Not Enter-Emergency Personnel Only" signage, or as modified and approved by the operating agency, to notify drivers that the section of the Branchville Road from 49th Avenue to Rhode Island Avenue is restricted to emergency vehicle use only. This shall include large painted stop bars across the entrances and "Do Not Enter" or "Emergency Traffic Only" pavement markings at Branchville Road and Rhode Island Avenue and at Branchville Road and 49th Avenue subject to approval by the operating agency.
   - Provide sight distance in relation to the 49th Street intersection.
   - Provide a circulation plan and turning movements for large vehicles and loading activity.
   - Provide dimensions for drive aisles and proposed drop-off lane.

4. Environmental Health:
   - The Applicant shall revise the Type 2 Tree Conservation Plan (TCP2) to comply with the 2010 Woodland Conservation Ordinance. Areas within utility or drainage easements shall not be counted as retained woodland.
5. Soils: The Applicant shall complete all required soils testing to the satisfaction of the Department of Permitting, Inspections, and Enforcement (DPIE) prior to the issuance of building permits.

B. Prior to the Planning Board Hearing, currently scheduled for February 26, 2026:

1. The Applicant shall execute a new Declaration of Covenants (DOC) and agreement with the City of College Park. This agreement shall reflect the current DET framework, include all conditions of approval, and be finalized prior to the January 27, 2026 Regular City Council Meeting. If the City conditions are not adopted by the County Council, then the following conditions will be need to be reflected in the DOC.

1) The Applicant is encouraged to provide a recreational path with trash receptacles, pet waste disposal around the stormwater management facility, if feasible. Note: Noise Mitigation might require a sound wall up to 12-feet which would make the pathway infeasible.

2) The Applicant shall provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.

3) Invasive Species Management Plan:
Prior to commencement of any site work, the Applicant shall submit an Invasive Species Management Plan for City review and approval. The plan shall specifically address the buffer strip along Maryland Route 193 (University Boulevard) and shall be coordinated with the approved Landscape Plan.

4) Natural Landscape Buffer:
The Applicant is proposing to keep a natural, wooded buffer along the north-western property line parallel to MD-193/University Boulevard. Applicant shall "clean up" any natural, wooded buffer areas along the north-western property line parallel to MD-193/University Boulevard by removing storm-damaged trees, invasive species, and unhealthy trees.

5) Pre-Construction Meeting:
A pre-construction meeting shall be held with Planning Department Staff, the City Horticulturist, and the City Arborist prior to the start of any site or landscape work.

6) Inspection and Warranty**:**
The contractor shall contact Planning Department Staff to schedule an initial inspection of all installed landscape materials. A re-inspection shall occur after one (1) year, prior to the expiration of the one-year plant warranty period. Any plant material found to be dead, damaged, or non-compliant shall be replaced. Annual inspections will be conducted as needed if it appears that the landscaping is not being maintained.

7) Substitution of Non-Native and Invasive Plant Species:
The submitted Landscape Plan includes non-native and/or invasive species that shall be substituted as follows:
• English Laurel → Mountain Laurel;
• Glossy Abelia → Virginia Sweetspire;
• Amber Lady Coral Bells → Golden Ragwort.

8) Plant Substitutions:
Any other plant substitutions shall be subject to review and approval by the City Horticulturist and City Arborist prior to installation. No substitutions shall be permitted without City approval.

9) Public Art: The Developer is encouraged to apply for a City matching grant for a public art feature to be located in a visible on-site plaza or courtyard area. The City shall reimburse the Developer up to $15,000 as a dollar-for-dollar match for an approved public art feature upon completion of the work and submission of valid, itemized receipts. No reimbursement shall occur prior to installation.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB NO. 87-88 FILE NO. 4-86220

RESOLUTION

WHEREAS, Cruz Development Corporation is the owner of a 2.0200 acre parcel of land known as Branchville Apartments (Lot 1) said property being in the 21st Election District of Prince George's County, Maryland, and being zoned R-10; and

WHEREAS, on December 31,1986 Cruz Development Corporation filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 1 lot; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-86220 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 12, 1987 for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended approval of the application with modifications; and

WHEREAS, on March 12, 1987 the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-86220 with the following modifications:

1. The following note shall be placed upon the final plat of subdivision:

   "Prior to the issuance of grading permits, building permits or soils conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems."

2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.

3. Payment of a fee-in-lieu of park dedication prior to the approval of the final plat.

4. Placement of a note on the plat for denial of access to Maryland Route 193, University Boulevard.

5. Approval of a site plan by the Planning Board prior to final plat of Subdivision to address proper ingress and egress to the site and a buffer for the single-family residences to the west.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. Soils testing is required in order to insure that the property can be developed properly despite the presence of problem soils.

2. Stormwater management may be required in order to protect downstream areas.

3. A fee in lieu of park dedication is appropriate because the land that would be dedicated would be inadequate due to size and location.

4. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

* * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Yewell, with Commissioners Keller, Yewell, and Dabney voting in favor of the motion, with Commissioner Rhoads being absent, and Commissioner Botts abstaining, at its regular meeting held on Thursday, March 12, 1987, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 3/25/87

Thomas H. Countee, Jr.
Executive Director

BY: Robert D. Reed
Community Relations Officer

THC:RDR:DRA

Branchville Senior
4810 Branchville Rd.
College Park, MD 20740

DETAILED SITE PLAN
10.29.2025

UNIT MIX + BUILDING AREA CHART

BRANCHVILLE SENIOR — CDA SUBMISSION 5/16/2025

			UNIT TYPE:	1A	1A-1	1A-2	1A-3 (UFAS)	1B	1C	1D	2A	2B (UFAS)	2C				
Level	**Use**	**Gross Floor Area**	**Units Net Floor Area**	**612**	**566**	**588**	**659**	**528**	**613**	**660**	**895**	**913**	**824**	**# of Apts**	**Efficiency**	**Height**	**Constr. Type**
Level 4	Residential	20,207	16,041	13	2	1	1	1	2	2	1	1	1	**25**	79%	10.66	Wood, VA
Level 3	Residential	20,207	16,041	13	2	1	1	1	2	2	1	1	1	**25**	79%	10.66	Wood, VA
Level 2	Residential	20,207	16,041	13	2	1	1	1	2	2	1	1	1	**25**	79%	10.66	Wood, VA
Level 1	Amenities/BOH/Lobby	19,384	7,323	8	1	1			1	1	-	-	-	**12**	38%	10.66	Wood, VA
		80,005	**55,446**	**47**	**7**	**4**	**3**	**3**	**7**	**7**	**3**	**3**	**3**	**87**	**69%**	**42.64**	

Level 1 (GFA)	Amenities	3,466
	Lobby/Circulation	4,245
	Offices	1,895
	Residential	8,114
	Service	1,664
	Total	**19,384**

TOTAL 1 BEDS:	**78**	**TOTAL 2 BEDS:**	**9**
	90%		**10%**

UFAS UNITS	**6**	**6.9%**	Min 5%
VHI UNITS	**2**	**2.3%**	Min 2%

Avg Unit NSF: **637**

PROJECT TEAM

CRUZ DEVELOPMENT	OWNER	1 JOHN ELIOT SQUARE ROXBURY, MA 02119 (617) 445-6901
SOTO ARCHITECTURE & URBAN DESIGN	ARCHITECT	1407 T STREET, NW, SUITE 200 WASHINGTON, D.C. 20009 (202) 750-6717
SITE INSIGHT	CONSTRUCTION MANAGER	1215 E. FORT AVE. SUITE 200 BALTIMORE, MD 21230 (410) 952-8569
HAMEL BUILDERS INC.	GENERAL CONTRACTOR	810 NEW JERSEY AVE NW SUITE #1 WASHINGTON, DC 20001 (202) 584-2100
ATWELL, LLC.	CIVIL ENGINEERS	11721 WOODMORE ROAD SUITE 200 MITCHELLVILLE, MD 20721 (301) 430-2000
LORAX PARTNERSHIPS	SUSTAINABILITY CONSULTANT	808 ST. PAUL STREET BALTIMORE, MD 21202 (443) 449-6319
TBD	MECHANICAL ENGINEERS	TBD
TBD	STRUCTURAL ENGINEERS	TBD

SHEET LIST

GENERAL

A-0000	TITLE SHEET, UNIT MIX & LIST OF DRAWINGS

ARCHITECTURAL

A-0001	GREEN BUILDING REQUIREMENTS
A-0002	ARCHITECTURAL SITE PLAN
A-0003	GROUND FLOOR PLAN
A-0004	BUILDING ELEVATIONS
A-0005	BUILDING ELEVATIONS
A-0006	ARCHITECTURAL RENDERING
A-0007	ARCHITECTURAL RENDERING
A-0008	BUILDING SIGNAGE
A-0009	OUTDOOR AMENITY SPACE AND BIKE ROOM

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027

Soto
architecture & urban design

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WASHINGTON, D.C. 20009
Tel: 202-750-6717
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Cruz Development
One John Eliot Square
Roxbury, MA 02119

Branchville Senior

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College Park, MD 20740

TITLE SHEET, UNIT MIX & LIST OF DRAWINGS

DATE	REVISION	#

A-0000

DETAILED SITE PLAN
10.29.2025

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Michael Sumpter
NGBS Master Verifier
Lorax Partnerships, LLC
Michael Sumpter

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Summary of Results of the Design Phase

Project Name: Branchville Crossing
Location: 4810 Branchville Rd, College Park, Maryland 20740

	Points Required			Points Claimed	Mandatory Practices	Not Achieved
	Bronze	Silver	Gold			
Chapter 1 Lot Design, Preparation, and Development	53	64	101	81	20	0
Chapter 2 Resource Efficiency	53	64	101	84	20	0
Chapter 3 Energy Efficiency	53	64	101	84	20	0
Chapter 4 Water Efficiency	21	26	41	21	7	0
Chapter 5 Indoor Environmental Quality	53	64	101	84	20	0
Chapter 10 Operations, Maintenance, and Building Owner Education	6	7	11	14	3	0
Additional Points required	53	64	101	164		
Total points required (Must be 53 or over 4000 SDS 1)	271	325	461	451		
Total points required	271	325	461	432		
Additional Points Claimed	161	171	42	-176		
Overall Level Achieved for Design	**Silver**					

27-61603. Green Building Standards

(a) Minimum Amount of Points Required

Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-61603(b): Green Building Point System.

(1) Minimum Requirements for Residential Development

(A) 10 to 25 units: 3 points.

(B) 25 or more units: 4 points.

(2) Minimum Requirements for Non-Residential Development

(A) 25,000 to 75,000 square feet: 3 points.

(B) More than 75,000 square feet: 4 points.

(b) Green Building Point System

Development subject to the standards of this Section shall use Table 27-61603(b): Green Building Point System, to determine compliance with this Section.

Table 27-61603(b): Green Building Point System

	Points Earned
Location of Development and Redevelopment/Adaptive Reuse	
Development in a Transit-Oriented/Activity Center base zone	1.50
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1.00
Development as a Transit-Oriented/Activity Center Planned Development (PD) zone	1.25
Redevelopment of an existing parcel within a Neighborhood Reinvestment Area as designated on the Strategic Investment Map in the General Plan, a designated Priority Funding Area, or an area targeted for reinvestment by the Federal, State, or County government	1.00
Adaptive reuse of a designated historic site	1.00
Preservation of a designated historic site	1.00
Energy Conservation	
Meet ASHRAE standards for lighting [1]	0.75
Meet Energy Star standards for new low-residential or exceed ASHRAE efficiency standards by 15 percent [2]	1.00
Home energy rating system (HERS) index greater than 85 and less than or equal to 75	0.50
HERS index greater than 74 and less than or equal to 65	0.75
HERS index less than or equal to 64	1.00
HERS index less than or equal to 55	1.50
Gated water heater efficiency between 0.675 to 0.82	0.75
Gated water heater efficiency of 0.83 or more	1.25
Air conditioner with rated efficiency greater than 14 SEER is included as standard	0.75
Air conditioner with rated efficiency greater than 16 SEER is included as standard	1.25
Install a cool roof on a minimum of 50% of the single-family dwellings in the development or subdivision. The cool roof shall cover the entire roof of the dwelling	1.50
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 15% of the habitable rooms in the structure	0.50
Use central air conditioners that are Energy Star qualified	0.50

NOTES:

[1] Standard for the Design of High-Performance Green Buildings, American Society of Heating, Refrigerating, and Air-Conditioner Engineers, 2014, as amended, or other appropriate ASHRAE standards, as amended.

[2] Energy Standard for Building Except Low-Rise Residential, American Society of Heating, Refrigerating, and Air-Conditioner Engineers, 2016, as amended, or other appropriate ASHRAE standards, as amended.

Table 27-61603(b): Green Building Point System

	Points Earned
Use only solar or tank-less water heating systems throughout the structure	0.50
Alternative Energy	
Generate or acquire a minimum of 25% of the electricity needed by the development from alternative energy source (e.g., solar, wind, geothermal)	2.00
Generate or acquire a minimum of 25% of the electricity needed by the development from alternative energy source (e.g., solar, wind, geothermal)	1.00
Pre-wire a minimum of 75% of residential dwelling units in the development for solar panels	1.00
Pre-wire a minimum of 50% of residential dwelling units in the development for solar panels	0.50
Pre-wire a minimum of 25% of residential dwelling units in the development for solar panels	0.25
Install solar panels on a minimum of 25% of dwelling units contained in single-family, two-family, or townhouse dwellings	0.50
Install solar panels on primary structures, or at least 50% of buildings in a multi-building complex	0.75
Install small-scale wind energy conversion systems to provide electricity for 25% of single-family, two-family, or townhouse dwellings in development	1.00
LEED Certification	
Construct the principal building(s) to meet or exceed LEED® Bronze certification or equivalent standards of the National Green Building Standard™ NGBS Green or the International Code Council's International Green Construction Code	0.75
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™ NGBS Green or the International Code Council's International Green Construction Code	1.00
Passive Energy	
Orient a minimum of 50% of the single-family detached dwellings or lots in the development within 20% of the east-west axis for maximum passive solar exposure	1.50
Orient a minimum of 25% of the single-family detached dwellings or lots in the development within 20% of east-west for maximum passive solar exposure	0.75
Orient at least 25% of the non-residential buildings with an axis oriented east-west for maximum solar exposure	1.00
Water Conservation and Water Quality	
Design all areas required to be landscaped in accordance with this Ordinance and the Landscape Manual as an integrated system to meet on-site stormwater quality requirements for the 50 yr/24 hr storm through incorporation of environmental site design principles and use of best management practices for on-site stormwater management. These areas shall use vegetated pervious surfaces or other measures such as bioretention areas, rain gardens, vegetated swales, infiltration berms, dry wells, porous pavement surfaces, and water quality inlets. Impervious areas to storm drains are prohibited. Piped conveyances on-lots must discharge to pervious areas.	2.00
The use of environmental site design, including but not limited to green buffers and swales, bioretention cost gardens or porous landscape detentions, sand filters, and permeable pavement systems, to meet stormwater management requirements of the County Code.	1.00
Install a green roof on a minimum of 50% of the roof area of the principal building or multi-building complex. Green or vegetated roofs shall consist of a root repellent system, a drainage system, a filter cloth, a growing medium, and plants. Installation and maintenance shall be performed per the manufacturer's recommendations. Green roofs shall be designed by a registered engineer and certified by the landscaping contractor or the Landscape Manual	1.00
Use only rainwater and graywater (wastewater from showers, bathtubs, and clothes washers) for toilet flushing	1.00
Incorporation of graywater reuse systems	0.50
Use of nonconventional site design, including but not limited to green buffers and swales, bioretention cost gardens or porous landscape detentions, sand filters, and permeable pavement systems, to meet stormwater management requirements of the County Code.	0.50
Install a green roof on a minimum of 25% of the roof area of the principal building or multi-building complex. Green or vegetated roofs shall consist of a root repellent system, a drainage system, a filter cloth, a growing medium, and plants. Installation and maintenance shall be performed per the manufacturer's recommendations. Green roofs shall be designed by a registered engineer and certified by the landscaping contractor or the Landscape Manual	0.50
Use of rainwater cisterns to collect rainwater from roofs for irrigation	0.50
Use of rainwater cisterns to collect rainwater from roofs for irrigation and toilet flushing	1.00
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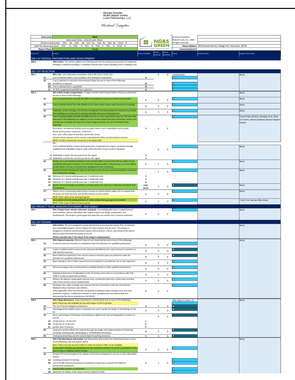
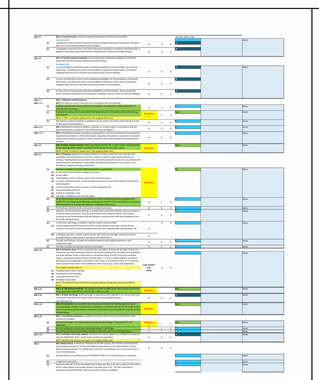
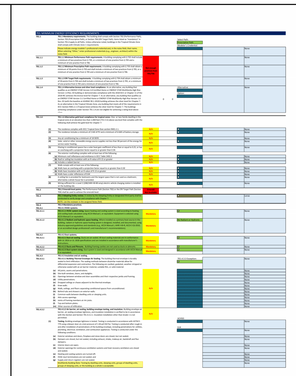
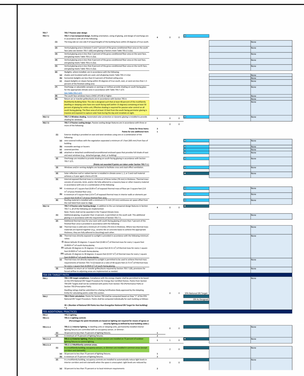
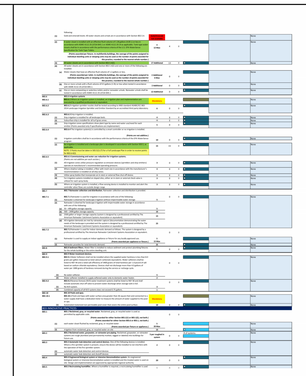
Use of rainwater cisterns to collect rainwater from roofs for irrigation and toilet flushing	100.00

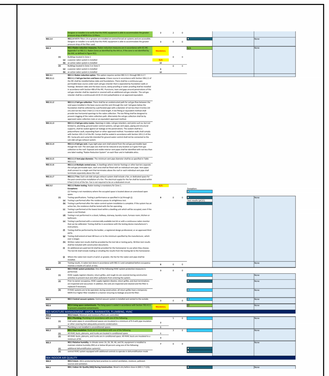


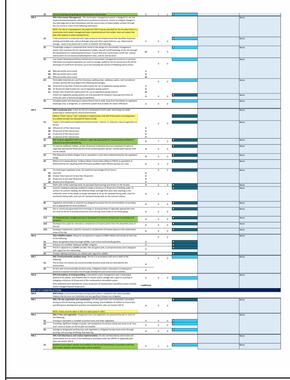


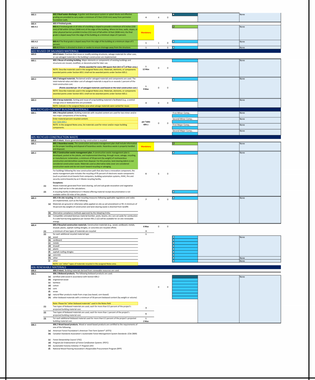


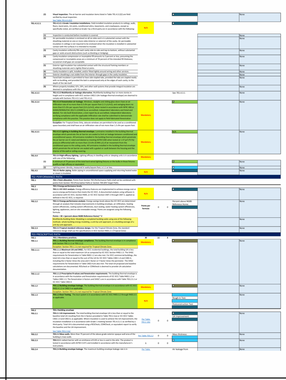


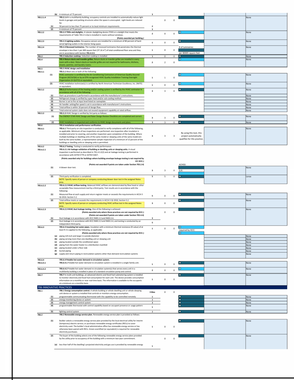


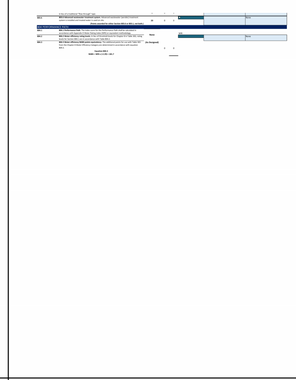


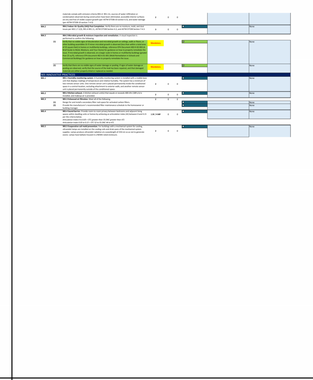


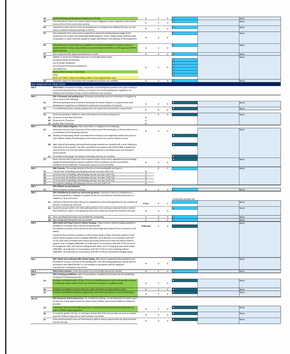


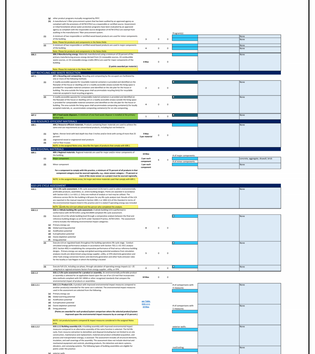


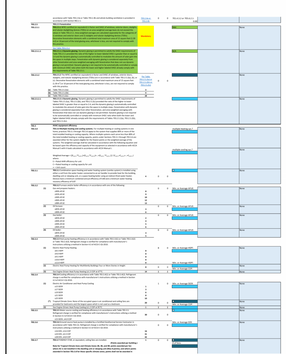


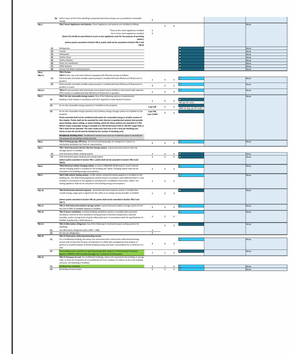


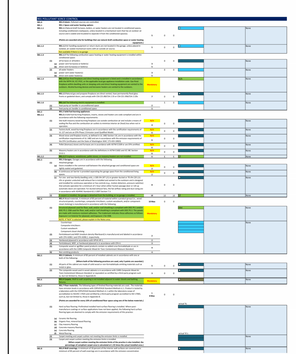


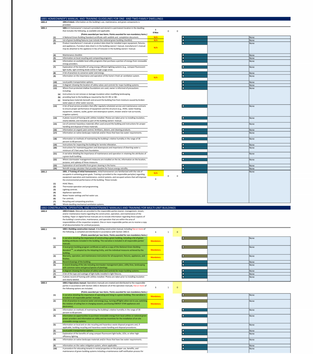


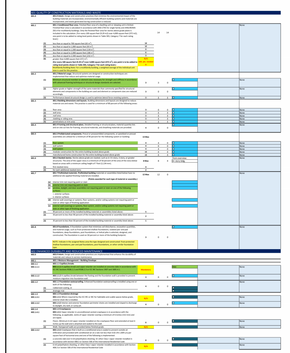


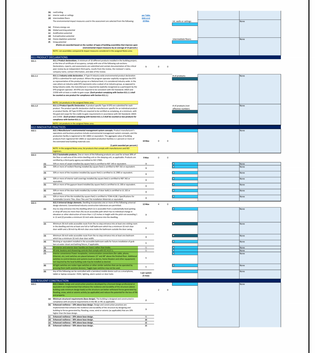


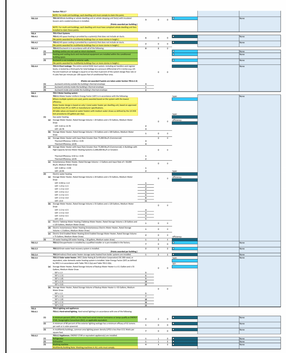


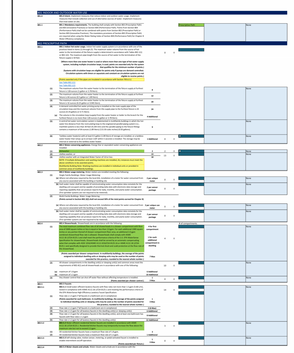


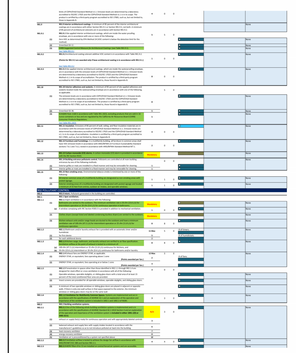












PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE THE STATE OF MARYLAND, LICENSE NUMBER 16486, EXPIRATION DATE 03/09/2027

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Roxbury, MA 02119

Branchville Senior

4810 Branchville Rd.
College Park, MD 20740

GREEN BUILDING REQUIREMENTS

DATE	REVISION	#

A-0001

DETAILED SITE PLAN
10.29.2025

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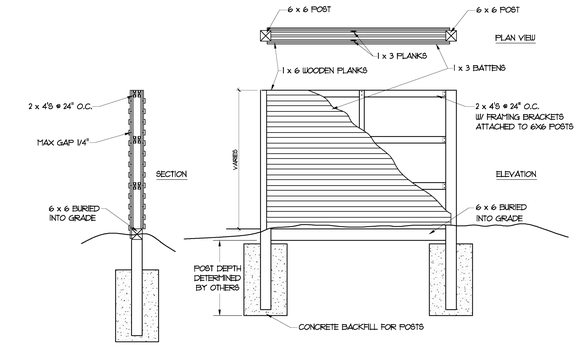
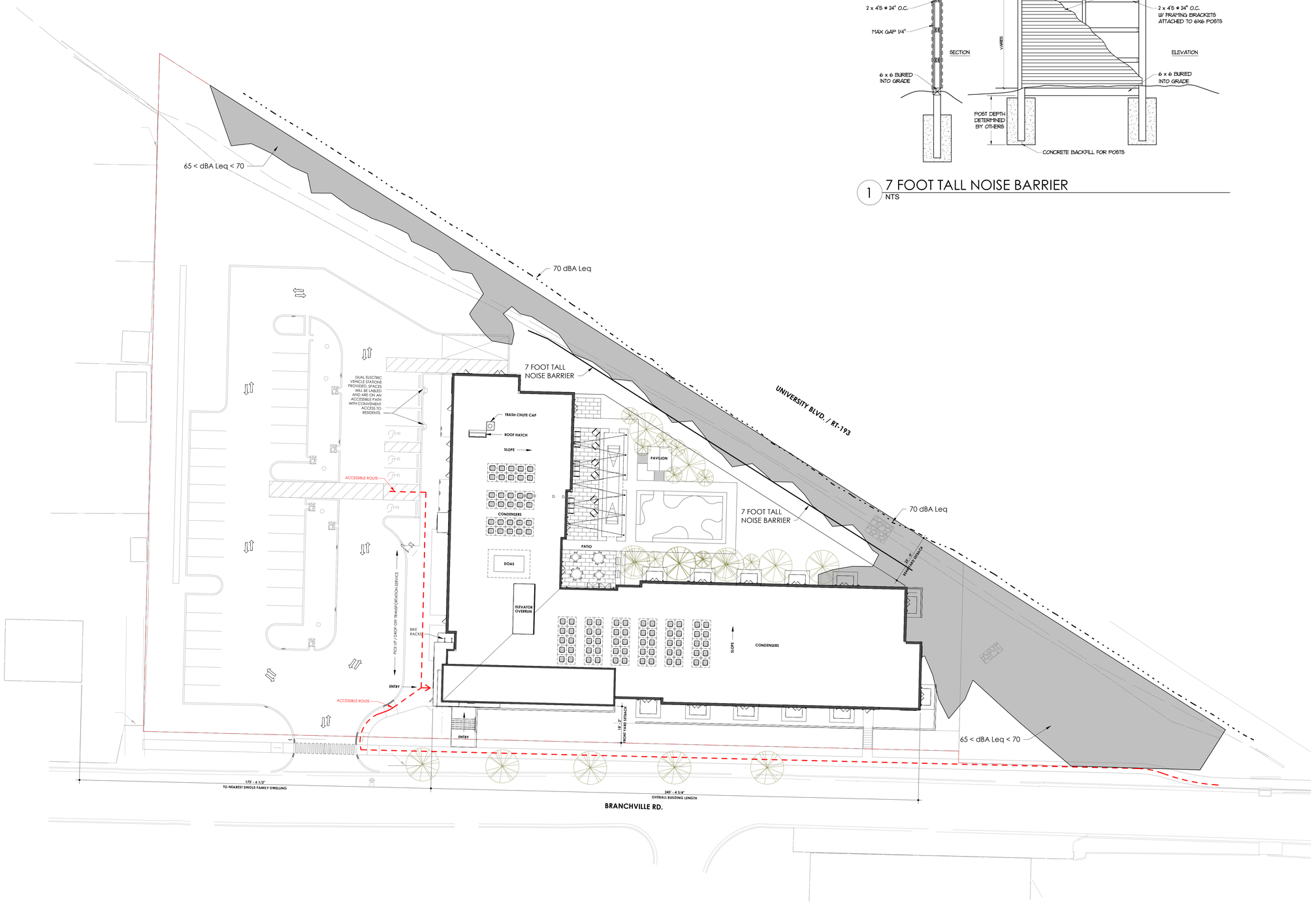


1 7 FOOT TALL NOISE BARRIER
NTS



A8 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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Branchville
Senior

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ARCHITECTURAL
SITE PLAN

DATE	REVISION	#

A-0002

DETAILED SITE PLAN
10.29.2025

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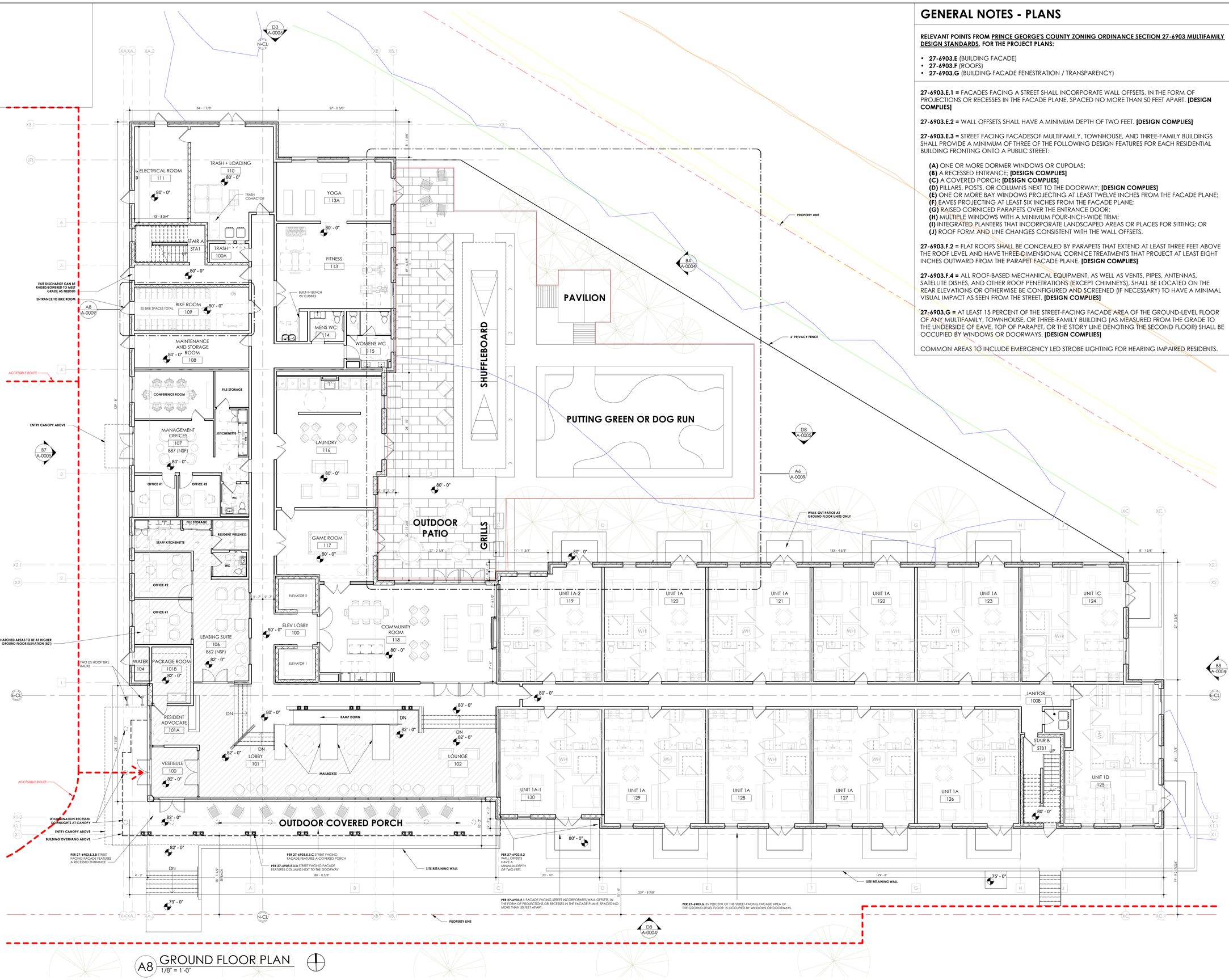

A8 GROUND FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - PLANS

RELEVANT POINTS FROM PRINCE GEORGE'S COUNTY ZONING ORDINANCE SECTION 27-6903 MULTIFAMILY DESIGN STANDARDS, FOR THE PROJECT PLANS:

- **27-6903.E** (BUILDING FACADE)
- **27-6903.F** (ROOFS)
- **27-6903.G** (BUILDING FACADE FENESTRATION / TRANSPARENCY)

27-6903.E.1 = FACADES FACING A STREET SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLANE, SPACED NO MORE THAN 50 FEET APART. **[DESIGN COMPLIES]**

27-6903.E.2 = WALL OFFSETS SHALL HAVE A MINIMUM DEPTH OF TWO FEET. **[DESIGN COMPLIES]**

27-6903.E.3 = STREET FACING FACADESOF MULTIFAMILY, TOWNHOUSE, AND THREE-FAMILY BUILDINGS SHALL PROVIDE A MINIMUM OF THREE OF THE FOLLOWING DESIGN FEATURES FOR EACH RESIDENTIAL BUILDING FRONTING ONTO A PUBLIC STREET:

(A) ONE OR MORE DORMER WINDOWS OR CUPOLAS;
(B) A RECESSED ENTRANCE: **[DESIGN COMPLIES]**
(C) A COVERED PORCH: **[DESIGN COMPLIES]**
(D) PILLARS, POSTS, OR COLUMNS NEXT TO THE DOORWAY; **[DESIGN COMPLIES]**
(E) ONE OR MORE BAY WINDOWS PROJECTING AT LEAST TWELVE INCHES FROM THE FACADE PLANE;
(F) EAVES PROJECTING AT LEAST SIX INCHES FROM THE FACADE PLANE;
(G) RAISED CORNICED PARAPETS OVER THE ENTRANCE DOOR;
(H) MULTIPLE WINDOWS WITH A MINIMUM FOUR-INCH-WIDE TRIM;
(I) INTEGRATED PLANTERS THAT INCORPORATE LANDSCAPED AREAS OR PLACES FOR SITTING; OR
(J) ROOF FORM AND LINE CHANGES CONSISTENT WITH THE WALL OFFSETS.

27-6903.F.2 = FLAT ROOFS SHALL BE CONCEALED BY PARAPETS THAT EXTEND AT LEAST THREE FEET ABOVE THE ROOF LEVEL AND HAVE THREE-DIMENSIONAL CORNICE TREATMENTS THAT PROJECT AT LEAST EIGHT INCHES OUTWARD FROM THE PARAPET FACADE PLANE. **[DESIGN COMPLIES]**

27-6903.F.4 = ALL ROOF-BASED MECHANICAL EQUIPMENT, AS WELL AS VENTS, PIPES, ANTENNAS, SATELLITE DISHES, AND OTHER ROOF PENETRATIONS (EXCEPT CHIMNEYS), SHALL BE LOCATED ON THE REAR ELEVATIONS OR OTHERWISE BE CONFIGURED AND SCREENED (IF NECESSARY) TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. **[DESIGN COMPLIES]**

27-6903.G = AT LEAST 15 PERCENT OF THE STREET-FACING FACADE AREA OF THE GROUND-LEVEL FLOOR OF ANY MULTIFAMILY, TOWNHOUSE, OR THREE-FAMILY BUILDING (AS MEASURED FROM THE GRADE TO THE UNDERSIDE OF EAVE, TOP OF PARAPET, OR THE STORY LINE DENOTING THE SECOND FLOOR) SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS. **[DESIGN COMPLIES]**

COMMON AREAS TO INCLUDE EMERGENCY LED STROBE LIGHTING FOR HEARING IMPAIRED RESIDENTS.

PROFESSIONAL CERTIFICATION

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GROUND FLOOR PLAN

DATE	REVISION	#

A-0003

DETAILED SITE PLAN
10.29.2025

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D8 SOUTH ELEVATION
1/8" = 1'-0"

B8 EAST ELEVATION
1/8" = 1'-0"

B4 EAST ELEVATION COURTYARD
1/8" = 1'-0"

MATERIAL KEY

- FACE BRICK COLOR #1
- FACE BRICK COLOR #2
- CORTEN STEEL
- FIBER CEMENT PANEL

A UNITS IMPACTED BY NOISE. WINDOWS AND DOORS WITH STC RATINGS OF 30 MITIGATE NOISE AND KEEP INTERIOR NOISE LEVEL BELOW 45 dBA.

B UNITS IMPACTED BY NOISE. WINDOWS WITH STC RATING OF 28 AND DOORS WITH STC RATING OF 26 MITIGATE NOISE AND KEEP INTERIOR NOISE LEVEL BELOW 45 dBA.

1. ENERGY STAR RATED VINYL WINDOWS THROUGHOUT
2. AWNINGS/CANOPIES - FIELD-BUILT AND PREMANUFACTURED
3. ALUMINUM STOREFRONT, TYP. @ MAIN ENTRY, COURTYARD ENTRY AND OFFICE ENTRY
4. METAL COPING, TYP.
5. ENERGY STAR RATED TPO ROOFING MEMBRANE

GENERAL NOTES - ELEVATIONS

RELEVANT POINTS FROM PRINCE GEORGE'S COUNTY ZONING ORDINANCE SECTION 27-6903 MULTIFAMILY DESIGN STANDARDS, FOR THE PROJECT ELEVATIONS:

- **27-61203.C** (BUILDING DESIGN)
- **27-61203.D** (BUILDING MATERIALS)
- **27-6903.E** (BUILDING FACADE)
- **27-6903.F** (ROOFS)
- **27-6903.G** (BUILDING FACADE FENESTRATION / TRANSPARENCY)

27-61203.C.1 = BUILDINGS SHALL:

(A) USE A SIMILAR ROOF TYPE TO ADJACENT SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, OR TOWNHOUSE DWELLINGS IN TERMS OF SLOPE AND ARRANGEMENT TO PREVENT ABRUPT CHANGES IN ROOF FORM; **[DESIGN COMPLIES]**
(B) CONFIGURE ALL ROOF-MOUNTED EQUIPMENT TO AVOID OR MINIMIZE ITS VIEW FROM ADJACENT SINGLE-FAMILY DWELLINGS, TWO- FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE; **[DESIGN COMPLIES]**
(C) USE EXTERIOR COLORS, WHERE POSSIBLE, THAT ARE SIMILAR TO THOSE FOUND ON ADJACENT SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, OR TOWNHOUSE DWELLINGS; **[DESIGN COMPLIES]**
(D) USE SIMILARLY SIZED AND PATTERNED ARCHITECTURAL FEATURES SUCH AS WINDOWS, DOORS, AWNINGS, ARCADES, PILASTERS, CORNICES, WALL OFFSETS, BUILDING MATERIALS, AND OTHER BUILDING ARTICULATIONS FOUND ON ADJACENT SINGLE-FAMILY DETACHED, TWO-FAMILY DWELLINGS, AND TOWNHOUSE DWELLINGS; AND **[DESIGN COMPLIES]**
(E) ORIENT PORCHES, BALCONIES, AND OUTDOOR ACTIVITY AREAS AWAY FROM ADJACENT SINGLE-FAMILY DETACHED DWELLINGS, TWO- FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE. **[DESIGN COMPLIES]**

27-61203.D.1 = TRANSPARENCY: BUILDING FACADES FACING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE, SHALL COMPLY WITH THE STANDARDS IN TABLE 27-61203(D)(1), TRANSPARENCY STANDARDS (AS INDICATED IN CHART: 1ST STORY MINIMUM 35 PERCENT OF FACADE TO BE TRANSPARENT, 2ND STORY MINIMUM 20 PERCENT OF FACADE TO BE TRANSPARENT, 3RD STORY AND 4TH STORY MINIMUM 20 PERCENT OF FACADE TO BE TRANSPARENT) **[DESIGN COMPLIES]**

27-61203.D.2 = EXTERIOR MATERIALS; EXCEPT ALONG US 1 BETWEEN THE NORTHERN CORPORATE BOUNDARIES OF THE CITY OF COLLEGE PARK AND THE COUNTY'S BOUNDARY WITH THE DISTRICT OF COLUMBIA AND ALONG 34TH STREET BETWEN SHEPARD STREET AND OTIS STREET, FACADES FACING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE SHALL COMPLY WITH THE FOLLOWING EXTERIOR MATERIALS STANDARDS:

(A) MATERIALS AND MATERIAL CONFIGURATIONS SHALL BE SIMILAR TO THOSE COMMONLY USED ON ADJACENT SINGLE-FAMILY DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS **[DESIGN COMPLIES]**
(B) PLYWOOD, STANDARD (VERSUS DECORATIVE) CONCRETE BLOCK, AND CORRUGATED METAL ARE PROHIBITED AS EXTERIOR MATERIALS. **[DESIGN COMPLIES]**
(C) VINYL SIDING SHALL NOT EXCEED 25 PERCENT OF A BUILDING FACADE OF ANY BUILDING LOCATED WITHIN 200 FEET OF SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LAND WITHIN A SINGLE-FAMILY RESIDENTIAL ZONE. **[DESIGN COMPLIES]**

27-6903.E.1 = FACADES FACING A STREET SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLANE, SPACED NO MORE THAN 50 FEET APART. **[DESIGN COMPLIES]**

27-6903.E.2 = WALL OFFSETS SHALL HAVE A MINIMUM DEPTH OF TWO FEET. **[DESIGN COMPLIES]**

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(D) PILLARS, POSTS, OR COLUMNS NEXT TO THE DOORWAY; **[DESIGN COMPLIES]**
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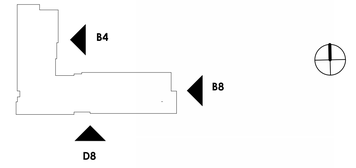
27-6903.G = AT LEAST 15 PERCENT OF THE STREET-FACING FACADE AREA OF THE GROUND-LEVEL FLOOR OF ANY MULTIFAMILY, TOWNHOUSE, OR THREE-FAMILY BUILDING (AS MEASURED FROM THE GRADE TO THE UNDERSIDE OF EAVE, TOP OF PARAPET, OR THE STORY LINE DENOTING THE SECOND FLOOR) SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS. **[DESIGN COMPLIES]**

KEY PLAN



ELEVATION KEYED NOTES

1	FACE BRICK - COLOR 1	3	FIBER CEMENT PANEL
1A	BRICK SOLDIER COURSE - COLOR 1	4	VINYL WINDOWS & TRIM
1B	BRICK ROWLOCK SILL - COLOR 1	5	ALUMINIUM STOREFRONT SYSTEM
2	FACE BRICK - COLOR 2	6	PREFABRICATED METAL CANOPY
2A	BRICK SOLDIER COURSE - COLOR 2	7	PREFABRICATED ARCHITECTURAL SIGNAGE
2B	BRICK ROWLOCK SILL - COLOR 2	8	METAL COPING

PROFESSIONAL CERTIFICATION

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Roxbury, MA 02119

Branchville Senior

4810 Branchville Rd.
College Park, MD 20740

BUILDING ELEVATIONS

DATE	REVISION	#

A-0004

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D8 NORTH ELEVATION COURTYARD
1/8" = 1'-0"

B7 WEST ELEVATION
1/8" = 1'-0"

D3 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL KEY

- FACE BRICK COLOR #1
- FACE BRICK COLOR #2
- CORTEN STEEL
- FIBER CEMENT PANEL

A UNITS IMPACTED BY NOISE. WINDOWS AND DOORS WITH STC RATINGS OF 30 MITIGATE NOISE AND KEEP INTERIOR NOISE LEVEL BELOW 45 dBA.

B UNITS IMPACTED BY NOISE. WINDOWS WITH STC RATING OF 28 AND DOORS WITH STC RATING OF 26 MITIGATE NOISE AND KEEP INTERIOR NOISE LEVEL BELOW 45 dBA.

1. ENERGY STAR RATED VINYL WINDOWS THROUGHOUT
2. AWNINGS/CANOPIES - FIELD-BUILT AND PREMANUFACTURED
3. ALUMINUM STOREFRONT, TYP. @ MAIN ENTRY, COURTYARD ENTRY AND OFFICE ENTRY
4. METAL COPING, TYP.
5. ENERGY STAR RATED TPO ROOFING MEMBRANE

GENERAL NOTES - ELEVATIONS

RELEVANT POINTS FROM PRINCE GEORGE'S COUNTY ZONING ORDINANCE SECTION 27-6903 MULTIFAMILY DESIGN STANDARDS, FOR THE PROJECT ELEVATIONS:

- **27-61203.C** (BUILDING DESIGN)
- **27-61203.D** (BUILDING MATERIALS)
- **27-6903.E** (BUILDING FACADE)
- **27-6903.F** (ROOFS)
- **27-6903.G** (BUILDING FACADE FENESTRATION / TRANSPARENCY)

27-61203.C.1 = BUILDINGS SHALL:

(A) USE A SIMILAR ROOF TYPE TO ADJACENT SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, OR TOWNHOUSE DWELLINGS IN TERMS OF SLOPE AND ARRANGEMENT TO PREVENT ABRUPT CHANGES IN ROOF FORM; **[DESIGN COMPLIES]**
(B) CONFIGURE ALL ROOF-MOUNTED EQUIPMENT TO AVOID OR MINIMIZE ITS VIEW FROM ADJACENT SINGLE-FAMILY DWELLINGS, TWO- FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE; **[DESIGN COMPLIES]**
(C) USE EXTERIOR COLORS, WHERE POSSIBLE, THAT ARE SIMILAR TO THOSE FOUND ON ADJACENT SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, OR TOWNHOUSE DWELLINGS; **[DESIGN COMPLIES]**
(D) USE SIMILARLY SIZED AND PATTERNED ARCHITECTURAL FEATURES SUCH AS WINDOWS, DOORS, AWNINGS, ARCADES, PILASTERS, CORNICES, WALL OFFSETS, BUILDING MATERIALS, AND OTHER BUILDING ARTICULATIONS FOUND ON ADJACENT SINGLE-FAMILY DETACHED, TWO-FAMILY DWELLINGS, AND TOWNHOUSE DWELLINGS; AND **[DESIGN COMPLIES]**
(E) ORIENT PORCHES, BALCONIES, AND OUTDOOR ACTIVITY AREAS AWAY FROM ADJACENT SINGLE-FAMILY DETACHED DWELLINGS, TWO- FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE. **[DESIGN COMPLIES]**

27-61203.D.1 = TRANSPARENCY; BUILDING FACADES FACING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE, SHALL COMPLY WITH THE STANDARDS IN TABLE 27-61203(D)(1), TRANSPARENCY STANDARDS (AS INDICATED IN CHART: 1ST STORY MINIMUM 35 PERCENT OF FACADE TO BE TRANSPARENT, 2ND STORY MINIMUM 20 PERCENT OF FACADE TO BE TRANSPARENT, 3RD STORY AND 4TH STORY MINIMUM 20 PERCENT OF FACADE TO BE TRANSPARENT) **[DESIGN COMPLIES]**

27-61203.D.2 = EXTERIOR MATERIALS; EXCEPT ALONG US 1 BETWEEN THE NORTHERN CORPORATE BOUNDARIES OF THE CITY OF COLLEGE PARK AND THE COUNTY'S BOUNDARY WITH THE DISTRICT OF COLUMBIA AND ALONG 34TH STREET BETWEN SHEPARD STREET AND OTIS STREET, FACADES FACING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LANDS IN A SINGLE-FAMILY RESIDENTIAL ZONE SHALL COMPLY WITH THE FOLLOWING EXTERIOR MATERIALS STANDARDS:

(A) MATERIALS AND MATERIAL CONFIGURATIONS SHALL BE SIMILAR TO THOSE COMMONLY USED ON ADJACENT SINGLE-FAMILY DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS **[DESIGN COMPLIES]**
(B) PLYWOOD, STANDARD (VERSUS DECORATIVE) CONCRETE BLOCK, AND CORRUGATED METAL ARE PROHIBITED AS EXTERIOR MATERIALS. **[DESIGN COMPLIES]**
(C) VINYL SIDING SHALL NOT EXCEED 25 PERCENT OF A BUILDING FACADE OF ANY BUILDING LOCATED WITHIN 200 FEET OF SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, OR VACANT LAND WITHIN A SINGLE-FAMILY RESIDENTIAL ZONE. **[DESIGN COMPLIES]**

27-6903.E.1 = FACADES FACING A STREET SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLANE, SPACED NO MORE THAN 50 FEET APART. **[DESIGN COMPLIES]**

27-6903.E.2 = WALL OFFSETS SHALL HAVE A MINIMUM DEPTH OF TWO FEET. **[DESIGN COMPLIES]**

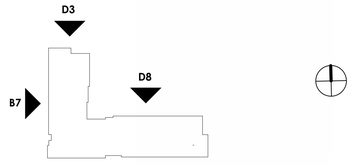
27-6903.E.3 = STREET FACING FACADESOF MULTIFAMILY, TOWNHOUSE, AND THREE-FAMILY BUILDINGS SHALL PROVIDE A MINIMUM OF THREE OF THE FOLLOWING DESIGN FEATURES FOR EACH RESIDENTIAL BUILDING FRONTING ONTO A PUBLIC STREET:

(A) ONE OR MORE DORMER WINDOWS OR CUPOLAS;
(B) A RECESSED ENTRANCE; **[DESIGN COMPLIES]**
(C) A COVERED PORCH; **[DESIGN COMPLIES]**
(D) PILLARS, POSTS, OR COLUMNS NEXT TO THE DOORWAY; **[DESIGN COMPLIES]**
(E) ONE OR MORE BAY WINDOWS PROJECTING AT LEAST TWELVE INCHES FROM THE FACADE PLANE;
(F) EAVES PROJECTING AT LEAST SIX INCHES FROM THE FACADE PLANE;
(G) RAISED CORNICED PARAPETS OVER THE ENTRANCE DOOR;
(H) MULTIPLE WINDOWS WITH A MINIMUM FOUR-INCH-WIDE TRIM;
(I) INTEGRATED PLANTERS THAT INCORPORATE LANDSCAPED AREAS OR PLACES FOR SITTING; OR
(J) ROOF FORM AND LINE CHANGES CONSISTENT WITH THE WALL OFFSETS.

27-6903.F.2 = FLAT ROOFS SHALL BE CONCEALED BY PARAPETS THAT EXTEND AT LEAST THREE FEET ABOVE THE ROOF LEVEL AND HAVE THREE-DIMENSIONAL CORNICE TREATMENTS THAT PROJECT AT LEAST EIGHT INCHES OUTWARD FROM THE PARAPET FACADE PLANE. **[DESIGN COMPLIES]**

27-6903.G = AT LEAST 15 PERCENT OF THE STREET-FACING FACADE AREA OF THE GROUND-LEVEL FLOOR OF ANY MULTIFAMILY, TOWNHOUSE, OR THREE-FAMILY BUILDING (AS MEASURED FROM THE GRADE TO THE UNDERSIDE OF EAVE, TOP OF PARAPET, OR THE STORY LINE DENOTING THE SECOND FLOOR) SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS. **[DESIGN COMPLIES]**

KEY PLAN



ELEVATION KEYED NOTES

1	FACE BRICK - COLOR 1	3	FIBER CEMENT PANEL
1A	BRICK SOLDIER COURSE - COLOR 1	4	VINYL WINDOWS & TRIM
1B	BRICK ROWLOCK SILL - COLOR 1	5	ALUMINIUM STOREFRONT SYSTEM
2	FACE BRICK - COLOR 2	6	PREFABRICATED METAL CANOPY
2A	BRICK SOLDIER COURSE - COLOR 2	7	PREFABRICATED ARCHITECTURAL SIGNAGE
2B	BRICK ROWLOCK SILL - COLOR 2	8	METAL COPING

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BUILDING ELEVATIONS

DATE	REVISION	#

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A8 EXTERIOR PERSPECTIVE
NTS

BRANCHVILLE RD.

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DETAILED SITE PLAN
10.29.2025

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A8 AERIAL PERSPECTIVE
NTS

UNIVERSITY BLVD.

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DATE	REVISION	#

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DETAILED SITE PLAN
10.29.2025

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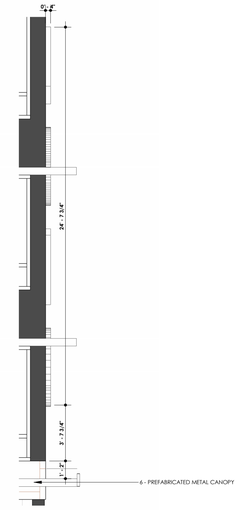
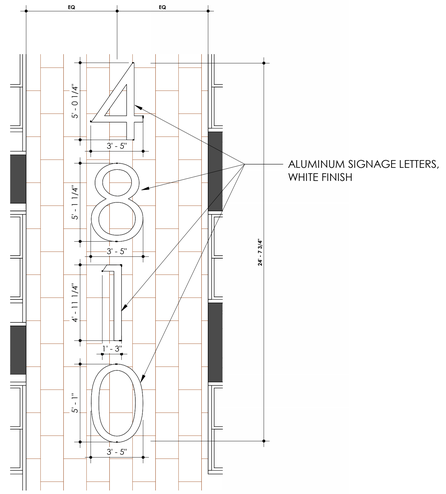
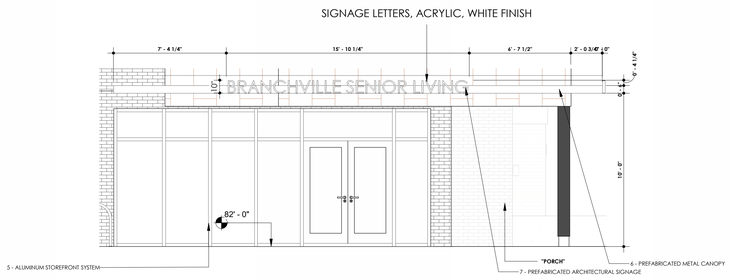


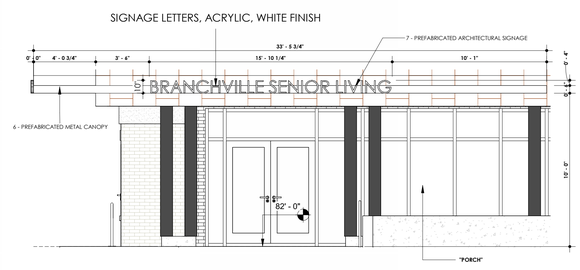
E8 WEST ELEVATION - SIGNAGE - 4801
1/4" = 1'-0"



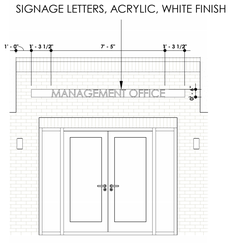
E5 SOUTH ELEVATION - SIGNAGE - 4801
1/4" = 1'-0"



C8 WEST ELEVATION - SIGNAGE - BRANCHVILLE SENIOR LIVING
1/4" = 1'-0"



C5 SOUTH ELEVATION - SIGNAGE - BRANCHVILLE SENIOR LIVING
1/4" = 1'-0"



A8 WEST ELEVATION - SIGNAGE - MANAGEMENT
1/4" = 1'-0"

GENERAL NOTES - SIGNAGE

RELEVANT POINTS FROM PRINCE GEORGE'S COUNTY ZONING ORDINANCE SECTION 27-61500 SIGNAGE:

- **27-2201** (MEASUREMENT)
- **27-61504** (GENERAL STANDARDS)
- **27-61505** (STANDARDS FOR SPECIFIC SIGN TYPES)

27-2201.J.2 = IF A BUILDING WALL SIGN INCLUDES LETTERS, FIGURES, DESIGNS, OR OTHER SIGN ELEMENTS THAT ARE PAINTED OR MOUNTED DIRECTLY ON THE ARCHITECTURAL FACE OF A BUILDING WITH NO BORDER, TRIM, OR OTHER DECORATIVE WALL WORK, THE SPACES BETWEEN SUCH ELEMENTS SHALL NOT BE CONSIDERED PART OF THE SIGN, AND THE SIGN AREA SHALL BE CALCULATED BY REDUCING BY 50 PERCENT OF THE AREA OF THE SQUARE, RECTANGLE, SEMICIRCLE, OR PARALLELOGRAM THEROF WHICH FORMS, OR APPROXIMATES, THE PERIMETER OF THE SIGN ELEMENTS. **[DESIGN COMPLIES]**

27-61504.A.1 = STATIC ILLUMINATION OF SIGNS IS ALLOWED IN ALL ZONES EXCEPT THE RURAL AND AGRICULTURAL BASE ZONES, FOR ALL SIGN TYPES EXCEPT CANOPY SIGNS, PROVIDED ANY EXTERNAL LIGHT SOURCE SHALL BE DIRECTED TOWARD THE SIGN AND SHALL NOT CAST DIREST LIGHT OR CREATE GLARE UPON ADJACENT LANDS OR STREETS. **[DESIGN COMPLIES]**

27-61504.B = PERMANENT SIGNS SHALL NOT BE MADE OF PLYWOOD, CORRUGATED PLASTIC SHEETS, CARDBOARD, PAPER, CLOTH, VINYL BANNERS, OR OTHER SIMILAR MATERIALS. **[DESIGN COMPLIES]**

27-61505 =
BUILDING WALL OR ROOF SIGN - RESIDENTIAL ZONE
- LOCATION : NO REQUIREMENT FOR ANY RESIDENTIAL USE.
- MAXIMUM HEIGHT: NO REQUIREMENT FOR ANY RESIDENTIAL USE.
- HEIGHT OF SIGN: NO REQUIREMENT.
- **MAXIMUM AREA: NO REQUIREMENT FOR ANY RESIDENTIAL USE [DESIGN COMPLIES]**

OTHER STANDARDS
- SIGNS SHALL NOT EXTEND MORE THAN 12 INCHES FROM A BUILDING WALL AND SHALL BE PLACED FLAT AGAINST THE WALL SO THAT ANY SIGN MESSAGE READS PARALLEL WITH THE WALL. **[DESIGN COMPLIES]**

CANOPY SIGN
- HEIGHT: NOT ALLOWED ON TOP OF A CANOPY
- AREA: THREE SQ. FT. OF SIGN AREA FOR EACH LINEAR FOOT OF BUILDING WIDTH, AT LEAST 60 SQ. FT. OF SIGN AREA IS ALLOWED UNDER ANY CIRCUMSTANCES. **TOTAL SIGN AREA OF ALL CANOPY SIGNS IN A DEVELOPMENT SHALL NOT EXCEED 400 SQ. FT. [DESIGN COMPLIES]**

CANOPY SIGNAGE AREAS	
"BRANCHVILLE SENIOR LIVING"	13.21 SF
"BRANCHVILLE SENIOR LIVING"	13.21 SF
"MANAGEMENT OFFICE"	3.71 SF
TOTAL	**30.13 SF**

BUILDING WALL SIGNAGE AREA (CALCULATED AS DIRECTED IN 27-2201.J.2)	
"4"	17 SF / 2 = 8.50 SF
"8"	17.54 SF / 2 = 8.77 SF
"1"	6.2 SF / 2 = 3.10 SF
"0"	17.29 SF / 2 = 8.65 SF
TOTAL	**29.02 SF**

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BUILDING SIGNAGE

DATE	REVISION	#

A-0008

DETAILED SITE PLAN
10.29.2025

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9

BRANCHVILLE SENIOR – Product Schedule |09/16/2025

OUTDOOR AMENITY

12x12 Westmont Wood Pavilion
YardCraft | WMPV1212-S
12' 8 9/16" W x 11' 10" D x 10' 3 1/2" H
Canyon Brown

42" CL-Series Built-In Gas Grill
Coyote Outdoor Living | C3CL42
23" H x 42.5" W x 25.5" D
Stainless Steel | Built-In

10

BRANCHVILLE SENIOR – Product Schedule |09/16/2025

SITE LIGHTING

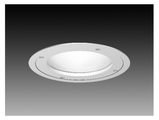
Sconce Lights
Kichler 92468A
Cylinder Outdoor Wall Light
5.8" W x 14.88" H x 8.46" D
Wall Mounted | Brushed Aluminum Finish

String Lights
Trevoli Litesphere™ ADAPT 2.0 | TONI
LSA2-B-24'-V-30K-TON-N-12
5" x 5" | 12V | LED

Linear LED Lights
LED Linear VarioLED™ Flex IP67 | B-221 |
12.5 mm x 4 mm
White LED | Surface mounted

String Light Pole
Bega Aluminum Pole 12RHNS1-BLK
3" Diameter 12' H | Black Finish

Path Light
Kichler 16264BKT27
15.2" H x 3" DIA | 12V | LED
Black Finish



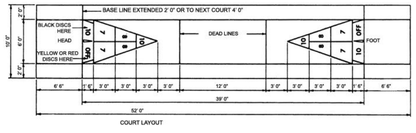
Canopy Downlight
LF Illumination 5911-1DA-T Series
Recessed Fixed Downlight
6.5" DIA | LED

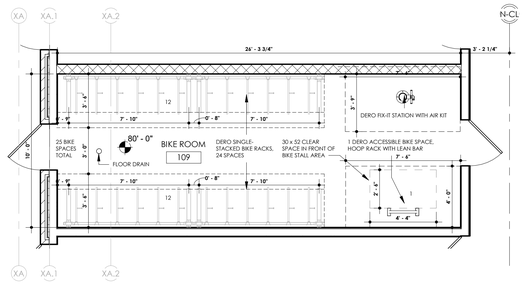
SHUFFLEBOARD DETAILS

CONSTRUCTION :

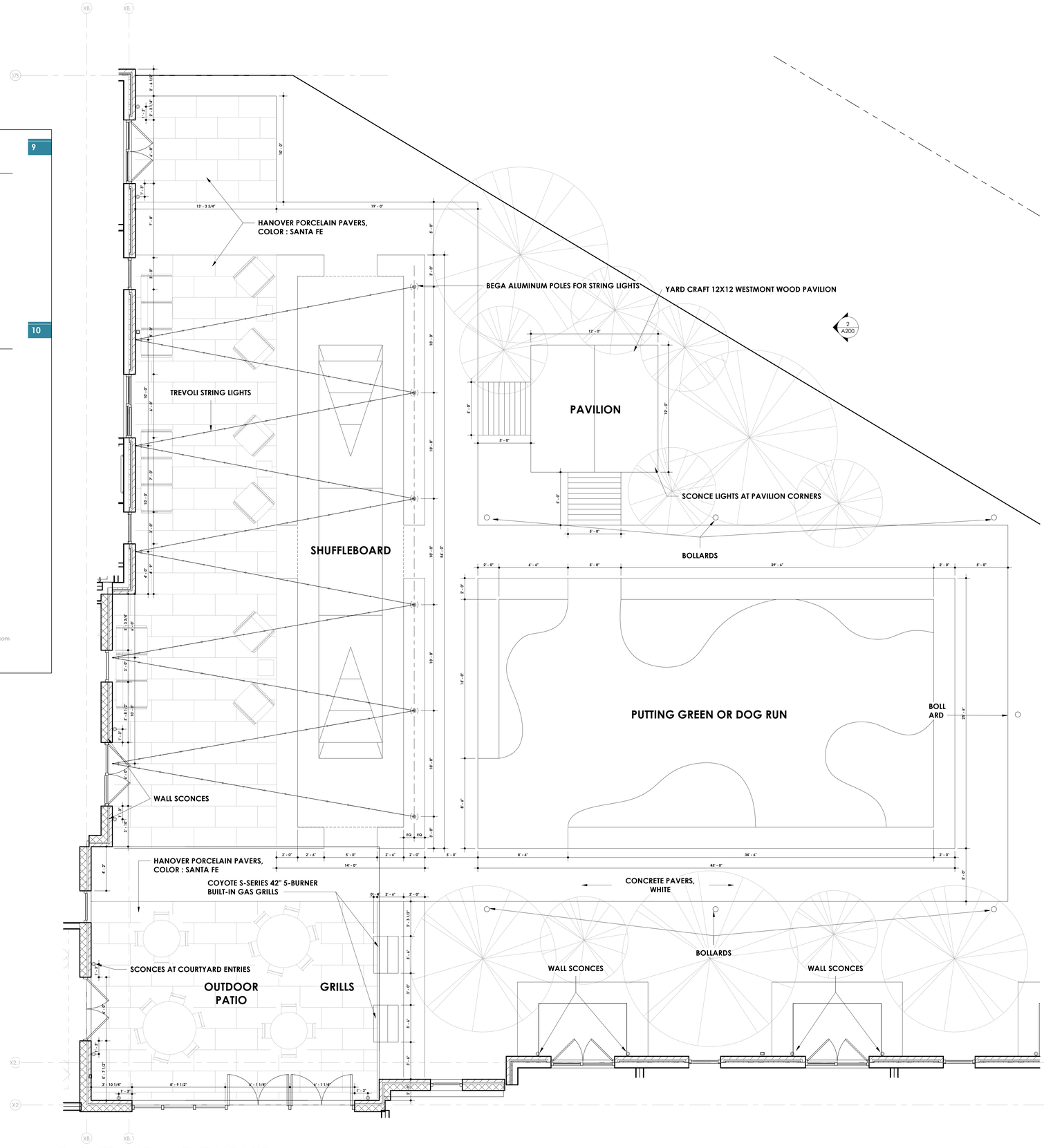
1. LEVEL SUB-BASE,
2. CONCRETE SLAB (SMOOTHED),
3. WEATHER RESISTANT SEALER,
4. DURABLE HIGH GLARE OUTDOOR FINISH,
5. STENCILED COURT LINES,
6. FINISHED WITH ANOTHER LAYER OF SEALER AND SHUFFLEBOARD WAX.

COURT LINE DIMENSIONS:





A8 BIKE ROOM
1/4" = 1'-0"



A6 OUTDOOR AMENITY SPACE
1/4" = 1'-0"

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Roxbury, MA 02119

Branchville Senior

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College Park, MD 20740

OUTDOOR AMENITY SPACE AND BIKE ROOM

DATE	REVISION	#

A-0009

DETAILED SITE PLAN
10.29.2025

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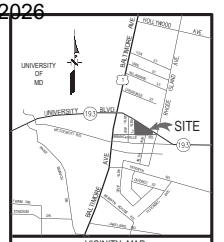
DET-2025-010
DETAILED SITE PLAN
FOR
BRANCHVILLE CROSSING
BERWYN DISTRICT NO.21



GENERAL NOTES

1. Subdivision name: Branchville Crossing
2. The property is identified as Parcel A, having an area of 2.0199 acres and Tax Parcel 91, having an area of 0.1801 acres. Gross Lot Area = 2.20 acres, Net Lot rea = 2.20 Acres.
3. Parcel A is currently zoned Residential, Multifamily-48 (RMF-48), prior zone R-10 (Multifamily High Density Residential). Tax Parcel 91 is currently zoned Agriculture & Preservation (AG), prior zone O-S (Open Space).
4. The proposed use on Parcel A is for a 87-unit apartment housing for elderly or physically disabled families.
5. The area to be disturbed= 2.11 Acres
6. Lot coverage (RMF-48 zone): Permitted = 60% max. Proposed = 47.32% (41,639 SF)
7. WSSC 200' Map: 210 NE 04
8. Tax Map: Map 25 Grid E4
9. Aviation Policy Area: None
10. A 10' public utility easement is shown along both public rights-of-way.
11. There is no evidence of a cemetery on or contiguous to this property.
12. There are no historic sites on or in the vicinity of this property.
13. There are no wetlands or waters of the United States on this property.
14. There is no 100-year floodplain on this property.
15. This site is not within the Chesapeake Bay Critical Area.
16. Boundary and topographic information shown hereon was prepared by Atwell LLC.
17. Owner and Applicant: Cruz Development Corp.
One John Eliot Square
Roxbury, MA 02119
18. The subject property has an existing Water/Sewer Category of 3 and a proposed Water/Sewer Category of 3.
19. Stormwater Management Concept Plan #16414-2019-01, approved 9/29/2025.
20. Parking:
    A. Required: 29 spaces*.
    78 one-bedroom apartments @ 1.00 spaces per 4 beds = 19.5 spaces
    9 two-bedroom apartments @ 1.00 spaces per 4 beds = 4.5 spaces
    visitor parking (87 units) @1.00 space per 20 dwelling units = 5 spaces
    TOTAL= 29 spaces
    *of which at least 15 (1/2 of the total) must be non-compact.
    B. Provided: 36 spaces*
    32 Standard spaces @ 9'x18' minimum (includes 3 EV charging spaces, 5 visitor parking spaces)
    2 Van-sized handicapped spaces @ 9'x18' with an adjoining 8' wide access aisle
    2 Standard handicapped spaces @ 8'x18' with an adjoining 5' wide access aisle
    (*of which at least 3 must be handicapped accessible and at least one in 4 of those must be van-sized.)
21. Loading:
    Required: 0 spaces required for less than 100 dwelling units
    Provided: 1 12'X33' Loading Spaces
22. Bicycle Parking:
    A. Requirement: 22 spaces
    Multifamily Dwelling (87 units) 1 space per 4 units 2 spaces for first 10 parking spaces = 22 spaces
    Total Required Spaces = 22 spaces
    B. Provided: 28 spaces
    Bike Storage Room 24 spaces
    Outdoors Bicycle Rack (2) 4 spaces
    Total Provided Space: 28 spaces
23. All grading work shall be in accordance with Division 3 of the Prince George's County Building Code (Subtitle 4, latest edition).
    All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload-bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 95% and 90% respectively of maximum density as determined in the laboratory by the standard proctor test. (AASHTO T-99, ASTM D-698). In-place density tests shall be provided by a licensed geotechnical engineer.
    A geotechnical analysis and report prepared by a Maryland licensed Geotechnical Engineer shall be prepared and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedence over any conflicting information between the plans and geotechnical report.
24. All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.
25. Upon completion of work, site grading, drainage, property corners and landscape observations and certifications must be performed by a licensed professional, confirming that all work has been completed in accordance with the permit, approved plans, and applicable codes. These certifications are required to finalize the permit and the bonds release.
26. The contractor will be responsible for any damage to the existing structures and underground utilities.
27. The contractor will have sole responsibility of the construction means, methods, and techniques of executing his work, including safety.
28. Minimum grade on other than paving: 2.5% (2.0% drainage swales)
    Maximum slope: 3:1
29. Radii on islands and curb work to be 5 feet unless otherwise shown.
30. Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
31. Dimensions shown in the parking and drive areas are to face of curb, where applicable.
32. Arrows shown in drive aisles indicate general direction of travel and are not intended to convey a requirement that arrows be painted on the pavement.
33. An agency-approved copy of these plans shall be on site at all times during the construction and inspections.
34. Existing Utilities:
    A. Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.
    B. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearances of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.
    C. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Atwell, LLC. (Atwell) shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
    D. Due to the proximity of live underground and overhead utilities, Atwell is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.
33. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.
34. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
35. Existing Gross Floor Area is 0 SF. Proposed Gross Floor Area is approximately 80,005 SF.

SHEET INDEX		
SHEET No.	SHEET NAME	ATWELL DWG No.
CS	COVER SHEET	6.004-Z
CA	APPROVAL SHEET	6.003-Z
C-1	DETAILED SITE PLAN	6.002-Z
C-DET	DETAIL SHEET	6.005-Z
L-1	LANDSCAPE AND LIGHTING PLAN	50.002-Z
L-2	LANDSCAPE AND LIGHTING DETAIL SHEET	50.003-Z
A-0003	GROUND FLOOR PLAN	
A-0004	BUILDING ELEVATIONS	
A-0005	BUILDING ELEVATIONS	
	PHOTOMETRIC PLAN	

INTENSITY AND DIMENSIONAL STANDARDS		
STANDARD	REQUIRED	PROVIDED
DENSITY, max, (du/ac of net lot area)	no requirement	43.07
NET LOT AREA, min. (sf)	7,500	87,988
LOT WIDTH, min. (ft)	100	407.23
LOT FRONTAGE (WIDTH) AT FRONT STREET LINE, min. (ft	60	407.23
LOT COVERAGE, max (%of development lot as a whole)	60	50.3
FRONT YARD DEPTH, min. (ft)	15	18.2
SIDE YARD DEPTH, min. (ft)(both yards total/either yard)	8	150
REAR YARD DEPTH, min. (ft)	20	25
PRINCIPLE STRUCTURE HEIGHT, max. (ft)	110	±47

OPEN SPACE SET ASIDE STANDARDS		%	sq. ft.
PARCEL A (CURRENT ZONE: RMF-48; GROSS AREA: 87,988 SF/ 2.0199 AC.)			
	REQUIRED OPEN SPACE SET ASIDE	20%	17,598
	PROVIDED OPEN SPACE SET ASIDE	46%	40,004
	REQUIRED ACTIVE RECREATIONAL AREAS OF TOTAL REQUIRED OPEN SPACE SET ASIDE	15%	2,640
	PROVIDED ACTIVE RECREATIONAL AREAS OF TOTAL PROVIDED OPEN SPACE SET ASIDE	22%	8,740
PARCEL 91 (CURRENT ZONE: AG; GROSS AREA: 7,846 SF/ 0.1801 AC.)			
	REQUIRED OPEN SPACE SET ASIDE	0%	0
	PROVIDED OPEN SPACE SET ASIDE	0%	0

DET-2025-010
COVER SHEET
PARCEL A & PARCEL 91
BRANCHVILLE CROSSING
BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

25

CS

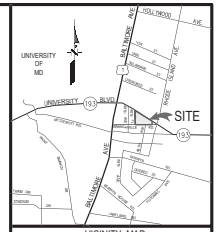
OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

ATWELL
5 WOOD HOLLOW ROAD, SUITE 200
PARSIPPANY, NJ 07054
201.435.3300

DATE	DESCRIPTION	BY
	REVISIONS	

PROJECT: SAO | DESIGNED BY: CS | DRAWN BY: MAN | RECORD NO.: J-A92114
SCALE: | DATE: JULY 2025 | SHEET NO.: 6.004-Z

N:\CIVIL\—PROJ\A92114—CRV\DWG\DSP—Title.dwg, 2/11/2026 2:08:29 PM, south



VICINITY MAP
SCALE: 1" = 2000'

DET-2025-010
APPROVAL SHEET
PARCEL A & PARCEL 91

BRANCHVILLE CROSSING

BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

25

CA

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

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

LICENSE NUMBER: 22903
EXPIRATION DATE: 04/09/2026

ATWELL
5407 MOSTANDARD HILL PARK, 200
MITCHELLVILLE, MD 20721
301.430.2000

DESIGNED BY	DRAWN BY	CHECKED BY	RECORD NO.
SAO	CS	MAN	J-A92114

DATE	DESCRIPTION	BY
REVISIONS		

SCALE: —
DATE: JULY 2025
SHEET NO. 6.003-Z

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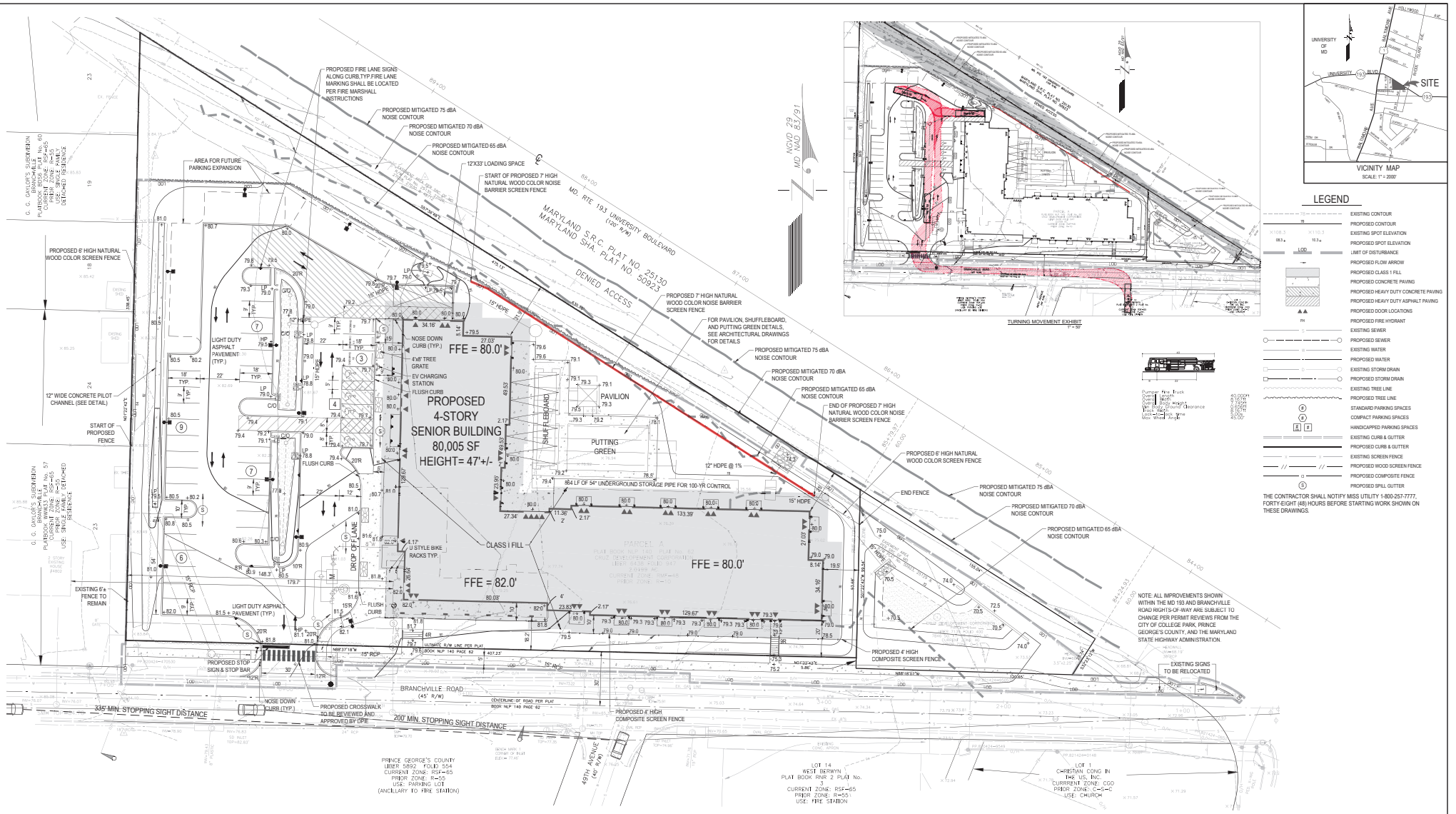
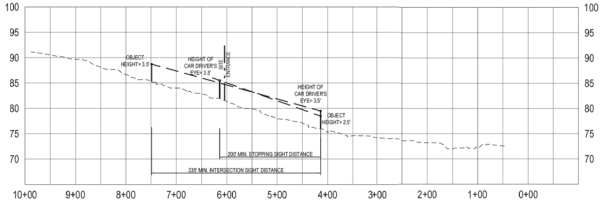


DESIGN CONTROL FOR INTERSECTION SIGHT DISTANCE (I.S.D.) REF.: AASHTO, 6th EDITION 2011			
DESIGN SPEED	* MIN. HEIGHT OF DRIVER'S EYE	** MIN. REQUIRED SIGHT DISTANCE	ACTUAL SIGHT DISTANCE FROM/TO PROP. ENTERANCE
30 MPH	3.5'	335'	IN EXCESS ***

REMARKS:
* SECTION 9.5.2, PASSENGER CAR = 3.5'
** TABLE 9-6, 9-8 AND 9-14, LEFT AND RIGHT TURN FROM STOP
*** SEE CENTERLINE ROAD PROFILE

DESIGN CONTROL FOR STOPPING SIGHT DISTANCE (S.S.D.) REF.: AASHTO, 6th EDITION 2011			
DESIGN SPEED	* MIN. HEIGHT OF DRIVER'S EYE	** MIN. REQUIRED SIGHT DISTANCE	ACTUAL SIGHT DISTANCE FROM/TO PROP. ENTERANCE
30 MPH	3.5'	200'-0	IN EXCESS ***

REMARKS:
* SECTION 3.4.6, PASSENGER CAR = 3.5'
** TABLE 3-34, STOPPING SIGHT DISTANCE
*** SEE CENTERLINE ROAD PROFILE



BRANCHVILLE SIGHT DISTANCE ANALYSIS PROFILE
HORZ. SCALE: 1"=100'
VERT. SCALE : 1"=10'

SUBTITLE 32, DIVISION 2 CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPHILL PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.
Michael A Novy, PE

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

DET-2025-010
DETAILED SITE PLAN
PARCEL A & PARCEL 91
BRANCHVILLE CROSSING
BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE 1"=20'

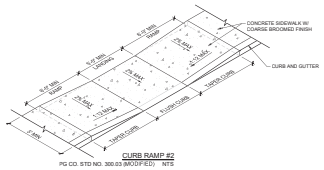
C-1

ATWELL
11720 BALTIMORE AVE. SUITE 200
LAUREL, MD 20707
301.410.2000

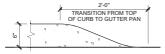
DATE	DESCRIPTION	BY
REVISIONS		

DESIGNED SAO | DRAWN CS | CHECKED MAN | RECORDED
SCALE 1"=20' | DATE JULY 2025 | PROJECT NO. J-A92114 | DRWG NO. 6.002-Z

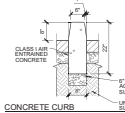
K:\CSC-PROJ\A92114-CSC\DWG\DSP-NoA.dwg, 7/11/2026 2:08:41 PM, soumi



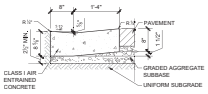
CURB RAMP #2
PG CO. STD NO. 300.03 (MODIFIED) NTS



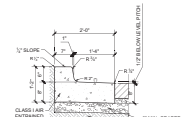
NOSE DOWN CURB
NTS



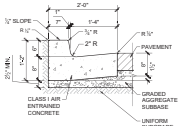
CONCRETE CURB
PG CO. STD. NO. 300.01 (MODIFIED) NTS



DEPRESSED CONCRETE CURB AND GUTTER AT SIDEWALK RAMP
PG CO. STD. NO. 300.01 NTS

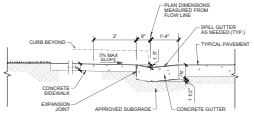


SPILL CONCRETE CURB AND GUTTER
PG CO. STD. NO. 300.01 NTS

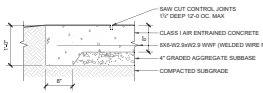


STANDARD CONCRETE CURB AND GUTTER
PG CO. STD. NO. 300.01 NTS

NOTE: EXPANSION JOINT TO BE SPACED TO MATCH PAVEMENT SLAB JOINTS AND EXPANSION JOINTS AT 100' INTERVALS AT BEGINNING AND END OF SHORT RADIUS (LESS THAN 100') CURVES, AT STRUCTURES AND AT MID POINT OF CURB RETURN, USING ½" PREFORMED EXPANSION JOINT FILLER, NON EXTRUDING.

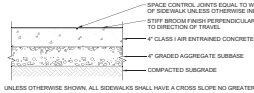


CONCRETE GUTTER AT FLUSH PAVEMENT
(HANDICAPPED PARKING) NTS



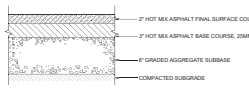
PLACE EXPANSION JOINTS BETWEEN CONCRETE SLAB AND ALL CURBS, BUILDING WALLS, COLUMNS, FOOTINGS, MANHOLES AND CLEANOUTS AND ELSEWHERE AS SHOWN ON PLAN

HEAVY DUTY CONCRETE PAVING SECTION
PROVIDED BY HKA, 8/13/2025 NTS
MODIFIED PG CO. STD. NO. 100.01

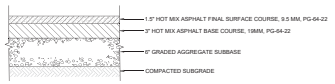


UNLESS OTHERWISE SHOWN, ALL SIDEWALKS SHALL HAVE A CROSS SLOPE NO GREATER THAN 2%.

CONCRETE SIDEWALK PAVING SECTION
PG CO. STD NO. 300.05 NTS



HEAVY DUTY ASPHALT PAVING SECTION
PROVIDED BY HKA, 8/13/2025 NTS
MODIFIED PG CO. STD. NO. 100.01

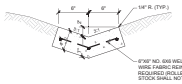


LIGHT DUTY ASPHALT PAVING SECTION
PROVIDED BY HKA, 8/13/2025 NTS
MODIFIED PG CO. STD. NO. 100.01

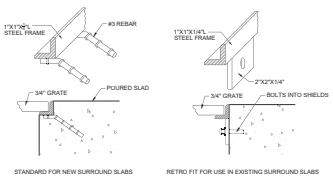
PAVING SECTIONS

NOTE: PAVING SECTIONS SUBJECT TO REVIEW AND/OR REVISION BY GEOTECHNICAL ENGINEER. CONTRACTOR TO CONFIRM PAVEMENT SECTIONS WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

NOTE: FOR ADDITIONAL INFORMATION REGARDING PAVEMENT SPECIFICATIONS AND RECOMMENDATIONS, REFER TO THE HARDIN-KIGHT ASSOCIATES, INC. GEOTECHNICAL REPORT DATED AUGUST 13, 2025 OR SUBSEQUENT UPDATES.

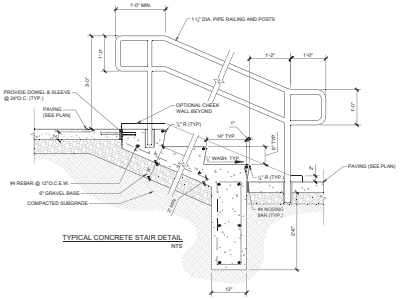


CONCRETE PILOT CHANNEL DETAIL
PER DPW&T STD.300.12 (MODIFIED) NTS

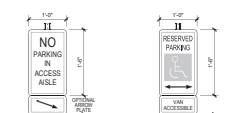


NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

TREE GRATE DETAIL
NTS

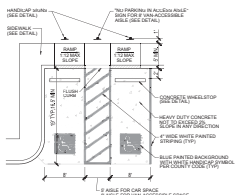


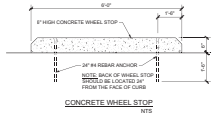
TYPICAL CONCRETE STAIR DETAIL
NTS



NOTE: APPROPRIATE ARROW PLATE MAY BE USED WHEN IT IS NECESSARY TO OFFSET INSTALLATION LOCATION DUE TO ACCESS RAMP

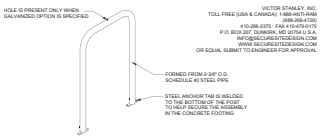
HANDICAPPED PARKING AND ACCESS AISLE SIGN
NTS



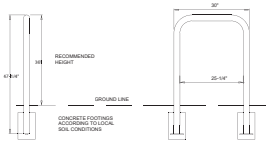


NOTE: BACK OF WHEEL STOP SHALL BE LOCATED 24" FROM THE FACE OF CURB

CONCRETE WHEEL STOP
NTS



VICTOR STANLEY, INC.
TOLL FREE (USA & CANADA): 1-888-ANTI-RAM
(888-268-4726)
410-286-3375 : FAX 410-479-0170
P.O. BOX 307, DUNKIRK, MD 20754 U.S.A.
INFO@SECURESITESDESIGN.COM
WWW.SECURESITESDESIGN.COM
OR EQUAL. SUBMIT TO ENGINEER FOR APPROVAL

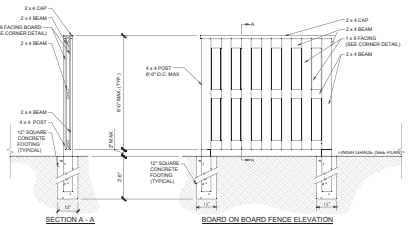


AVAILABLE OPTIONS:
POWDER COATED TO BLACK COLOR (ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI)

MOUNTING
STANDARD IN-GROUND (AS SHOWN) AND SURFACE

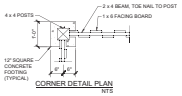
NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDERD COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED WITH A CORROSION INHIBITING PHOSPHATE CONVERSION COATING. PRODUCTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8–10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESIGN LLC. OR EQUAL PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABSORVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BIKE RACK - SHOWN: STANDARD IN-GROUND MOUNT
CYCLE SENTRY SERIES BR05-101 (OR APPROVED EQUAL) NTS



SECTION A - A
NTS

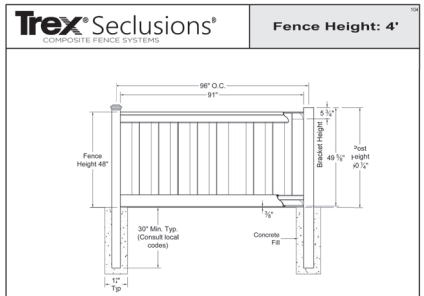
BOARD ON BOARD FENCE ELEVATION
NTS



CORNER DETAIL PLAN
NTS

NOTE: ALL WOOD TO BE PRESSURE TREATED WOLM.A. TD-0-4 LB. CU. FT. OR ANTENTION ALL HARDWARE TO BE GALVANIZED

6-FOOT HIGH WOOD SCREEN FENCE
NTS

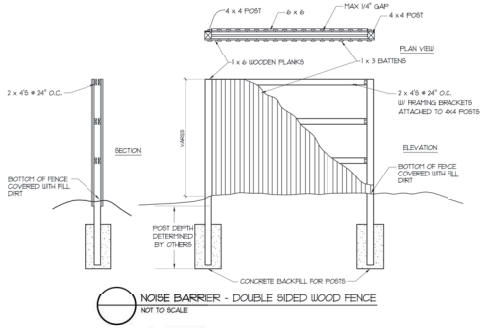


NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
3. DRAWING NOT TO SCALE.

COMPONENT		QTY.	LENGTH
Post Cap	Routed / Flat / Slope	1	N/A
Post	5" x 5"	1	84"
Top Rail	4" x 5"	1	91"
Bottom Rail / Picket (QTY'S AT 10')	1" x 5 3/4"	9.5	91"

COMPONENT		QTY.	LENGTH
Bottom Rail / Picket	1" x 5 3/4"	2	91"
Aluminum Bottom Rail	2 3/4" x 5 1/8"	1	90 1/2"
Fence Bracket	1 1/4" x 3 1/8"	8	N/A
Ext. Wood Screw	#7	16	1 5/8"

4-FOOT HIGH COMPOSIT SCREEN FENCE
NTS



NOISE BARRIER - DOUBLE SIDED WOOD FENCE
NOT TO SCALE

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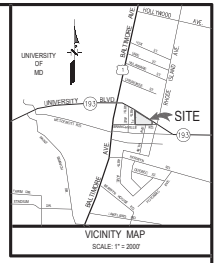
PHOENIX noise & vibration
5224 CHAMBANIS COURT, SUITE 107
FREDERICK, MARYLAND 21703-2861
P: 301.846.4227
F: 301.846.4255
www.phoenixinc.com

SITE
NOISE BARRIER - DOUBLE SIDED WOOD FENCE

SCALE: NOT SHOWN TO SCALE
DWN BY: WCC
CHK'D: 01
REV: 01
FILE: s01-08029_1_2in_Noise_Barrier_Double.dwg
DATE: 170927
ID #: 5-08029

7-FOOT HIGH WOOD NOISE BARRIER SCREEN FENCE
NTS



DET-2025-010
DETAIL SHEET
PARCEL A & PARCEL 91
BRANCHVILLE CROSSING
BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

25

C-DET

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 21631
EXPIRATION DATE: May 04, 2027
DESIGN

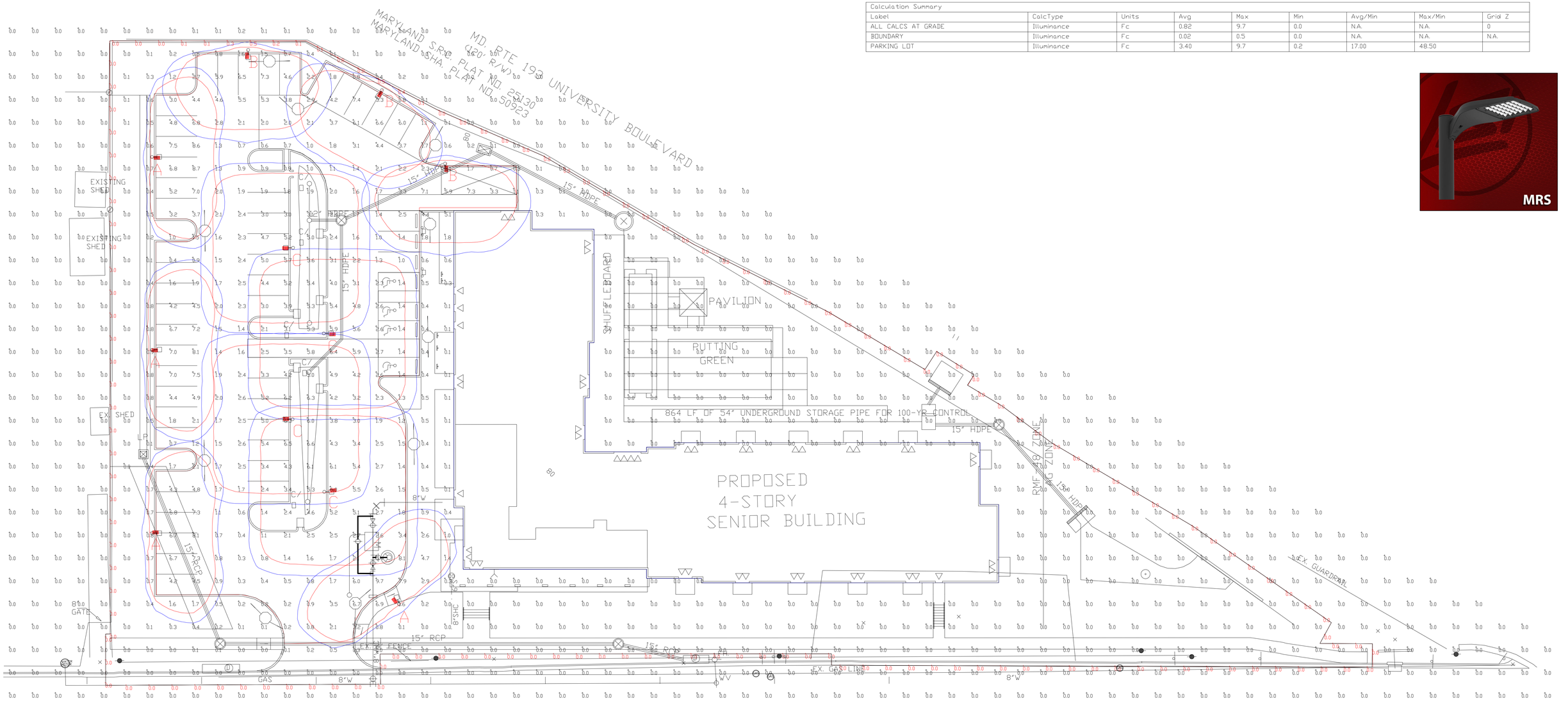
ATWELL
5 WOODMORE HILL PARK, STE 200
MITCHELLVILLE, MD. 20721
301.430.3000

DATE	DESCRIPTION	BY
	REVISIONS	

DESIGNED BY: SAO | DRAWN BY: CS | CHECKED BY: MAN | RECORD NO.
SCALE: NOT TO SCALE
DATE: JULY 2025
PROJECT NO. J-A92114
SHEET NO. 6.005-Z

N:\CIVIL\—PROJ\A92114—BRANCHVILLE\—DWG\DWG\DSP—Brnk.dwg, 2/11/2026 2:08:46 PM, south

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALCS AT GRADE	Illuminance	Fc	0.82	9.7	0.0	N.A.	N.A.	0
BOUNDARY	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.	N.A.
PARKING LOT	Illuminance	Fc	3.40	9.7	0.2	17.00	48.50	



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	4	A	Single	MRS-LED-12L-SIL-3-50-70CRI-IL	14'	0.950	8523	86	B1-U0-G2
	3	B	Single	MRS-LED-12L-SIL-4-50-70CRI-IL	14'	0.950	7612	86	B1-U0-G2
	4	C	Single	MRS-LED-12L-SIL-5W-50-70CRI	14'	0.950	12031	86	B4-U0-G2

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 946

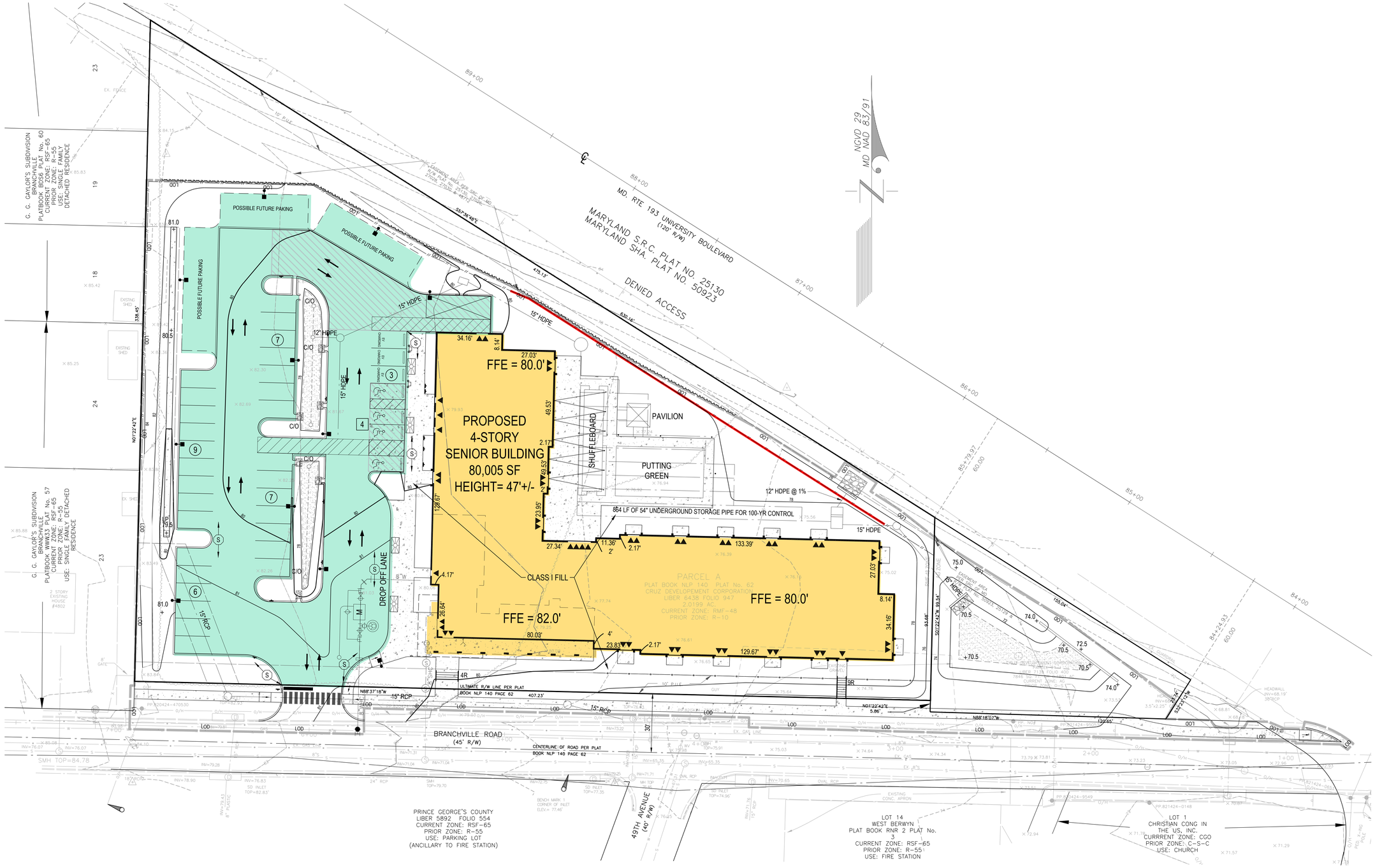
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ▪ FAX (513) 793-6023

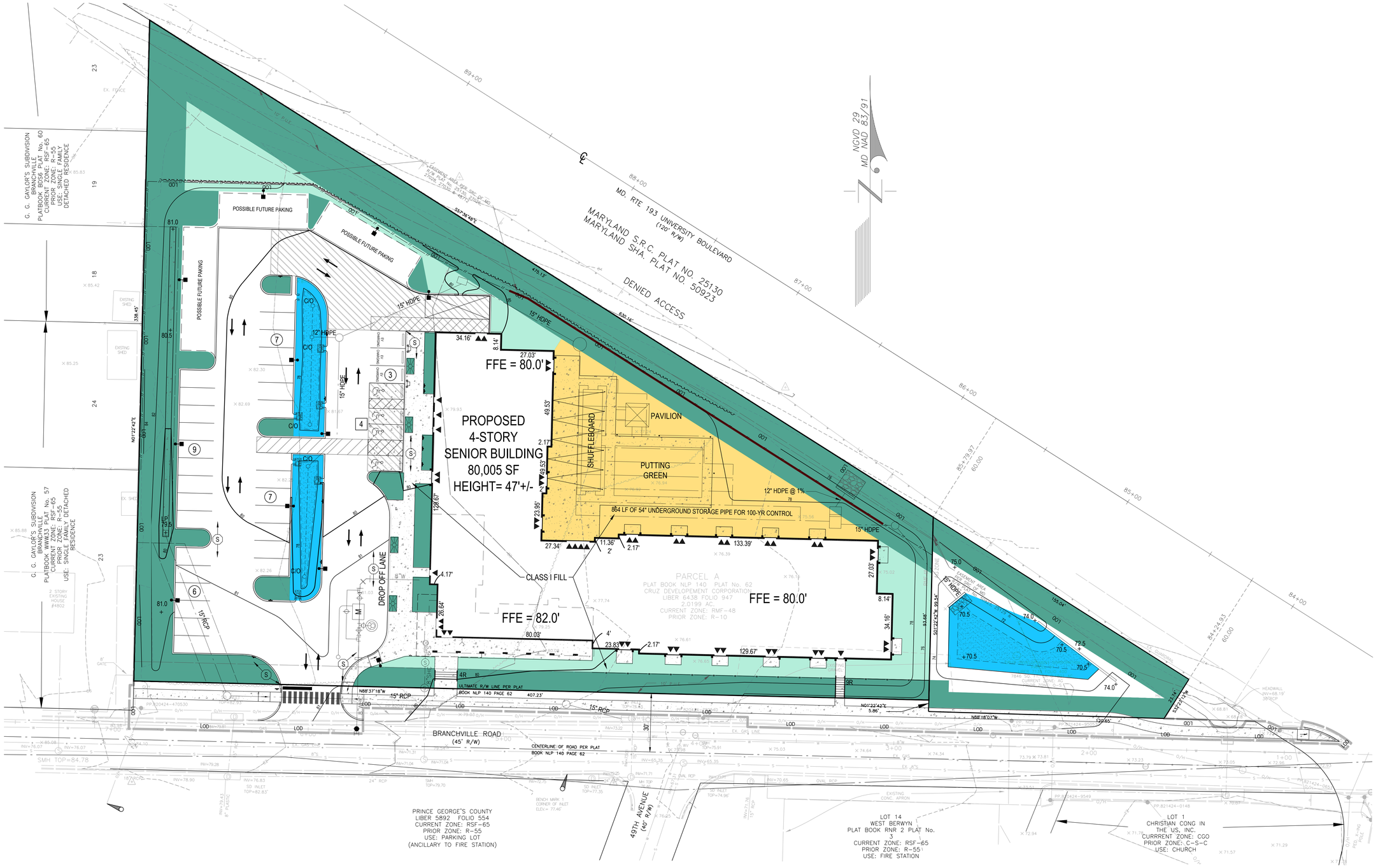
LIGHTING PROPOSAL LD-163171-1

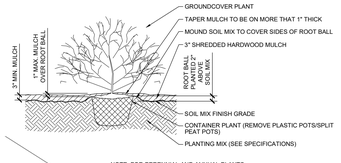
BRANCHVILLE CROSSING
RTE 193 UNIVERSITY BLVD
MARYLAND

BY:RNK	DATE:09/05/25	REV:12/31/25	SHEET 1 OF 1

SCALE: 1"=20' ARCH D 0 20

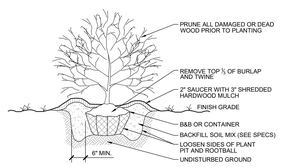

PROPOSED 4-STORY SENIOR BUILDING 80,005 SF HEIGHT= 47'+/-
FFE = 80.0'
FFE = 82.0'
FFE = 80.0'
PARCEL A
PLAT BOOK NLP 140 PLAT No. 62
CRUZ DEVELOPEMENT CORPORATION
LIBER 6438 FOLIO 947
2.0199 AC±
CURRENT ZONE: RMF-48
PRIOR ZONE: R-10
PAVILION
PUTTING GREEN
SHUFFLEBOARD
POSSIBLE FUTURE PAKING
DROP OFF LANE
CLASS I FILL
MD. RTE 193 UNIVERSITY BOULEVARD (120' R/W)
MARYLAND S.R.C. PLAT NO. 25130
MARYLAND SHA. PLAT NO. 50923
DENIED ACCESS
BRANCHVILLE ROAD (45' R/W)
CENTERLINE OF ROAD PER PLAT BOOK NLP 140 PAGE 62
ULTIMATE R/W LINE PER PLAT BOOK NLP 140 PAGE 62
49TH AVENUE (40' R/W)
PRINCE GEORGE'S COUNTY LIBER 5892 FOLIO 554 CURRENT ZONE: RSF-65 PRIOR ZONE: R-55 USE: PARKING LOT (ANCILLARY TO FIRE STATION)
LOT 14 WEST BERWYN PLAT BOOK RNR 2 PLAT No. 3 CURRENT ZONE: RSF-65 PRIOR ZONE: R-55 USE: FIRE STATION
LOT 1 CHRISTIAN CONG IN THE US, INC. CURRENT ZONE: CGO PRIOR ZONE: C-S-C USE: CHURCH
G. G. GAYLOR'S SUBDIVISION BRANCHVILLE PLATBOOK BDS6 PLAT No. 60 CURRENT ZONE: RSF-65 PRIOR ZONE: R-55 USE: SINGLE FAMILY DETACHED RESIDENCE
G. G. GAYLOR'S SUBDIVISION BRANCHVILLE PLATBOOK WW33 PLAT No. 57 CURRENT ZONE: RSF-65 PRIOR ZONE: R-55 USE: SINGLE FAMILY DETACHED RESIDENCE
2 STORY EXISTING HOUSE #4802
864 LF OF 54" UNDERGROUND STORAGE PIPE FOR 100-YR CONTROL
12" HDPE @ 1%
15" HDPE
15" RCP
24" RCP
18" RCP
8" PLASTIC
SMH TOP=84.78
SD INLET TOP=82.83'
SD INLET TOP=77.35
SD INLET TOP=74.96'
BENCH MARK 1 CORNER OF INLET ELEV.= 77.46'
EXISTING CONC. APRON
EX. GAS LINE
EX. FENCE
10' P.U.E.
EASEMENT AREA PER SRC. OF MD. PLAT No. 25130, 25131, 25132, 25133, & 25134
EASEMENT AREA PER PLAT BOOK NLP 140 PAGE 62
557°36'49"E
475.13'
530.14'
N01°22'42"E 330.54'
N01°22'42"E 5.86'
N88°37'18"W 407.23'
N88°18'07"W 120.65'
S01°22'42"W 338.45'
N01°22'42"E 338.45'
NGVD 29
MD NAD 83/91
89+00
88+00
87+00
86+00
85+00
84+00
84+24.93
85+79.97
60.00
LOD
GUY
O/H
S
W
D
SSCO
SSCO
SSCO


MD. RTE 193 UNIVERSITY BOULEVARD
(120' R/W)
MARYLAND S.R.C. PLAT NO. 25130
MARYLAND SHA. PLAT NO. 50923
DENIED ACCESS
NGVD 29
MD NAD 83/91
PROPOSED 4-STORY SENIOR BUILDING 80,005 SF HEIGHT= 47'+/-
FFE = 80.0'
FFE = 82.0'
FFE = 80.0'
PAVILION
SHUFFLEBOARD
PUTTING GREEN
864 LF OF 54" UNDERGROUND STORAGE PIPE FOR 100-YR CONTROL
12" HDPE @ 1%
15" HDPE
CLASS I FILL
DROP OFF LANE
POSSIBLE FUTURE PAKING
PARCEL A
PLAT BOOK NLP 140 PLAT No. 62
CRUZ DEVELOPEMENT CORPORATION
LIBER 6438 FOLIO 947
2.0199 AC.
CURRENT ZONE: RMF-48
PRIOR ZONE: R-10
BRANCHVILLE ROAD
(45' R/W)
CENTERLINE OF ROAD PER PLAT
BOOK NLP 140 PAGE 62
ULTIMATE R/W LINE PER PLAT
BOOK NLP 140 PAGE 62
49TH AVENUE
(40' R/W)
PRINCE GEORGE'S COUNTY
LIBER 5892 FOLIO 554
CURRENT ZONE: RSF-65
PRIOR ZONE: R-55
USE: PARKING LOT
(ANCILLARY TO FIRE STATION)
LOT 14
WEST BERWYN
PLAT BOOK RNR 2 PLAT No. 3
CURRENT ZONE: RSF-65
PRIOR ZONE: R-55
USE: FIRE STATION
LOT 1
CHRISTIAN CONG IN THE US, INC.
CURRRENT ZONE: CGO
PRIOR ZONE: C-S-C
USE: CHURCH
G. G. GAYLOR'S SUBDIVISION
BRANCHVILLE
PLATBOOK WWW13 PLAT No. 60
CURRENT ZONE: RSF-65
PRIOR ZONE: R-55
USE: SINGLE FAMILY DETACHED RESIDENCE
G. G. GAYLOR'S SUBDIVISION
BRANCHVILLE
PLATBOOK WWW13 PLAT No. 57
CURRENT ZONE: RSF-65
PRIOR ZONE: R-55
USE: SINGLE FAMILY DETACHED RESIDENCE
2 STORY EXISTING HOUSE #4802
EXISTING SHED
EX. FENCE
EX. SHED
89+00
88+00
87+00
86+00
85+00
84+00
85+29.97
60.00
84+24.93
60.00
N01°12'42"E 463.34'
S01°22'42"W 399.54'
N88°37'18"W 407.23'
N88°18'07"W 120.65'
S12°24'12"W 83.47'
15" RCP
18" RCP
24" RCP
12" HDPE
15" HDPE
10' P.U.E.
EASEMENT AREA = 4,120 SQ. FT. OR 0.0946 AC.
EASEMENT AREA = 3,870 SQ. FT. OR 0.0888 AC.
EASEMENT AREA = 1,500 SQ. FT. OR 0.0344 AC.
EASEMENT AREA = 1,500 SQ. FT. OR 0.0344 AC.
SMH TOP=84.78
SMH TOP=79.70
SD INLET TOP=82.83'
SD INLET TOP=77.35
SD INLET TOP=74.96'
BENCH MARK 1
CORNER OF INLET
ELEV= 77.46'
EXISTING CONC. APRON
OVAL RCP
PP 820424-470530
PP 821424-9549
PP 821424-0148
HEADWALL (INV=68.19' 38"RCP)
PER X-INC PLAT
O/H
LOD
EX. GAS LINE
EX. WCS
EX. SWM
EX. SWM TOP=75.91
INV=65.35
INV=71.71
INV=70.65
INV=71.78
INV=72.94
INV=71.57
INV=71.29
INV=71.71
INV=72.5
INV=73.22
INV=71.04
INV=79.28
INV=78.90
INV=76.83
INV=76.07
INV=79.43
8" PLASTIC
18" RCP
4" GATE
8" W
M
S
4R
9R
1
2
3
4
6
7
9
23
24
19
18
81.0
80.5
79.5
75.0
74.0
72.5
70.5
+70.5
C/O
DRIVEWAY
DRIVEWAY
DRIVEWAY



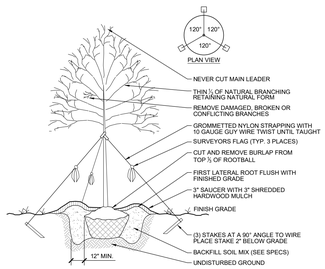
NOTE: FOR PERENNIAL AND ANNUAL PLANTS

HERBACEOUS PLANTING DETAIL
NTS

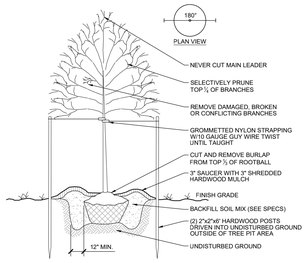


NOTE: FOR DECIDUOUS OR EVERGREEN SHRUBS

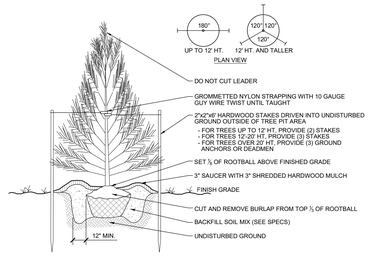
SHRUB PLANTING DETAIL
NTS



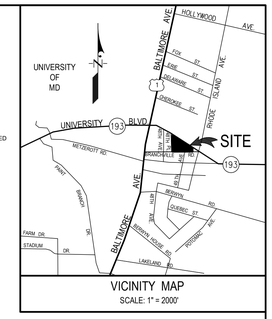
DECIDUOUS TREE PLANTING DETAIL
2½" CALIPER OR GREATER NTS

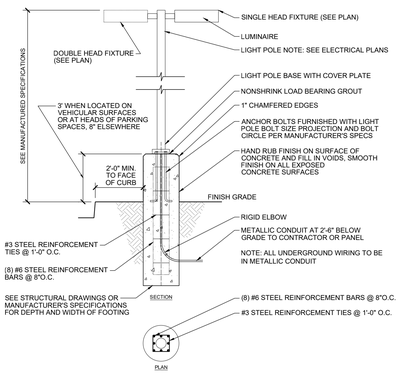


DECIDUOUS TREE PLANTING DETAIL
LESS THAN 2 ½" CALIPER NTS



EVERGREEN TREE PLANTING DETAIL
NTS





NOTE: ALL LIGHT FIXTURES TO INCLUDE FILL CUT-OFF OPTICS. SEE PHOTOMETRIC PLAN FOR LIGHT FIXTURE DETAILS AND INFORMATION.

LIGHT POLE FOUNDATION DETAIL
NTS

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
SHADE TREES						
AR	13	Acer rubrum `Red Sunset' / Red Sunset Maple	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
QH	14	Quercus phellos / Willow Oak	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
QR	13	Quercus rubra / Red Oak	2.5" - 3" Cal	As Shown	B&B	NATIVE
TL	11	Tilia americana / American Linden	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
EVERGREEN TREES						
IO	21	Ilex opaca / American Holly	6 - 8` Ht.	As Shown	B&B/Cont.	NATIVE
JE	9	Juniperus virginiana `Hillspire` / Eastern Red Cedar	6 - 8` Ht.	As Shown	B&B/Cont.	NATIVE
MG	13	Magnolia grandiflora / Southern Magnolia	6 - 8` Ht.	As Shown	B&B/Cont.	
ORNAMENTAL TREES						
CC	8	Cercis canadensis / Eastern Redbud	6 - 8` Ht.	As Shown	B&B	NATIVE
CODE	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**ROOT**	
SHRUBS						
AXG	22	Abelia x grandiflora / Glossy Abelia	18 - 24" Ht.	4` O.C.	Cont.	
ARC	27	Aronia arbutifolia / Red Chokeberry	18 - 24" Ht.	4` O.C.	Cont.	NATIVE
CAH	20	Clethra alnifolia `Hummingbird` / Summersweet	18 - 24" Ht.	4` O.C.	Cont.	NATIVE
HW	28	Hydrangea arborescens / Smooth Hydrangea	18 - 24" Ht.	4` O.C.	Cont.	NATIVE
IVS	20	Itea virginica `Little Henry` TM / Virginia Sweetspire	18 - 24" Ht.	4` O.C.	Cont.	NATIVE
KL	23	Kalmia latifolia / Mountain Laurel	18 - 24" Ht.	4` O.C.	Cont.	NATIVE
MPB	26	Myrica pensylvanica / Northern Bayberry	18 - 24" Ht.	4` O.C.	Cont.	NATIVE
PLE	24	Prunus laurocerasus / English Laurel	18 - 24" Ht.	4` O.C.	Cont.	
CODE	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACE**	**ROOT**	
GROUND COVERS						
AA2	691 sf	Asarum arifolium 'Anise Arrow' / Anise Arrow Wild Ginger	1 GAL.	12" O.C.	Cont.	NATIVE
HX	215 sf	Heuchera x 'Amber Lady' / Amber Lady Coral Bells	1 GAL.	12" O.C.	Cont.	NATIVE
PA	480 sf	Polystichum acrostichoides / Christmas Fern	1 GAL	12" O.C.	Cont.	NATIVE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS 1 FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED DOOR LOCATIONS
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SCREEN FENCE
- PROPOSED WOOD SCREEN FENCE
- PROPOSED COMPOSITE FENCE
- PROPOSED LIGHT POLE

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

SUBTITLE 32, DIVISION 2 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPHILL PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

DET-2025-010
LANDSCAPE & LIGHTING PLAN
PARCEL A & PARCEL 91

BRANCHVILLE CROSSING

BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=20'
0 20' 40' 60'

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD, SUITE 200
MITCHELLVILLE, MD 20721
3Cl: A50.2000

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
SAO	GS	BC	J-A92114

DATE	DESCRIPTION	BY
	REVISIONS	

SCALE: 1"=20'
DATE: AUGUST 2025
DRWG NO. 50.002-Z

L-1

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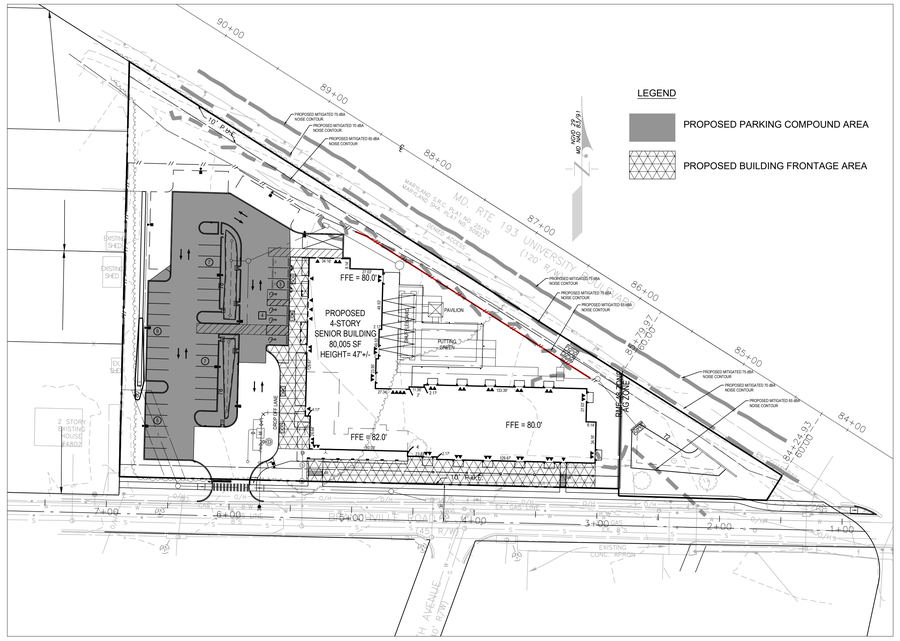
LEGEND
PROPOSED PARKING COMPOUND AREA
PROPOSED BUILDING FRONTAGE AREA
PROPOSED 4-STORY SENIOR BUILDING 80,005 SF HEIGHT= 47'+/-
FFE = 80.0'
FFE = 82.0'
FFE = 80.0'
MD. RTE. 193 UNIVERSITY BLVD. (120' R/W)
BALTIMORE AVENUE
90+00
89+00
88+00
87+00
86+00
85+00
84+00
EXISTING 2 STORY BUILDING #4802
EXISTING 2 STORY BUILDING #4806
EXISTING 2 STORY BUILDING #4810
EXISTING 2 STORY BUILDING #4812
EXISTING 2 STORY BUILDING #4814
EXISTING 2 STORY BUILDING #4816
EXISTING 2 STORY BUILDING #4820
EXISTING 2 STORY BUILDING #4822
EXISTING 2 STORY BUILDING #4824
EXISTING 2 STORY BUILDING #4826
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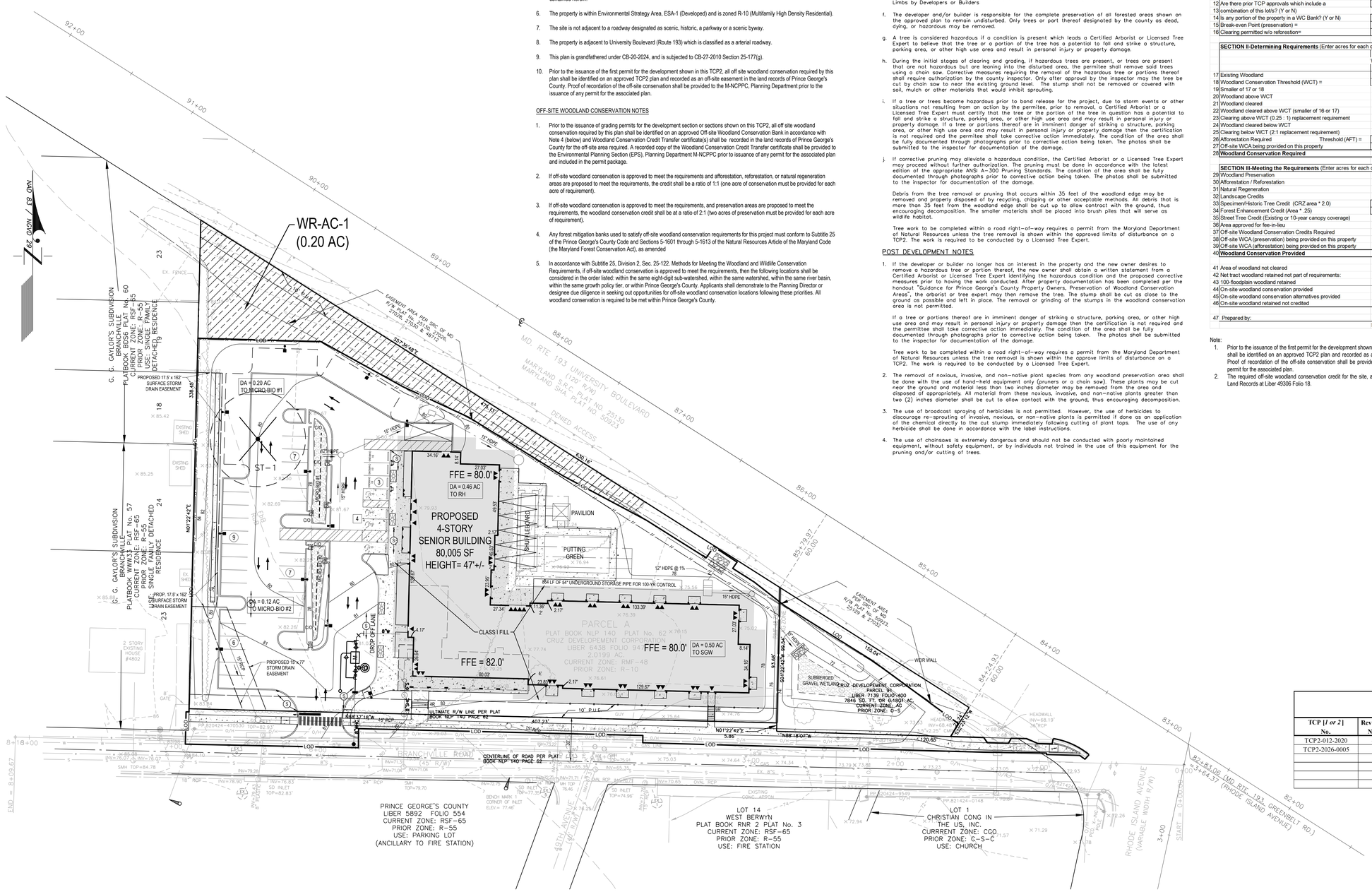
EXISTING 2 STORY BUILDING



GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for DET-2025-010.
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 $9.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contracted 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 Environmental Strategy Area, ESA-1 (Developed) and is zoned R-10 (Multifamily High Density Residential).
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to University Boulevard (Route 193) which is classified as a arterial roadway.
9. This plan is grandfathered under CB-20-2024, and is subjected to CB-27-2010 Section 25-177(g).
10. Prior to the issuance of the first permit for the development shown in this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.

OFF-SITE WOODLAND CONSERVATION NOTES

1. Prior to the issuance of grading permits for the development section or sections shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved Off-site Woodland Conservation Bank in accordance with Note 4 (below) and Woodland Conservation Credit Transfer certificate(s) shall be recorded in the land records of Prince George's County for the off-site area required. A recorded copy of the Woodland Conservation Credit Transfer certificate shall be provided to the Environmental Planning Section (EPS), Planning Department M-NCPPC prior to issuance of any permit for the associated plan and included in the permit package.
2. If off-site woodland conservation is approved to meet the requirements and afforestation, reforestation, or natural regeneration areas are proposed to meet the requirements, the credit shall be a ratio of 1:1 (one acre of conservation must be provided for each acre of requirement).
3. If off-site woodland conservation is approved to meet the requirements, and preservation areas are proposed to meet the requirements, the woodland conservation credit shall be at a ratio of 2:1 (two acres of preservation must be provided for each acre of requirement).
4. Any forest mitigation banks used to satisfy off-site woodland conservation requirements for this project must conform to Subtitle 25 of the Prince George's County Code and Sections 5-1601 through 5-1613 of the Natural Resources Article of the Maryland Code (the Maryland Forest Conservation Act), as amended
5. In accordance with Subtitle 25, Division 2, Sec. 25-122. Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.

WOODLAND PRESERVATION AND RETENTION NOTES

a. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.

b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

c. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.

d. All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.

e. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity. Removal of Hazardous Trees or Limbs by Developers or Builders

f. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.

g. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

h. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

i. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

j. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contract with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

POST DEVELOPMENT NOTES

1. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

   If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully photographed through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

   Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
2. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
4. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	RMF-48	AG		
2	Gross Tract:	2.02	0.18	0.00	
3	Floodplain:	0.00	0.00	0.00	
4	Previously Dedicated Land:	0.00	0.00	0.00	
5	Net Tract (NTA):	2.02	0.18	0.00	
6	TCP Number	TCP2-2026-0005		Revision #	1
7	Property Description or Subdivision Name:	Branchville Crossing			
8	Is this site subject to the 1989 or 1991 Ordinance	N			
9	Is this site subject to the 1991 Ordinance	N			
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y			
11	Is this one (1) single family lot? (Y or N)	N			
12	Are there prior TCP approvals which include a combination of this lot/s? (Y or N)	N			
13	Is any portion of the property in a WC Bank? (Y or N)	N			
14	Break-even Point (preservation) =	0.68	acres		
15	Clearing permitted w/o reforestion=	0.72	acres		

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	**Column A** WCT/AFT %	**Column B** Net Tract	**Column C** Floodplain (1:1)	**Column D** Off-Site and PMA Impacts (1:1)
16	Existing Woodland		1.40	0.00	
17	Woodland Conservation Threshold (WCT) =	22.45%	0.49		
18	Smaller of 17 or 18		0.49		
19	Woodland above WCT		0.91		
20	Woodland cleared		1.40	0.00	0.00
21	Woodland cleared above WCT (smaller of 16 or 17)		0.91		
22	Clearing above WCT (0.25 : 1) replacement requirement		0.23		
23	Woodland cleared below WCT		0.49		
24	Clearing below WCT (2:1 replacement requirement)		0.99		
25	Afforestation Required Threshold (AFT) =	15.41%	0.00		
26	Off-site WCA being provided on this property		0.00		
27	**Woodland Conservation Required**		**1.21**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
28	Woodland Preservation		0.00		
29	Afforestation / Reforestation		0.00	Bond amount:	$ -
30	Natural Regeneration		0.00		
31	Landscape Credits		0.00		
32	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
33	Forest Enhancement Credit (Area * .25)	0.00	0.00		
34	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
35	Area approved for fee-in-lieu		0.00	Fee amount:	**$0.00**
36	Off-site Woodland Conservation Credits Required		1.21		
37	Off-site WCA (preservation) being provided on this property		0.00		
38	Off-site WCA (afforestation) being provided on this property		0.00		
39	**Woodland Conservation Provided**		**1.21**	acres	

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

46 Prepared by: MAP — January 15,2026
Signed — Date

Note:
1. Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.
2. The required off-site woodland conservation credit for the site, amounting to 1.21 acres, is recorded in the Prince George's County Land Records at Liber 49306 Folio 18.

GENERAL INFORMATION TABLE

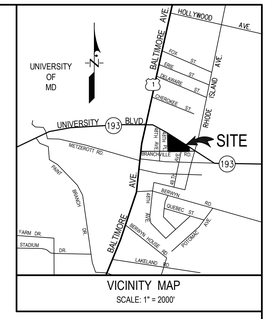
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	RMF-48 & AG
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	25-E4
Administrative	WSSC Grid (Sheet 20)	210NE04
Administrative	Planning Area (Plan Area)	2-66
Administrative	Election District (ED)	21
Administrative	Councilmanic District (CD)	3
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	I

Site Statistics Table	
Site Statistics	Total [1]
Gross Tract Area	2.20ac.
Existing 100-Year Floodplain	0.00 ac.
Net Tract Area	2.20 ac.
Existing Woodland in the Floodplain	0.00 ac.
Existing Woodland Net Tract	1.40 ac.
Existing WoodlandTotal	1.40 ac.
Existing PMA	0 sf.
Regulated Streams (linear feet of centerline)	0 lf.
Riparian (wooded) Buffer up to 300 feet wide [2]	0 lf.

[1] Figure are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
[2] Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE [*1 or 2*] TREE CONSERVATION PLAN APPROVAL HISTORY

TCP [*1 or 2*] No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision
TCP2-012-2020	-	Marc Juba	5/10/2023	DSP-19042	Branchville Crossing		
TCP2-2026-0005	1			DET-2025-010	Branchville Crossing		New DSP



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROPERTY BOUNDARY
EX. ZONE LINE — R-10 ZONE / O-S ZONE
EX. CONTOUR (2')
EX. CONTOUR (10')
PROP. CONTOUR (2')
PROP. CONTOUR (10')
LIMIT OF DISTURBANCE — LOD — LOD
EX. TREELINE
EX. HEDGEROW
EX. EASEMENT
TREE PROTECTION FENCE (TEMPORARY) — TPF
TREE PROTECTION FENCE (PERMANENT) — PPF
SPECIMEN TREE PROPOSED FOR REMOVAL — X ST-1
WOODLAND RETAINED-ASSUMED CLEARED

WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)	
NO.	AREA (AC)
1	0.20
TOTAL	0.20

Forest Conservation Act Reporting Information	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Approval
Gross Tract (Acres)	2.20 Ac.	2.20 Ac.		
Existing Woodland (Acres)	1.40 Ac.	1.40 Ac.		
Woodland Cleared (Acres)	2.20 Ac.	2.00 Ac.		
Woodland Retained On-Site (Acres)	0.00 Ac.	0.20Ac.		
Woodland Planted On-Site (Acres)	0.00 Ac.	0.00 Ac.		
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.00 Ac.	0.00 Ac.		
On-Site Wooded Floodplain in Easement (Acres)	N/A	N/A		
Bond Amount	N/A	N/A		
Fee-In-Lieu Amount	N/A	N/A		
50' Stream Buffers Conserved (Preservation) - Linear Length	N/A	N/A		
50' Stream Buffers Conserved (Preservation) - Acreage	N/A	N/A		
50' Stream Buffers Newly Established (Afforestation) - Linear Length	N/A	N/A		
50' Stream Buffers Newly Established (Afforestation) - Acreage	N/A	N/A		
Off-Site Woodland Conservation Credits Required (Acres)	1.21 Ac	1.21 Ac		
Off-Site Woodland Conservation Credits Provided (Acres)	N/A	N/A		

SPECIMEN TREE TABLE						
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCH)	CONDITION RATING	CONDITION COMMENTS	DISPOSITION
ST-1	Silver Maple	*Acer saccharinum*	44"	Poor		To Be Removed

NOTE:
This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on September 20, 2020 for the removal of the following specified specimen tree (Section 25-122(b)(1)(g)): Specimen Tree #1

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

DET-2025-010
TREE CONSERVATION PLAN - TYPE 2
PARCEL A & PARCEL 91
BRANCHVILLE CROSSING
BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

26

January 15,2026
DATE
MAP
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

ATWELL
866.850.4300 www.atwell-group.com
11721 WOODMORE RD., SUITE 200
MITCHELLVILLE, MD. 20721
301.430.2000

DESIGNED BY	DESIGNED BY	CHECKED BY	RECORD NO.
SAO	GS	BC	J-A92114
SCALE: 1"=30'			
DATE: AUGUST 2025			ORIG. NO. 50.002-Z

K:\C3D-PROJ\A92114-C3D\DWG\TCP2-ParA.dwg, 1/16/2026 11:00:40 AM, hzeng

Additional Back-up

For

DET-2025-010
Branchville Crossing

Branchville Crossing
DET-2025-010

The Applicant's requested revisions to recommended findings and/or conditions are as follows:

* * * * * * * * *

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

* * * * * * * * *

D. Part 27-6. Development Standards

The DET is consistent with the applicable standards in Part 27-6. The following analysis is offered:

* * * * * * * * *

8. Section 27-61200—Neighborhood Compatibility Standards

* * * * * * * * *

a. 27-61203. Neighborhood Compatibility Standards

* * * * * * * * *

Other Site Features: One loading space is included in this DET and is located on the north side of the building. This space is also located over 50 feet from adjacent single-family homes. Landscaping is included along the perimeter of the site. As such, the loading space is screened from view of adjacent single-family homes and streets. Service areas for trash and recycling are located interior to the buildings.

A photometric plan was submitted demonstrating conformance with Section 27-6700, Exterior Lighting, of the Zoning Ordinance, and the exterior lighting requirements in the Neighborhood Compatibility Standards. All exterior lighting fixtures included in this DET have a maximum height of 14 feet. The photometric plan shows the foot candle at the lot line shared with single-family detached homes to be zero. Section 27-61203(g)(3) of the Zoning Ordinance notes, "Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first." ~~A condition is included herein requiring the applicant to add this requirement to the general notes on the DET.~~ As the submitted photometric plan indicates 0.0 footcandles along the property line adjacent to single family

detached residences, the lighting is not required to be turned off by 10:00 p.m. or within one hour of closing.

The subject DET includes three canopy signs. Although these signs are located approximately 180 feet from the lot line shared with single-family detached dwellings in a single-family residential zone, they are not permitted in accordance with Section 27-61505, and are conditioned herein to be removed from Sheet A-0008. No project signs are included in this DET.

Open Space set-asides for this site are located between the proposed development and adjacent single-family detached homes in a single-family residential zone. The outdoor amenity areas in this DET will be away over 50 feet from adjacent single-family detached homes. The existing vegetation located at the north portion of the site, along MD 193, and abutting single-family dwellings to the west, will remain as transitions.

* * * * * * * * *

X. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2025-010 and Type 2 Tree Conservation Plan TCP2-2026-0005, for Branchville Crossing, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan, as follows, or provide the specific documentation:

   a. Add the following notes to the coversheet of the plan set:

      ~~(1) Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first.~~

      * * * * * * * * *

   e. Revise the site plan to include a continental-style crosswalk and an Americans with Disabilities Act curb ramp at the intersection of Branchville Road and 49th Avenue, with details, subject to the approval of the permitting agency.

      * * * * * * * * *

   o. Add a note on the plan regarding the replacement of the damaged "Do Not Enter" signage at the intersection of Branchville Road and Rhode Island Avenue, subject to the approval of the permitting agency.

* * * * * * * * *

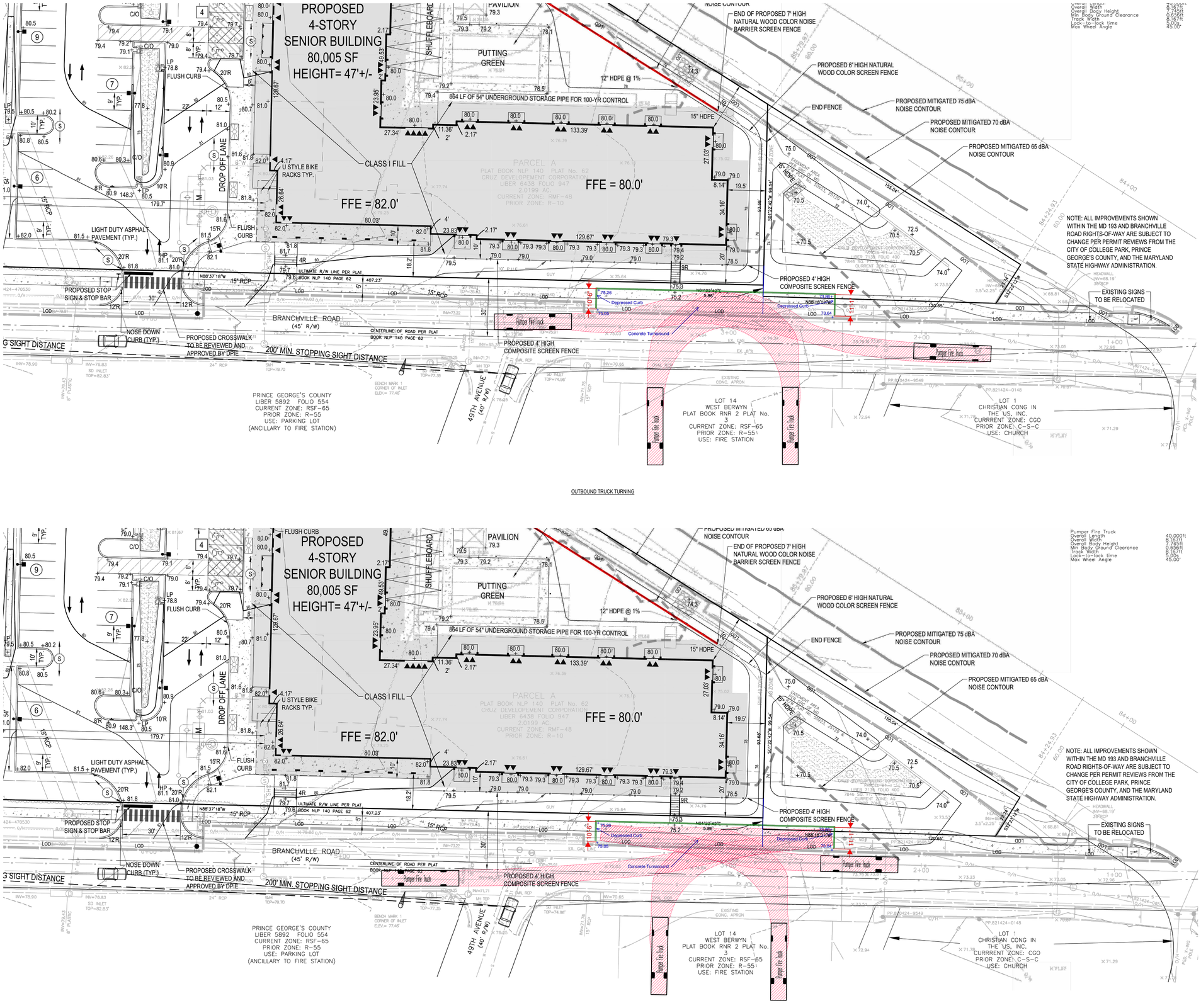
2. Prior to certification, the applicant shall revise the landscape plan, in accordance with the 2018 *Prince George's County Landscape Manual*, as follows:

* * * * * * * * *

h. Replace English Laurel, Glossy Abelia, and Amber Lady Coral Bells with Mountain Laurel, Virginia Sweetspire, and Golden Ragwort, respectively. This mix of native species may be substituted if necessary to comply with species diversity requirements of Section 4.9, Sustainable Landscaping Requirements, of the 2018 Prince George's County Landscape Manual.

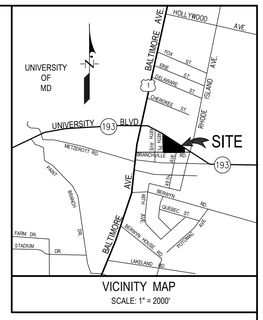
* * * * * * * * *

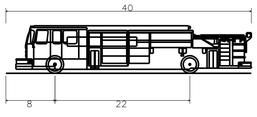
KEY:
Underline indicates language added to findings/conditions;
~~Strikethrough~~ indicates language deleted from findings/conditions; and
Asterisks *** indicate intervening existing findings/conditions that remain unchanged.



OUTBOUND TRUCK TURNING

INBOUND TRUCK TURNING





Pumper Fire Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

DET-2025-010
FIRE TRUCK TURNING EXHIBIT
PARCEL A & PARCEL 91

BRANCHVILLE CROSSING

BERWYN DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=20'
0 20' 40' 60'

25

OWNER/APPLICANT
CRUZ DEVELOPMENT GROUP
ONE JOHN ELIOT SQUARE
ROXBURY, MA 02119-3511
Contact: Armond McCoy
Phone: 617-445-6901

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MICHAEL A. NOVY, PE
LICENSE NO. 17771
EXPIRATION DATE: 03/05/26

STATE OF MARYLAND · MICHAEL A. NOVY · 17771 · PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
	REVISIONS	
DATE: JULY 2025		

ATWELL
866.850.4200 www.atwell-group.com
11721 WOODMORE RD., SUITE 200
MITCHELLVILLE, MD 20721
301.430.2000

DRAWN BY	DESIGNED BY	CHECKED BY	RECORD NO.
SAO	GS	MAN	J-A92114

SCALE: 1"=20'
DRWG. NO. 51.017-Z

K:\C3D-PROJ\A92114-C3D\DWG\Exhibit\EXH-FireTruckTurning.dwg, 3/24/2026 10:28:04 AM, hzeng

CITY OF
COLLEGE PARK

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
7401 BALTIMORE AVENUE SUITE 201 COLLEGE PARK, MD 20740 | 240.487.3538 | COLLEGEPARKMD.GOV

January 30, 2026

Darryl Barnes
Chairman, Prince George's County Planning Board
M-NCPPC Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Detailed Site Plan DET-2025-010, Branchville Crossing, 4810 Branchville Rd., College Park, MD 20740

Dear Chairman Barnes,

The City of College Park City Council, at their meeting on January 27, 2026, voted unanimously to recommend approval of Detailed Site Plan DET-2025-010 with conditions as outlined in the attached City staff report for Branchville Crossing located at 4810 Branchville Road. The Council also recommended approval of the Developer's request to exceed the parking cap to provide the parking as shown on the DET for a total of 54 parking spaces. In addition, an Agreement and Declaration of Covenants between the Applicant and the City has been drafted

This project consists of a four-story building containing 87 affordable dwelling units specifically for elderly or physically disabled residents. The development will utilize a 4% Low-Income Housing Tax Credit (LIHTC) to ensure long-term affordability.

The City finds that this project aligns with our strategic objective to foster and sustain an affordable and stable community for individuals and families to live and retire.

Sincerely,

Miriam D.H. Bader, AICP
Director of Planning and Community Development

Attachment: City staff report

Cc: Mayor and Council
Kenneth Young, City Manager

Stephanie Anderson, Attorney
Nathaniel Foreman, Attorney
Matt Tadesco, Attorney
Carlos Nunes, Senior Planner
Te-sheng (Emery) Huang, Planner IV

Ford, Ronda

From: Tom Tanner <ttanner@bvfco11.com>
Sent: Tuesday, March 24, 2026 8:59 AM
To: PPD-PGCPB
Cc: fkabir@collegeparkmd.gov; planning; Matthew C. Tedesco; Board of Trustees
Subject: DET-2025-010 - Material for PGCPB from Branchville Vol. Fire Co.
Attachments: BVFCo_to_PGCPB_DET-2025-010_Branchville_Crossing-20260324.pdf; BVFCo_to_PGCPB_DET-2025-010_Branchville_Crossing-20260324-Atch1.pdf; BVFCo_to_PGCPB_DET-2025-010_Branchville_Crossing-20260324-Atch2.pdf; BVFCo_to_PGCPB_DET-2025-010_Branchville_Crossing-20260324-Atch3.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board,

On behalf of Branchville Volunteer Fire Company and Rescue Squad (BVFC) President John Gardiner and the Board of Trustees, attached find items for review and consideration regarding Branchville Crossing DET-2025-010 submitted by Cruz Development, for the PGCPB meeting to be held on March 26, 2026. Unfortunately, due to a work commitment I am unable to attend in person or virtually.

The project is being built across the street directly in front of our firehouse apparatus bays and we have long-standing concerns regarding the provision of an adequate turning area for emergency apparatus departing and backing into the building. We also have a recommendation to mitigate future noise complaints from residents.

If you have any questions, please feel free to contact me.

v/r,
Thomas L. Tanner
Trustee

Branchville Volunteer Fire Company
and Rescue Squad, Inc.
4905 Branchville Road
College Park, MD 20740

Cell: 443-336-7610
Email: ttanner@bvfco11.com

http://www.bvfco11.com

Branchville Volunteer Fire Company
And Rescue Squad, Inc.

4905 BRANCHVILLE ROAD
COLLEGE PARK, MARYLAND

March 24, 2026

Hon. Darryl Barnes, Chairman
Prince George's County Planning Board of the
Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, MD 20774

Ref: DET-2025-10

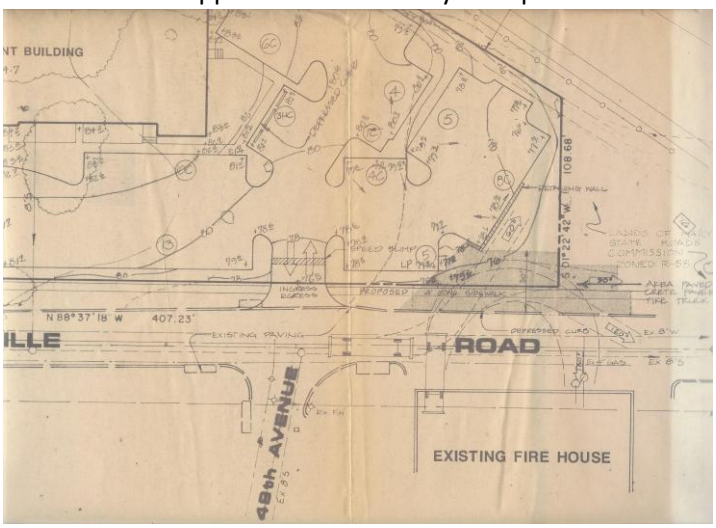
Dear Chairman Barnes and Planning Board Commissioners:

The Board of Trustees of the Branchville Volunteer Fire Company and Rescue Squad, Inc. (hereafter Branchville VFC or BVFC) has several comments regarding the construction proposed on the property known as Parcel A of Plat Book NLP 140, p. 62, to be termed "Branchville Crossing" in the 4800-4900 block of Branchville Road by Cruz Development. This development will be directly opposite the apparatus bays of our firehouse on Branchville Road.

Branchville VFC has concerns regarding the detailed site plan submission linked in the Agenda of the Board's March 26, 2026, meeting.

Branchville VFC is concerned about the curb area opposite the Branchville VFC Firehouse:

- At 26 feet wide, Branchville Road is barely wide enough for units to exit the station safely.
  - The turn radius of the fire engines already requires fire apparatus to cross over the mountable curb onto the existing run-over area along the North side of Branchville Road.
  - Prince George's County Fire Department provided guidance (Atch 1) for Cruz Development's 1988 DSP application which they incorporated into their 1988 plans (below).



Source – Cruz Development, 1988

- Adequate turning into/out of the firehouse was included as a requirement by the Planning Board in the approval of the 2020 DSPs. (PGCPB 2020-141 Para. 1(k), Atch 2)
  - "(k) Construct an asphalt turning area to accommodate Branchville Volunteer Fire Department (sic) fire trucks, as shown in the City of College Park Exhibits 1 and 2, with a public use easement agreement to the City, as needed."
- The conceptual overhead drawing presented by Cruz Development in the August 2025 Pre-Application Neighborhood meeting (below) showed Branchville Rd widened in front of the firehouse to provide adequate turning. The same image was part of the package used in the City of College Park City Council Working session on January 13, 2026. The turning area is also included in a similar image on page 6 of the "Second Amendment – Statement of Justification" included in the file named "DET-2025-010_Backup_Set_Part_1" linked to the Agenda.

PROPOSED CONCEPT

- The Site Plan C-3 in the submitted DSP has omitted this turning area and substituted a new drawing that has no run-over area and runs the sidewalk straight through the previously set aside turning area.
- Due to the low quality of the plan C-1 image in the 2026 DSP, it is hard to tell for sure but the plan appears to show a revised version of a turning drawing submitted as part of the 2020 DSP submission that was rejected by the Planning Board resulting in Para 1(k) of the 2020 resolution. As then, the drawing appears to suggest we begin turning our fire trucks while only ¾ of the way out of the opening of the engine bay, an action against PGFD guidance and that would probably result in the tailboard of the engine striking the building.
- Branchville VFC again requests that an adequate turning area for safe maneuvering of our apparatus in front of our firehouse be a condition for approval of the DSP. BVFC is agreeable to re-instatement of the condition in PGCPB 2020-141 Para. 1(k) and as shown in the City of College Park exhibit drawings included on pages 12 & 13 of the 2020 PGCPB PowerPoint associated with DSP-19042 (Atch 3):
  - https://www.pgatlas.com/Documents/DAMS/PP_DSP-19042_1.pdf

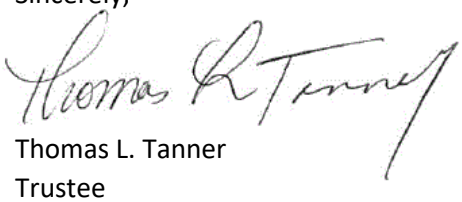
- BVFC recommends the structure have very good sound insulation to attenuate the below recurring noise events. We expect residents of the new structure to be inconvenienced by

several sound issues; Cruz should provide written notification to residents in the lease agreement about the possibility for:

- Loud siren and diesel engine noise as apparatus depart the firehouse on responses.
- Daily siren testing during apparatus checks.
- To meet Federal emissions standards, heavy duty diesel engines are required to periodically run at high RPM for 25-40 minutes to burn off unburned products of diesel combustion from an onboard filter system. This process, called “regeneration” or “regen”, is loud.
- High speed traffic noise from University Boulevard.

Branchville VFC thanks you for taking our concerns into consideration. Should you have any questions, Trustee Thomas L. Tanner has been designated by the Board of Trustees as the point person for this project. He can be reached at ttanner@bvfco.com and 443-336-7610.

Sincerely,



Thomas L. Tanner
Trustee
By Direction

Atch 1 – March 14, 1988 Letter from PGFD to BVFC re: Branchville Apartments
Atch 2 – PGCPB No. 2020-141 conditional approval of File No. DSP-19042
Atch 3 – Excerpt from 2020 PGCPB PowerPoint “PP_DSP-19042_1.pdf”, pages 12 & 13

Cc: Mayor, City of College Park
Director, City of College Park Department of Planning
Matthew C. Tedesco, McNamee Hosea

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fourth Floor East
925-5200

March 14, 1988

Robert W. Bell, President
Branchville Volunteer Fire Company
4905 Branchville Road
College Park, Maryland 20740

Re: Branchville Apartments

Dear Mr. Bell:

As you requested, I have listed below those design items that I feel are necessary criteria for resolving adequate ingress/eggress from the Branchville Volunteer Fire Company's property, as follows:

1. Design should accommodate the area needed for a modern fire engine or ladder to exit the fire house without stopping.

2. This should dictate the use of a 45 foot turning radius as would be necessary for a "quint" (combination pumper and aerial ladder truck with tandem axles).

3. Since the apparatus doors of the Branchville Fire House are very narrow, the templet should be used with the fire truck at least 7/8's of length outside the fire house to compensate for the inability to start a turn prior to this point.

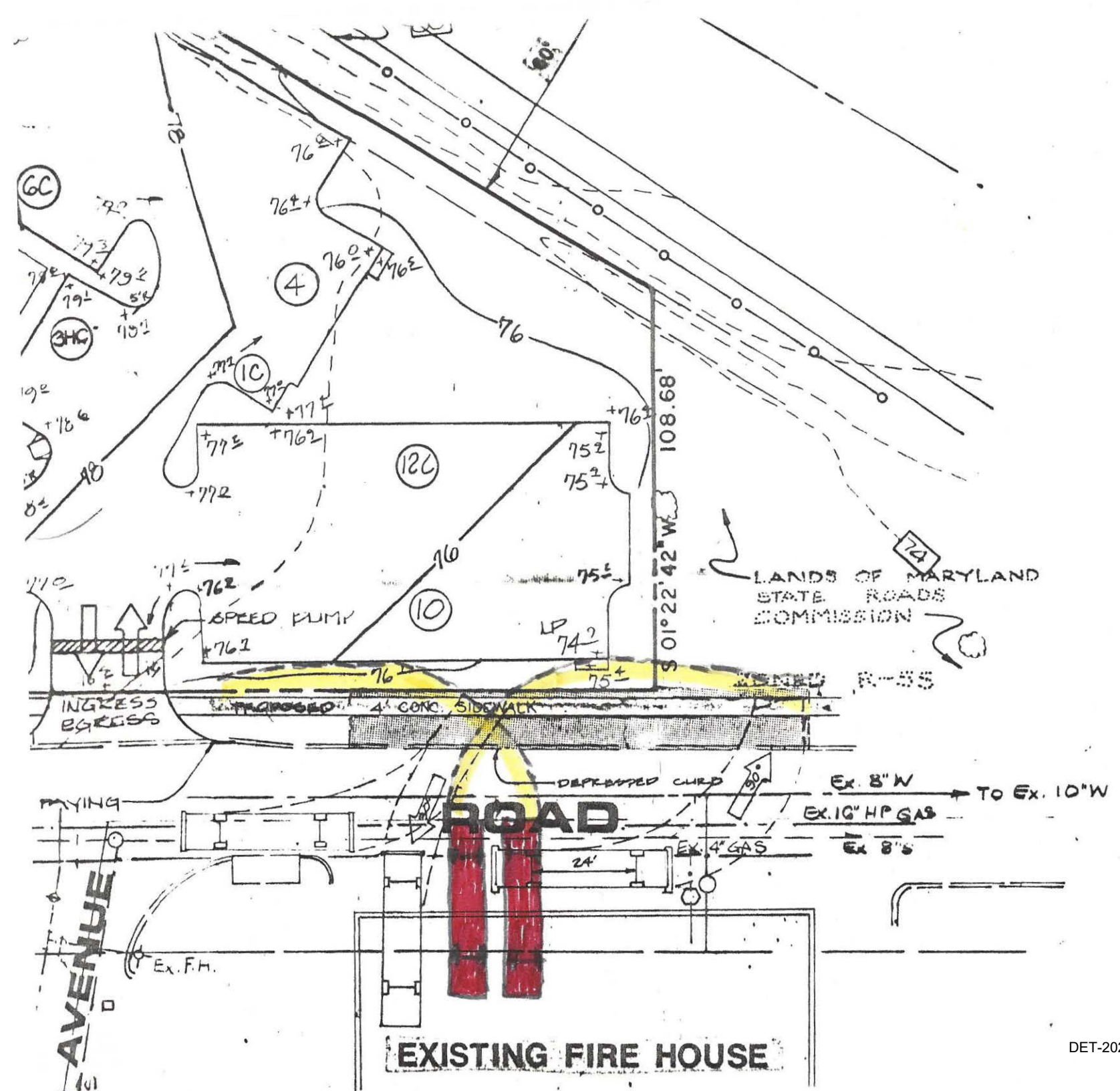
Enclosed you will find an example of the type of graphical analysis necessary to guarantee adequate design.

Sincerely,

L. C. Smeby

L. C. (Chuck) Smeby
Captain

LCS/lsp



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2020-141 File No. DSP-19042

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on September 24, 2020, regarding Detailed Site Plan DSP-19042 for Branchville Gardens, the Planning Board finds:

1. Request: The detailed site plan (DSP) is for the development of one multifamily residential building, including 81 dwelling units, and associated parking.

2. Development Data Summary:

	EXISTING	APPROVED
Zone	R-10	R-10
Use	Vacant	Multifamily Residential
Total Acreage	2.02	2.02
Parcels	1	1
Total Multifamily Dwelling Units	0	81
Total Gross Floor Area (sq. ft.)	0	73,057*

Note: *The total gross floor area is not provided on the DSP and is approximately 73,057 square feet, as indicated by the applicant. Therefore, a condition of approval has been included to show the total gross floor area proposed with this application on the DSP.

PARKING AND LOADING TABULATION

Parking and Loading		
Use	**Number of Spaces Required**	**Number of Spaces Provided**
Total Parking	**130***	**130**
20 1-bedroom units @ 1.33 spaces/unit	27	
56 2-bedroom units @ 1.66 spaces/unit	93	
5 3-bedroom units @ 1.99 spaces/unit	10	

Garage Parking		**95**
Handicapped-Accessible		6
Standard Spaces		60
Compact		29
Surface Parking		**35**
Handicapped-Accessible (includes 1 van accessible space)		2
Standard Spaces		25
Compact		8
Total Loading Spaces		
Less than 100 dwelling units	**0**	**0**

Note: *The parking requirement is based on the property being wholly within a one-mile radius of the Greenbelt Metro Station.

3. **Location:** The subject property is located on the north side of Branchville Road, approximately 110 feet west of its intersection with MD 193 (University Boulevard), in Planning Area 66 and Council District 3. The subject DSP includes one parcel, which is located on Tax Map 25 in Grid E4, and is known as Parcel A.

4. **Surrounding Uses:** The subject site is bounded by the public rights-of-way of MD 193 to the north, with vacant property in the Open Space (O-S) Zone beyond, and Branchville Road to the south, with the Branchville Volunteer Fire Department in the One-Family Detached Residential (R-55) Zone beyond; to the west by single-family detached residential units in the R-55 Zone and; to the east, by proposed stormwater facilities in the O-S Zone.

5. **Previous Approvals:** The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-86220 on March 12, 1987, for the development of a multifamily building with 96 dwelling units, subject to 5 conditions. On August 27, 1987, The Board of Zoning Appeals approved a variance from the green area requirement needed to construct a seven-story apartment building on the property. Subsequently, DSP-87165 was approved by the Planning Board on February 18, 1988, subject to conditions. The property was never developed in accordance with DSP-87165, which subsequently expired, and the conditions related to that approval are no longer applicable. The applicant has filed the subject DSP for the approval of a new plan of development on the subject property.

In addition, it is noted that this DSP is subject to Stormwater Management (SWM) Concept Plan 16414-2019 for the development, which was approved on December 12, 2019, and is valid until December 22, 2022.

6. Design Features: The applicant proposes to develop a multifamily residential development, including 81 units in one, seven-story, building on Parcel A. The property is generally triangular in shape and development is limited to the western portion of the site. The property is accessed via a two-way drive aisle from Branchville Road, which forms the southern boundary of the site, that is aligned with the intersection with 49th Avenue. The L-shaped multifamily building and its main entrance with a circular drop-off area face MD 193, with surface parking located on the north and east sides, and underneath the building in two levels. The circular drop-off area in the front of the building includes a sidewalk and benches for the building's residents.

Architecture
The architectural design of the building is contemporary with a flat-roof with a cornice and cross-gables, and interest is provided through the application of different building volumes and massing, architectural design elements, regular fenestration, and balconies. The exterior of the building is finished with a mix of materials in red, gray, green, and cream, including brick veneer, hardi-plank siding, and clapboard siding. Brick is proposed primarily on the lower two-levels and extends in varying heights on all sides of the building.

Recreational Facilities
PPS 4-186220 determined that payment of a fee-ln-lieu for park dedication was appropriate to meet the requirement for mandatory parkland dedication and it was paid by the applicant at the time of final plat, which was approved on August 23, 1988.

The DSP proposes additional recreational amenities within the building and on site, which include multi-function and fitness rooms within the building, and a sitting area. Floorplans demonstrating the size and location of these internal facilities were provided, and the sitting area is shown at the rear of the building, adjacent to the bio-retention facility. However, it is noted that details of the sitting area were not included and should be provided for clarification. The Planning Board determined that there is limited space on the property to add recreational facilities and required that the details of the sitting area include additional features such as a pergola, decorative pavement, trash cans, and seasonal landscaping to enhance the space and make it more enjoyable for the users. Conditions requiring details and these enhancements have been included in this approval.

Lighting
The applicant is proposing pole-mounted lighting in the parking area surrounding the multifamily building. Details of the proposed lighting have not been included and should be provided for clarification. In addition, the Planning Board required that a photometric plan be submitted with the DSP showing appropriate lighting levels with a balanced pattern on the property, in the parking area and at the building entrance, without causing a glare onto adjoining properties. Therefore, conditions have been included herein, requiring the applicant to provide the details and specifications for the site lighting, clearly label their locations on the site and landscape plans, and to provide a photometric plan, showing adequate lighting levels on the property.

Signage
The DSP includes one 4-foot-high, double-faced monument sign along Branchville Road, near the entrance to the site. The sign is constructed of stone and is mounted on a brick base matching the architecture of the multifamily building. The externally illuminated sign proposes up-lighting and displays the name and address of the development in raised gold letters on a dark background. The 3-foot-wide sign does not include landscaping at its base, which is conditioned to be added to provide seasonal interest.

One building-mounted sign is shown above the main entrance to the building, and a detail has been provided by the applicant. The applicant states that this is a permanent real estate sign and meets the regulations of Section 27-618(c) of the Prince George's County Zoning Ordinance.

The Planning Board notes that the freestanding and building-mounted signs proposed on the property are considered permanent real estate signs and are subject to the requirements of Section 27-618(c) of the Zoning Ordinance. Therefore, a condition has been included herein, requiring that the signage proposed be in conformance with the requirements of Section 27-618(c).

Loading and Trash Facilities
Loading spaces are not required for the building due to the number of dwelling units proposed on the site, and it is noted that the trash facilities will be located internal to the building within the parking garage.

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The subject application has been reviewed for compliance with the requirements of the Multifamily High Density Residential (R-10) Zone and the site plan design guidelines of the Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, Uses permitted, which governs permitted uses in the R-10 Zone. Prince George's County Council Bill CB-029-2020 was adopted on July 21, 2020 by the Prince George's County Council to amend the Zoning Ordinance and permit the multifamily dwelling units proposed with the subject DSP in the R-10 Zone. This council bill was approved to clarify the County Council's intention to repeal all development regulations related to bedroom percentages.

b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area.

c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development provides vehicular and pedestrian access to the site

from the public right-of-way and the architecture proposed includes a variety of features, such as window and door treatments, projections, colors, and materials.

8. Preliminary Plan of Subdivision 4-86220: PPS 4-86220 was approved by the Planning Board on March 12, 1987, subject to five conditions. Conditions 1–4 refer to actions which must be taken prior to, or at the time of final plat, which was approved in 1988. The remaining condition of approval is as follows:

5. Approval of a site plan by the Planning Board prior to final plat of subdivision to address property ingress and egress to the site and a buffer for the singe-family residences to the west.

This DSP was filed in fulfillment of this requirement. The plan reflects conformance with Section 4.7, Buffering Incompatible Uses, adjacent to the single-family residences to the west.

9. 2010 Prince George's County Landscape Manual: Per Section 27-544(a) of the Zoning Ordinance, landscaping, screening, and buffering for property zoned R-10, is subject to the provisions of the Landscape Manual. The proposed development is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The required plantings and schedules are provided, in conformance with the Landscape Manual, with the exception of Section 4.6, Buffering Development from Streets, specifically for the site's frontage along MD 193. The applicant has filed a request for Alternative Compliance, AC-19025, to seek relief from the requirements of Section 4.6, as follows:

The subject site and proposed multifamily development include approximately 475 linear feet of frontage along MD 193, which is an arterial roadway. As such, a minimum 50-foot-wide landscaped buffer is required between the development and MD 193. The applicant has requested to provide a 25-foot-wide landscape buffer with a 6-foot-high opaque fence.

Section 4.6 Buffering Development from Streets

REQUIRED: Section 4.6 (c)(1)(B)(i), Requirements for Buffering Residential Development from Streets – Multifamily adjacent to an arterial roadway (MD 193)

Linear feet of street frontage	475 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	29
Evergreen Trees (16 per 100 linear feet)	76
Shrubs (30 per 100 linear feet)	143

PROVIDED: Section 4.6 (c)(1)(B)(i), Requirements for Buffering Residential Development from Streets – Multifamily adjacent to an arterial roadway (MD 193)

Linear feet of street frontage	475 feet
Width of buffer	25 feet*
Shade Trees (6 per 100 linear feet)	29
Evergreen Trees (16 per 100 linear feet)	76
Shrubs (30 per 100 linear feet)	143

Note: *A 6-foot-high opaque fence is also provided.

Justification
Due to the triangular shape of the site, the applicant cannot provide the required 50-foot-wide buffer and retain a viable building and parking envelope. Instead, the applicant has provided a 25-foot-wide buffer with the full number of plant units, as required by Section 4.6(c)(1)(B)(i), and a 6-foot-high opaque fence. The inclusion of the fence allows the applicant to reduce the number of required plant units by 50 percent. In this case, the fence has been provided and no reduction in plant units is requested. The fence, in combination with all of the required plant units, has been designed to form an effective buffer between the proposed multifamily development and MD 193, despite the requested reduction in buffer width.

The Planning Board finds the applicant's proposal equally effective as normal compliance with Section 4.6. The reduction in required width of the buffer from 50 to 25 feet is offset by the provision of the full number of required plant units and a 6-foot-high opaque fence. The resulting design will provide adequate buffering between the multifamily development and MD 193.

The Planning Board APPROVES of Alternative Compliance AC-19025 for Branchville Gardens from the requirements of Section 4.6(c)(1)(B)(i), Requirements for Buffering Residential Development from Streets of the 2010 *Prince George's County Landscape Manual,* for the site's frontage along MD 193.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is larger than 40,000 square feet in area, contains more than 10,000 square feet of woodlands, and has no previous tree conservation plan approvals.

This 2.02-acre site has a woodland conservation threshold of 20 percent, or 0.40 acre. According to the worksheet, the woodland conservation requirement for this development is 1.06 acres. The Type 2 tree conservation plan (TCP2) proposes to meet this requirement with 1.06 acres of off-site woodland conservation credits.

The TCP2 must be revised to address multiple technical revisions. These revisions must be addressed prior to certificate of approval of the TCP2 and DSP. Conditions specifying these revisions have been included in this approval.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned R-10 are required to provide a minimum of 15 percent of the gross tract area covered in TCC. The Planning Board notes that the subject application provides the required TCC schedule; however, it incorrectly calculates the requirement as 10 percent. Therefore, a condition is included herein, requiring the schedule to be revised to demonstrate conformance with the 15 percent requirement.

12. **Planning Board Hearing:** At the public hearing on September 24, 2020, a member of the Branchville Volunteer Fire Department provided documentation and multiple exhibits illustrating his personal concerns related to the number of parking spaces, the height of the building, the turning radius into and out of the adjacent fire station, and that the development was too large and out of character with the existing neighborhood. The Planning Board notes that the application is acceptable, provides the required number of parking spaces, and meets the regulations for the zone and use.

13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Historic Preservation**—The Planning Board adopted, herein by reference, a memorandum dated June 3, 2020 (Stabler to Bishop), which noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, or known archeological sites.

b. **Community Planning**—The Planning Board adopted, herein by reference, a memorandum dated June 15, 2020 (Gravitz to Bishop), which noted that the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* retained the property in the R-10 Zone and provided a discussion of the General Plan and master plan. In conclusion, pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.

c. **Transportation Planning**—The Planning Board adopted, herein by reference, a memorandum dated June 23, 2020 (Saunders Hancock to Bishop), which provided a discussion of the traffic generation for the development, and the DSP's conformance to the design guidelines relevant to transportation circulation and access. In conclusion, it was determined that on-site circulation is acceptable and meets the finding required for a DSP.

d. **Trails**—The Planning Board adopted, herein by reference, a memorandum dated June 22, 2020 (Smith to Bishop), which provided a discussion of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and Subtitle 27, to provide the appropriate pedestrian and bicycle transportation recommendations. It was noted that the submitted plans include sidewalk along a portion of the property's frontage on Branchville Road, but it is not continued east of the driveway due to insufficient right-of-way, and crosswalks are provided at the driveway entrance/exit and crossing Branchville Road to the opposing sidewalk, allowing a continued route. The Planning Board requires the applicant to establish a public use easement agreement with the City of College Park along that portion of the property, to provide a sidewalk across the entire extent of the subject site's frontage. The submitted plans include inverted-U style rack bike racks and bicycle parking facilities in the garage, which are important to the development of a bicycle-friendly roadway. In conclusion, it was determined that the pedestrian and bicycle access and circulation for this plan is acceptable, subject to a condition to provide an exhibit of the indoor bicycle facilities, which has been included in this approval.

f. **Prince George's County Department of Parks and Recreation (DPR)**—The Planning Board adopted, herein by reference, a memorandum dated June 23, 2020 (Asan to Bishop), in which DPR indicated that the mandatory dedication of parkland requirement had been met by provision of fee-in-lieu and provided no other comments on the application.

g. **Permits**—The Planning Board adopted, herein by reference, a memorandum dated May 19, 2020 (Chaney to Bishop), which offered permit-related comments, that have been addressed through revisions to the plans, or included in this approval.

h. **Environmental Planning**—The Planning Board adopted, herein by reference, a memorandum dated June 23, 2020 (Juba to Bishop), which indicated that there are no applicable environmental-related conditions attached to previous approvals. In addition, it was noted that the site has an approved Natural Resources Inventory, NRI-075-2015, which correctly shows the existing conditions of the property. One specimen tree is associated with this site. This site contains one forest stand (Forest Stand A) that is dominated by invasive species and is rated as priority rating of Medium for Preservation. This site is not associated with any regulated environmental features, such as intermittent or perennial streams, wetlands, or their respective buffers. No 100-year floodplain, or primary management area is associated with this site.

Soils

The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), Fallsington-Urban land complex (zero to five percent slopes); and Russett-Christiana-Urban land complex (zero to five percent slopes). Unsafe soils containing Christiana

complexes have been identified on-site. No unsafe soils containing Marlboro clay have been identified on or within the immediate vicinity of this property.

There are no slopes of significant concern identified within the area of this soil type and the applicant is proposing to cut and fill the site to a one percent grade for a buildable area. The County may require a soils report in conformance with CB-94-2004 prior to building permit.

Specimen, Champion, or Historic Trees
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual."

The specimen tree table identifies one specimen tree, which is on-site, and to be removed. Specimen Tree 1 is a 44-inch silver maple rated as being in poor condition.

A Subtitle 25 variance application and a statement of justification dated November 7, 2019, in support of a variance to remove the specimen tree located on-site, was submitted.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The findings of approval are discussed, as follows:

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

Specimen Tree 1 is located within the most developable portion of the property. Any additional loss in developable area for the retention of Specimen Tree 1 would result in a significant reduction in building square footage on-site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Further limiting of developable area by protecting the root zone of this specimen tree will deprive the applicant of the opportunity to create a functional development. This tree is in poor condition and would not realistically be viable in the long-term if left alone in a natural state on-site.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is premised to allow for adequate and safe development practices. This is not a condition or circumstance which was the result of any action by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and;

The request to remove the specimen tree does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

The site is governed by the SWM regulations that went into effect on May 5, 2010. The site contains no streams or wetlands. The loss of one specimen tree will not adversely affect the water quality.

The required findings of Section 25-119(d) have been adequately addressed for the removal of Specimen Tree 1.

Stormwater Management
An approved SWM concept plan and associated letter (Case No. 16414-2019-00) was submitted with this application. The approved SWM concept plan shows the use of two micro-bioretention facilities and one submerged gravel wetland.

The Planning Board approves DSP-19042 and TCP2-012-2020, subject to conditions that have been included in this approval.

i. **Prince George's County Fire/EMS Department**—The Planning Board adopted, herein by reference, an email dated May 27, 2020 (Reilly to Bishop), which provided comments from the Fire/EMS Department regarding facilities on-site that have been addressed through revisions to the plans or have been included as conditions of approval herein.

j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board adopted, herein by reference, a memorandum dated May 29, 2019 (Giles to Bishop), in which DPIE offered comments on the subject

application and noted that the proposed site plan is consistent with approved SWM Concept Plan 16414-2019, dated December 12, 2019, and provided other comments related to this application that will be addressed during their separate permitting process.

k. **Prince George's County Police Department**—The Planning Board adopted, herein by reference, a memorandum dated May 28, 2019 (Contic to Planner Coordinator), in which the Police Department indicated they have no comments on the subject application.

l. **Prince George's County Health Department**—The Planning Board adopted, herein by reference, a memorandum dated June 15, 2020 (Adepoju to Bishop), in which the Environmental Engineering/Policy Program of the Health Department provided a health impact assessment review of the DSP that included numerous comments, which have been addressed through revisions to the plans, or are included as conditions in this approval.

m. **Maryland State Highway Administration (SHA)**—The Planning Board adopted, herein by reference, an email dated May 14, 2020 (Woodruffe to Bishop), in which SHA noted that no work was being performed in the State right-of-way and that they had no comments at this time.

n. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board adopted, herein by reference, a memorandum dated May 29, 2020 (Villarraga to Bishop), in which WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.

o. **City of College Park**—The Planning Board adopted, herein by reference, a memorandum dated September 9, 2020 (Schum to Hewlett), which indicated that the City of College Park had reviewed the subject application and that the City Council held a meeting to discuss the DSP on September 8, 2020. The Council voted 8-0-0 to recommend approval of DSP-19042, with conditions. These conditions, as appropriate, have been included in this approval, as proffered by the applicant.

14. As required by Section 27-285(b)(1) of the Zoning Ordinance, this DSP, if approved with the conditions in this approval, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable costs, and without detracting substantially from the utility of the proposed development for its intended use.

15. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board notes that the regulated environmental features on a site have been preserved and/or restored in as natural a state as possible, in accordance with the requirements of Subtitle 24-130(b)(5). The site does not contain any regulated environmental features that are required to be protected. Therefore, this finding is not applicable to this DSP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-012-2020 and APPROVED Alternative Compliance AC-19025, and further APPROVED Detailed Site Plan DSP-19042 for the above described land, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:

    a. Provide details of the sitting area including additional features such as a pergola, decorative pavement, trash cans, and seasonal landscaping to enhance the space.

    b. Provide a photometric plan and the details and specifications for the proposed site lighting, and clearly label their locations throughout the site.

    c. Add the following general plan notes:

        (1) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.

        (2) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.

    d. Provide a schedule clearly indicating the area of the proposed freestanding and building-mounted signage, in conformance with Section 27-618(c) of the Prince George's County Zoning Ordinance.

    e. Include landscaping at the base of the freestanding sign to provide for seasonal interest.

    f. Revise the Tree Canopy Coverage schedule to reflect the 15 percent requirement for properties in the R-10 Zone.

    g. Provide an exhibit illustrating that no exterior portion of the building is more than 500 feet from a fire hydrant, as hose is laid by the Fire Department.

    h. Provide a hydrant or Fire Department connection (FDC) within 200 feet of the building to service the multifamily dwellings units without causing the fire hose to cross the drive aisle.

    i. Provide a detailed exhibit of the indoor bicycle storage facilities.

j. Provide a general note to indicate the total gross floor area proposed with this application.

k. Construct an asphalt turning area to accommodate Branchville Volunteer Fire Department fire trucks, as shown in the City of College Park's Exhibits 1 and 2, with a public use easement agreement to the City, as needed. Construction plans shall be submitted to the City of College Park Engineer for review and permitting.

l. Provide recycling facilities in the trash room and additional washers and dryers in the laundry room, if they cannot be provided in the individual units.

m. Provide a raised crosswalk across the driveway at the entry to the lower level garage.

n. Provide at least one electric car-charging space, one car-sharing space, and designate an area of surface parking for visitor parking.

o. Provide a no left-turn sign at the exit lane of the driveway onto Branchville Road.

p. Provide sidewalk access from the building to the eastern terminus of Branchville Road, as shown in the City of College Park's Exhibit 3, a crosswalk across Branchville Road, and a public use easement agreement to the City, as needed. Construction plans for the sidewalk in the Branchville Road right-of-way shall be submitted to the City Engineer for review and permitting.

q. Provide a faux, wrought-iron, estate-style fence with detail (similar to the one currently existing) along the site's entire frontage with Branchville Road and off-site along Branchville Road, between the sidewalk and proposed stormwater management facility.

r. Revise the architectural plans to:

(1) Provide a detailed drawing showing a more prominent front entrance and plaza area around the circular drive. Curbs shall be flush and additional seating provided.

(2) Provide a detail of the parking garage window screening.

s. Revise the landscape plans to:

(1) Provide a 6-foot-high fence along the entire western boundary line.

(2) Add amenities, as feasible, to the area of the eastern stormwater management facility to include seating, a trash receptacle, and a pet waste disposal stand.

(3) Provide ornamental trees within the landscape strip along the Branchville Road right-of-way, west of 49th Avenue.

2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan (TCP2) shall be revised as follows:

   a. Adding all standard relevant notes to the TCP2 plan.

   b. Removing the QR code approval block from the TCP2.

   c. Revising the TCP2 worksheet using the current standard worksheet located on the Maryland-National Capital Park and Planning Commission Environmental Planning Section website.

   d. Adding a column entitled Proposed Disposition to the Specimen Tree Table and stating that Specimen Tree 1 is proposed for removal.

   e. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision consistent with the decision of the Planning Board:

      "NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed)."

3. Prior to issuance of the first grading permit, the final stormwater management plan shall be submitted and found to be consistent with the certified Type 2 Tree Conservation Plan TCP2-012-2020 and Detailed Site Plan DSP-19042.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, September 24, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of October 2020.

Elizabeth M. Hewlett
Chairman

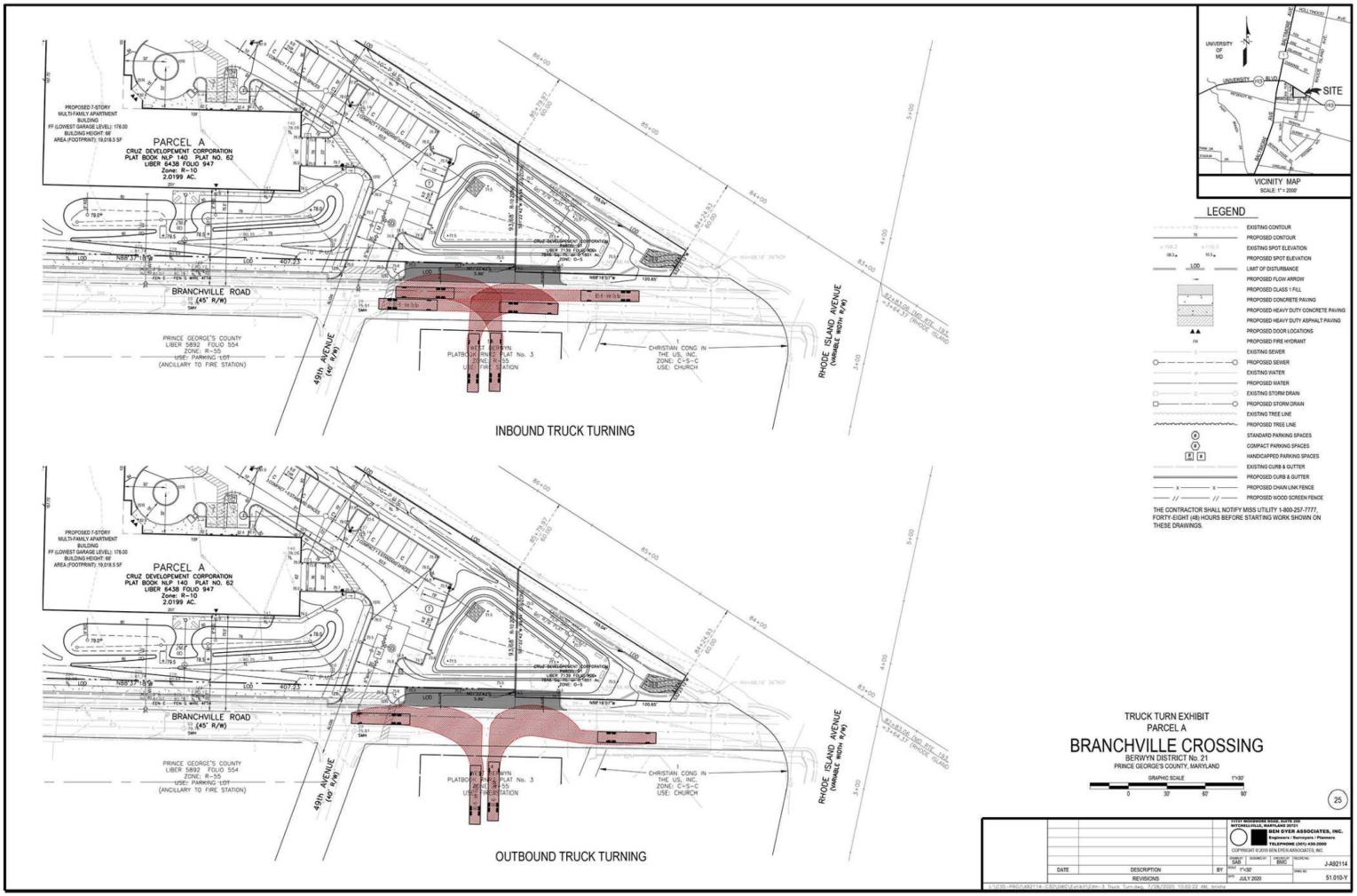
By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:nz

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date: September 30, 2020

COLLEGE PARK RECOMMENDATION 1



COLLEGE PARK RECOMMENDATION 2