



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

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

## Detailed Site Plan Junica Brandywine

## DET-2025-006

REQUEST	STAFF RECOMMENDATION
Development of 142 two-family attached dwelling units and 2,000-square-foot , clubhouse for residents.	With the conditions recommended herein: <ul style="list-style-type: none"> <li>• APPROVAL of Detailed Site Plan DET-2025-006</li> <li>• APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0061</li> </ul>

<b>Location:</b> On the north side of MD 381 (Brandywine Road), approximately 800 feet west its intersection with MD 5 (Branch Avenue).	
Gross Acreage:	6.28
Zone:	CGO
Dwelling Units:	142
Gross Floor Area:	2,000 sq. ft.
Planning Area:	85A
Council District:	09
Municipality:	N/A
<b>Applicant/Address:</b> Junica Brandywine Village LLC 722 Dulaney Valley Road, Suite 335 Towson, MD 21204	
<b>Staff Reviewer:</b> Dexter E. Cofield <b>Phone Number:</b> 301-952-4325 <b>Email:</b> Dexter.Cofield@ppd.mncppc.org	



Planning Board Date:	11/20/2025
Planning Board Action Limit:	11/20/2025*
Staff Report Date:	11/06/2025
Date Accepted:	09/11/2025
Informational Mailing:	05/20/2025
Acceptance Mailing:	09/09/2025
Sign Posting Deadline:	10/21/2025

\*See page 3 of the technical staff report for Planning Board action, in accordance with Code requirements

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/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

## Table of Contents

I.	EVALUATION CRITERIA .....	3
II.	BACKGROUND.....	4
	A. Request.....	4
	B. Development Data Summary.....	4
	C. Location.....	4
	D. Surrounding Uses .....	4
	E. Previous Approvals .....	5
	F. Design Features .....	5
III.	COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.....	7
	A. Detailed Site Plan Decision Standards (Section 27-3605(e)).....	7
	B. Preliminary Plan of Subdivision PPS-2023-017 .....	19
	C. Certificate of Adequacy ADQ-2023-033 .....	22
	D. 2018 Prince George’s County Landscape Manual .....	24
	E. The Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance .....	25
	F. The Prince George’s County Tree Canopy Coverage Ordinance.....	25
	G. Referral Comments.....	25
	H. Community feedback.....	27
IV.	RECOMMENDATION.....	27

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2025-006  
Type 2 Tree Conservation Plan TCP2-2025-0061  
Junica Brandywine

The Urban Design staff have reviewed the subject application and present the following evaluations and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report. In accordance with Section 27-3605(d)(7)(D) of the Prince George's County Zoning Ordinance, the Planning Board shall approve, approve with modifications, or disapprove the detailed site plan within seventy (70) calendar days after the application is determined to be complete. If no action is taken within seventy (70) calendar days, the detailed site plan shall be deemed to have been approved. The applicant may (in writing), however, extend the seventy (70) calendar day requirement to provide for some longer specified review period not to exceed forty-five (45) additional calendar days, or such other additional time period as determined by the applicant.

**I. EVALUATION CRITERIA**

The subject property is within the Commercial, General Office (CGO) Zone. 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 in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision PPS-2023-017;
- C. Certificate of Adequacy ADQ-2023-033;
- D. The 2018 *Prince George's County Landscape Manual*;
- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- F. The Prince George's County Tree Canopy Coverage Ordinance;
- G. Referral comments; and
- H. Community feedback.

## II. BACKGROUND

- A. Request:** The subject detailed site plan (DET) proposes development of 142 two-family attached dwelling units and a 2,000-square-foot clubhouse for residents.



**Figure 1: Site Plan**

- B. Development Data Summary:** The proposed design includes a single development phase with 142 two-family attached dwelling units.

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone(s)	CGO	CGO
Use	1 Dwelling, single-family detached	Dwelling, two-family, accessory uses for residents
Total Gross Acreage	6.28	6.28
Floodplain	0	0
Road Dedication	0	0.44
Total Net Acreage	6.28	6.28
Dwelling Units	N/A	142
Gross Floor Area	0	1,500 sq. ft. - fitness room/gathering space/office 500 sq. ft. - cafe

- C. Location:** The subject property is located on the north side of MD 381 (Brandywine Road), approximately 800 feet west of its intersection with MD 5 (Branch Avenue).
- D. Surrounding Uses:** The subject property is surrounded by several properties in the CGO Zone. More specifically:

- North— Immediately to the north is an existing place of worship and single-family detached dwelling in the CGO Zone.
- South— MD 381, a collector roadway, and existing single-family detached dwellings beyond in the Residential, Rural (RR) Zone.
- East— Abutting the property to the east is vacant land in the CGO Zone with MD 5, a freeway, beyond.
- West— Abutting the property is the driveway for the place of worship use to the north and vacant land in the CGO and RR Zones.

**E. Previous Approvals:** Preliminary Plan of Subdivision PPS-2023-017 was approved by the Prince George’s County Planning Board on March 27, 2025, for one parcel in support of the development of 150 two-family dwelling units and 1,000 square feet of commercial use.

**F. Design Features**

**Site Design**

The site is designed with a single access point from MD 381 along the southern boundary, where a stormwater management (SWM) facility extends the length of the frontage, interrupted only by the site’s entrance, which connects to an internal network of driveways. These driveways organize the development into multiple residential blocks composed of two-family attached buildings. Each block varies from five attached buildings, with 10 two-over-two dwellings units, to eight attached buildings, with 16 two-over-two dwelling units, and features rear-loaded garages, with front façades oriented towards internal pedestrian pathways and open space areas.

A centrally located community hub, including a clubhouse, and playground, serves as the focal point of the development, providing recreational and social amenities for residents. A second recreational area for a dog park is located on the north side of the site. Pedestrian connectivity is reinforced through an internal sidewalk system along the common driveways and common open space.

**Architecture**

The applicant proposes architectural elevations for all 11 groups of four-story, two-family buildings. Each unit measures 41 feet in depth, with widths ranging from 20.5 to approximately 21 feet. The building designs incorporate a mix of materials and architectural features, including masonry veneer, horizontal lap siding, vertical board-and-batten siding, bay windows, and balconies. Balconies are located on the uppermost level of the front or rear façades and include integrated overhangs. Windows are symmetrically aligned in vertical groupings with dark trim accents and occasional bay projections, while building entrances are defined by integrated stoops and metal canopies. The materials palette consists of gray and white siding and paneling, beige brick veneer at the base extending to portions of the upper stories, and asphalt shingles on the roofs. Though not a requirement of the Zoning Ordinance, the applicant provides enhanced rear elevations that include the design elements of the front façades, reinforcing the visual interest for the residents.

Enhanced elevations have been provided for units located along highly visible frontages.

The proposed clubhouse building incorporates architectural elements that are consistent and compatible with the surrounding residential units. The design features a complementary mix of siding and wood paneling, with large storefront-style glazing that highlights and activates the café component of the building.



**Figure 2: Sample row of eight two-over-two dwellings**

### **Parking**

Parking requirements are met (297 required, 298 provided, including 9 guest parking spaces) predominantly with the provision of a one-car garage and driveway at each unit. There are also parking spaces at the central portion of the site to service the clubhouse (five spaces), which includes EV charging stations at two of the spaces, and to the north end of the site adjacent to the dog park. Three bicycle racks (six bicycle parking spaces) are provided adjacent to the clubhouse building.

### **Signage**

A canopy-mounted sign is proposed above the clubhouse entrance advertising a café. However, this café is not proposed for commercial/public use and per Table 27-61505, canopy signs for residential development (except multifamily) are not applicable. A freestanding sign is also proposed, but is not permitted for residential uses in the CGO Zone. Therefore, conditions are included herein to remove the canopy and freestanding signs from the proposal.

### **Lighting**

Lighting is proposed along the private streets that provide access internally to the site. In addition, the site incorporates bollard lighting along the pedestrian pathways and throughout the open space set-aside areas, to enhance visibility and safety. Photometric plans and lighting details have been provided for the site showing full cut-off, light emitting diode (LED) fixtures.

### **Open Space and Recreation**

Open space is provided with a central active recreation area and a northern active recreational area. The centrally located recreation area provides a clubhouse building, to include a café, fitness room, kitchen gathering room, and patio. On the

east side of the clubhouse are amenities such as play structures and benches. On the west side of the clubhouse is a landscaped community space. The active recreational area to the north provides a dog park complemented with benches and dog waste stations.

### III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

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

This DET meets the detailed site plan decision standards contained in Section 27-3605(e) of the Zoning Ordinance, as follows:

- (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;**

As provided throughout this technical staff report, the DET meets the applicable standards or proposes reasonable alternatives, where allowed to meet the intended purposes, without causing unreasonable costs.

- (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 discussed in detail below in Finding III.B, this DET complies with the applicable conditions of approval for PPS-2023-017 and ADQ-2023-033.

- (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;**

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. This site does not contain any REF; therefore, this requirement is met.

- (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 is in conformance with the submitted tree conservation plan (TCP). Analysis of the TCP, which is recommended for approval, is included in Finding III.E below.

- (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 detailed site plan 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 increased.**

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 proposed development does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

#### **Commercial, General and Office (CGO) Zone (Section 27-4203(d))**

Two-family dwellings are permitted in the CGO Zone, subject to the applicable standards in Section 27-4203(d)(2), Intensity and Dimensional Standards, of the Zoning Ordinance:

	<b>Required</b>	<b>Proposed</b>
<b>Density, max. (du/ac of net lot area)</b>	40 du/ac	25 du/ac
<b>Net lot area</b>	No requirement	6.28
<b>Lot width, min. (ft)</b>	20 feet	740 feet
<b>Lot coverage, max. (% of net lot area)</b>	65 % (Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units.)	38%
<b>Front yard depth, min. (ft)</b>	10 feet	46.3 feet
<b>Side yard depth, min. (ft)</b>	8 feet (Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.)	23.5 feet
<b>Rear yard depth, min. (ft)</b>	15 feet	20feet
<b>Principal structure height, max. (ft)</b>	50 feet	48 feet

### **Applicable Development Standards (Section 27-6)**

#### **a. Section 27-6202 Consistency with Plans**

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. The MPOT and area master plan recommend a minimum 80-foot ROW, which is delineated on the plan sheets.

The applicant has provided correspondence from DPIE stating that the 5-foot-wide bicycle lane and the 10-foot-wide side path are not required at this time. In lieu of this facility, the applicant has provided a 5-foot-wide sidewalk and signage for a shared road facility along the frontage of MD 381, meeting with the intent of the policy.

Master plan conformance was evaluated during the review of the PPS. The submitted plans are consistent with prior approvals and acceptable to staff. The site plan provides multimodal opportunities for travel throughout the site for pedestrians and bicyclists. Staff recommend the applicant revise plans to clarify 5-foot-wide sidewalks throughout the site, as well as ensure all pedestrian routes are Americans with Disabilities Act (ADA) accessible. Curb cuts and ramps must be ADA accessible; staff recommend the applicant revise plans to use the latest curb cut specifications in accordance with the specifications of the permitting agency. Continental-style crosswalks are proposed at all pedestrian crossings.

The proposed development includes internal bicycle circulation that can be accommodated via access from MD 381 onto the unnamed two-way drive aisle and throughout the development. Bicycle parking is provided in the centralized recreation area of development, but staff recommend relocation of the bicycle parking so that it is more visible, well-lit, and near the primary

entrance of the clubhouse/café. In addition, the site plan shows a shared road facility along the site's frontage of MD 381. Staff recommend that signage for the shared lane facility be in conformance with the Maryland Manual of Uniform Traffic Control Devices standards. Staff recommend moving the bicycle parking facilities to a more prominent location at the main entrance of the clubhouse/café space proposed. The conditions of approval from prior applications, in coordination with the conditions of approval recommended with the current application, will satisfy the intent of the master plan. Staff find that the master plan conformance will be met, subject to the conditions of approval contained within.

b. **Section 27-6203 Multimodal Transportation Systems**

The submitted plans demonstrate circulation for multiple travel modes (pedestrian, bicycle, and vehicle) throughout the site. Staff recommend ADA curb ramps at vehicular crossings, and bicycle parking be provided to support multimodal use.

c. **Section 27-6204 Circulation Plan or Site Plan Required**

The submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. One full movement access point is proposed along MD 381, and 5-foot-wide sidewalks are proposed along the perimeters of the internal road. The submitted plans demonstrate direct pedestrian connections to recreation areas, and the circulation plan demonstrates the movement of pedestrians, vehicles, and bicycles on-site.

d. **Section 27-6206 Vehicular Access and Circulation**

**(b) Vehicular Accessway Classifications**

**(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.**

**(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.**

All public streets and all proposed access are classified appropriately, and there are no alleys proposed. The development is served by a pair of one-way driveways to access the site connecting to a public street, MD 381.

The property frontage along MD 381 is proposed to include sidewalks and a shared-use facility. The site plan includes one vehicular access point along MD 381. Staff find access and circulation to be sufficient.

**(e) Cross Access.**

**(2) Cross-Access Between Adjoining Developments**

**(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.**

Providing a shared driveway or cross access to the adjacent properties is impractical due to environmental constraints and the potential for disruption of the vehicle circulation of the existing uses. Staff do not recommend a shared driveway on-site. As such, the waiver request that pedestrian cross-access to adjacent properties is approved by the Planning Director, pursuant to Section 27-6206(e)(2)(c).

**e. Section 27-6207. Pedestrian Access and Circulation.**

**(a) Required Pedestrian Access.**

**(1) General Pedestrian Access.**

The development identifies an internal pedestrian circulation network which allows for efficient movement within the development and to the public street. Sidewalks are also proposed along both sides of the internal drive aisle and

along the property frontage of MD 381. Staff recommend that the applicant provide clarity for the dimensions of the pedestrian facilities on the site plan to ensure they meet the 5-foot-width.

**(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).**

Sidewalks are included throughout the site, in front and rear of the dwellings, forming a pedestrian network that connects the recreational areas, and to the sidewalk along the entire frontage of MD 381.

- (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.**

An amount of 19,094 square feet has been dedicated to widening the MD 381 right-of-way (ROW) to 80 feet. The proposed sidewalk along Brandywine Road will be constructed within the ROW.

- (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.**

The application has met the requirements of this section by providing a sidewalk along MD 381.

f. **Section 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.**

The DET submission shows that the internal driveways are designed to provide sufficient space to accommodate a system of pedestrian and bicycle facilities consistent with both the MPOT and master plan recommended policies. Further, the projected vehicular travel speeds within the site will be compatible with bicycle traffic within the driveways, allowing cyclists to safely navigate the site and reach destinations outside of the proposed site through a shared-use bicycle lane.

**(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;**

The applicant proposes six bicycle parking spaces for the development. The bicycle racks will be installed on a paved surface and are in visible, well-lit areas, conveniently accessible and adjacent to the amenity area.

**(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;**

The site connects to a 5-foot-wide sidewalk along MD 381 that can accommodate bicycles as well as a shared-use bicycle lane along MD 381.

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

There are no current or planned transit facilities on the site or on an adjacent street.

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

Bicycle access to the recreational amenities within the site is provided via the proposed driveway as a shared facility.

**(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.**

The DET submission includes an internal driveway loop configuration which serves as the main route through the site. Additional bikeway improvements would not be appropriate within the driveways, as this is not a large development and the projected vehicular travel speeds within the site will be compatible with bicycle traffic within the driveways. A sharrow is provided along MD 381.

**(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 to topographic conditions, natural features, or visual obstructions that create hazards.**

The application has met the requirements of this section by providing a shared-lane bicycle facility as proposed along the frontage of MD 381, connecting the site to the adjacent properties. Staff find that the intent for bicycle improvements has been met.

**(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.**

A ROW dedication of 19,094 square feet is provided with this development. Bikeways are accommodated within the public ROW, along MD 381 via a shared bicycle lane.

**g. 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 parking, loading, and bicycle parking requirements and standards.

As required by Section 27-6303 of the Zoning Ordinance, the site plan shows the number and location of required parking spaces, access aisles, and driveways, including how the parking facilities coordinate with the pedestrian, bicycle, and vehicular circulation systems for the development. The site plan shows the location and design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.

As required by Section 27-6304 of the Zoning Ordinance, the proposed off-street parking meets the requirements for surfacing, location, and arrangement by providing parking spaces made of concrete and asphalt that are located such that they are convenient for the residents and visitors of this development. Per Section 27-6304(g), accessible parking for persons with physical disabilities is provided near the central recreational area.

<b>Parking &amp; Bicycle Tabulations (Sections 27-6305 and 27-6309(a))</b>			
<b>Requirement</b>	<b>Required</b>		<b>Provided</b>
2.0 per Dwelling Unit Section 27-6305	142 DU x 2=284	284	284
1 Visitor Space/20 DU Section 27-6305(g)	142 DU/20=7.1	8	9
10 spaces per 1,000 sq. ft. seating area Section 27-6305(a)	10 spaces/1,000 sq. ft. x 500 sq. ft. = 5 spaces	5	5
<b>Total Parking</b>		<b>297</b>	<b>298</b>
Total Bicycle Space Section 27-6309(a)(1)	Min. 2, Max. 20	2	6

Per Section 27-6305(a), new development is required to provide off-street parking based on the principal use and extent of the development. The proposed 2,000-square-foot clubhouse, located on the same lot as the residential units, includes approximately 1,500 square feet of space dedicated to resident amenities such as a fitness area, gathering space, and office. The visitor parking spaces have been provided at a rate of at least one visitor parking space for every 20 dwelling units, per Section 27-6305(g) of the Zoning Ordinance.

Per Section 27-6306 of the Zoning Ordinance, the parking spaces included meet the minimum dimensional standards as outlined in Table 27-6306(a).

Per Section 27-6309(b) of the Zoning Ordinance, the bicycle parking spaces included meet the requirements of this section, as the bicycle racks will be installed on a paved surface, and located in visible, well-lit areas, which are conveniently accessible to the buildings within this development. In addition, the bicycle racks will be placed at least 3 feet away from any structures and will be installed with at least 30 inches of spacing between each rack, to allow for adequate room for parking a bicycle.

**Note:** Section 27-6310 of the Zoning Ordinance provides requirements for loading areas. There is no loading space requirement for two-family dwellings.

**h. Section 27-6400. Open Space Set-Asides**

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, of the Zoning Ordinance, based on the use classification.

Residential uses in a Commercial, General Office Zone have a 15 percent open space set-aside requirement. The DET is in conformance with this requirement, providing 29 percent open space set-aside.

Per Section 27-6404 of the Zoning Ordinance, “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.” In accordance with this section, the active recreation requirement is 5,728 square feet. The application demonstrates conformance with this section by providing 7,172 square feet of active recreation areas.

Per Section 27-6406 of the Zoning Ordinance, open space set-asides must be designed to be accessible and usable by residents and to function as focal points within the development through prominent or visible placement. Open spaces should be contiguous or interconnected where feasible and, when located adjacent to public parks, trails, or open spaces, should be designed to connect or extend those areas. Buildings adjoining open spaces

should, to the extent practicable, include at least one entrance oriented toward the open space.

The proposed open space set-aside is centrally and prominently located within the development and forms a continuous feature along the site's edge, contributing to a cohesive site design. There are no adjacent public parks, trails, or open spaces available for connection. The majority of the proposed dwelling units include entrances oriented toward the open space, aligning with the intent of Section 27-6406 to promote accessibility, connectivity, and a visually integrated open space network.

Per Section 27-6407 of the Zoning Ordinance, development within open space set-asides is limited to uses and facilities that support their intended function. Appropriate features may include trails, seating and picnic areas, playgrounds, sports facilities, gardens, decorative structures, water features, and other recreational or educational amenities that promote community use and enjoyment. The proposed development includes a playground, benches, a dog park, community gathering spaces, trash receptacles, and a clubhouse containing a gym, meeting area, and office space, consistent with the intent of this section.

Per Section 27-6408 of the Zoning Ordinance, open space set-aside requirements are to be managed and maintained as permanent open space. The open spaces are proposed to be maintained through the establishment of easements, conforming to this requirement.

i. **Section 27-6500. Landscaping**

The DET is in conformance with the applicable standards in the 2018 *Prince George's County Landscape Manual* (Landscape Manual), including Section 4.1, Residential 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. See the discussion of these standards below in finding D and the analysis provided on the landscape plans.

j. **Section 27-6600. Fences and Walls**

The DET is consistent with the applicable standards of Section 27-6600 of the Zoning Ordinance regarding the height, location, and appearance of fences and walls. Along a portion of the northern property line and the MD 381 frontage, 5-foot-tall retaining walls are proposed adjacent to stormwater management facilities, which comply with the 6-foot maximum height requirement. A 4-foot-tall metal safety fence is proposed beside the top of the retaining walls, protecting pedestrians from falling into the facilities. Additional fencing throughout the site includes a 4-foot-tall split-rail fence along the northern property line, a 4-foot-tall chain-link fence enclosing the dog park, and a 6-foot-tall vinyl privacy fence surrounding the clubhouse patio. Details for all proposed fences and walls are provided on Sheet 5 of the DET, demonstrating compliance with Section 27-6600.

k. **Section 27-6700. Exterior Lighting**

The DET, which includes a photometric plan, is in conformance with the applicable standards in Section 27-6700 of the Zoning Ordinance. In compliance with Section 27-6706, the photometric plan shows that the maximum illumination measured in foot-candles at ground-level at the lot lines will not exceed 12.1 foot candles, and the applicant proposes use of full cut-off LED light fixtures. No lighting types prohibited by Section 27-6705 are proposed.

l. **Section 27-6800. Environmental Protection and Noise Controls**

Staff find the application is in conformance with the environmental regulations as follows:

Per Section 27-6802 of the Zoning Ordinance, the applicant has provided an approved natural resources inventory (NRI).

Per Section 27-6803 of the Zoning Ordinance, the application demonstrates compliance with the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Prince George's County Tree Canopy Coverage Ordinance. Compliance with these ordinances is discussed in Findings III.E and III.F below.

Section 27-6804 of the Zoning Ordinance is not applicable, as there is no floodplain on the subject property.

In compliance with Sections 27-6808 and 27-6809 of the Zoning Ordinance, the applicant has submitted an approved SWM concept plan.

Per Section 27-6805, the applicant shall provide the approved concept grading, erosion, and sediment control plan prior to signature approval of Type 2 Tree Conservation Plan (TCP2-2025-0061). A condition has been included herein.

According to Section 27-6808, any REF on the subject property shall be preserved and/or restored to the fullest extent possible. However, there are no REF on the subject property.

Section 27-6809 is not applicable, as there are no unsafe lands on the subject property.

Section 27-6810 of the Zoning Ordinance is applicable, as the applicant proposes residential use and the subject property is within the vicinity of MD 5 designated as a freeway ROW. In accordance with Section 27-6810, a Phase I and Phase II noise study was provided and determined that four of the 142 two-family dwelling units will be exposed to noise levels exceeding the maximum requirement. However, through the proposed building façade

design, the 45 dBA Leq interior noise requirement will be achieved, meeting the development standard.

m. **Section 27-61200. Neighborhood Compatibility Standards**

Per Section 27-61202(a) of the Zoning Ordinance, the subject application is exempt from the neighborhood compatibility standards because it is not proposing new townhouse, multifamily, nonresidential, or mixed-use development.

n. **Section 27-61500. Signage**

The subject DET proposes a canopy-mounted sign at the clubhouse entrance and a freestanding sign at the development entrance. However, neither the canopy nor freestanding signage are permitted for residential developments within the CGO Zone. A conditions is included to remove the proposed signs.

o. **Section 27-61600. Green Building Standards**

The DET proposal is in compliance based on the required total 4 points and a provided 7.25 points. The following features are provided as stated on the cover sheet:

Meet Energy American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standards for lighting (0.75); provide air conditioner with stated efficiency greater than 14 SEER is included as standard (0.75); low flow toilets (0.5); toilets with dual activated flushing (1.00); low flow showers (0.5); low flow faucets (0.5); the use of environmental site design (1.00); the principal building is proposed to meet or exceed the LEED Bronze certification (0.75); provision of an electric vehicle (EV) level 2 charging station (0.75); and showering and dressing facilities in nonresidential developments for employees (0.75) for a total of 7.5 points proposed.

However, the 0.75 credit for the “showering and dressing facilities in nonresidential developments for employees” should not be included as this is not a nonresidential development. Therefore, a condition is included herein requiring the cover sheet be revised to remove this point credit.

Based on the analysis herein, the proposed development represents a reasonable alternative for satisfying the applicable standards of Subtitle 27 of the Prince George’s County Code, including those in Parts 4 and 6 of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

**B. Preliminary Plan of Subdivision PPS-2023-017:** PPS-2023-017 was approved by the Planning Board on March 27, 2025. The recommended conditions proposed by staff for the PPS that are 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. **Development of the site shall be in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and any subsequent revisions.**

The applicant submitted an updated approved SWM concept plan (23142-2023-SDC R01/P62427-2024-SDC) showing the revised layout meeting SWM. The DET and Type 2 tree conservation plan(TCP2) are in conformance with the submitted SWM concept.

4. **In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.**

The submitted plans show adequate on-site recreational facilities in accordance with this condition, including a centrally located clubhouse building, playground with multiple structures, and a fenced dog park.

5. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction and public accessibility and use of the facilities, including appropriate provisions for public access, shall also be determined at the time of DET review.**

The submitted plans provide a chart that outlines the proposed recreational facilities and specifies the timing of construction for each facility. The 2,355-square-foot playground is scheduled for construction prior to the 90th dwelling unit. The 2,000-square-foot clubhouse, including an exercise room, kitchen, gathering room, café, and patio, requires construction prior to the 115th dwelling unit. The 1,192-square-foot dog park is to be constructed prior to the 45th dwelling unit, reflecting its early inclusion in the development. Finally, the community open space with two-bike racks aligns with the clubhouse in timing, to be constructed prior to the 115th dwelling unit. Overall, the chart illustrates a phased approach that staff find acceptable.

7. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.**

The submitted plans notate the implementation of a performance bond trigger as it relates to the recreational facilities. However, they do not

conform with the above PPS condition and therefore, should be removed from the plans as conditioned herein. Further, review of a performance bond, letter of credit, or other suitable financial guarantee for the construction of the recreational facilities will be evaluated at time of permitting.

- 10. At the time of the Type 2 tree conservation plan review, and in accordance with Section 25-119(d)(7)(B) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, amended by Prince George's County Council Bill CB-020-2024, the mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the seven specimen trees shall be determined. If on-site tree planting is used to meet the replacement requirement, then these tree replacements shall be placed into a woodland conservation easement.**

The applicant submitted a TCP2 for review with this DET. This TCP2 shows the five specimen trees approved by the Prince George's County Planning Board for removal with the PPS being mitigated using fee-in-lieu. The total mitigation amount for these five specimen trees is \$9,937.50, which shall be paid at the time of permit review.

- 11. In accordance with Section 27-6204 of the Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall provide a circulation plan to demonstrate pedestrian, bicycle, and vehicular movement throughout the site, at the time of detailed site plan review.**

A circulation plan was provided demonstrating pedestrian, bicycle, and vehicular movement throughout the site. Staff find the details in the circulation plan to be satisfactory.

- 12. In accordance with the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment and the 2009 Approved Countywide Master Plan of Transportation, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities, at the time of detailed site plan review:**

- a. A minimum 5-foot-wide bicycle lane along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.**
- b. A minimum 10-foot-wide side path along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.**

- c. **A minimum of 5-foot-wide internal sidewalks.**
- d. **Continental-style crosswalks at the vehicular access point and throughout the site, with associated Americans with Disabilities Act curb ramps.**
- e. **A minimum of two bicycle racks (inverted-U style) at the recreational area.**

Per the Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE), a side path and bike lane are not desired at this time. Staff recommend clarifying dimensions for all pedestrian and bicycle facilities to determine if their width meets the five-foot-wide standard. Staff also recommend revising the plans to show the latest curb cut specifications from DPIE and clarify the pedestrian routes and ADA accessible. Currently, the plan sheet detailing pedestrian and bicycle circulation differentiates accessible pedestrian routes and pedestrian routes. The continental crosswalks and bicycle racks were provided; however, staff recommend a relocation of the bicycle parking so that it is more visible, well-lit, and near the primary entrance of the clubhouse based on Section 27-6309(b)(1).

- 13. **In accordance with Section 27-6810(d) of the Prince George’s County Zoning Ordinance, the detailed site plan submission shall include a Phase II noise analysis for the subject site. The Phase II noise study shall include the final locations of the residential buildings, outdoor activity areas, and any necessary noise mitigation features to ensure conformance with Section 27-6810(d) of the Zoning Ordinance.**

A Phase II noise study was provided. Staff find the details in the Phase II study to be satisfactory. However, a condition is included herein to note noise mitigation features on the applicable architectural elevations.

- C. **Certificate of Adequacy ADQ-2023-033:** The property is the subject of Certificate of Adequacy ADQ-2023-033, which was approved by Prince George’s County Planning Director on February 27, 2025. This ADQ is valid for 12 years from the date of approval of the associated PPS-2023-017, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2023-033 was approved with four conditions, which are listed below, in **bold** text. Staff’s analysis of the project’s conformance to the condition follows in plain text:

- 1. **Total development within the subject property shall be limited to uses that would generate no more than 112 AM and 132 PM peak-hour vehicle trips.**

At the time of analysis, the trip generation considered 150 residential units and 2,000 square feet of commercial space. The detailed site plan proposes 142 residential units and a clubhouse for residents; staff find the current

proposal does not exceed the number of AM and PM peak hour trips generated in the analysis and satisfies the requirement.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.**

The plans include both bicycle and pedestrian facilities that detail the on-site and off-site improvements. This condition has been satisfied.

3. **Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that adequate off-site pedestrian and bikeway facilities, in accordance with Section 24-4506(c)(1)(B) of the Subdivision Regulations, have (a) full financial assurances, (b) been permitted for construction through the applicable permitting agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency. The adequate pedestrian and bikeway facilities shall be selected from the prioritized list below. A facility shall only be selected if the facilities above it on the list cannot be constructed for reasons of (a) valuation above the cost cap for off-site facilities or (b) inability of the applicant to obtain a permit for construction from the applicable permitting agency. If the applicant cannot obtain a permit for construction, they shall demonstrate this with written correspondence from the permitting agency, or with written evidence of the developer's reasonable efforts to obtain permits should the permitting agency not provide such correspondence. Multiple facilities shall be selected if they can be accommodated together within the cost cap.**

- a. **Park-N-Ride: Install a maximum of two Americans with Disabilities Act (ADA) compliant bus shelters with concrete pads in the Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road interchange.**
- b. **Brandywine Road: Pave approximately 800 square feet of shoulder area along the north side of Brandywine Road to provide a minimum four-foot bike lane as shown on Appendix B2 of the applicant's BPIS report.**

These improvements will be required to be addressed during the building permit.

4. **Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full**

**financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**

- a. Convert the eastbound Brandywine Road Shoulder to a right-turn lane.**

This condition is to be satisfied at the time of building permit approval.

- D. 2018 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential 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.

Section 4.1 establishes residential landscape requirements, including two shade trees and one and one-half evergreen or ornamental trees per building, to be located on individual lots or within common open space. The submitted landscape schedule identifies a requirement of 142 shade trees and 73 evergreen/ornamental trees, with 53 shade trees and 63 evergreen/ornamental trees provided. The remaining required trees are satisfied through existing trees within the woodland conservation area. In addition, the common area requires 12 shade trees and 289 plant units. While 12 shade trees are provided, the total number of plant units does not meet the required amount of understory planting. A condition is included herein to ensure the required plant units are provided.

Section 4.6 establishes buffering requirements for Brandywine Road, a designated scenic/historic roadway, requiring a 20-foot-wide buffer with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveways. The site has 713 linear feet of frontage, with 20 feet of existing trees to remain, resulting in 693 linear feet, requiring 555 plant units. The landscape schedule provides 555 plant units within a 20-foot-wide buffer, satisfying the requirement.

Section 4.7 establishes buffering requirements between the subject property, and the two northern abutting incompatible uses, a church, and a single-family detached dwelling. A Type "A" buffer is required adjacent to the single-family property, consisting of a 20-foot building setback, a 10-foot-wide landscape yard, and 42 plant units. The plan provides a 26-foot building setback, a 10-foot-wide landscape yard, and 42 plant units, meeting the requirement. A Type "B" buffer is required adjacent to the church use; a 58-foot building setback is provided, where 30 feet is required; and a 20-foot-wide landscape yard is provided with the required plant units satisfied by existing trees within the bufferyard.

Section 4.8 identifies building frontage landscape requirements. The building frontage zone shall be provided where a building's primary front façade or any building façade that includes doors and/or windows faces onto and is within 40 feet of the ROW of a public street, or the boundary of common open space. The landscape schedules for this section identify 60 linear feet of building frontage at the clubhouse and 557 linear feet of building frontage along Brandywine Road. For both

frontage zones the required amount of shade trees, planting units, and square-footage of planted area are provided.

Section 4.9 provides sustainable landscaping requirements. This section is met by exceeding the Landscape Manual's minimum native plant percentage requirement. However, the percentage of a single shrub species exceeds the 10 percent limit. A condition is included herein to ensure compliance with this requirement.

**E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:**

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2018 Environmental Technical Manual because the property is greater than 40,000 square feet in size. TCP2-2025-0061 was submitted with the DET application.

Based on the TCP2, the gross tract area is 6.28 acres, with 5.15 acres of existing woodlands resulting in a woodland conservation threshold of 0.94 acre (15 percent). The woodland conservation worksheet proposes the removal of 4.55 acres of woodland for a woodland conservation requirement of 5.49 acres. The TCP2 worksheet proposes to meet the requirement with 0.58 acres of woodland preservation on-site, 0.40 acre of afforestation/reforestation on-site, and 4.51 acres of offsite woodland conservation credits. meeting the 0.94 acres threshold.

The NRI has identified five specimen trees onsite. This TCP2 shows the five specimen trees, which were approved for removal by the Planning Board with the TCP1.

There are several minor technical revisions required for this TCP2 located in the required conditions section of this staff report.

**F. The 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 permit. Properties zoned CGO are required to provide a minimum of 15 percent of the net tract area covered by tree canopy. The subject site is 6.28 net acres and the required TCC is 0.94 acres. The site plan proposes sufficient TCC (1.43 acres), with proposed landscape trees and existing preserved woodlands to exceed the minimum requirement.

**G. 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:

1. **Community Planning**—In a memorandum dated October 17, 2025 (Calomese to Cofield), the Community Planning Division indicated that the proposed use does not strictly conform with the recommended land use. However, the use is permitted by right in the CGO Zone. The Community Planning Division provided an analysis of the relevant goals and policies of the 2013 *Approved Subregion 5 Master Plan* (master plan), finding the development consistent with the recommendations of the master plan.

2. **Transportation Planning**—In a memorandum dated October 21, 2025 (Roff to Cofield), the Transportation Planning Section provided a review of conditions attached to prior approvals and of the 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 vehicular, pedestrian, and bicycle transportation purposes, subject to the conditions that have been included herein.
3. **Prince George’s County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR had not offered written comments on the subject application. However, at the Subdivision Development Review Committee meeting held on September 26, 2025 (Thompson), DPR noted that they have no comments on the subject DET.
4. **Environmental Planning**—In a memorandum dated October 20, 2025 (Schneider to Cofield), the Environmental Planning Section included a discussion of relevant development standards which have been incorporated into the findings and demonstrate conformance with applicable sections of the Zoning Ordinance and WCO, subject to conditions that have been included herein.
5. **Historic Preservation**—In a memorandum dated September 24, 2025 (Stabler, Smith, and Chisolm to Cofield), the Historic Preservation Section indicated that after a Phase I archeology study was completed in November 2023, in which 54 artifacts were recovered, no additional archeological investigations were necessary on the subject property as there was both a lack of intact soil deposits and a scarcity of artifacts recovered.
6. **Permits**—In a memorandum dated October 15, 2025 (Chaney to Cofield), the Permit Section notes that details of the building sign on the community building/café, should be provided. However, this sign is to be removed as conditioned herein.
7. **Prince George’s County Health Department**—In a memorandum dated September 15, 2025 (Adepoju to Cofield), the Health Department noted that there are approximately two existing carry-out/convenience store food facilities and no markets/grocery stores within a 0.5-half mile radius of this location. During the demolition and construction phases, noise and dust should not be allowed to adversely impact activities on the adjacent properties. Such requirements will be enforced by the permitting agency.
8. **Prince George’s County Fire/EMS Department**—In a memorandum dated September 30, 2025 (Reilly to Cofield), the Fire/EMS Department noted that fire lane markings will be required and should be coordinated with the Office of the Fire Marshal as well as to ensure that all fire department connections are located within 200 feet of a fire hydrant. Though not a requirement, the applicant should include a number of parking restrictions to be provided to the residents upon time of settlement.

9. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 2, 2025 (Gullickson to Cofield), DPIE provided comments regarding SWM, which will be addressed through DPIE’s separate review during the final site permit process.
  10. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
  11. **Washington Suburban Sanitary Commission (WSSC)**—WSSC offered a memorandum, dated October 6, 2025, consisting of 18 utility related comments. The comments have been provided to the applicant and will have to be addressed before sewer and water connection.
  12. **Prince George’s County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, DPW&T had not offered comments on the subject application.
  13. **Prince George’s County Soil Conservation District (PGSCD)**—At the time of the writing of this technical staff report, PGSCD had not offered comments on the subject application.
- H. Community feedback:** At the time of the writing of this technical staff report, the Prince George’s County Planning Department had not received any written correspondence from the community regarding the subject application.

#### **IV. 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-2025-006, and Type 2 Tree Conservation Plan TCP2-2025-0061, for Junica Brandywine, subject to the following conditions:

1. Prior to certification of the detailed site plan, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the plans as follows:
  - a. Revise the canopy and freestanding signage.
  - b. Dimension all proposed sidewalk widths, per Section 27-6207(b)(4)(B) and bicycle facility surfaces, per Section 27-6208(c)(1)(B).
  - c. Revise plans to use the latest curb cut specifications in accordance with the specifications of the permitting agency.
  - d. Replace the Maryland Department of Transportation State Highway Administration signage for the shared-use bicycle facility located at the south-eastern corner of the site plan, in accordance with the W11-1/W161P

signage standards per the Maryland Manual on Uniform Traffic Control Devices.

- e. Provide a note to the architectural elevations identifying the façade elements proposed for noise mitigation, as well as the specific dwelling units that will receive the façade treatments.
  - f. Label fire lane markings, and show the location and details of required signage, fire department connections, and fire hydrant on the detailed site plan.
  - g. Provide the proposed floor plan for the clubhouse building.
  - h. Revise the proposed green building notes to remove the following notation, as the subject development does not qualify as a nonresidential project.

“Includes showing and dressing facilities in nonresidential developments for employees walking or bicycling to work.”
  - i. Notate below the green building chart which building is considered principal and therefore is proposed to be receiving the LEED Bronze rating.
  - j. Provide the required number of understory plant units within the common area to meet the 2018 *Prince George’s County Landscape Manual* requirements for Section 4.1.
  - k. Revise the plans and plant schedules to ensure that no shrub species exceed the 10 percent maximum limit, in accordance with Section 4.9(e)(3) of the 2018 *Prince George’s County Landscape Manual*.
  - l. Revise “Recreational Facilities Provided (DET-2025-006)” table to remove performance bond trigger as it does not conform with the previously approved Preliminary Plan of Subdivision condition.
  - m. Provide easements on plans for the open space set-asides area per Section 27-6408(3) of the Prince George’s County Zoning Ordinance.
  - n. Revise net acreage to 6.28 acres, as the area to be dedicated for the right-of-way should not be excluded from the total site acreage.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Add TCP2-2025-0061 to the woodland conservation and specimen tree removal worksheets.
  - b. Remove the tree conservation approval block on both sheets and provide a two-inch by two-inch blank square outline at the bottom right of each page for the approval block (to be inserted by the Environmental Planning Section staff at time of certification).

- c. Add a note under the specimen tree table stating “The required findings of Section 25-119(d) were adequately addressed with PPS-2023-017 for the removal of five specimen trees identified as ST-1, ST-2, ST-3, ST-4, and ST-7. No additional specimen trees are requested for removal with the DET.”
  - d. Update General Note 9 to reflect the current Prince George’s County Council Bill CB-77-2024.
  - e. Have the revised plan signed and dated by the qualified professional who prepared it.
3. Prior to the issuance of the first permit, the applicant must pay the specimen tree mitigation fee-in-lieu (\$9,937.50) and meet the off-site woodland requirement (4.51 acres).
4. Prior to signature of the Type 2 tree conservation plan for this site, and in conformance with Section 25-122(d) of the County Code, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Prince George’s County Land Records Office for recordation. The following note shall be added to the standard Type 2 tree conservation notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber \_\_\_\_ folio\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.”
5. Prior to signature approval of the Type 2 Tree Conservation Plan (TCP2-2025-0061), provide the approved concept grading, erosion, and sediment control plan in accordance with Section 27-6805 of the Prince George’s County Zoning Subdivision Ordinance.

# JUNICA BRANDYWINE

Detailed Site Plan

TCP2-2025-0061

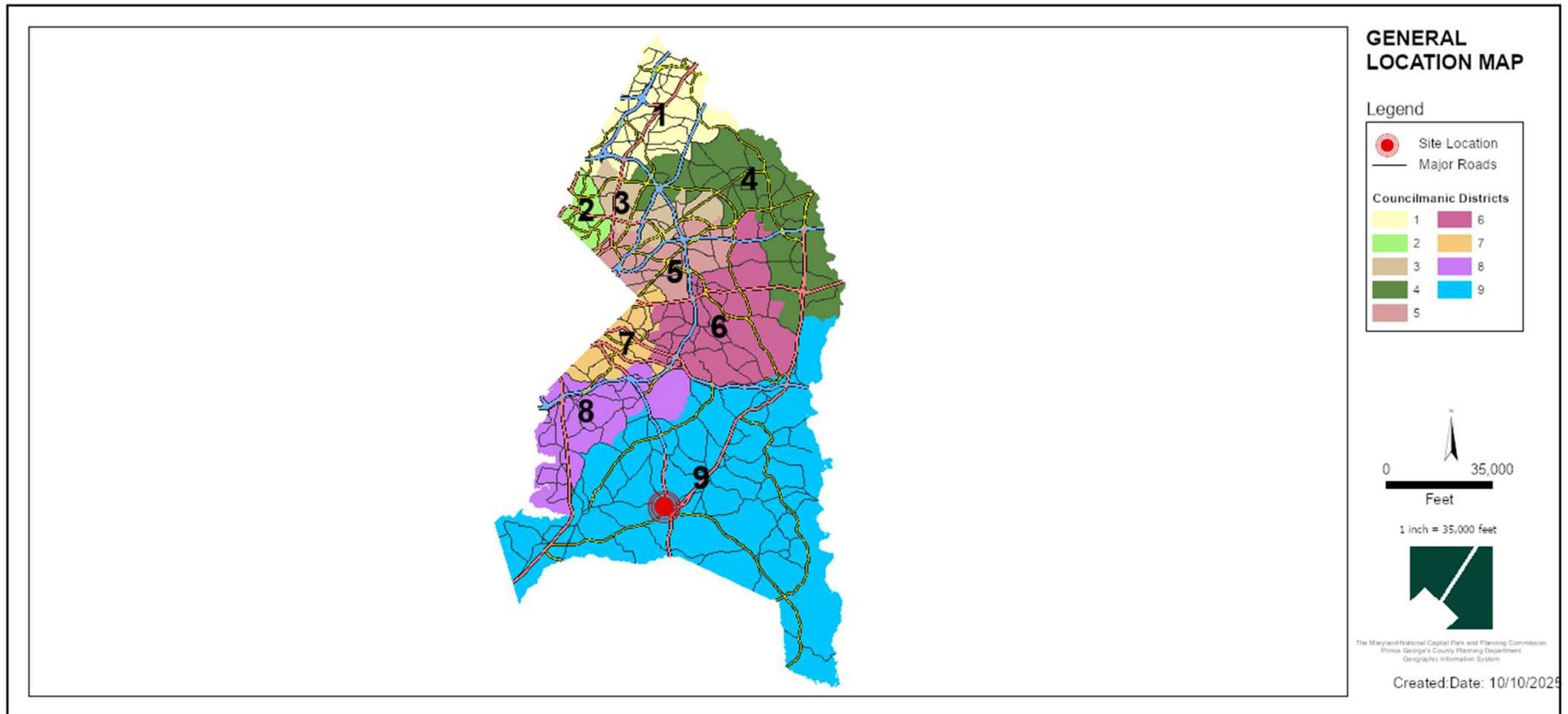
Staff Recommendation: APPROVAL



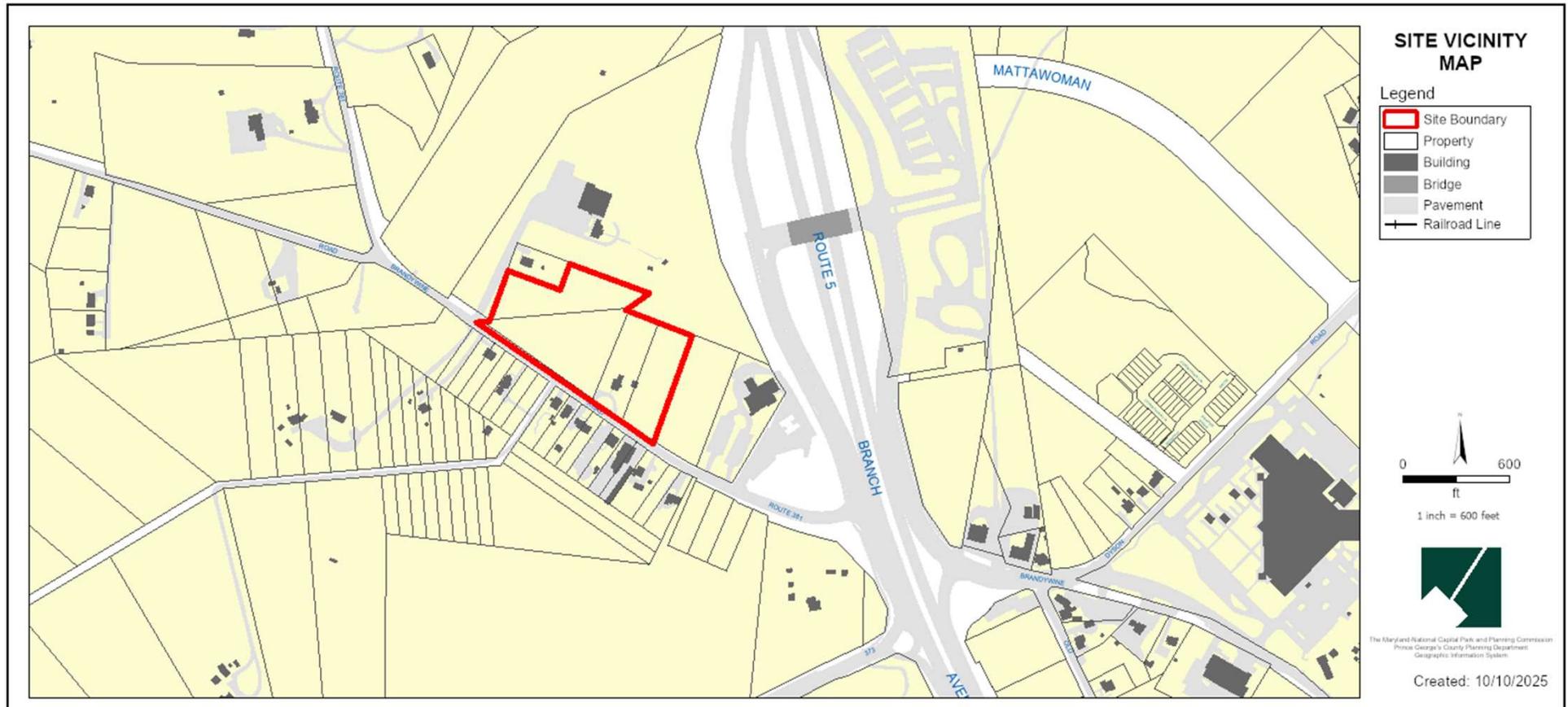
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

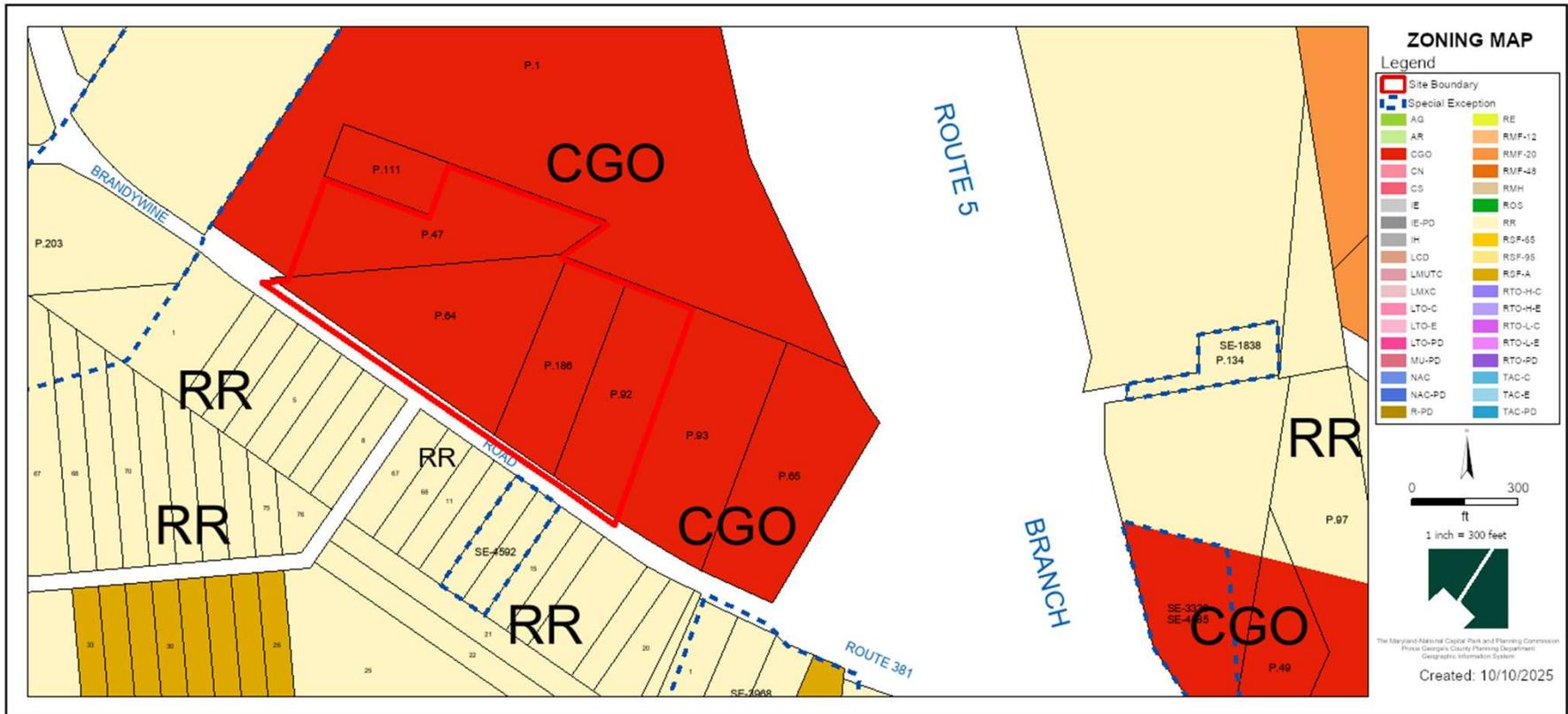


# SITE VICINITY MAP

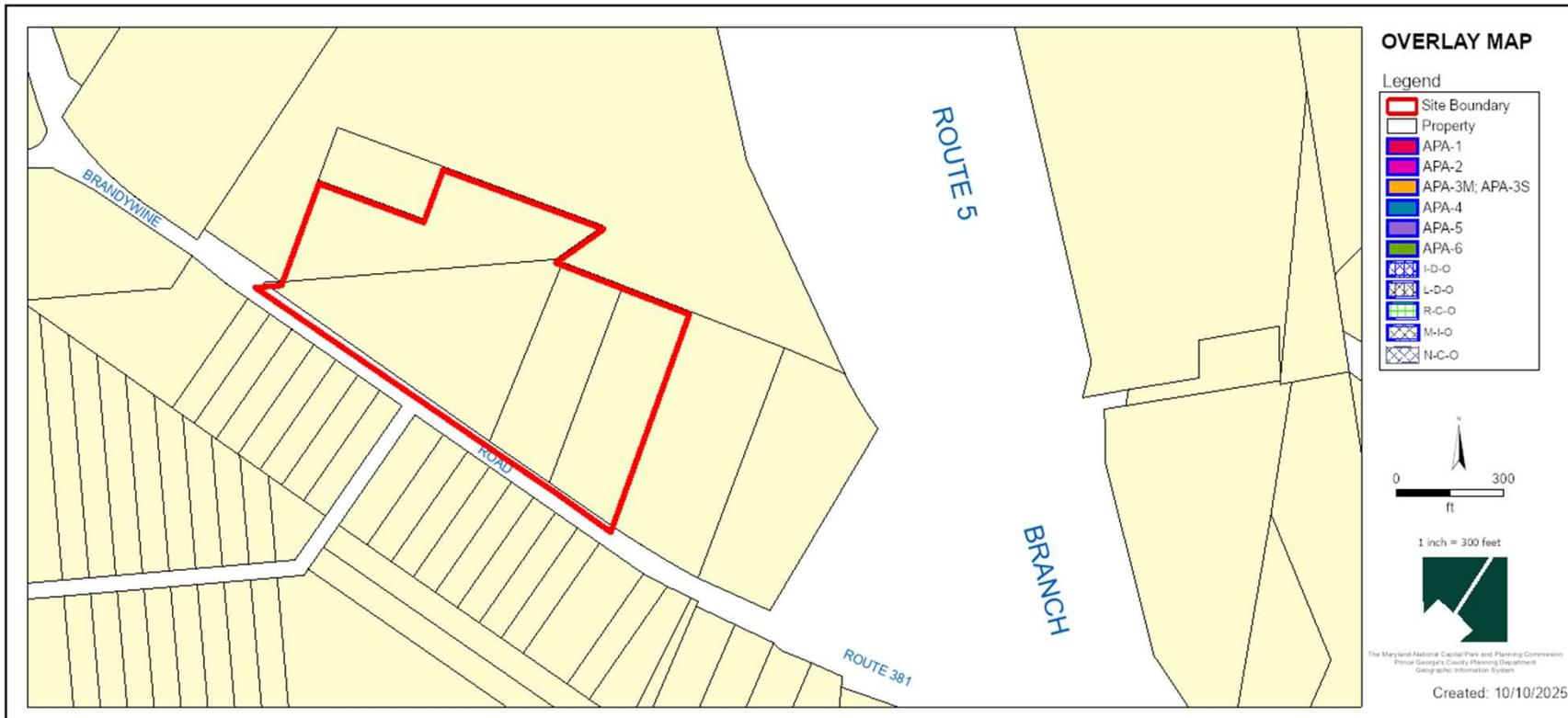


# ZONING MAP

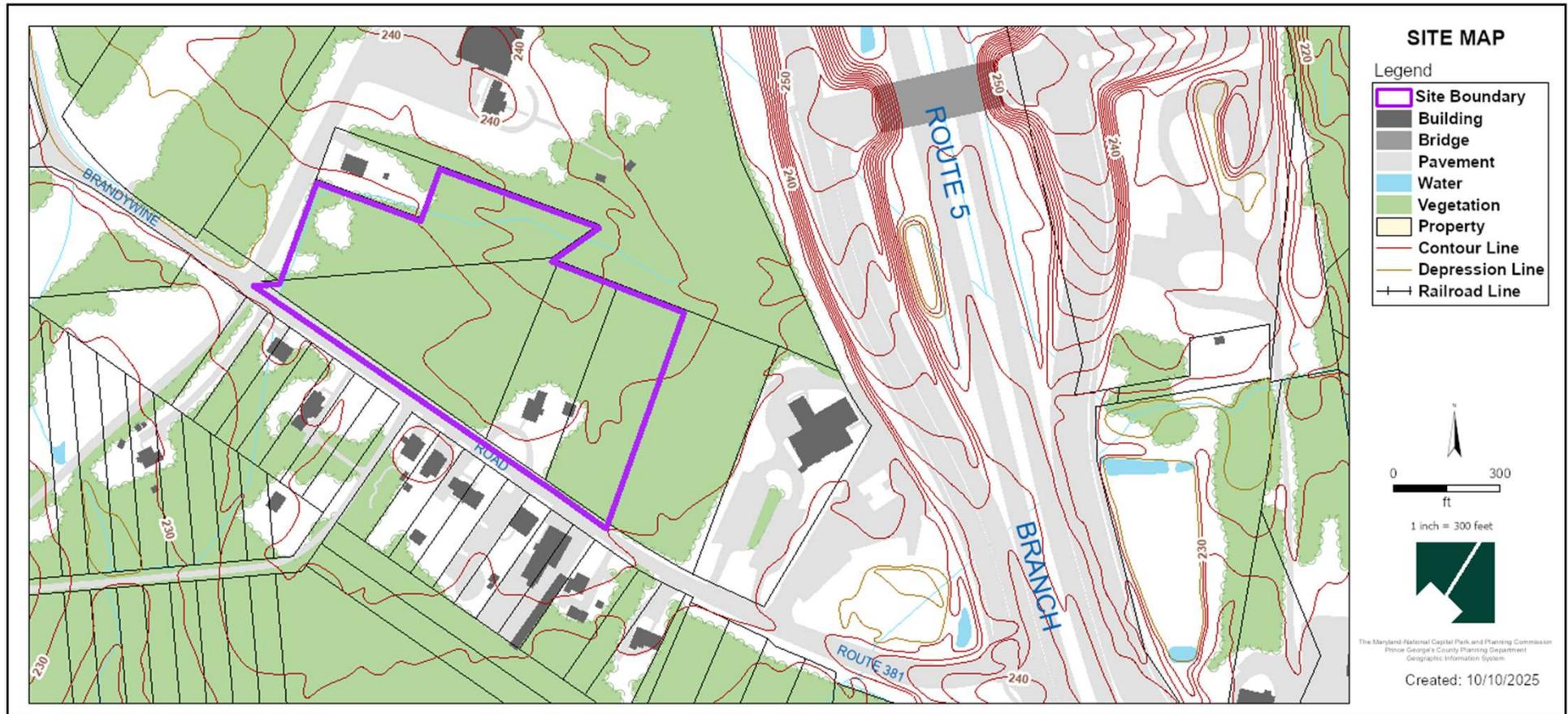
## Zoning Map: CGO



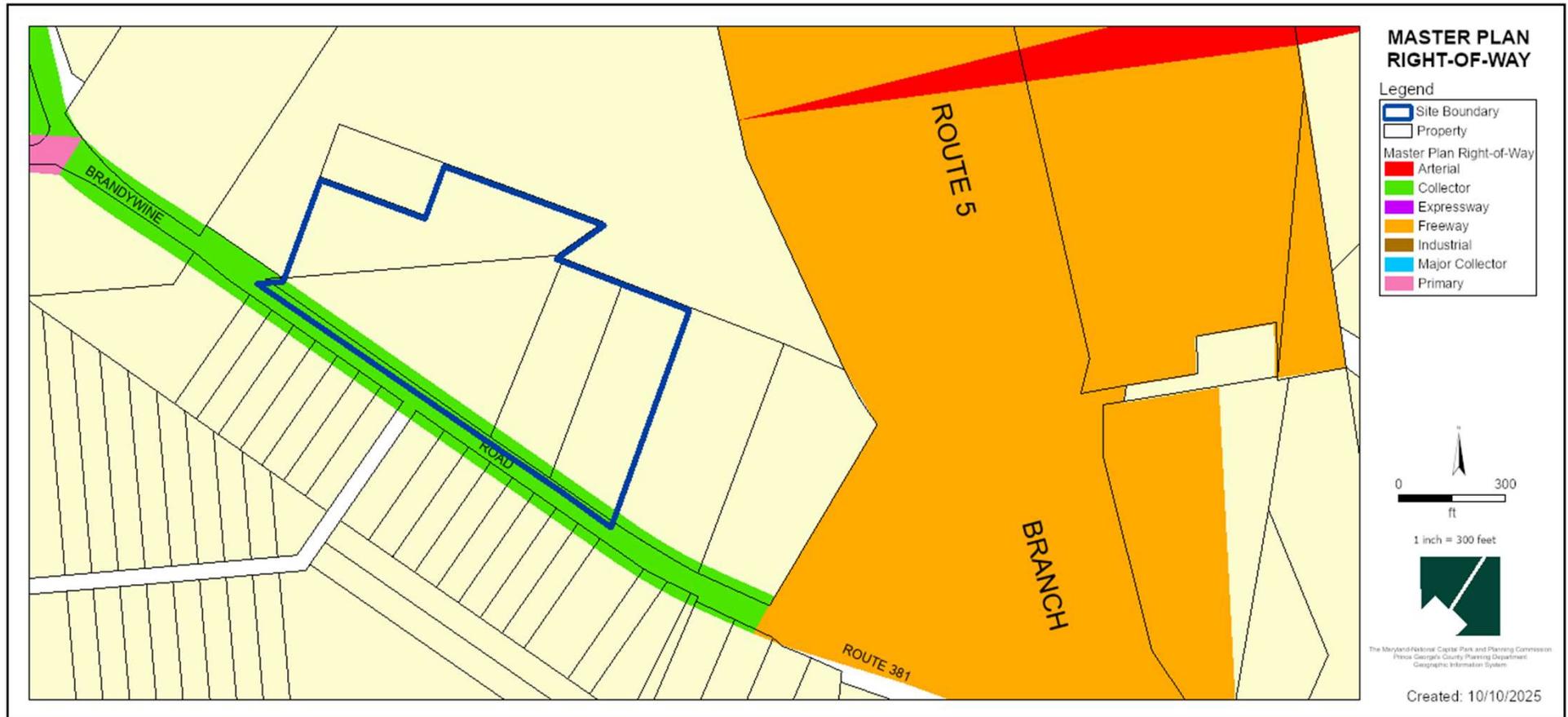
# OVERLAY MAP



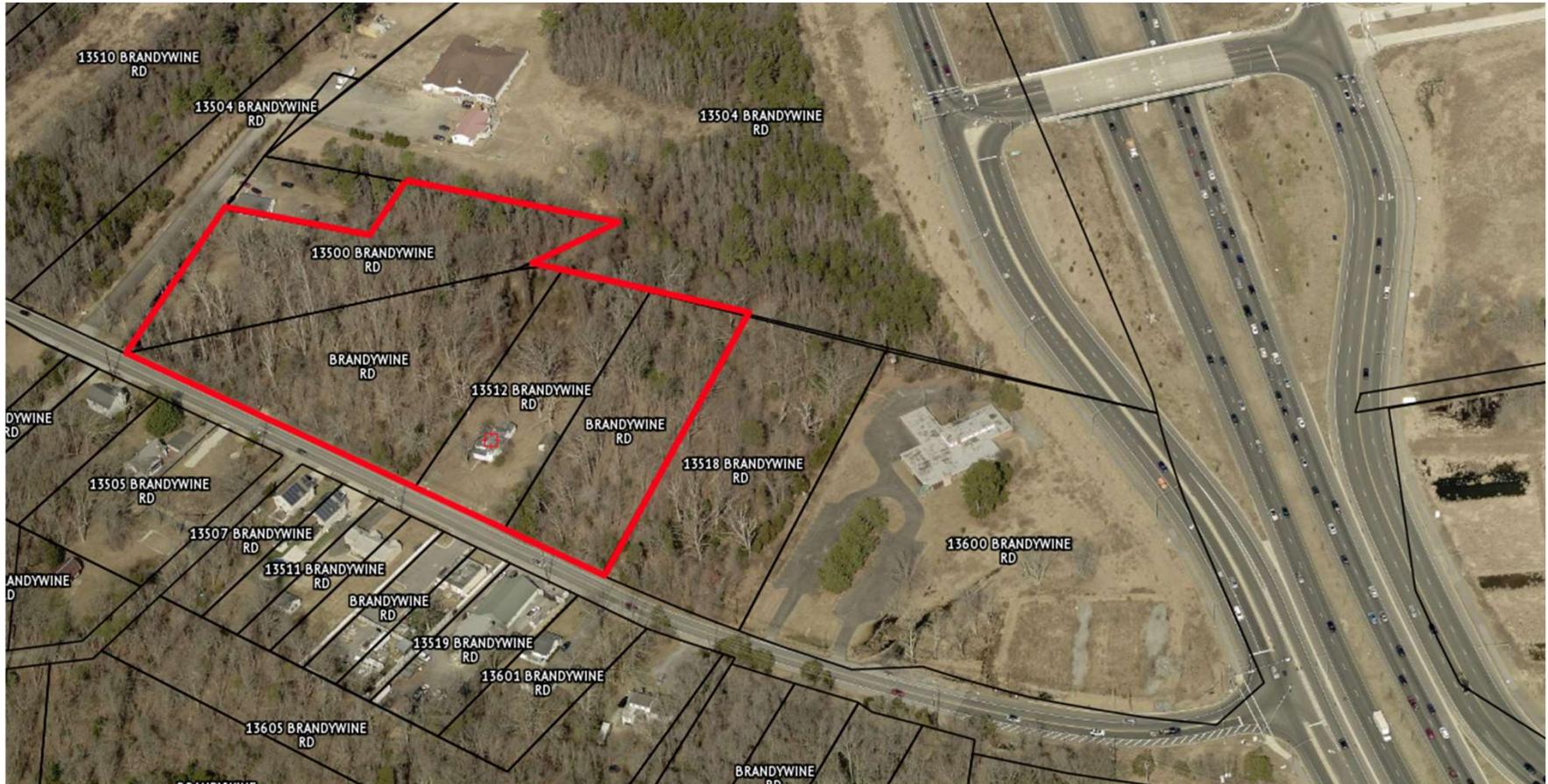
# SITE MAP



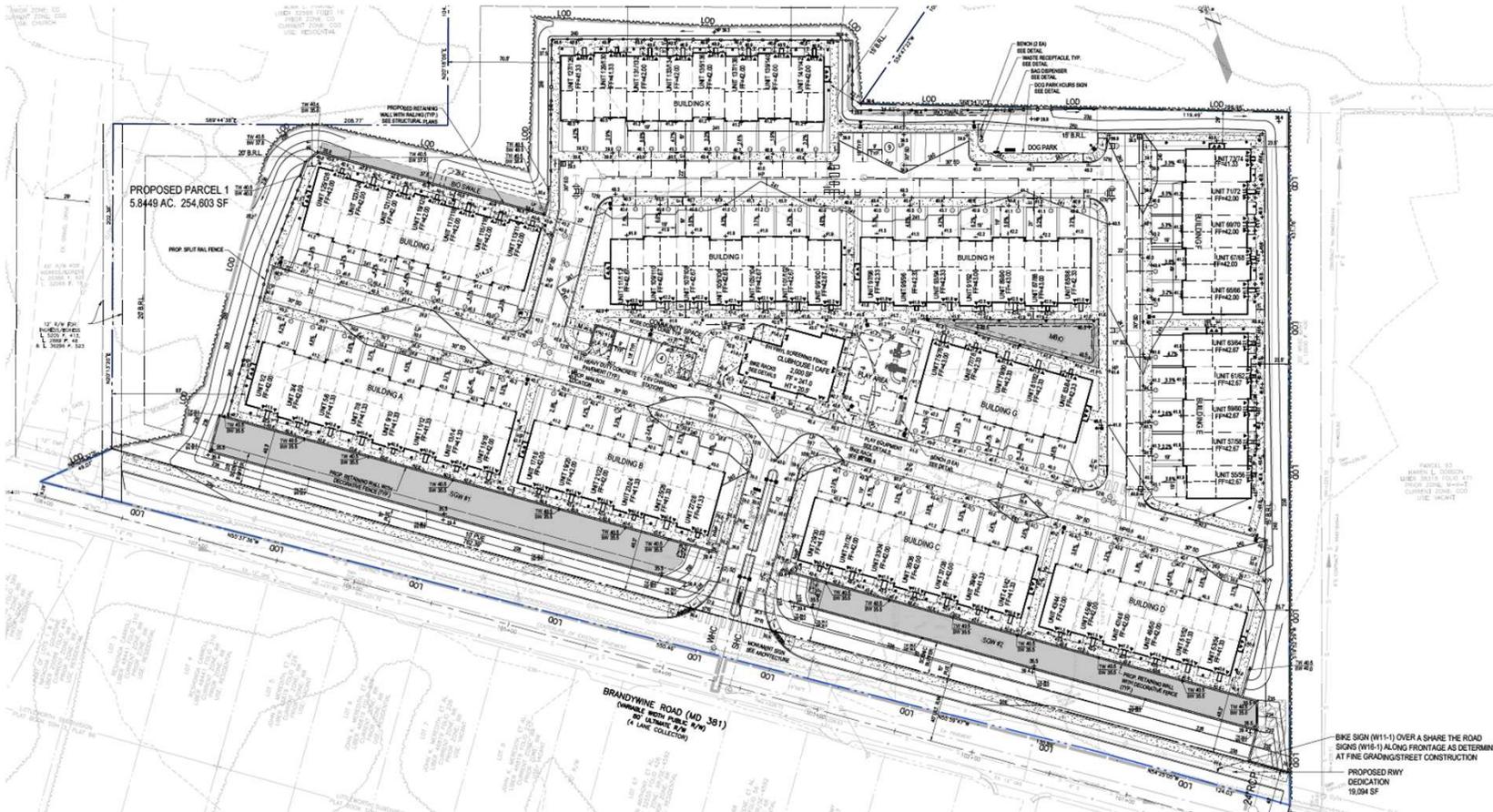
# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# DETAILED SITE PLAN



# LANDSCAPE PLAN



# TYPE II TREE CONSERVATION PLAN



# ARCHITECTURAL SITE PLAN

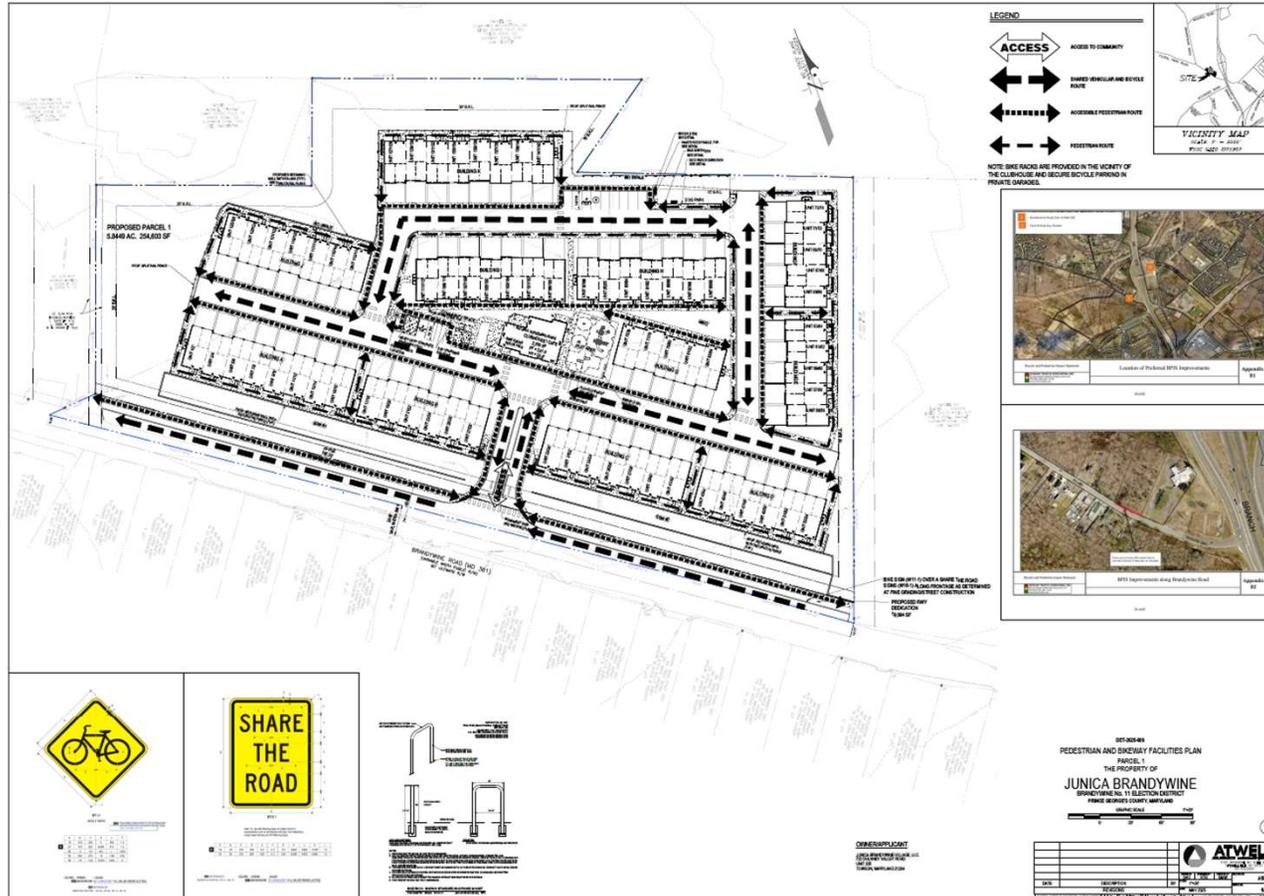




# OPEN SPACE SET-ASIDE EXHIBIT



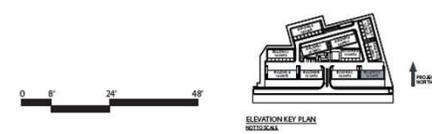
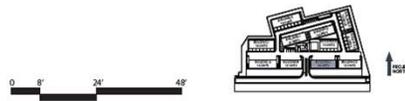
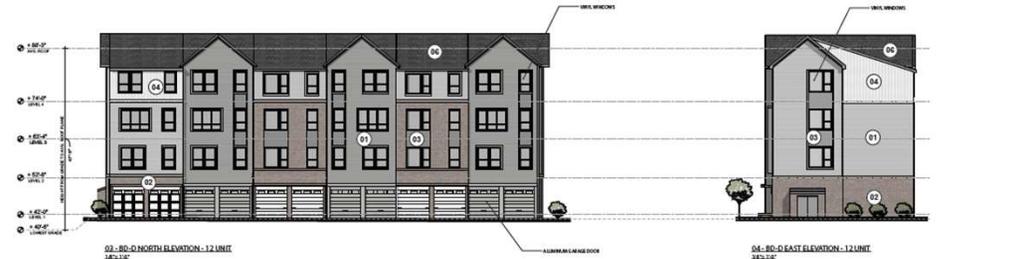
# BIKE/PEDESTRIAN EXHIBIT



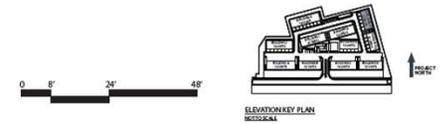
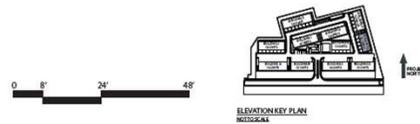
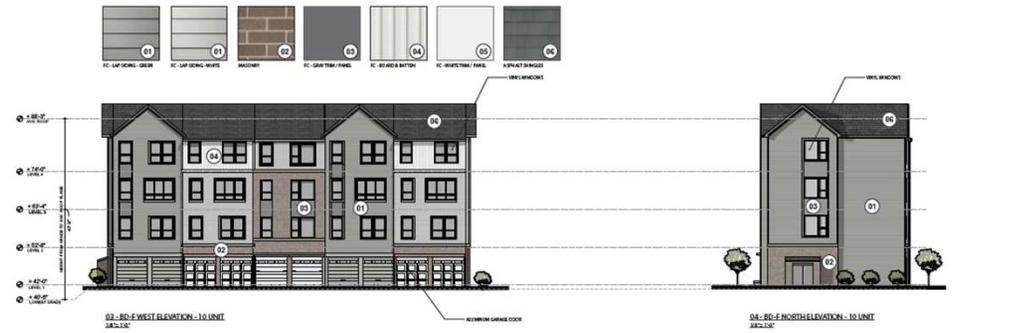
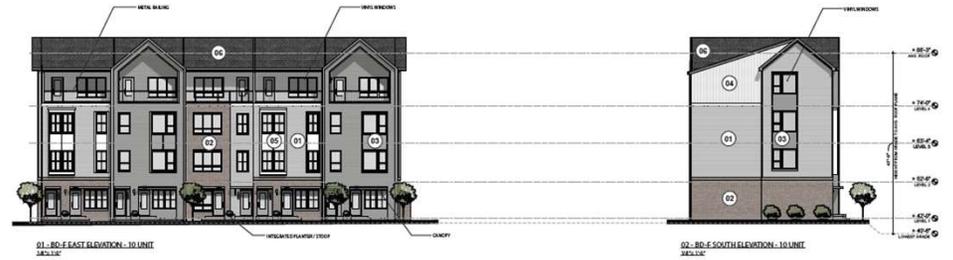
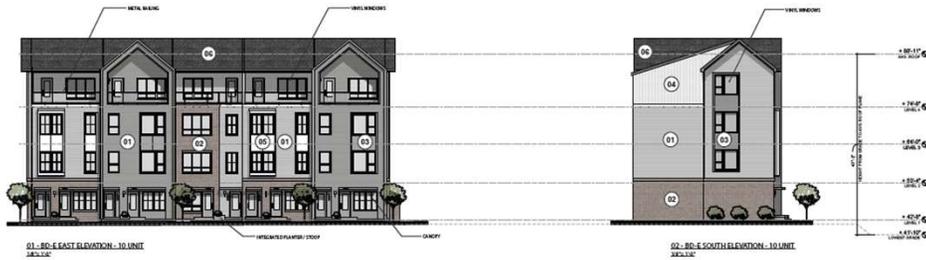
# ELEVATIONS



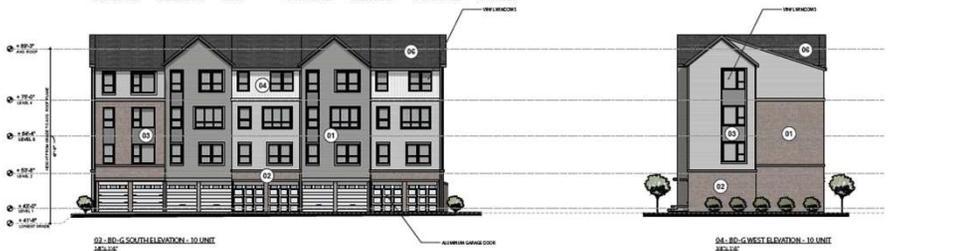
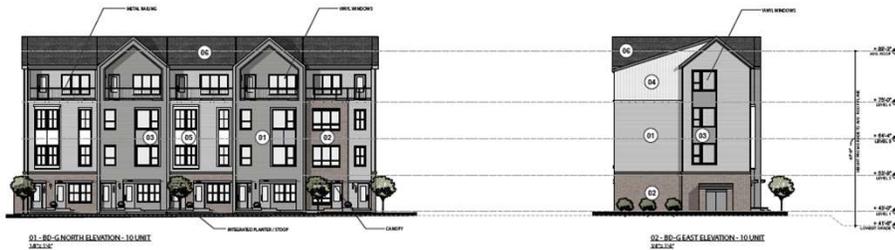
# ELEVATIONS



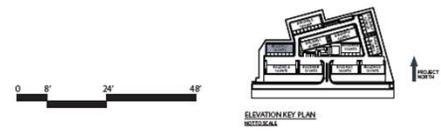
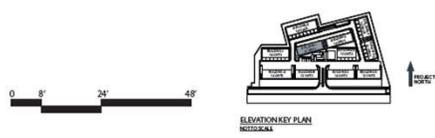
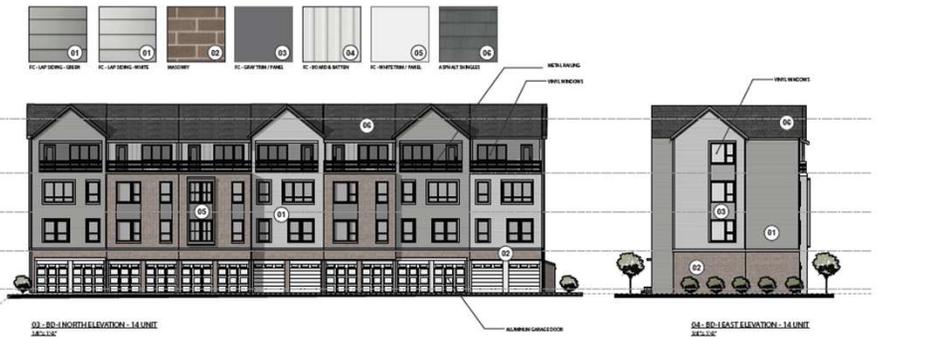
# ELEVATIONS



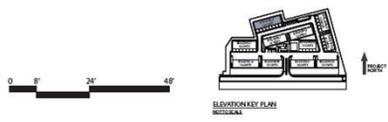
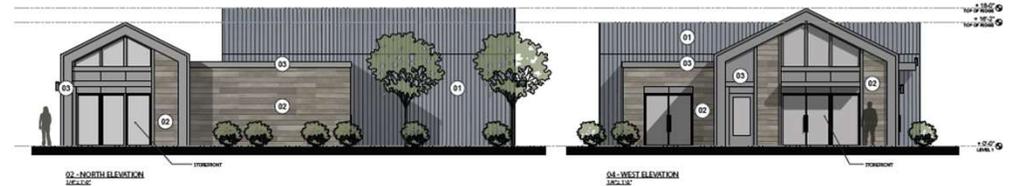
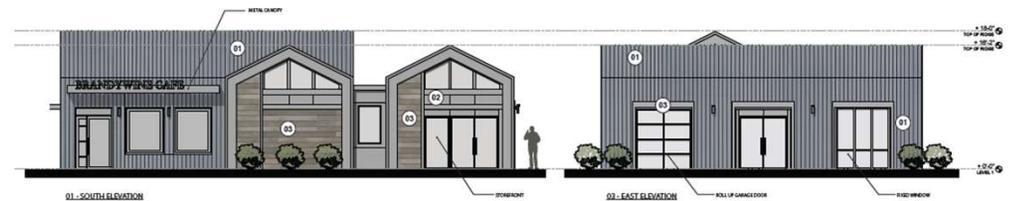
# ELEVATIONS



# ELEVATIONS



# ELEVATIONS



---

# STAFF RECOMMENDATION

## **APPROVAL** with conditions

Detailed Site Plan DET-2025-006

Type 2 Tree Conservation Plan TCP2-2025-0061

### **Major Issues:**

- None

### **Applicant Required Mailings:**

- Informational Mailing: 05/20/2025
- Acceptance Mailing: 09/09/2025

LAW OFFICES  
**SHIPLEY & HORNE, P.A.**

Russell W. Shipley  
Arthur J. Horne, Jr.\*  
Dennis Whitley, III\*  
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240  
Largo, Maryland 20774  
Telephone: (301) 925-1800  
Facsimile: (301) 925-1803  
www.shpa.com

Bradley S. Farrar  
L. Paul Jackson, II\*

\* Also admitted in the District of Columbia

July 29, 2025

**VIA ELECTRONIC DELIVERY**

Ms. Hyojung Garland  
Development Review Division  
Urban Design Supervisor  
Prince George's County Planning Department  
1616 McCormick Drive  
Largo, MD 20774

**RE: JUNICA BRANDYWINE VILLAGE – DETAILED SITE PLAN  
DET-2025-006  
STATEMENT OF JUSTIFICATION**

Dear Ms. Garland:

On behalf of our client, Junica Brandywine Village LLC (the "Applicant"), Shipley & Horne, P.A., hereby submits this Statement of Justification ("SOJ") in support of a proposed detailed site plan (the "DET") application. This DET application is submitted in support of the development of 142 rental two-family residential dwelling units and associated infrastructure, with up to 2,000 square feet of accessory nonresidential uses centrally located within the site. These nonresidential uses include up to 1,500 square feet of community amenity space and a 500 square foot restaurant (café) without drive-through service. The subject site has a primary address at 13500 Brandywine Road, Brandywine, Maryland 20713 and is further located approximately 800 feet west of the intersection of Brandywine Road and MD 5, Branch Avenue (the "Property").

The DET covers 6.28 acres (5.85 net acres) along Brandywine Road. As of April 1, 2022, the Property has been placed in the CGO (Commercial, General and Office) Zone. The subject site is located within the Established Communities growth policy area as identified by the 2014 *Plan Prince George's 2035, Approved General Plan* (the "General Plan"). The Property is further located within the 2013 *Approved Subregion 5 Master Plan and Section Map Amendment* (the "Master Plan").

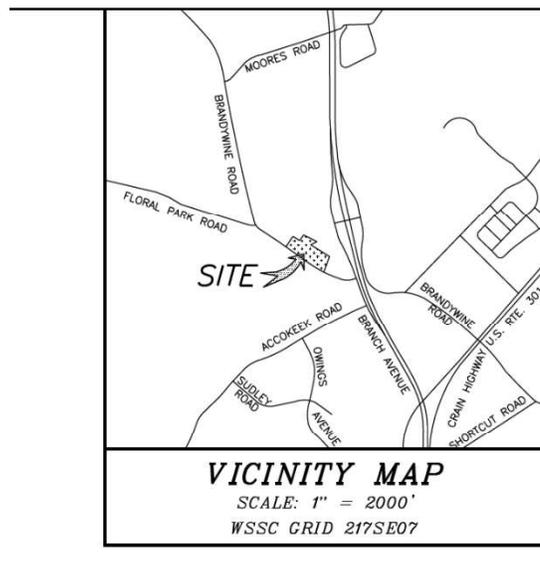
With this submission, the Applicant is respectfully requesting the Prince George's County Planning Board (the "Planning Board"), approve DET-2025-006 for the development of 142 rental two-family residential dwelling units on one (1) parcel with associated parking, stormwater infrastructure, and up to 2,000 square feet of accessory nonresidential uses. These accessory nonresidential uses will include up to 1,500 square feet of community amenity space and a 500 square foot restaurant (café) without drive-through service. The approval of this DET application will then result in the razing of the existing single-family detached dwelling unit on the subject site. Furthermore, the development proposed with DET-2025-006 shall comply with the

regulations of the CGO Zone, unless modified herein, and was contemplated with the approval of Certificate of Adequacy (the “ADQ”), ADQ-2023-033, and Preliminary Plan of Subdivision (the “PPS”), PPS-2023-017.

## **I. DESCRIPTION OF PROPERTY**

1. Address – 13500 and 13512 Brandywine Road, Brandywine, Maryland 20713.
2. Existing Parcels – Parcels 47, 64, 92, and 186
3. Total Gross Acreage – 6.28 Acres.
4. Total Net Acreage – 5.94 Acres
5. Tax Map & Grid – Tax Map 144, Grid E-2/F-2.
6. Zoning – CGO Zone.
7. Proposed Dwelling Units – 142 rental two-family dwelling units
8. Proposed Nonresidential Square Footage – 2,00 square feet of accessory nonresidential uses, including up to 1,500 square feet of community amenity space and a 500 square restaurant (café) without a drive-through.

The subject Property has the following primary address, 13500 Brandywine Road, Brandywine, MD 20713. The Property is generally located approximately 800 feet west of the intersection of Brandywine Road and MD 5 (see Exhibit 1 below). Direct access to the Property, via a pair of one-way driveways, is provided from Brandywine Road, a master planned collector roadway (C-513). Brandywine Road is further designated as a scenic/historic roadway from Floral Park Road to MD 5, which is inclusive of the subject Property’s frontage, and thus the appropriate landscape buffering has been provided with this DET application. The adjacent MD 5, Branch Avenue, is a master planned freeway (F-9) having an ultimate right-of-way width of approximately 300 feet. Direct vehicle access to MD 5 is not available from the subject site as the Property only has frontage on Brandywine Road.



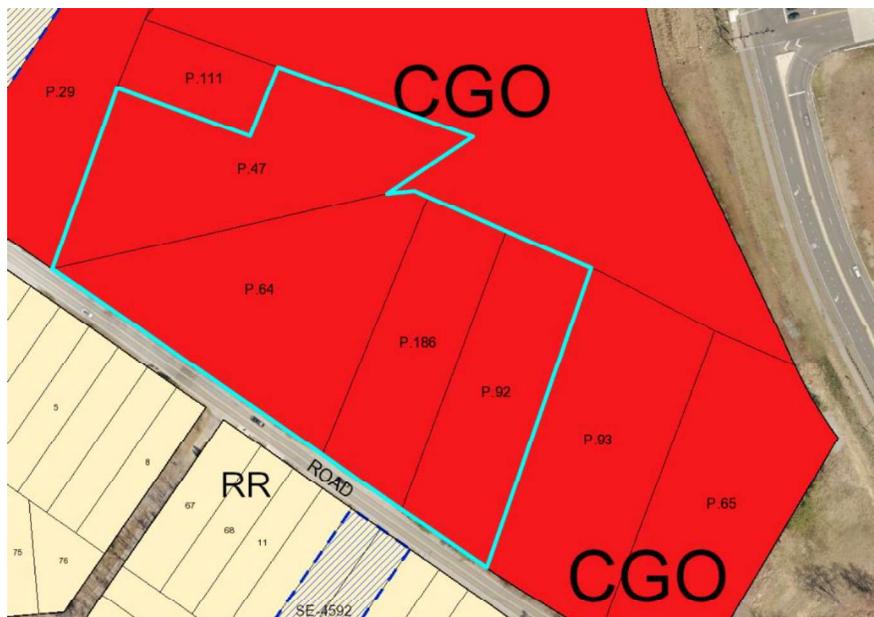
**Exhibit 1** – Location of the subject Property (not to scale)

**II. EXISTING AND SURROUNDING USES:**

The subject Property is a 6.28-acre site, located at 13500 Brandywine Road, Brandywine, Maryland 20713 in the CGO Zone. An aerial map and zoning map showing the subject Property are provided below, labeled as Exhibits 2 and 3:



**Exhibit 2** – Aerial Imagery of the subject Property (not to scale)



**Exhibit 3** – Zoning of the subject Property (not to scale)

- North:** North of the Property is an existing place of worship use on Parcel 48 (approved with 4-16016) and an existing single-family detached dwelling on Parcel 111 in the CGO Zone.
- South:** South of the Property is Brandywine Road, a collector roadway, and existing single-family detached dwellings beyond in the RR (Residential, Rural) Zone.
- East:** East of the Property is vacant land in the CGO Zone with MD 5 (Branch Avenue), a freeway, beyond.
- West:** West of the Property is the driveway for the place of worship use to the north and vacant land in the CGO/RR Zones.

### **III. APPLICANT'S PROPOSAL**

The Applicant is proposing the development of 142 dwelling units and up to 2,000 square feet of nonresidential accessory uses on one (1) parcel, as contemplated with PPS-2023-017 and ADQ-2023-033. The nonresidential uses shall include up to 1,500 square feet of community amenity space and a 500 square-foot restaurant (café), without drive-through service. Upon redevelopment of the Property, the existing abandoned single-family detached dwelling and accessory structures will be razed. An exhibit providing a colored site plan for the development is provided below and is known as *Exhibit 4*.

Access the site, known as Parcel 1, is proposed via a pair of one-way driveway entrances to Brandywine Road. Circulation within the subject site is illustrated on the provided pedestrian and bicycle movement exhibit. This exhibit illustrates that appropriate automotive, bicycle, and pedestrian circulation is provided within the Property and its associated frontage on Brandywine Road. All proposed driveways have a width of twenty-two (22) feet to allow for the safe movement of two vehicles as required by the Zoning Ordinance. Five (5)-foot-wide sidewalks and striped crosswalks allow for pedestrian circulation from the proposed dwelling units to the recreational facilities, accessory nonresidential uses, and the roadway frontage on Brandywine Road. An Americans with Disabilities Act (ADA) pathway is also provided that connects all proposed dwelling unit entrances to the proposed "Clubhouse" and sidewalk infrastructure on Brandywine Road.

Bicycle infrastructure is provided on-site via the inclusion of two (2) bicycle racks, for the parking of four (4) bicycles that are centrally located adjacent to the central clubhouse and café building. Opportunities for additional storage for bicycles will be available within each individual dwelling unit garage. With the sidewalk improvements provided along the frontage on Brandywine Road, the Applicant will also propose appropriate signage to facilitate sharing the roadway between automotive vehicles and bicycles.

Further bicycle and pedestrian infrastructure network improvements are proposed off-site, in accordance with ADQ-2023-033. These improvements may include the installation of two ADA compliant bus shelters within the adjacent Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road interchange or with the addition of an approximate 200 linear foot, four-foot-wide bike lane on Brandywine Road. The provision of either of the off-site circulation improvements will allow for the growth of the multimodal transportation network in the Brandywine community, as envisioned by the 2013 Master Plan.

A total of 297 vehicular parking spaces are offered on the subject site. These include 142 garage spaces and 142 driveway spaces that will meet the minimum dimensional and numerical parking standard requirements for future residents. Thirteen (13) additional parking spaces, of which one (1) is a van accessible ADA space are proposed on the subject site, conveniently located adjacent to contemplated amenities. These spaces will be utilized for visitor parking and the 500-square-foot accessory restaurant (café) without a drive-through that is proposed within the clubhouse building. A dumpster and recycling enclosure will be provided centrally located within the subject site and be screened accordingly with a six (6) foot high brick wall on three sides and a six (6) foot board-on-board fence facing the internal street network.

The DET application proposes a variety of recreational facilities to satisfy the requirements of the Subdivision Regulations as conditioned by PPS-2023-017. These facilities are listed on a schedule with proposed values and permit triggers as a component of the DET submission. Contemplated facilities include an approximate 2,355 square foot school age playground with associated play equipment and sitting areas, a dog park (with dog waste stations and four (4) foot tall fencing), a clubhouse with a fitness room, kitchen, gathering room, and patio, open play amenity space, and bicycle racks. The Applicant would further note that the dog park will have hours of operation, which range from 7 AM to 10 PM with the appropriate signage included as a component of the DET application. Appropriate bond and permit triggers are included within the DET, and have been chosen to ensure that future residents can enjoy these facilities in a safe manner

High-quality architectural elevations are proposed as a component of this DET application. All proposed units have front elevations that face green space and preserved woodlands to the maximum extent practicable. The proposed dwelling units will be connected in blocks, with each containing two residences, stacked vertically. These blocks will then be joined to form individual buildings, which are labeled "Building A" through "Building K" on the prepared DET submission plans. The number of units per building will vary and range from ten (10) dwellings, or five (5) blocks, to sixteen (16) dwellings, or eight (8) blocks. This results in a building length that ranges from approximately 102 feet to 165 feet.

The prepared architectural elevations include a mixture of exterior siding in several patterns and colors, including high-quality board and batten, with brick masonry elements that create a superior aesthetic for future residents. All proposed dwelling units will have designated entrances with metal canopies and rear loaded single-car garages for residential parking. All front elevations will also contain patios or stoops to allow for outdoor activity areas for first floor

residents, with integrated planters, while balconies are proposed for upper floor tenants. Vinyl windows with trimming will allow for ample glazing on architectural elevations. Certain windows will also be projected and constructed on a portion of a building with separate materials to increase variation in the proposed façade. Further variations in the roof line and wall offsets that have a depth of at least two feet are proposed for portions of the residential unit blocks to provide appropriate distinctions between dwelling units.

Side elevations will provide a continued variation in building height and material. Brick masonry is proposed for all side elevations to the second story with two options. One option includes the masonry only on a portion of the elevation to the second floor, in-line with the vinyl windows, and a second option contains a brick façade across the entire level. This option containing masonry along the entire elevation to the second level is proposed for highly visible side elevations. Highly visible side elevations shall be labeled on the civil engineering plans prior to certification and include end dwelling units that face primary internal circulation points or recreational facilities. These shall include the following units, resulting in a total of nine (9) highly visible side elevations for the subject site:

- Building B – Easternmost side elevation (facing the primary egress driveway)
- Building C – Westernmost side elevation (facing the primary ingress driveway)
- Building E – Southernmost side elevation (facing internal circulation system)
- Building G – Both side elevations (facing internal circulation system and playground recreational facility)
- Building H – Easternmost side elevation (facing internal circulation system)
- Building I – Westernmost side elevation (facing internal circulation system)
- Building J – Easternmost side elevation (facing internal circulation system)
- Building K – Easternmost side elevation (facing dog park recreational facility)

High quality architectural elements continue throughout the site via the contemplated nonresidential accessory features. These amenities are included within a 2,000 square foot structure, classified as a “Clubhouse.” This structure will include up to 1,500 square feet of accessory community amenity space and a 500 square foot restaurant (café) without drive-through service. This proposed “Clubhouse” is centrally located and is considered the major entry feature of the site entrance. The building will contain architecture that is consistent and compatible with the residential dwelling units. Architectural materials will maintain featured siding with wood paneling and storefront glazing windows to emphasize the restaurant (café) use. Similar roof line variations are utilized in the “Clubhouse” building while a metal canopy is contemplated on the southern elevation containing the entrance to the proposed restaurant (café) use facing the entrance access point of the site. In addition to the proposed restaurant (café) use, the “Clubhouse” will contain several residential amenity locations. These will include a fitness center, restrooms, gathering room with a kitchen, and a leasing office for the residential community. These features will enhance the residential development by providing recreational opportunities and congregation spaces for future residents, enhancing the sense of place and community. The building and these amenities will then seamlessly integrate into the residential community via the provision of outdoor patio space for the restaurant (café) and rolling garage doors for the great room to allow

for convenient access to the playground area during warm summer days.

The contemplated residential subdivision gateway signage continues the emphasis on exceptional architectural standards within this community. Proposed signage will contain the residential community’s name “Brandywine Village” with architectural materials that are compatible with the development. These include a combination of brick (via the sign’s base) with metal, exterior siding, and wood paneling. Conformance with the requirements of the Zoning Ordinance for residential subdivision gateway signage will be examined herein as a component of this SOJ.



**Exhibit 4** – Rendered Colored Site Plan (not to scale)

Below illustrates an analysis of the primary development data for the subject site that is examined with this DET application.

**Development Data Summary:**

	<b>Existing</b>	<b>Proposed</b>
Current Zone	CGO	CGO
Use(s)	Single-Family Detached & Vacant	Two-Family Dwellings & a Restaurant (café)
Gross Acreage:	6.28	6.28
Net Acreage:	5.85	5.85
Lot(s)	0	0
Parcel(s)	4	1
Dwelling Units	1	142
Density (Dwelling Units per Net Lot Acre)	N/A	24.2
Gross Floor Area (sq. ft.)	0	2,000
Amenity Space	0	1,500
Restaurant (café)	0	500

***Parking Data Summary***

6. Vehicular Parking

A. Required: 297 spaces

<u>Use</u>	<u>Rate</u>	<u>Requirement</u>
Two-Family Residential (142 Units)	2 spaces per Unit	284 spaces
Visitor Parking	1 space per 20 Units	8 spaces
Eating and Drinking Establishment (500 SF seating)	10 spaces per 1,000 SF Seating	5 spaces
		Total: 297 spaces*

\* Of which at least 198 (2/3 of requirement) must be non-compact.

B. Provided: 298 spaces\* as follows:

- 13 Standard Spaces @ 9' x 18' min.
- 142 Driveway Spaces @ 9' x 18' min.
- 142 Garage Spaces @ 9' x 18' min.\*\*
- 1 Van Accessible Handicap Spaces @ 8' x 18' with 8' access aisle.

\* Of which at least 1 must be handicap accessible and at least 1 must be van-accessible.

\*\* All driveways are 19' wide

7. Bicycle Parking

A. Required: 2 spaces

<u>Use</u>	<u>Rate</u>	<u>Requirement</u>
14 Standard Vehicle Spaces	2 Bicycle Space for first 10 Parking Spaces	2 spaces
	1 Bicycle Space for each additional 10 Parking Spaces	1 space
		Total: 3 Bicycle Spaces

B. Provided: 4 spaces

***Development Standard Conformance Summary***

CONFORMANCE TO CGO ZONED INTENSITY & DIMENSIONAL STANDARDS FOR TWO-FAMILY DWELLINGS		
STANDARD (1)	REQUIRED	PROVIDED
Density (du/ac of net lot area)	40 du/ac, max.	25 du/ac
Net lot area (sf)	No Requirement	5.85 ac
Lot width (ft)	20', min.	740'
Lot coverage (% of net lot area)	65%, max. (3)	38%
Front yard depth (ft)	10', min.	50'
Side yard depth (ft)	8', min. (4)	25'
Rear yard depth (ft)	15', min.	18'
Principal structure height (ft) (5) (6)	50', max.	48'
<p><b>NOTES:</b> du/ac = dwelling units per acre; sf = square feet; ft = feet</p> <p>(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</p> <p>(2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.</p> <p>(3) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.</p> <p>(4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.</p> <p>(5) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.</p> <p>(6) 110 ft for office buildings or mixed-use development consisting primarily of office uses.</p>		

**Recreational Facility Conformance Summary**

FORMULA FOR DETERMINING THE VALUE OF  
 RECREATIONAL FACILITIES TO BE PROVIDED IN  
 SUBDIVISIONS  
 (Populations up to 1000)  
 October 2000

PROJECT NAME:	Junica Brandywine			
PROJECT NUMBER:	DET-2025-006			
PLANNING AREA:	85A			
<input type="text" value="142"/>	X	<input type="text" value="2.82"/>	=	<input type="text" value="400.44"/>
Number of Units in Project		Population/D.U. by Planning Area (2020)		Total Project Population
<input type="text" value="400.44"/>	÷	500	=	<input type="text" value="0.80"/>
Total Project Population				Multiplier
<input type="text" value="0.80"/>	X	<input type="text" value="\$188,500"/>	=	<input type="text" value="\$150,965.88"/>
Multiplier		Standard Value of Facilities for Population of 500		** Value of Facilities to be provided

**Recreational Facilities Provided (DET-2025-006)**

#	Facility Description	Value of Facilities for Population of 500	*Bond Trigger	**Permit Trigger
1	2,355 SF Playground (School age 5-12) - three benches, trash can, play structure, swing set, Wallie the Whale spring animal, Izzie the Inchworm spring rider	\$35,000	69th Unit	90th Unit
2	2,000 SF Clubhouse with Exersize Room, Kitchen, Gathering Room and Patio	\$450,000	69th Unit	115th Unit
11	1,192 SF Dog Park, trash bag dispencer, waste receptical, two benches, sign, fence.	\$4,000	1st Unit	45th Unit
12	Community Space - Two bike rack	\$640	69th Unit	115th Unit
Total Facility Value for Facilities Provided		\$489,640		***

\* Building permits required prior to issuance of the bonding for the corresponding Recreational Facilities.

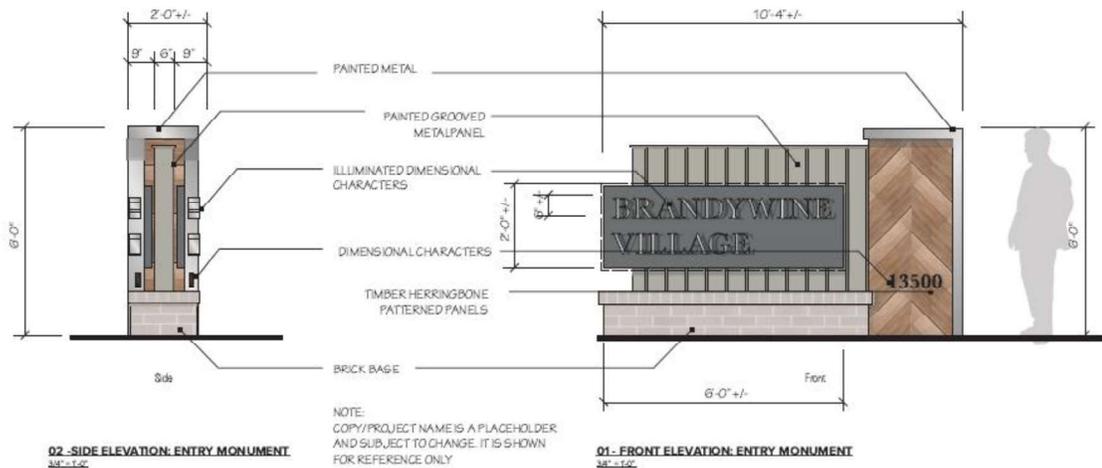
\*\* Prior to approval of the building permit listed, the corresponding Recreational Facilities must be constructed. (DET-2025-006)

\*\*\* Value of Facilities to be provided approved with DET-2025-006.

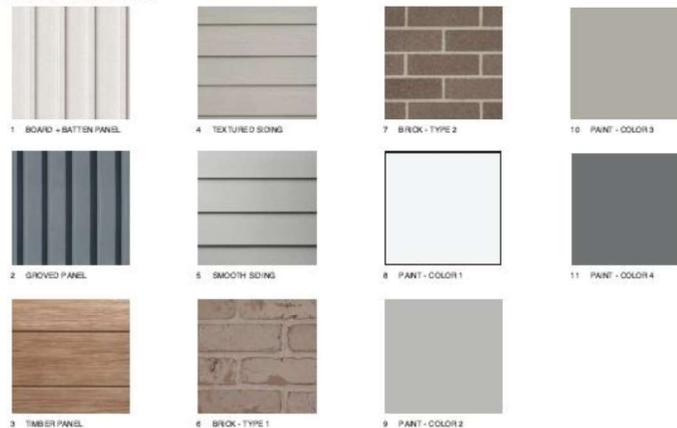


**Architectural Elevations**





COLOR + MATERIALS



**IV. HISTORY AND PRIOR APPROVALS**

A portion of the site, known as existing Parcel 186, which is identified with an address located at 13512 Brandywine Road, Brandywine, Maryland 20713, contains a single-family detached residential dwelling that is proposed to be razed with the approval of this DET application. The remainder of the site remains undeveloped with existing woodlands.

**Notwithstanding, the Applicant notes that this DET will support the development of 142 two-family dwelling units and 2,000 square feet of accessory nonresidential uses as contemplated with the recent approval of ADQ-2023-033 and PPS-2023-017. An analysis of the applicable conditions of approval is provided below:**

**ADQ-2023-033:** ADQ-2023-033 was approved by the Planning Director of M-NCPPC on February 27, 2025, subject to four (4) conditions. This approval demonstrates that the subject

Property has adequate public facilities to support the development of up to 150 two-family dwelling units and 2,000 square feet of accessory nonresidential uses, including up to a 1,000 square foot restaurant (café). This approval was completed prior to the Planning Board hearing for PPS-2023-017. Conditions relevant to the review of this DET are ***highlighted in italic bold***.

1. ***Total development within the subject property shall be limited to uses that would generate no more than 112 AM peak-hour trips and 132 PM peak-hour vehicle trips.***

**RESPONSE:** The Applicant acknowledges this condition and notes that the proposed development of 142 two-family residences and 2,000 square feet of accessory nonresidential uses does not exceed the provided trip cap. The Applicant further notes that the 142 two-family residential dwelling units and 2,000 square feet of accessory nonresidential uses were contemplated with the traffic study reviewed with PPS-2023-017. Evidentially, the prepared traffic study analyzed the trip generation for 150 two-family residential dwelling units. Therefore, as this DET does not exceed the trip generation for 150 two-family dwelling units and 2,000 square feet of accessory nonresidential uses, the Applicant contends that this condition has been met.

2. ***The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506( c)(l)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.***

**RESPONSE:** The Applicant acknowledges this condition and notes that the required bicycle and pedestrian facilities plan has been included as a component of this DET application submission. The prepared bicycle and pedestrian facilities plan indicates the on-site and off-site improvements proposed with this DET in accordance with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations. On-site pedestrian improvements include five (5)-foot-wide sidewalks and striped crosswalks allow for pedestrian circulation from the proposed dwelling units to the recreational facilities, accessory nonresidential uses, and the roadway frontage on Brandywine Road. An Americans with Disabilities (ADA) pathway is also provided that connects the proposed dwelling units to the sidewalk infrastructure on Brandywine Road.

Bicycle infrastructure is provided on-site via the inclusion of two (2) bicycle racks, for the parking of four (4) bicycles that are centrally located adjacent to the central clubhouse and café building. Opportunities for additional storage for bicycles will be available within each individual dwelling unit garage.

With the sidewalk improvements provided along the frontage on Brandywine Road, the Applicant will also propose appropriate signage to facilitate sharing the roadway between automotive vehicles and bicycles. Further bicycle and pedestrian infrastructure network improvements are proposed off-site, in accordance with ADQ-2023-033. These improvements may include the installation of two ADA compliant bus shelters within the adjacent Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road

interchange or with the addition of an approximate 200 linear foot, four-foot-wide bike lane on Brandywine Road. The provision of either of the off-site circulation improvements will allow for the growth of the multimodal transportation network in the Brandywine community, as envisioned by the 2013 Master Plan.

**PPS-2023-017:** PPS-2023-017 was approved by the Planning Board via PGCPB Resolution No. 2025-020, on March 27, 2025, subject to fourteen (14) conditions and sub conditions. This PPS approved the subdivision of the existing four (4) parcels into one (1) parcel for the development of a maximum of 150 two-family dwelling units and 2,000 square feet of accessory nonresidential uses, including up to a 1,000 square foot restaurant (café). Conditions relevant to the review of this DET for are *highlighted in italic bold*.

- 2. Development of the site shall be in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and any subsequent revisions.***

**RESPONSE:** The Applicant acknowledges this condition and notes that development of the site with this DET application remains in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and any subsequent revisions. The proposed mixture of stormwater management facilities, inclusive of one (1) bioswale site, one (1) micro-biorientation area, and two (2) submerged gravel wetlands, are maintained with this DET application, as envisioned by the previous Prince George’s County Development of Permitting, Inspections, and Enforcement (“DPIE”) approvals.

- 4. In accordance with Section 24-4601(b)(4)(C) of the Prince George’s County Subdivision Regulations, the applicant and the applicant’s heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.***
- 5. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George’s County Planning Department, for sufficiency and proper siting, in accordance with Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction and public accessibility and use of the facilities, including appropriate provisions for public access, shall also be determined at the time of DET review.***

**RESPONSE:** The Applicant acknowledges these conditions and notes that the required on-site recreational facilities have been provided as a component of this DET. These facilities are compatible with those evaluated during the review of PPS-2023-017, providing a mixture of active and passive recreational opportunities that greatly exceed the minimum requirements. Details for each recreational facility and the associated equipment are included as a component on Sheet 6 of the detailed site plan set. A schedule illustrating the recreational facilities proposed, along with their monetary value versus the minimum requirements is also provided on Sheet 6 and is replicated below.

Contemplated recreational facilities for this site include an approximate 2,355 square foot school age playground with associated play equipment and sitting areas, a dog park (with dog waste stations and four (4) foot tall fencing), a clubhouse with a fitness room, kitchen, gathering room, and patio, open play amenity space, and bicycle racks. The Applicant would further note that the dog park will have hours of operation, which range from 7 AM to 10 PM with the appropriate signage included as a component of the DET application. Appropriate bond and permit triggers are included within the DET and have been chosen to ensure that future residents can enjoy these facilities in a safe manner.

FORMULA FOR DETERMINING THE VALUE OF  
 RECREATIONAL FACILITIES TO BE PROVIDED IN  
 SUBDIVISIONS  
 (Populations up to 1000)  
 October 2000

PROJECT NAME:	Junica Brandywine		
PROJECT NUMBER:	DET-2025-006		
PLANNING AREA:	85A		
<input type="text" value="142"/>	X	<input type="text" value="2.82"/>	= <input type="text" value="400.44"/>
Number of Units in Project		Population/D.U. by Planning Area (2020)	Total Project Population
<input type="text" value="400.44"/>	÷	500	= <input type="text" value="0.80"/>
Total Project Population			Multiplier
<input type="text" value="0.80"/>	X	<input type="text" value="\$188,500"/>	= <input type="text" value="\$150,965.88"/>
Multiplier		Standard Value of Facilities for Population of 500	** Value of Facilities to be provided

Recreational Facilities Provided (DET-2025-006)

#	Facility Description	Value of Facilities for Population of 500	*Bond Trigger	**Permit Trigger
1	2,355 SF Playground (School age 5-12) - three benches, trash can, play structure, swing set, Wallie the Whale spring animal, Izzie the Inchworm spring rider	\$35,000	69th Unit	90th Unit
2	2,000 SF Clubhouse with Exersize Room, Kitchen, Gathering Room and Patio	\$450,000	69th Unit	115th Unit
11	1,192 SF Dog Park, trash bag dispenser, waste receptical, two benches, sign, fence.	\$4,000	1st Unit	45th Unit
12	Community Space - Two bike rack	\$640	69th Unit	115th Unit
Total Facility Value for Facilities Provided		\$489,640		***

\* Building permits required prior to issuance of the bonding for the corresponding Recreational Facilities.

\*\* Prior to approval of the building permit listed, the corresponding Recreational Facilities must be constructed. (DET-2025-006)

\*\*\* Value of Facilities to be provided approved with DET-2025-006.

- 8. *Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-031-2024). The following note shall be placed on the final plat of subdivision...***

**RESPONSE:** The Applicant acknowledges this condition and notes that development of the site with this DET application remains in conformance with TCP1-031-2024. The proposed woodland conservation area is consistent with the prepared Type 2 Tree Conservation Plan (the "TCP2") and the five (5) specimen trees approved for removal by the Planning Board are indicated accordingly. No additional impacts to other specimen trees are proposed with the approval of this Type 2 Tree Conservation Plan, that is being reviewed in companion with this DET application. Therefore, the development of this residential subdivision remains in conformance with TCP1-031-2024. The proposed note referenced with condition 8 will then be placed at the final plat of subdivision, once filed, upon the approval of this DET application.

- 10. *At the time of the Type 2 tree conservation plan review, and in accordance with Section 25-119(d)(7)(B) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, amended by Prince George's County Council Bill CB-020-2024, the mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the seven specimen trees shall be determined. If on-site tree planting is used to meet the replacement requirement, then these tree replacements shall be placed into a woodland and wildlife habitat conservation easement.***

**RESPONSE:** The Applicant acknowledges this condition. While the verbiage of this condition requests the replacement of seven (7) specimen trees, the Applicant was only approved for the removal of five (5) of these environmental features with TCP1-031-2024. Therefore, with this Type 2 Tree Conservation Plan, only five (5) specimen trees are proposed to be replaced accordingly. The remaining two (2) specimen trees are not proposed for removal and will be maintained with this DET application.

- 11. *In accordance with Section 27-6204 of the Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall provide a circulation plan to demonstrate pedestrian, bicycle, and vehicular movement throughout the site, at the time of detailed site plan review.***

**RESPONSE:** The Applicant acknowledges this condition and notes as stated previously, that a bicycle and pedestrian facilities plan, illustrating connectivity and movements has been provided as a component of this DET application package. Vehicular circulation is illustrated accordingly as a component of the civil engineering site plan package.

- 12. *In conformance with the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment and the 2009 Approved Countywide Master Plan of Transportation, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities, at the time of detailed site plan:***

- a. ***A minimum 5-foot-wide bicycle lane along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.***

**RESPONSE:** The Applicant acknowledges this condition, however per email correspondence from DPIE, a five (5)-foot-wide bicycle lane is not required along the subject site's frontage on Brandywine Road. In lieu of a five (5)-foot-wide bicycle lane, the Applicant has proceeded to provide appropriate signage within the westbound right-of-way that identifies Brandywine Road as a shared road. Details for this signage are included as a component of the prepared bicycle and pedestrians facilities plan, which is included within this DET submission.

- b. ***A 10-foot-wide side path along the frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.***

**RESPONSE:** The Applicant acknowledges this condition, however per email correspondence from DPIE, a ten (10)-foot-wide side path is not required along the subject site's frontage on Brandywine Road. In lieu of a side path, the Applicant has provided five (5)-foot-wide sidewalk infrastructure along the subject Property's frontage of Brandywine Road, as a component of the submitted DET in accordance with the design approved with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and PPS-2023-017. This sidewalk infrastructure along the subject site's frontage will thereby maintain consistency with the internal circulation network.

- c. ***A minimum of 5-foot-wide internal sidewalks.***

**RESPONSE:** The Applicant acknowledges this condition and has illustrated the required five (5) foot-wide sidewalks on all internal driveways and entrances to all buildings within the submitted DET.

- d. ***Continental-style crosswalks at the vehicular access point and throughout the site, with associated Americans with Disabilities Act curb ramps.***

**RESPONSE:** The Applicant acknowledges this condition and has provided the required crosswalks and associated Americans with Disabilities Act curb ramps as a component of the submitted DET. An ADA pathway is also provided that connects all proposed dwelling unit entrances to the proposed "Clubhouse" and sidewalk infrastructure on Brandywine Road.

- e. ***A minimum of two bicycle racks (inverted-U style) at the recreational areas.***

**RESPONSE:** The Applicant acknowledges this condition and notes that the required short-term bicycle facilities to accommodate the parking of four (4) bicycles via two inverted-U

style racks have been provided at the center of the Property, adjacent to the playground and “Clubhouse” facilities. These bicycle parking facilities, in the form of inverted U racks, are a component of the recreational amenities provided for the subject site.

- 13. *In accordance with Section 27-6810(d) of the Prince George’s County Zoning Ordinance, the detailed site plan submission shall include a Phase II noise analysis for the subject site. The Phase II noise study shall include the final locations of the residential buildings, outdoor activity areas, and any necessary noise mitigation features to ensure conformance with Section 27-6810(d) of the Zoning Ordinance.***

**RESPONSE:** The Applicant acknowledges this condition and notes that a Phase I/II noise study has been provided as a component of the DET application as required. This Phase I/II noise study provides an analysis of both indoor and outdoor noise levels. Regarding indoor noise, the analysis found that of the 142 two-family dwelling units, only two (2) blocks, or four (4) total units, in the northeastern corner of the site, will be exposed to transportation noise levels above 65 dBA Leq, associated with MD 5, Branch Avenue. The maximum noise impact determined for these dwelling units was up to 66 dBA Leq. As typical standard building construction offers 20 dBA of noise reduction, a “building shell analysis” was conducted to determine whether the proposed construction will be capable of maintaining interior noise levels below 45 dBA Leq, or whether modifications would be required as a component of the Phase II noise study.

This evaluation, or “building shell analysis”, calculates the noise reduction provided by an exterior building partition (i.e. the composite assembly of the wall and any windows and doors) and the resulting indoor noise level when impacted by a specific outdoor noise level. The noise reduction provided by an exterior partition is dependent upon the surface area each building element composing the partition occupies and the sound transmission class (STC) rating of the individual elements. This STC rating is a single number which indicates a building element’s ability to reduce noise transmission from one side of the element to the other.

A floor-by-floor building shell analysis was completed for the two-family dwelling unit model to be built at the Junica Brandywine site. The analysis was conducted using the exterior noise level specific to each residential unit (as determined by the computer model) and each room’s interior dimensions, exterior wall and window/door dimensions, and exterior wall finish. Using the common standard window ratings of 26 STC and the common standard foyer/patio door rating of 22 STC, it was determined that the design of the Junica Brandywine site would result in mitigating the exterior noise levels of up to 66 dBA Leq to below an interior level of 45 dBA Leq.

An analysis of the remaining dwelling units indicates that no other residence will be exposed to transportation noise levels above 65dBA Leq. The provided Phase I/II noise study additionally determined that the 65 dbA Leq noise contour from MD 5, Branch Avenue, did not reach the subject site during daytime hours (7:00 AM – 10:00 PM). Thus, further analysis of all other 138 residences will not be required, and the proposed standard building construction can be used without modification.

Regarding outdoor noise, the Phase I/II analysis indicates that daytime noise levels will not exceed 65 dBA Leq in the outdoor play area (playground facility), community space (open space amenity), or dog park. Additionally, nighttime noise levels will not exceed 55 dBA Leq in the outdoor play area (playground facility) or community space (open space amenity). Alternatively, while nighttime noise levels will exceed 55 dBA Leq throughout the dog park, the facility will be fenced off and closed to the public during nighttime hours (between 10:00 PM and 7:00 AM), with appropriate signage. Therefore, the dog park will not be a public-use outdoor activity space during nighttime hours and should not require further analysis or mitigation. Additionally, there are no rear yards proposed for the subject site dwelling units, so no further analysis is required of these areas as a component of the prepared Phase I/II noise study.

## V. GENERAL PLAN AND MASTER PLAN CONFORMANCE

### Plan Prince George's 2035 (the "2035 General Plan")

The approved 2035 General Plan places the Property within an Established Communities Growth Area, and further recommends a future commercial land use for the site. Prior to the approval of the 2035 General Plan, the subject Property was classified within the "developing" growth tier within the 2002 General Plan.

The Applicant contends that the proposed DET application is consistent with the regulations of the CGO Zone, as demonstrated herein, and is compatible with the future land use commercial designation. The subject Property proposes 142 rental two-family dwelling units with accessory nonresidential uses, including a minor restaurant (café) in the center of the site via a "Clubhouse". As demonstrated herein, the Applicant has provided adequate parking and signage to support the accessory limited commercial use. The central location within the site will also distinguish this use from an on-site amenity as the café will be open to the general public. However, amenity space will be provided for residents in the form of a kitchen, fitness center, and gathering space. In addition to the clubhouse residents will also have access to a public sitting area, open space a dog park, and a school age playground facility. Furthermore, the surrounding properties designated for future commercial growth have not yet been developed and presently only include residential, institutional, and vacant land uses. The development of this Property could therein act as a catalyst to introduce additional desired commercial uses to the region given the increase in the user population near the intersection of Brandywine Road and MD 5. The Property providing rental two-family residential dwelling units also increases the housing diversity in the region and is located just outside of the Brandywine Local Town Center, which has a large existing base of commercial uses.

The following demonstrates how the proposed subdivision is in substantial harmony with the tier-specific policies established in *Plan Prince George's 2035*. The land use policies for *Plan Prince George's 2035* are as follows:

***POLICY 1:***

***Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.***

***Goals***

- LUI.1***      ***To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).***
- LUI.2***      ***Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.***
- LUI.3***      ***Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired population and employment targets set forth by the Center Classification System (see Table 16).***
- LUI.4***      ***Annually review and report on county growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.***
- LUI.5***      ***Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).***

**LU1.6** *Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.*

**RESPONSE:** The proposed DET contributes to Policy 1 by facilitating the development recommended for the subject Property in both Plan Prince George's 2035 and the 2013 Subregion 5 Master Plan by offering a residential subdivision with accessory nonresidential, commercial use opportunities that is permitted per the regulations of the CGO Zone in the Zoning Ordinance. This development is entirely consistent with the vision, policies, and strategies contained within Plan Prince George's 2035. In Plan Prince George's 2035, the subject site is within the Established Communities designation on the Growth Policy Map. These are areas outside Centers and Districts that are served by public water and sewer and suitable for low to medium density development. Plan Prince George's 2035 projects an additional 12,600 new dwelling units in the Established Communities area(s) (See Plan Prince George's 2035, Table 17, p. 110). The proposed development of the Property will **not** exceed these new residential density projections.

**POLICY 2:**

*Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.*

**Goals**

**LU2.1** *Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of Environmental Resources (DER) and the Washington Suburban Sanitary Commission (WSSC) and in accordance with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.*

**LU2.2** *Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the county's Water and Sewer Plan.*

**RESPONSE:** The Property is located within the growth boundary designated in Plan Prince George's 2035. The Applicant is not seeking to amend nor expand the existing growth boundary. This DET is wholly consistent with PPS-2023-017 for the development of 142 two-family residential dwelling units and up to 2,000 square feet of nonresidential uses, inclusive of

community amenity space and a restaurant (café). With the approval of PPS-2023-017, the Planning Board found that the contemplated proposal met the goals, purposes, and strategies of Plan Prince George's 2035 and the 2013 Subregion 5 Master Plan.

***POLICY 3:***

***Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.***

***Goals***

***LU3.1 Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.***

***LU3.2 Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (see also Section V: under Plan Administration for Amendments and Updates).***

***LU3.3 Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.***

**RESPONSE:** As noted above, the proposal for the development of the subject Property is consistent with the recommendations of Plan Prince George's 2035. The development proposed in this DET is consistent with recommendations of Plan Prince George's 2035 for "Established Communities" and the Growth Policy Map. This DET is wholly consistent with PPS-2023-017 for the development of 142 two-family residential dwelling units and up to 2,000 square feet of nonresidential uses, inclusive of community amenity space and a restaurant (café). With the approval of PPS-2023-017, the Planning Board found that the contemplated proposal met the goals, purposes, and strategies of Plan Prince George's 2035 and the 2013 Subregion 5 Master Plan.

***POLICY 4:***

***Phase new residential development to coincide with the provision of public facilities and services.***

**Goals**

- LU4.1** *Annually evaluate the county's residential and employment forecast projections to identify the amount of new land area required to meet demand.*
- LU4.2** *Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the County code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.*
- LU4.3** *Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.*

**RESPONSE:** The above Policy 4 goals do not conflict with the proposed development of the Property. The development of the site is in substantial conformance with all County public facilities testing requirements. Adequate facilities such as roads, public utilities, fire and police response times and schools will exist to accommodate the development of the Property with residential uses, as evaluated with the approval of PPS-2023-017 and ADQ-2023-033.

**POLICY 5:**

***Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.***

**RESPONSE:** The development of the site meets all County public facilities testing requirements. Adequate facilities such as roads, public utilities, fire and police response times and schools exist to accommodate the proposed development, as analyzed with the approval of PPS-2023-017 and ADQ-2023-033. All critical roadway intersections have been studied in the previous Transportation Impact Study (TIS) and have been deemed adequate to serve the proposed development of the site as analyzed with the prior referenced approvals. The Applicant studied five (5) roadway intersections, all of which passed the County's test for operational adequacy, with the exception of MD 5 Service Road and Brandywine Road. To support the operational adequacy of the intersection, the Applicant will be required to convert a portion of the eastbound Brandywine Road shoulder to a striped right turn lane, as required by Condition 4 of ADQ-2023-033, prior to the approval of any building permit for the site.

**POLICY 6:**

***Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).***

***Goals***

***LU6.1      Align the Economic Development Corporation’s work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).***

**POLICY 7:**

***Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.***

***Goals***

***LU7.1      Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.***

***LU7.2      Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.***

**POLICY 8:**

***Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.***

***Goals***

***LU8.1      Coordinate land use planning with county municipalities.***

***LU8.2      Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the county’s Green Infrastructure Plan.***

**LU8.3**      *Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.*

**LU8.4**      *Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they help protect, strengthen, and revitalize the Established Communities.*

**LU8.5**      *Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.*

**RESPONSE:**      In response to Policy 6, Policy 7, and Policy 8, the proposed development will create local construction jobs and present valuable residential housing opportunities for existing and future residents of Prince George's County. These residents will contribute to the local tax base and economy and bring with them skills and education levels that will make them valuable additions to the local economy and job market. The subject Property will also support a small employment operation via the contemplated restaurant (café) use within the “Clubhouse” building, center of the site. The central location within the site will also distinguish this use from an on-site amenity as the café will be open to the general public. Furthermore, the surrounding properties designated for future commercial growth have not yet been developed and presently only include residential, institutional, and vacant land uses. The development of this Property could therein act as a catalyst to introduce additional desired commercial uses to the region given the increase in the user population near the intersection of Brandywine Road and MD 5. The Property providing rental two-family residential dwelling units also increases the housing diversity in the region and is located just outside of the Brandywine Local Town Center, which has a large existing base of commercial uses.

***POLICY 9:***

***Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.***

***Goals***

- LU9.1** *Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.*
- LU9.2** *Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.*

**RESPONSE:** The above Policy 9 goals, which relate to commercial zoning, do **not** apply to the subject Property as no Zoning Map Amendment is proposed.

***POLICY 10:***

***Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.***

***Goals***

- LU10.1** *Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.*
- LU10.2** *Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.*
- LU10.3** *Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).*

**RESPONSE:** The Junica Brandywine Property was amended to Water and Sewer Category 4 through the County Executive's and District Council's approval of the 2023 Cycle of Amendments to the 2008 Water and Sewer Plan. PGAtlas labels the Property as being within W-

5 and S-5 but the Applicant notes this designation was revised with CR-076-2023, which is included within this DET submittal for reference. This District Council Resolution revised the water sewer categories for several sites within the entirety of Prince George’s County, including the subject Property. Given the approval of PPS-2023-017, the Applicant is now eligible to proceed with an administrative water and sewer category change from W-4/S-4 to W-3/S-3, which must be completed prior to the approval of the final plat.

CR-076-2023  
 (DR-2)  
 Attachment A

<u>WATER AND SEWER CATEGORY AMENDMENT</u>						
Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Blue Plains</u>						
23/BP-01 National Harmony Office Building	Two office buildings encompassing 12,000 SF of floor area. 66 E-1; Part of Lot 1	2.00 of 142.86 RSF-95	6	4/3	3	3
District 5						
<u>Western Branch</u>						
23/W-01 Upper Marlboro Westphalia	A warehouse and an office building encompassing 3,500 SF of floor area. 90 C-1; Parcels 101 & 102	4.12 IE	5	4/3	4	4
District 6						
<u>Piscataway</u>						
23/P-01 Moores Road Subdivision	Two single family detached residences with a minimum 4,108 SF of livable space; requesting to develop on interim septic systems in a publicly designated category. 134 E-4; Parcel 152	3.00 RR	5	Waiver to use Interim Septic Systems	Retain 5 Deny Waiver	Retain 5 Defer Waiver
District 9						
23/P-02 Junica Brandywine Village	301 multifamily residential units with a minimum 825 SF of floor area. 144 E/F-2; Parcels 47, 64, 92 & 186	9.00 CGO	5	4	4	4

**POLICY 11:**

***Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.***

**Goals**

**LUI1.1** ***Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George’s County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.***

- LU11.2*** ***Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.***
- LU11.3*** ***Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify postreclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.***
- LU11.4*** ***To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.***

**RESPONSE:** The Property is located within the Established Communities designation and Environmental Strategy Area 2 of Plan Prince George’s 2035. The Property does not contain any regulated environmental features, include 100-year floodplain or primary management area (PMA). However, 5.15 acres of woodland are present as illustrated by the approved Natural Resources Inventory Plan, NRI-079-2023. The approved NRI identifies seven (7) specimen trees within the limits of the Property. The submitted Type 2 Tree Conservation Plan (the “TCP2”) is in conformance with approved Type 1 Tree Conservation Plan (the “TCP1”), TCP1-031-2024, and does not propose the removal of any sensitive environmental features or specimen trees that were not previously evaluated.

***POLICY 12:***

***Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.***

***Goals***

***LU12.1 Participate in the Washington Metropolitan Council of Governments’ regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.***

***LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George’s County based on approved zoning, residential and commercial pipeline development, and the Growth Management Goals (see Table 17).***

***LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.***

**RESPONSE:** The goals in Policy 12 are to be implemented by the Prince George’s County Planning Department and thus do **not** specifically apply to the subject Property.

**2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (the “Master Plan”)**

The Property is within the limits of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (the “Master Plan”), Planning Area 85A, and is further located in Councilmanic District 9 along MD Brandywine Road, which is a scenic and historic roadway. The Sectional Map Amendment of the Master Plan rezoned the Property from the former R-R (Rural Residential) Zone to the former C-O (Commercial Office) Zone. The Property was then rezoned to the CGO Zone with the 2022 Sectional Map Amendment. In accordance with PPS-2023-017 and Section 24-4101(b), as examined below, the subject site both meets the intent of the 2013 Subregion 5 Master Plan and proposes uses that are permitted in the current CGO Zone by right.

The Master Plan presents several engagement areas, which consist of the following:

- Land Use and Development Pattern
- Environment
- Transportation
- Public Facilities
- Historic Preservation

### **Land Use and Development Pattern**

Within the 2013 Subregion 5 Master Plan, the Land Use and Development Pattern chapter contains recommended goals, policies, and strategies for development within Prince George's County. The subject Property is located within the MD 5 (Branch Avenue) corridor near Brandywine. Therefore, relevant master plan goals and strategies are provided below, *highlighted in italic bold*:

#### ***C. Center and Corridor***

***Goal 1:***        ***Establish a mixed-use, transit-oriented Brandywine Community Center along MD 5 between the area near the MD 5/US 301 interchange and north of the intersection of MD 5 McKendree/Cedarville roads.***

***Goal 2:***        ***Expand existing concentrations of population and employment along the MD 5 Corridor, particularly in Clinton, at corridor nodes, and within the Brandywine Community Center.***

***Strategy:***      ***Encourage infill development along the MD 5 corridor, specifically at all potential transit nodes in Clinton.***

**RESPONSE:**        The Applicant has provided a 142 unit two-family residential development with a limited accessory commercial component within the MD 5 corridor. Map IV-4 on page 49 of the Master Plan (shown below) illustrates the locations of future possible transit stops within the Brandywine Community Center and the surrounding area. Of note, is a transit stop within 0.25 miles from the subject Property along MD 5. This proposal represents an infill development project within the MD 5 corridor at a node, which will provide increased housing opportunities, particularly given the lack of missing middle residential two-family dwelling units in the surrounding region. At the time the Master Plan was published, the current 2002 General Plan identified the subject Property as a component of the Branch Avenue Corridor, which was encouraged for redevelopment, particularly at nodes such as the intersection of MD 5 and Brandywine Road. Providing increased residential opportunities will then grow the concentration of the population of the area within a mixed-use development in the MD 5 corridor, as envisioned by Goals 1 and 2 above. Furthermore, the Master Plan envisions the proposed transit stop as "park-and-ride oriented" with a mixture of residential, commercial, and institutional uses west of MD 5 to support the transit stop. With the development of this proposed transit stop in the future, residents would have increased options to commute to nearby metro stations and Washington D.C. Commuting to the proposed transit system is also enhanced by this development project with the construction of off-site improvements in accordance with ADQ-2023-033. These improvements may include a bicycle lane along Brandywine Road to the east and/or the installation of at least one bus shelter at the "Park-N-Ride" transit stop in accordance with the Bicycle Pedestrian Impact Study (BPIS) that was prepared by Lenhart Traffic Consulting, Inc.

Map IV-4: Brandywine Community Center and Surrounding Area



## Environment

Within the 2013 Subregion 5 Master Plan, the Environment chapter contains recommended goals, policies, and strategies for development within Prince George’s County. Relevant master plan policies and strategies are provided below, *highlighted in italic bold*:

### *Green Infrastructure*

*Policies: Implement the master plan’s desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.*

*Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.*

***Protect, preserve, and enhance the identified green infrastructure network.***

***Strategies: Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.***

***Continue to implement the County's Woodland Conservation and Tree Preservation Ordinance, which places a priority on the preservation of woodlands in conjunction with floodplains, wetlands, stream corridors, and steep slopes and emphasizes the preservation of large, contiguous woodland tracts.***

**RESPONSE:** The Applicant acknowledges the aforementioned policies and strategies. The Applicant notes that a portion of the Property is in the evaluation area of the 2017 Green Infrastructure Plan.

Evaluation Areas (as defined by the Master Plan) potentially contain environmentally sensitive features, such as interior forests, colonial waterbird nesting sites, and unique habitats, that are not regulated (i.e., not protected) during the land development process. The approved NRI (NRI-079-2023) notes there are seven specimen trees on-site and 5.15 acres of woodlands. As shown on the approved TCP1 (TCP1-031-2024), the Planning Board approved the removal of five specimen trees in companion to PPS-2023-017. The provided TCP2 does not request the removal of any additional specimen trees with this DET application.

The Applicant notes that the TCP2 has been developed in accordance with Prince George's County's Woodland and Wildlife Habitat Conservation Ordinance. Conformance with the Woodland and Wildlife Habitat Conservation Ordinance includes the conservation and afforestation thresholds, which have been designed to be fully met on-site. Significant conservation is provided along the northern and western portions of the site in accordance with the approved TCP1, TCP1-031-2024. These locations were strategically chosen to provide additional buffering between the proposed construction and existing institutional and residential uses. The Property is located within the Piscataway Creek Watershed. Degradation to the watershed will be avoided via the provision of a stormwater management system that utilizes environmental sensitive design that has been approved by DPIE via with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC. The proposed mixture of stormwater management facilities, inclusive of one (1) bioswale site, one (1) micro-biorientation area, and two (2) submerged gravel

wetlands, are maintained with this DET application. This site proposes a two-family rental residential development with a limited accessory commercial component that is in conformance with the Master Plan, particularly given its location along the MD 5 corridor where redevelopment is prioritized. The Applicant has designed the site to preserve environmental features to the maximum extent practicable, preserving specimen trees not located within the central portion of the Property.

*Water Quality, Stormwater Management, and Groundwater*

**Policies:**        *Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.*

*Protect and restore groundwater recharge areas such as wetlands and the headwaters of streams.*

**Strategies:**    *Identify locations without stormwater management or with poorly performing facilities that would be suitable for public and private stormwater retrofit projects.*

*Reduce or eliminate any potential flood hazards and prevent future flood hazards caused by new development and increased imperviousness.*

**RESPONSE:**        The Applicant acknowledges the aforementioned policies and strategies. An approved DPIE Stormwater Management Concept Plan, 23142-2023-SDC/P62427-2024-SDC has been provided as a component of this DET application. The prepared plan (which illustrates the proposed stormwater management system) has been created to collect and convey runoff to an on-site micro-bioretenion treatment system to provide sufficient Environmental Site Design (ESD). This micro-bioretenion system will ensure that stormwater runoff does not degrade the surrounding watershed when leaving the Property. The conservation of a significant portion of the net tract area (twenty percent) will also ensure that sufficient landscaping will be available to protect and restore groundwater recharge areas on-site. Stormwater will exit the Property either on the eastern or western portion of the site. Stormwater exiting to the east will flow from the site via proposed a new underground storm drainage pipe to an existing pond along MD 5. Alternatively, stormwater leaving the site to the west will flow into an existing culvert that drains to the Piscataway Creek watershed. There are no wetlands on-site, but the existing Piscataway watershed will be enhanced by the proposed stormwater management system. On-site landscaping will also be utilized to absorb water prior to its circulation into the micro-bioretenion system. Landscaping has been provided in compliance with the 2018 *Prince George's County Landscape Manual* (the "Landscape Manual") and the Tree Canopy Coverage Ordinance, as a component of this DET application submittal.

### ***Watersheds***

***Policies:*** ***Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.***

***Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.***

***Strategies:*** ***Retain low density zoning in the Rural Tier to retain forest land, reduce the density of development, reduce the amount of impervious cover, and reduce the number of new septic systems***

***Incorporate stormwater management best management practices, especially in the future Brandywine Community Center, to increase infiltration and reduce run-off volumes.***

**RESPONSE:** The Applicant acknowledges the aforementioned policies and strategies concerning the preservation of watersheds. As noted previously, the subject Property is within the Piscataway Creek watershed. To preserve the quality of the watershed the Applicant has provided an approved Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC via DPIE. The proposed mixture of stormwater management facilities, inclusive of one (1) bioswale site, one (1) micro-biorientation area, and two (2) submerged gravel wetlands, are maintained with this DET application. This approved plan will utilize ESD and best practices to ensure the surrounding watershed is not degraded by this proposal development. Furthermore, the development will be served by public utilities, including underground water and sewer services, which thereby eliminates the need for a septic system. Infiltration of stormwater will be utilized on-site via the proposed micro-bioretenion system and on-site landscaping, which has been provided in accordance with the Landscape Manual. Significant on-site woodland conservation is provided along the northern and western portions of the Property to protect the forest and water quality of the Piscataway Creek watershed. These locations at the northern and western boundaries of the Property were also strategically chosen to provide additional buffering between the proposed construction and existing institutional and residential uses.

### ***Chesapeake Bay Critical Area***

***Policy:*** ***Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative***

*changes.*

*Strategies: Ensure that the primary and secondary buffers are protected and enforced to the fullest extent possible.*

*Increase enforcement activities as needed within the Critical Area.*

**RESPONSE:** The Applicant acknowledges the aforementioned policies and strategies but notes that the subject Property is **not** within the Chesapeake Bay Critical Area.

### *Air Quality and Greenhouse Gas Emissions*

*Policies: Reduce air pollution through transportation demand management (TDM) projects and programs.*

*Promote “climate-friendly” development patterns through planning processes and land use decisions.*

*Increase awareness of the sources of air pollution and greenhouse gas emissions.*

*Strategies: Reduce air pollution and energy use by placing a high priority on transportation demand management (TDM) projects, transit, and mixed use development (Chapter VI: Transportation).*

*Design development and redevelopment projects to minimize the need for motor vehicle trips (Chapter IV: Land Use and Development Pattern).*

*Provide local and subregional pedestrian and bicycle facilities (Chapter VI: Transportation).*

*Encourage the use of clean energy sources such as solar and wind power.*

**RESPONSE:** The Applicant acknowledges the aforementioned policies and strategies. This project proposes 142 two-family rental dwelling units with a limited accessory commercial component along the high priority MD 5 corridor with close proximity to Brandywine. The subject Property is located near a proposed transit stop, which is anticipated to emphasize “park and ride” travel given the distance to nearby metro stations and the City of Washington D.C. The development has been designed to provide pedestrian linkages within the site to each two-family building and frontage improvements along Brandywine Road. These frontage improvements will include sidewalks that are at least five-feet-wide with ADA accessible crosswalks to increase

connectivity on Brandywine Road. While the need for missing middle housing is crucial, the Property will comply with the robust criteria of the Woodland and Wildlife Habitat Conservation Ordinance, including the afforestation and conservation requirements. These requirements will ensure that a significant (twenty percent of the net tract area), continues to remain as woodland or planted with new vegetation, ensuring ample space can be utilized to lessen the effects of air pollution.

***Green Building and Energy Efficiency***

***Policy:***            ***Encourage the use of green building techniques that reduce resource and energy consumption.***

**RESPONSE:**        The Applicant acknowledges the aforementioned policy. In accordance with Section 27-61600 of the Zoning Ordinance, the Applicant exceeds the minimum requirement of providing 4.0 green building points with this development proposal of more than twenty-five (25) dwelling units. To exceed the minimum requirements, the Applicant offers 7.25 green building points, which is almost double the base standards. A schedule indicating the intended green building points is provided below and included on the coversheet of the DET. These standards include energy conservation and efficiency, LEED Bronze certification, water conservation and water quality, and transportation facility improvements.

Brandywine Green Building Points

The proposed development will pursue the following points to achieve the minimum of 4 points required for this project

<b>Energy Conservation</b>	<b>Points</b>
Meet ASHRAE Standards for Lighting	0.75
Air Conditioner Stated Efficiency Greater than 14 SEER is included as standard	0.75
<b>LEED Certification</b>	<b>Points</b>
Construct the principal buildings to meet or exceed the 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
<b>Water Conservation &amp; Water Quality</b>	<b>Points</b>
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 storm water management 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
All toilets have dual activated flushing	1.00
<b>Transportation</b>	<b>Points</b>
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building	0.75
Include showering and dressing facilities in nonresidential developments for employees walking or bicycling to work	0.75
<b>Total Points</b>	<b>7.25</b>

***Noise Intrusion***

***Policy:***            ***Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.***

***Strategies:***    ***Evaluate development and redevelopment proposals in areas subject to significant noise intrusions using Phase I noise studies and noise models.***

***Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater.***

***Provide for the use of noise reduction measures when noise issues are identified.***

***Require development within 65 dBA Ldn and greater noise exposure areas to be properly protected from the transmission of noise with barriers that affect sound propagation and/or the use of sound absorbing materials in construction.***

**RESPONSE:**        The Applicant acknowledges the aforementioned policy and strategies. A Phase I/II Noise analysis was completed as conditioned by the Planning Board with its approval of PPS-2023-017. The prepared Phase I/II noise study provides an analysis of both indoor and outdoor noise levels.

Regarding indoor noise, the analysis found that of the 142 two-family dwelling units, only two (2) blocks, or four (4) total units, in the northeastern corner of the site, will be exposed to transportation noise levels above 65 dBA Leq, associated with MD 5, Branch Avenue. The maximum noise impact determined for these dwelling units was up to 66 dBA Leq. As typical standard building construction offers 20 dBA of noise reduction, a “building shell analysis” was conducted to determine whether the proposed construction will be capable of maintaining interior noise levels below 45 dBA Leq, or whether modifications would be required as a component of the Phase II noise study.

This evaluation, or “building shell analysis”, calculates the noise reduction provided by an exterior building partition (i.e. the composite assembly of the wall and any windows and doors) and the resulting indoor noise level when impacted by a specific outdoor noise level. The noise reduction provided by an exterior partition is dependent upon the surface area each building element composing the partition occupies and the sound transmission class (STC) rating of the individual elements. This STC rating is a single number which indicates a building element’s ability to reduce noise transmission from one side of the element to the other.

A floor-by-floor building shell analysis was completed for the two-family dwelling unit model to be built at the Junica Brandywine site. The analysis was conducted using the exterior noise level specific to each residential unit (as determined by the computer model) and each room's interior dimensions, exterior wall and window/door dimensions, and exterior wall finish. Using the common standard window ratings of 26 STC and the common standard foyer/patio door rating of 22 STC, it was determined that the design of the Junica Brandywine site would result in mitigating the exterior noise levels of up to 66 dBA Leq to below an interior level of 45 dBA Leq.

Regarding outdoor noise, the Phase I/II analysis indicates that daytime noise levels will not exceed 65 dBA Leq in the outdoor play area (playground facility), community space (open space amenity), or dog park. Additionally, nighttime noise levels will not exceed 55 dBA Leq in the outdoor play area (playground facility) or community space (open space amenity). Alternatively, while nighttime noise levels will exceed 55 dBA Leq throughout the dog park, the facility will be fenced off and closed to the public during nighttime hours (between 10:00 PM and 7:00 AM), with appropriate signage. Therefore, the dog park will not be a public-use outdoor activity space during nighttime hours and should not require further analysis or mitigation. Additionally, there are no rear yards proposed for the subject site dwelling units, so no further analysis is required of these areas as a component of the Phase I/II noise study.

### ***Sand and Gravel Mining***

**RESPONSE:** The Applicant acknowledges the aforementioned strategies but notes the subject Property does **not** propose any sand and/or gravel mining.

### **Transportation**

Within the 2013 Master Plan, the Transportation chapter contains recommended goals, policies, and strategies for development within Prince George's County. Relevant master plan policies, and/or strategies are provided below, ***highlighted in italic bold:***

#### ***Roads***

***Policies: Implement land use strategies that will reduce vehicle trips and miles traveled by encouraging mixed-use developments and increasing employment in targeted growth areas.***

***Ensure that transportation facilities are adequate prior to approval of new development or rezoning proposals. Fund and approve transportation facilities identified in the CIP.***

***Strategies: Support the land use policies established in this plan that reduce vehicular travel demand, such as mixed use, and transit-oriented development, and increase employment development within***

*Subregion 5 (Chapter IV: Land Use and Development Pattern) as development is reviewed for approval.*

*Evaluate the traffic impact study procedures to determine if greater mitigation should be required from developers of small- to medium-size developments. The cumulative impacts of these projects often affect regional traffic and are not addressed in the traffic impact study.*

**RESPONSE:** Impacts to the existing roadway network were analyzed by the Planning Board via its approval of PPS-2023-017 and its supporting traffic study, which was prepared by Lenhart Traffic Consulting, Inc. The Applicant studied five (5) roadway intersections, all of which passed the County's test for operational adequacy, with the exception of MD 5 Service Road and Brandywine Road. To support the operational adequacy of the intersection, the Applicant will be required to convert a portion of the eastbound Brandywine Road shoulder to a striped right turn lane, as required by Condition 4 of ADQ-2023-033, prior to the approval of any building permit for the site.

No new or extended streets are proposed with this development application, instead driveways will be utilized to connect the site to Brandywine Road. This project will also support the land use policies of the Master Plan as illustrated in the Land Use and Development Pattern chapter. As demonstrated on the prepared bicycle and pedestrian facilities plan, a robust sidewalk network is proposed that allows for connections to each building entrance and Brandywine Road, demonstrating that the Property has adequate pedestrian circulation. This pedestrian network will increase the walkability of the site, allowing easy access to the café use and recreational amenities. ADA accessible crosswalks will then also be provided at key intersections within the site to promote safe pedestrian circulation.

### *Transit*

*Policies: Expand transit service in Subregion 5 to mitigate traffic congestion, reduce air pollution, and provide alternative means of transportation.*

*Implement transit-oriented development (TOD) at designated locations in the recommended Brandywine Community Center.*

**RESPONSE:** While no transit facilities are currently adjacent to this Property, the Applicant notes that Map IV-4 on page 49 of the Master Plan illustrates the locations of future possible transit stops within the Brandywine Community Center and the surrounding area. Of note, is a transit stop within 0.25 miles from the subject Property along MD 5. This proposal represents

an infill development project within the MD 5 corridor at a node, which will provide increased housing opportunities, particularly given the lack of missing middle two-family dwelling units in the surrounding region. At the time the Master Plan was published, the current 2002 General Plan identified the subject Property as a component of the Branch Avenue Corridor, which was encouraged for redevelopment, particularly at nodes such as the intersection of MD 5 and Brandywine Road. Providing increased residential opportunities will then grow the concentration of the population of the area in the MD 5 corridor, as envisioned by Goals 1 and 2 above. Furthermore, the Master Plan envisions the proposed transit stop as “park-and-ride oriented” with a mixture of residential, commercial, and institutional uses west of MD 5 to support the transit stop. With the development of this proposed transit stop in the future, residents would have increased options to commute to nearby metro stations and Washington D.C. Commuting to the proposed transit system is also enhanced by this development project with the construction of off-site improvements in accordance with ADQ-2023-033. These improvements may include a bicycle lane along Brandywine Road to the east and/or the installation of at least one bus shelter at the “Park-N-Ride” transit stop in accordance with the BPIS that was prepared by Lenhart Traffic Consulting, Inc.

### *Sidewalks, Bikeways, and Trails*

***Policies:***        ***Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.***

***Promote dual-route facilities along all of the major road transportation corridors.***

***Strategies:***    ***Construct sidewalks along all major transportation facilities in areas where there are concentrations of people.***

***Install bicycle signage and safety improvements along designated shared-use roadways when development occurs or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage.***

**RESPONSE:**        With the approval of ADQ-2023-033, the Applicant has illustrated the required improvements proposed for the development. These improvements, in accordance with the required cost cap, may include a bicycle lane along Brandywine Road to the east and/or the installation of at least one bus shelter at the “Park-N-Ride” transit stop in accordance with the BPIS that was prepared by Lenhart Traffic Consulting, Inc. A robust sidewalk network will then also be provided that allows for connections to each two-family building entrance and Brandywine Road, demonstrating that the Property has adequate pedestrian circulation. This pedestrian network will increase the walkability of the site, allowing easy access to the café use, and recreation

amenities. ADA accessible crosswalks will then also be provided at key intersections within the site to promote safe pedestrian circulation.

### ***Conservation and Enhancement of Special Roadways***

***Policies:***        ***Conserve and enhance the scenic and historic values along special roadways.***

***Conserve and enhance the viewsheds along designated roadways.***

**RESPONSE:**        The Applicant acknowledges that Brandywine Road is classified as a scenic and historic roadway by the Master Plan. This designation requires the Applicant to provide additional landscaping buffering from the edge of the right-of-way to the first on-site structure. Per Section 4.6 of the Landscape Manual, a minimum 20-foot-wide buffer with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveways, is required for the Property. The provided landscape plans submittal illustrate the minimum 20-foot buffer width, which will partially include some of the proposed stormwater management facilities. These facilities are not prohibited from being located within the landscape buffer from the Landscape Manual, but they will be screened from the roadway by plantings, which include a mixture of shade, ornamental, and evergreen trees with supplemental shrubs.

### **Public Facilities**

The Applicant notes that the subject Property has adequate public facilities for the proposed 142 two-family rental dwelling units and associated accessory nonresidential uses, as analyzed with the approval of PPS-2023-017. The Property is within close proximity to emergency service stations, including the Fire Department and EMS. Furthermore, the Property is located within water and sewer categories W-4 and S-4 and is eligible to proceed with a PPS application. PGAtlas labels the Property as being within W-5 and S-5 but the Applicant notes this designation was revised with CR-076-2023, which is attached for reference. This District Council Resolution revised the water sewer categories for several sites within the entirety of Prince George's County, including the subject Property. Given the approval of PPS-2023-017, the Applicant is now eligible to proceed with an administrative water and sewer category change from W-4/S-4 to W-3/S-3, which must be completed prior to the approval of the final plat.

Recreational facilities are proposed with this DET application in accordance with the County's *Parks and Recreation Guidelines*, as conditioned by the Planning Board with the approval of PPS-2023-017. These facilities are compatible with those evaluated during the review of PPS-2023-017, providing a mixture of active and passive recreational opportunities that greatly exceed the minimum requirements. Details for each recreational facility and the associated equipment are included as a component on Sheet 6 of the detailed site plan set. A schedule illustrating the recreational facilities proposed, along with their monetary value versus the minimum requirements is also provided on Sheet 6 and is replicated below. These provided facilities go above and beyond the minimum private recreation value, ensuring that residents

receive a premium living experience in the proposed community.

Contemplated recreational facilities for this site include an approximate 2,355 square foot school age playground with associated play equipment and sitting areas, a dog park (with dog waste stations and four (4) foot tall fencing), a clubhouse with a fitness room, kitchen, gathering room, and patio, open play amenity space, and bicycle racks. The Applicant would further note that the dog park will have hours of operation, which range from 7 AM to 10 PM with the appropriate signage included as a component of the DET application. Appropriate bond and permit triggers are included within the DET and have been chosen to ensure that future residents can enjoy these facilities in a safe manner.

FORMULA FOR DETERMINING THE VALUE OF  
 RECREATIONAL FACILITIES TO BE PROVIDED IN  
 SUBDIVISIONS  
 (Populations up to 1000)  
 October 2000

PROJECT NAME:	Junica Brandywine			
PROJECT NUMBER:	DET-2025-006			
PLANNING AREA:	85A			
<input type="text" value="142"/>	X	<input type="text" value="2.82"/>	=	<input type="text" value="400.44"/>
Number of Units in Project		Population/D.U. by Planning Area (2020)		Total Project Population
<input type="text" value="400.44"/>	÷	500	=	<input type="text" value="0.80"/>
Total Project Population				Multiplier
<input type="text" value="0.80"/>	X	<input type="text" value="\$188,500"/>	=	<input type="text" value="\$150,965.88"/>
Multiplier		Standard Value of Facilities for Population of 500		** Value of Facilities to be provided

Recreational Facilities Provided (DET-2025-006)

#	Facility Description	Value of Facilities for Population of 500	*Bond Trigger	**Permit Trigger
1	2,355 SF Playground (School age 5-12) - three benches, trash can, play structure, swing set, Wallie the Whale spring animal, Izzie the Inchworm spring rider	\$35,000	69th Unit	90th Unit
2	2,000 SF Clubhouse with Exersize Room, Kitchen, Gathering Room and Patio	\$450,000	69th Unit	115th Unit
11	1,192 SF Dog Park, trash bag dispencer, waste receptical, two benches, sign, fence.	\$4,000	1st Unit	45th Unit
12	Community Space - Two bike rack	\$640	69th Unit	115th Unit
Total Facility Value for Facilities Provided		\$489,640		***

\* Building permits required prior to issuance of the bonding for the corresponding Recreational Facilities.  
 \*\* Prior to approval of the building permit listed, the corresponding Recreational Facilities must be constructed. (DET-2025-006)  
 \*\*\* Value of Facilities to be provided approved with DET-2025-006.

**Historic Preservation**

The Applicant notes that the subject Property does **not** contain and is **not** adjacent to any historic or cultural resources identified for preservation by the Master Plan.

**2017 Green Infrastructure Plan (Functional Master Plan)**

The 2017 Green Infrastructure Plan places a majority of the Property in the “Evaluation Area” (light green) as shown in the image below.



Evaluation Areas (as defined by the Master Plan) potentially contain environmentally sensitive features, such as interior forests, colonial waterbird nesting sites, and unique habitats, that are not regulated (i.e., not protected) during the land development process. The approved NRI (NRI-079-2023) notes there are seven specimen trees on-site and 5.15 acres of woodlands. As shown on the provided TCP2, the Applicant is in conformance with the approved TCP1, TCP-031-2024, and does not request the removal of any additional specimen trees that were not previously evaluated by the Planning Board.

The Applicant notes that the TCP2 has been developed in accordance with Prince George’s County’s Woodland and Wildlife Habitat Conservation Ordinance. Conformance with the Woodland and Wildlife Habitat Conservation Ordinance includes the conservation and afforestation thresholds, which have been designed to be fully met on-site. Significant conservation is provided along the northern and western portions of the site. These locations were strategically chosen to provide additional buffering between the proposed construction and existing institutional and residential uses.

**Woodland and Wildlife Habitat Conservation Ordinance**

The Property is subject to the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance as the site has more than 10,000 square feet of woodland. As the site is subject to a previously approved TCP1, TCP1-031-2024, the Applicant has proceeded to file a TCP2 as part of this DET submittal package.

**County's Ten-Year Water and Sewerage Plan**

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the County. The Plan references the Ten-year Water and Sewer Plan and addresses specifically: Drinking Water Supply, Water Treatment, and Stormwater Management. The subject Property is within water and sewer categories W-4 and S-4 and is eligible to proceed with a DET application. PGAtlas labels the Property as being within W-5 and S-5 but the Applicant notes this designation was revised with CR-076-2023, which is included within this DET submittal for reference. This District Council Resolution revised the water sewer categories for several sites within the entirety of Prince George’s County, including the subject Property. Given the approval of PPS-2023-017, the Applicant is now eligible to proceed with an administrative water and sewer category change from W-4/S-4 to W-3/S-3, which must be completed prior to the approval of the final plat.

CR-076-2023  
 (DR-2)  
 Attachment A

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<b><u>Blue Plains</u></b>						
23/BP-01 National Harmony Office Building	Two office buildings encompassing 12,000 SF of floor area. 66 E-1; Part of Lot 1	2.00 of 142.86 RSF-95	6	4/3	3	3
<b>District 5</b>						
<b><u>Western Branch</u></b>						
23/W-01 Upper Marlboro Westphalia	A warehouse and an office building encompassing 3,500 SF of floor area. 90 C-1; Parcels 101 & 102	4.12 IE	5	4/3	4	4
<b>District 6</b>						
<b><u>Piscataway</u></b>						
23/P-01 Moores Road Subdivision	Two single family detached residences with a minimum 4,108 SF of livable space; requesting to develop on interim septic systems in a publicly designated category. 134 E-4; Parcel 152	3.00 RR	5	Waiver to use Interim Septic Systems	Retain 5 Deny Waiver	Retain 5 Defer Waiver
<b>District 9</b>						
23/P-02 Junica Brandywine Village	301 multifamily residential units with a minimum 825 SF of floor area. 144 E/F-2; Parcels 47, 64, 92 & 186	9.00 CGO	5	4	4	4

## **VI. CONFORMANCE WITH THE DETAILED SITE PLAN DECISION STANDARDS**

The subject DET application conforms to the applicable decision standards as follows:

### ***Section 27-3605. Detailed Site Plan***

#### ***(a) 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;***

**RESPONSE:** The Applicant acknowledges this finding, and notes based on the analysis herein, specifically within Section VII through X of this SOJ, that the subject site meets the applicable standards of this Subtitle. These standards include the purposes of Nonresidential Base Zones (Section 27-4203(a)), the purposes and regulations of the CGO Zone (Section 27-4203(d)), and the applicable Development Standards (Part 27-6) of the Zoning Ordinance. Therefore, with the analysis provided within this SOJ document, the Applicant contends that the approval of DET-2025-006 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 uses. Documentation of this analysis has been provided within the prepared plans and exhibits that are components of this DET submission.

- (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;***

**RESPONSE:** The Applicant acknowledges this finding and notes that this DET is subject to the conditions of approval of PPS-2023-017 and ADQ-2023-033. An analysis of conformance to the conditions applicable to the review of this DET is provided herein, within Section IV of this SOJ. As all applicable conditions of approval are met, the Applicant contends that this DET meets this required finding.

- (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;***

**RESPONSE:** The Applicant notes this DET contains regulated environmental features,

which have been preserved to the fullest extent possible, in accordance with the requirement of Section 24-4303(D)(5) and Section 27-6808. These regulated environmental features are preserved to the fullest extent possible as demonstrated on the provided TCP2, which has been prepared in accordance with TCP1-031-2024. No additional impacts to regulated environmental features not previously approved with TCP-031-2024, including specimen trees, are contemplated with this TCP2 to be approved companion with this DET application.

- (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;*

**RESPONSE:** The Applicant acknowledges this finding but notes it is **not** applicable to this DET, as the site is not within a planned development zone.

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

**RESPONSE:** The Applicant acknowledges this finding and notes that this DET has a companion TCP2, which has been prepared in accordance with TCP1-031-2024, which was approved in companion with PPS-2023-017. As the prepared TCP2 is in harmony with TCP1-031-2024, the Applicant would contend that this finding of approval has been met accordingly.

- (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;*

**RESPONSE:** The Applicant acknowledges this finding and notes that this DET application complies with the applicable regulations of the Development Standards in Part 27-6 of the Zoning Ordinance. An analysis of the applicable Part 27-6 Development Standards for the subject site is provided within Section X of this SOJ.

- (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.*

**RESPONSE:** The Applicant acknowledges this finding but notes it is **not** applicable to this DET, as a place of worship use is not proposed on the subject site.

**(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.*

**RESPONSE:** The Applicant acknowledges this finding but notes it is **not** applicable to this DET, as an alteration, extension, or enlargement of a legal conforming building, structure, or use is not proposed.

## **VII. CONFORMANCE WITH THE STANDARDS OF NONRESIDENTIAL BASE ZONES AND THE CGO ZONE**

The subject application conforms to the applicable purposes of the Nonresidential Base Zones as follows:

### **27-4203. Nonresidential Base Zones**

#### **(a) General Purposes of Nonresidential Base Zones**

*The Nonresidential base zones are established for the general purpose of ensuring there are lands in the County that provide a wide range of retail, office, service, employment, light industrial, heavy industrial, and related uses to meet the needs of County residents and the region, and more specifically to:*

**(1)** *Provide appropriately located lands for the full range of business uses needed by the County's residents, businesses, and workers, consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan to support quality economic growth;*

**RESPONSE:** The Applicant notes the proposed single-family detached residential use is consistent with the goals and policies of the General Plan and Master Plan as examined herein in Section V of this SOJ. The General Plan notes this Property is within the Established Communities Growth Policy Tier and has a future land use of commercial. The proposed development represents context-sensitive infill development and will provide a mixture of residential and commercial

development as envisioned by the General Plan and Master Plan. The proposed two-family rental residential dwelling units and accessory restaurant (café) use conform with the intensity and dimensional standards provided within Section 27-4203(d)(2) of the Zoning Ordinance, which demonstrates that the site is consistent with the context and character of the CGO Zone.

***(2) Strengthen the County's economic base, and provide employment opportunities close to home for County residents;***

**RESPONSE:** The Applicant acknowledges this purpose and notes that the development proposed with this DET offers an accessory commercial use on the subject property as a central component of the site. This location will allow the use to excel and serve to strengthen the County's economic base while offering employment opportunities for future residents. The proposed site layout also includes adequate parking and signage to support the proposed accessory commercial use.

Furthermore, the surrounding properties designated for future commercial growth have not yet been developed and presently only include residential, institutional, and vacant land uses. The development of this Property could therein act as a catalyst to introduce additional desired commercial uses to the region given the increase in the user population near the intersection of Brandywine Road and MD 5. The Property providing two-family rental residential dwelling units also increases the housing diversity in the region as a primary component of missing middle housing and is located just outside of the Brandywine Local Town Center, which has a large existing base of commercial uses. This location can then act as a transition between MD 5 and the existing single-family homes to the south and beyond to the west.

***(3) Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development;***

***(4) Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;***

**RESPONSE:** The Applicant acknowledges this purpose and contends that the proposed development offered with this DET application provides a combination of uses that enhance one another, in a synergetic relationship. The CGO Zone permits and encourages the provision of multiple use categories on a subject property. Further, as stated previously, it is anticipated that the redevelopment of this site can become a catalyst for the introduction of additional desired commercial uses nearest the intersection of Brandywine Road and MD 5. The proposed development of the site incorporates appropriate circulation patterns and parking to allow for the mixture of contemplated uses. These uses are connected via sidewalk infrastructure, including ADA accessibility, and utilize public spaces, such as patios and recreational facilities, as opportunities to enhance the sense of place. This enhanced sense of place offers fantastic opportunities for the cooperation and growth of the two uses.

- (5) *Accommodate new infill development and redevelopment that is consistent with the context and the character of the nonresidential zone in which it is located;*
  
- (6) *Ensure nonresidential development is located and designed to protect and preserve the character of existing single-family zones and neighborhoods; and*

**RESPONSE:** The Applicant acknowledges this purpose and notes that the subject site offers the opportunity to pursue new infill development within the Brandywine neighborhood and community. The proposed combination of residential and accessory commercial development is in harmony with the character of the neighborhood on Brandywine Road and conforms with the requirements of the CGO Zone. The proposed two-family development offers missing middle residential housing opportunities and can act as a transition from the intersection of Brandywine Road and MD 5 to the single-family residences to the south and west. As demonstrated herein, the proposed architectural elevations are of high-quality and connectivity is emphasized on site through ample bicycle, pedestrian, and vehicular circulation.

- (7) *Promote sustainable development that conserves energy and is energy-efficient, reduces the emission of greenhouse gases, provides physical and economic access to nutritious foods, employs sustainably-sourced and recycled materials, and meets similar sustainability goals.*

**RESPONSE:** The Applicant acknowledges this purpose and notes that the development will be sustainably designed, conforming to the required green building standards in Section 27-61600, as examined herein. In support of this purpose, please note that Stormwater Management practices will be designed to meet ESD guidelines and erosion/sediment control practices will be diligently applied and maintained during construction activities. Forest cover will be maintained to the fullest extent practicable, as shown in the prepared TCP2, and landscape buffers will be planted in accordance with the County's Landscape Manual to create lush, green supplements to the existing tree cover on site. Energy efficient appliances, HVAC systems, insulation, and building materials and techniques will be considered to contribute to a greener habitat than might be found elsewhere, as components of conformance with Section 27-61600 of this Zoning Ordinance.

(d) Commercial, General and Office (CGO) Zone

**(1) Purposes**

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A) To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B) To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.




**RESPONSE:** The approval of this DET application will enhance the purposes of the CGO Zone. As mentioned herein, the Applicant is proposing a two-family rental residential development with a limited accessory commercial component, via a centrally located restaurant (café) along the MD 5 corridor near Brandywine. The site will contain an internal circulation system that includes sidewalks and recreational facilities to create a sense of place with ample gathering space for residents, allowing for a synergetic relationship between uses. The proposed café will be located in the center of the site, which will include an outdoor seating area and ample on-site signage with designated on-site parking. The contemplated uses will be integrated horizontally, allowing for a diverse development as envisioned by this Zoning Ordinance.

**(2) Intensity and Dimensional Standards**

Standard (1)	Two-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	40.00	20.00	48.00	No requirement
Net lot area, min. (sf)	No requirement	No requirement	7,500	No requirement
1 Lot width, min. (ft)	20	20	50	No requirement
Lot coverage, max. (% of net lot area)	65 (3)	65 (3)	70	No requirement
2 Front yard depth, min. (ft)	10	10	10	0
3 Side yard depth, min. (ft)	8 (4)	8 (4)	8	0
4 Rear yard depth, min. (ft)	15	15	15	0
5 Principal structure height, max. (ft) (5) (6)	50	50	86	No requirement

- NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet
- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
  - (2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
  - (3) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
  - (4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
  - (5) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.
  - (6) 110 ft for office buildings or mixed-use development consisting primarily of office uses.

**RESPONSE:** The Applicant acknowledges these requirements and contends that all standards for two-family residential dwelling units are met as shown within the General Notes of the provided site plan and the following chart on the coversheet of the DET. There are no applicable requirements for the development of an accessory restaurant (café) use in the CGO Zone.

CONFORMANCE TO CGO ZONED INTENSITY & DIMENSIONAL STANDARDS FOR TWO-FAMILY DWELLINGS		
STANDARD (1)	REQUIRED	PROVIDED
Density (du/ac of net lot area)	40 du/ac, max.	25 du/ac
Net lot area (sf)	No Requirement	5.85 ac
Lot width (ft)	20', min.	740'
Lot coverage (% of net lot area)	65%, max. (3)	38%
Front yard depth (ft)	10', min.	50'
Side yard depth (ft)	8', min. (4)	25'
Rear yard depth (ft)	15', min.	18'
Principal structure height (ft) (5) (6)	50', max.	48'

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

(2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

(3) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.

(4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.

(5) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.

(6) 110 ft for office buildings or mixed-use development consisting primarily of office uses.

**VIII. PRINCIPAL USE STANDARDS**

As the Property is being evaluated in accordance with the standards of the CGO Zone, the proposed two-family rental residential dwelling units and restaurant (café) without a drive-through, are permitted by right with no specific use standards.

## **IX. PART 27-6: DEVELOPMENT STANDARDS**

The following contains responses to the relevant development standards per the requirements of the Zoning Ordinance:

### **Sec. 27-6200 Roadway Access, Mobility, and Circulation**

**RESPONSE:** The Applicant acknowledges the requirement to demonstrate conformance to this Section of Part 27-6 of the Zoning Ordinance with this DET application. However, the Applicant notes that conformance with many of these requirements were originally evaluated with PPS-2023-017. This DET therein remains in conformance with PPS-2023-017. Analysis of these standards is then provided for inclusion as a component of this DET application.

#### **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.*

**RESPONSE:** The Applicant acknowledges this requirement and notes that a bicycle, pedestrian, and vehicular circulation plan has been included as a component of the DET submission.

#### **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 Prince George's County Specifications and Standards for Roadways and Bridges, authorized in Subtitle 23: Roads and Sidewalks as the County's official standards for street design and construction. Within the Transit-Oriented/Activity Center base and Planned Development (PD) zones, the Prince George's County Urban Street Design Standards shall apply.*

##### **(b) *Vehicular Accessway Classifications***

*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.*

**(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.*

**RESPONSE:** The Applicant acknowledges these standards and notes that a pair of one (1)-way driveway access points are proposed to connect the site to Brandywine Road, which is an existing collector public street (C-513). Internal circulation will utilize asphalt pavement for connectivity between all dwelling units and the access point to Brandywine Road.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that proposed development is served by a system of vehicular accessways that will accommodate appropriate vehicle turning movements including, but not limited to, firefighting and other emergency vehicles, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development.

**(d) *Vehicular Access Management***

**(1) *Limitation on Direct Access Along Arterial 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 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 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 or collector street.*

**RESPONSE:** The Applicant acknowledges that the development is proposed to be accessed from a pair of one (1)-way driveway access points to connect the site to Brandywine Road, which is classified as a collector roadway (C-513), and is consistent with the approval of PPS-2023-017 and TCP1-031-2024. Access must be granted from Brandywine Road as no alternative direct vehicular access from a lower-classified roadway exists. The prepared Traffic Impact Statement indicates that the origin point accessed by the driveway will generate sufficiently low traffic volumes as not all users will be entering and exiting the site at a single time as demonstrated in the trip generation totals. Furthermore, the adjacent collector street (Brandywine Road) has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the roadway. As illustrated by Section 5 of the Traffic Impact Statement, the addition of the trips proposed by this development will not cause any of the examined intersections to operate outside of the Adequate Public Facility Ordinances (APFO) and is thus consistent with all regulation requirements.

**(2) *Limitation on Direct Driveway Access along Other Streets***

*The following standards shall apply to vehicular access along a street other than an arterial 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 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).***

**RESPONSE:** The Applicant acknowledges this standard but notes it does **not** apply as this DET application contemplates two uses, which includes two-family rental residential dwelling units and a proposed restaurant (café) without a drive-through, which will be accessed a pair of one (1)-way driveway access points to connect the site to Brandywine Road, a collector street (C-513). Therefore, this standard for single-family detached, two-family, and three-family dwellings does **not** apply to the subject Property.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed pair of one (1)-way driveway access points which will connect the site to Brandywine Road shall follow State, County, or municipal access standards, as applicable, to protect the function, safety, and efficiency of travel on the street.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard but notes it does **not** apply to this DET application as the subject Property is not a through lot or corner lot.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard but notes it is impractical to provide shared driveway access for the subject site from the adjacent properties. Currently the properties to the north and west share a driveway, whilst the adjacent parcel to the east is vacant. However, providing a shared driveway between any of the adjacent properties is impracticable and infeasible.

Firstly, as the existing parcel to the east is vacant it would be impractical to share a driveway since the site is currently fully wooded. Creating additional impervious surface and destroying existing woodlands on a site with no planned development is not advised and would not be consistent with the goals, policies, and strategies of the Master Plan.

The second option for shared access is through an existing driveway to the west of the Property. It is shared by an existing single-family detached residential dwelling to the northwest of the site and the place of worship use to the north of the Property. Utilizing this existing driveway would not be advisable as it would impair the circulation of each property. Furthermore, if utilizing the existing driveway, the extension of pavement to the Property would impair the ability for the Applicant to provide adequate woodland conservation to utilize as buffering between the neighboring uses. If a shared driveway were to be required, the Applicant would likely need to file for a variance from the on-site conservation threshold, which would then not be in harmony with TCP1-031-2024, or an alternative compliance to comply with the Landscape Manual. Lastly, many of the properties along Brandywine Road, particularly those on the southern side of the roadway,

have individual driveway access points. Thus, the proposed site entrance for the subject Property is consistent with the surrounding area and is permitted by the regulations of the Zoning Ordinance.

- (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.*

**RESPONSE:** The Applicant acknowledges this standard but notes that it does **not** apply as there are no proposed shared driveways utilizing easements with this DET application.

**(e)** *Cross-Access*

**(1)** *Purpose*

*The purpose of the following vehicular connectivity standards is to enhance safe and convenient mobility within and between neighborhoods and developments that helps integrate and connect neighborhoods, allow residents to conveniently visit neighbors and nearby activity centers without compromising the capacity of the County's streets to accommodate through-traffic, improve opportunities for comprehensive and convenient transit service, enhance efficient provision of public services, and improve the speed and effectiveness with which emergency services and police and fire protection can be provided to County residents and lands.*

**(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 (see Figure 27-*

***6206(e)(2): Cross-Access Between Parking Areas of Adjoining Developments).***

- (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.***

**RESPONSE:** The Applicant acknowledges this requirement but contends it is **not** applicable to the development of a site with two-family residential dwelling units that does not share a boundary with any of the referenced existing uses.

However, if M-NCPPC staff deem the development to be subject to the aforementioned standard, the Applicant would request that the Planning Director proceed to waive this standard given the proposed on-site woodland conservation and the nature of the uses of the surrounding properties.

The Applicant contends that this proposed primary residential development consisting of two-family residential dwelling units and a restaurant (café) without a drive-through does not allow for practicable or desirable vehicular cross access. The subject site is bounded by the three properties, two (2) to the north (Parcels 48 and 111) and one (1) to the east (Parcel 93). While all properties are zoned CGO, providing a street or easement for vehicular cross access is extremely impracticable and undesirable for both future on-site residents and the surrounding property owners.

Firstly, regarding the northern properties (Parcels 48 and 111), both contain existing uses consisting of a single-family detached dwelling and a place of worship. Such vehicular access would then disturb the rear and side yards of these properties. Furthermore, the northern portion of the site was the most practicable area to preserve existing woodlands in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. Thus, a vehicular street or

easement would separate and degrade areas that are ideal for preservation and allow buffering between the adjacent uses. This removal of woodland would thereby result in the site no longer having the ability to comply with the on-site conservation requirements, resulting in the proposed TCP2 no longer being in conformance with the approved TCP1, TCP1-031-2024. Additionally, any vehicular cross access through the adjacent place of worship property would be provided into an existing parking lot. This cross access would then have an impact on the vehicular circulation of both sites and still require vehicles to exit onto Brandywine Road via the existing shared driveway.

Providing vehicular cross access from the eastern portion of the Property to the existing parcel to the east (Parcel 93) is also extremely impractical and undesirable given that the land is presently vacant and wooded with dense vegetation. It is unclear how said property would develop in the future and if the vegetation along the property line includes any additional specimen trees that could be harmed through the creation of a street or easement. Therefore, the Applicant contends that the provision of vehicular cross access from this site to the adjacent properties is extremely impracticable and undesirable and that a waiver from these requirements should be granted by the Planning Director accordingly.

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

**(1) *Minimum Connectivity Index Score Required***

***New single-family residential subdivisions processed with a preliminary plan of major subdivision shall achieve an internal street connectivity index score in accordance with Table 27-6206(f)(1): Minimum Street Connectivity Index.***

**RESPONSE:** The Applicant acknowledges these standards but notes they do **not** apply as this DET application does not propose any single-family residential dwellings.

**(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.*

*(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.*

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

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

**RESPONSE:** The Applicant acknowledges these standards but notes they do **not** apply as this DET application as the site does not propose any single-family residential dwelling units with a cul-de-sac head or street turnaround.

*(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.*

**RESPONSE:** The Applicant acknowledges these standards but notes they do **not** apply as this DET application does not propose any single-family residential dwellings.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard has been met as the subject Property will be accessed via a pair of one (1)-way driveway access points to connect the site to Brandywine Road. The extension of Brandywine Road is not required for the proposed entrance.

**(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 non-standard 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 subcollector 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 bulbouts 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.*

**RESPONSE:** The Applicant acknowledges these standards but notes they do **not** apply as this DET application does not propose any private streets.

*(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.*

*(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.*

*(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.*

**(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.*

**RESPONSE:** The Applicant acknowledges these standards but notes they do **not** apply as the subject Property is zoned CGO and does not utilize a block design.

**(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.*

**RESPONSE:** The Applicant acknowledges these standards and notes that the proposed pair of one (1)-way driveways, along with all internal drive aisles, shall be at least 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.*

**RESPONSE:** The Applicant acknowledges this standard and notes the site is designed to allow for adequate fire truck “turn-around” movement.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the provided pair of one (1)-way driveway entrances is in alignment with the existing access points on the southern portion of Brandywine Road to the maximum extent practicable. This location was chosen for the driveway entrance as it is located approximately halfway between either side of the Property along Brandywine Road.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed pair of one (1)-way driveway access points that will connect the site to Brandywine Road meet this separation standard. The driveway radius does not encroach onto adjacent property. Furthermore, said entryway also does not interfere with the safe use of a driveway on any adjoining property.

**(C) Medians in Driveway Entrances**

*Medians may be incorporated at driveway entrances provided:*

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

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

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

**RESPONSE:** The Applicant acknowledges these standards but notes they do **not** apply as no median is proposed for the pair of one (1)-way driveway access points that will connect the site to Brandywine Road.

***(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.***

**RESPONSE:** The Applicant acknowledges this standard but notes that it does **not** apply as the proposed uses for the subject Property do not require stacking spaces.

***(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.***

**RESPONSE:** The Applicant acknowledges this standard but notes that it does **not** apply as the proposed uses for the subject Property do not require stacking spaces.

**(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.*

**RESPONSE:** The Applicant acknowledges this standard but notes that it does **not** apply as the proposed uses for the subject Property do not require stacking lanes.

**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.**

**RESPONSE:** The Applicant acknowledges these standards and notes that the Property shall be served by an internal pedestrian circulation system that meets the requirements of this

section as illustrated by the provided Bicycle and Pedestrian Circulation Exhibits. Sidewalks that are at least five (5)-foot-wide shall be provided along the site's entire frontage along Brandywine Road and to each proposed building entrance. Sidewalks shall also be provided to connect the proposed buildings to the recreational facilities with painted crosswalks at key site intersections. An ADA pathway with accessible crosswalks will then be provided to connect all future residents to the "Clubhouse" building and sidewalk frontage along Brandywine Road to promote safe pedestrian circulation.

**(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).**
- (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.**
- (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.**

**RESPONSE:** The Applicant acknowledges these standards and notes that the Property shall be served by an internal pedestrian circulation system that meets the requirements of this section as illustrated by the provided Bicycle and Pedestrian Circulation Exhibits. Sidewalks that are at least five (5)-foot-wide shall be provided along the site's entire frontage along Brandywine Road and to each proposed building entrance. Sidewalks shall also be provided to connect the proposed buildings to the recreational facilities with painted crosswalks at key site intersections. An ADA pathway with accessible crosswalks will then be provided to connect all future residents to the "Clubhouse" building and sidewalk frontage along Brandywine Road to promote safe pedestrian circulation.

**(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).*

**RESPONSE:** The Applicant acknowledges this requirement but contends it is **not** applicable to the development of a site with two-family residential dwelling units that does not share a boundary with any of the referenced existing uses.

However, if M-NCPPC staff deem the development to be subject to the aforementioned standard, the Applicant would request that the Planning Director proceed to **waive** this standard given the proposed on-site woodland conservation and the nature of the uses of the surrounding properties.

The Applicant contends that this proposed primary residential development consisting of two-family residential dwelling units and a restaurant (café) without a drive-through does not allow for practicable or desirable pedestrian access. The subject site is bounded by the three properties, two (2) to the north (Parcels 48 and 111) and one (1) to the east (Parcel 93). While all properties are zoned CGO, providing pedestrian cross access is extremely impracticable and undesirable for both future on-site residents and the surrounding property owners.

Firstly, regarding the northern properties (Parcels 48 and 111), both contain existing uses consisting of a single-family detached dwelling and a place of worship. Such pedestrian cross access would then disturb the rear and side yards of these properties. Furthermore, the northern portion of the site was the most practicable area to preserve existing woodlands in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. Thus, a pedestrian cross access point would separate and degrade areas that are ideal for preservation and allow buffering between the adjacent uses. This removal of woodland would thereby result in the site no longer having the ability to comply with the on-site conservation requirements, resulting in the proposed TCP2 no longer being in conformance with the approved TCP1, TCP1-031-2024. Additionally, any pedestrian cross access through the adjacent place of worship property would be provided into an existing parking lot. This cross access would then have an impact on the vehicular circulation of both sites.

Providing pedestrian cross access from the eastern portion of the Property to the existing parcel to the east (Parcel 93) is also extremely impractical and undesirable given that the land is presently vacant and wooded with dense vegetation. It is unclear how said property would develop in the future and if the vegetation along the property line includes any additional specimen trees that could be harmed through the creation of a pedestrian cross access point. Therefore, the Applicant contends that the provision of pedestrian cross access from this site to the adjacent properties is extremely impracticable and undesirable and that a waiver from these requirements should be granted by the Planning Director accordingly.

- (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.*

**RESPONSE:** The Applicant acknowledges this requirement but contends it is **not** applicable to the development of a site with two-family residential dwelling units that does not share a boundary with any of the referenced existing uses. However, if M-NCPPC staff deem the development to be subject to the aforementioned standard, the Applicant would request that the Planning Director proceed to **waive** the standard based on the rationale provided above.

- (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.*

**RESPONSE:** The Applicant acknowledges this requirement but contends it is **not** applicable to the development of a site with two-family residential dwelling units that does not share a boundary with any of the referenced existing uses. However, if M-NCPPC staff deem the development to be subject to the aforementioned standard, the Applicant would request that the Planning Director proceed to **waive** the standard based on the rationale provided above.

- (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.*

**RESPONSE:** The Applicant acknowledges these standards but notes that they are **not** applicable to this DET application given that the proposed vehicle parking area (lot) does not contain more than 150 parking spaces.

**(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.*

**RESPONSE:** The Applicant acknowledges these standards but notes that they are **not** applicable to this DET application given that the proposed vehicle parking area (lot) does not contain more than 150 parking spaces.

## **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); and*
- (D) *Connections to any recreational amenities internal to the development, such as open space.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the required bicycle parking facilities are shown as a component of the DET submission in accordance with Section 27-6309 and condition 12(e) of PPS-2023-017.

**(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.**
- (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 to topographic conditions, natural features, or visual obstructions that create hazards.**
- (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.**

**RESPONSE:** The Applicant acknowledges these standards and notes that a bicycle lane improvement along Brandywine Road has been proposed east of the site, closest to the intersection with MD 5 in accordance with the prepared BPIS. The DET Application also considers and includes a required five (5) foot-wide shared bicycle lane improvements via Condition 12(a) of PPS-2023-017 to the existing Brandywine Road shoulder containing appropriate designated signage within the prepared Bicycle and Pedestrian Facilities Plan.

**(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).*

- (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.*
- (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.*

**RESPONSE:** The Applicant acknowledges this requirement but contends it is **not** applicable to the development of a site with two-family residential dwelling units that does not share a boundary with any of the referenced existing uses.

However, if M-NCPPC staff deem the development to be subject to the aforementioned standard, the Applicant would request that the Planning Director proceed to **waive** this standard given the proposed on-site woodland conservation and the nature of the uses of the surrounding properties.

The Applicant contends that this proposed primary residential development consisting of two-family residential dwelling units and a restaurant (café) without a drive-through does not allow for practicable or desirable bicycle cross access. The subject site is bounded by the three properties, two (2) to the north (Parcels 48 and 111) and one (1) to the east (Parcel 93). While all properties are zoned CGO, providing bicycle cross access is extremely impracticable and undesirable for both future on-site residents and the surrounding property owners.

Firstly, regarding the northern properties (Parcels 48 and 111), both contain existing uses consisting of a single-family detached dwelling and a place of worship. Such bicycle cross access would then disturb the rear and side yards of these properties. Furthermore, the northern portion of the site was the most practicable area to preserve existing woodlands in accordance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. Thus, a bicycle cross access point would separate and degrade areas that are ideal for preservation and allow buffering between the

adjacent uses. This removal of woodland would thereby result in the site no longer having the ability to comply with the on-site conservation requirements, resulting in the proposed TCP2 no longer being in conformance with the approved TCP1, TCP1-031-2024. Additionally, any bicycle cross access through the adjacent place of worship property would be provided into an existing parking lot. This cross access would then have an impact on the vehicular circulation of both sites.

Providing bicycle cross access from the eastern portion of the Property to the existing parcel to the east (Parcel 93) is also extremely impractical and undesirable given that the land is presently vacant and wooded with dense vegetation. It is unclear how said property would develop in the future and if the vegetation along the property line includes any additional specimen trees that could be harmed through the creation of a pedestrian cross access point. Therefore, the Applicant contends that the provision of bicycle cross access from this site to the adjacent properties is extremely impracticable and undesirable and that a waiver from these requirements should be granted by the Planning Director accordingly.

**(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.**

**RESPONSE:** The Applicant notes that these standards do **not** apply to this DET application as there are no off-street bicycle paths proposed.

**(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.***

**RESPONSE:** The Applicant acknowledges these standards and notes that a bicycle lane improvement along Brandywine Road has been proposed east of the site, closest to the intersection with MD 5 in accordance with the prepared BPIS. This on-street bicycle facility will be designed and provided in accordance with the cross-section, paving, and other standards applicable to Brandywine Road, which is a collector roadway (C-513). The DET Application also considers and includes a required five (5) foot-wide shared bicycle lane improvements via Condition 12(a) of PPS-2023-017 to the existing Brandywine Road shoulder containing appropriate designated signage within the prepared Bicycle and Pedestrian Facilities Plan.

***(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.*

**Sec. 27-6300 Off-Street Parking and Loading**

**27-6303. Parking Plan or Site Plan Required**

*All development applications subject to review for compliance with the standards of this Section shall include a parking plan, unless a site plan meeting the requirements of this Section is submitted. A parking plan may be combined with the circulation plan required in Section 27-6204, Circulation Plan or Site Plan Required, for developments meeting the threshold required in that Section. A parking plan may also be combined with the alternative parking plan required by Section 27-6307(a), General; Alternative Parking Plan, should the applicant wish to seek off-street parking alternatives. The parking plan or site plan shall accurately designate the number and location of required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the development they are designed to serve, including how the parking facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the development. In addition, the parking plan or site plan shall accurately designate the location and design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.*

**RESPONSE:** The Applicant acknowledges these requirements and notes that the provided site plan, included as a component of this DET application, illustrates that the subject Property meets the minimum off-street parking standards. An analysis of each applicable off-street parking standard is provided below.

**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.*

**RESPONSE:** The Applicant notes that the provided off-street parking areas (within the contemplated one-car garages and driveways for each two-family dwelling unit, along with the provided two surface parking locations) will comply with these standards as shown on the site plan within this DET submittal.

**(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.*

**(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.*

**RESPONSE:** The Applicant notes that this regulation is met, as all off-street parking, including the parking surface (for driveways), will consist of asphalt.

(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).*

**RESPONSE:** The Applicant notes that **no** pervious or semi-pervious parking lot surfacing materials are proposed for this site.

(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.*

**RESPONSE:** The Applicant notes that this regulation is met, as the proposed parking spaces, within the two-family one-car garages and driveways, with associated accessory surface parking areas, have been designed to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians.

- (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.*

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as two-family residential dwellings are proposed, which are exempt from this requirement. However, even if this regulation were to apply, the Applicant would note that the DET application does not contemplate the use of public or private streets within the site. Therefore, no vehicles shall be able to back directly onto the only accessible public street, Brandywine Road, from any proposed parking area on the subject Property.

- (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.***

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as two-family residential dwellings are proposed, which are exempt from this requirement. However, the Applicant notes that the two separate parking areas (consisting of three and nine spaces shall be marked accordingly to allow for the orderly and safe loading, unloading, and parking of vehicles.

**(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.***

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as two-family residential dwellings are proposed, which are exempt from this requirement. However, the DET submittal illustrates that the two separate parking areas (consisting of three and nine spaces) space shall be marked accordingly to allow for the orderly and safe loading, unloading, and parking of vehicles. The Applicant would further note that the vast majority of on-site vehicular parking will occur via designed one-car garages and driveways for each individual two-family residential dwelling unit.

**(e) *Exterior Lighting***

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

**RESPONSE:** The Applicant notes that off-street exterior lighting is proposed throughout the site to allow for the safe circulation of pedestrians, cyclists, and automobiles. All off-street exterior lighting fixtures will be designed in accordance with Section 27-6700 of the Zoning Ordinance, as illustrated

**(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.***

**(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.*

- (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.*

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as two-family residential dwellings are proposed, which do not contemplate the installation of any on-site parking facilities, except for required visitor parking areas and spaces near the accessory restaurant (café) use. Instead, the vast majority of off-street parking will occur via designed one-car garages and driveways for each individual two-family dwelling unit. However, even if this regulation were to be deemed applicable, wheel stops would not be required for the off-street parking area spaces based on criterion (2) of this Section.

(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.*

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as two-family residential dwellings are proposed, which do not contemplate the installation of any on-site parking facilities, except for required visitor parking areas and spaces near the accessory restaurant (café) use. Instead, the vast majority of off-street parking will occur via designed one-car garages and driveways for each individual two-family dwelling unit. However, to allow for appropriate accessibility to the accessory restaurant use and “Clubhouse” building, the Applicant has proceeded to provide an ADA accessible van parking space that abuts the facility.

(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.*

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as two-family residential dwellings are proposed, which do not contemplate the installation of any on-site parking facilities, except for required visitor parking areas and spaces near the accessory restaurant (café) use. Instead, the vast majority of off-street parking will occur

via designed one-car garages and driveways for each individual two-family dwelling unit. However, all contemplated associated off-street parking and loading areas shall be maintained in accordance with this regulation.

**(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:***

**(1) Primary Drive Aisle**

- (A) Primary drive aisles within vehicular use areas shall be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive. The primary drive aisle(s) shall comply with the following standards (see Figure 27-6304(i)(1): Location of Primary Drive Aisle):**
- (B) Have a minimum cross-section width between curbs to serve two travel lanes and accommodate parallel parking spaces along both sides of the drive aisle in areas not needed for turning movements;**
- (C) Be striped to designate parallel parking spaces, where appropriate;**
- (D) Include a sidewalk or curb-delineated pedestrian path along the front façade of a building when the drive aisle is aligned parallel to that building façade; and**
- (E) Provide shade trees along both sides of the primary drive aisle.**

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as the subject site will be primarily utilized for two-family residential dwelling units, wherein no vehicular areas will contain more than 300 spaces.

**(2) Pedestrian Pathways**

***The vehicular use area shall provide fully-separated, improved pedestrian pathways that (see Figure 27-6304(i)(2): Example of Pedestrian Pathways):***

- (A) Are provided, at a minimum, every six parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension;**

- (B) Are enhanced with planted landscaping strips;*
- (C) Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the primary entrance into the building served by the parking lot;*
- (D) Are paved with asphalt, cement, brick or stone pavers, or other comparable material;*
- (E) Are of contrasting color or materials when crossing drive aisles;*
- (F) Are in compliance with applicable State and Federal requirements while at a minimum are at least four feet wide when located within planting strips, and ten feet wide when crossing drive aisles;*
- (G) Connect to all existing or planned adjacent transit facilities; and*
- (H) Provide safe and efficient pedestrian access to the use they serve.*

**RESPONSE:** The Applicant notes that this regulation is **not** applicable to the review of this DET application as the subject site will be primarily utilized for two-family residential dwelling units, wherein no vehicular areas will contain more than 300 spaces.

#### **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.*

**RESPONSE:** The Applicant notes that Section 27-6305(a) states that two-family residential dwelling units located outside of the Capital Beltway require two (2) parking spaces per residence. The Applicant, in its DET application, notes that 284 parking spaces are provided on-site, which is a total of two (2) spaces per residence (one within the driveway and one within the garage). Thirteen (13) additional parking spaces are provided for the accessory restaurant (café) use and visitor parking via two off-street parking areas that are adjacent to the “Clubhouse” building and recreational facilities.

**Parking Schedule**

6. Vehicular Parking

A. Required: 297 spaces

<u>Use</u>	<u>Rate</u>	<u>Requirement</u>
Two-Family Residential (142 Units)	2 spaces per Unit	284 spaces
Visitor Parking	1 space per 20 Units	8 spaces
Eating and Drinking Establishment (500 SF seating)	10 spaces per 1,000 SF Seating	5 spaces
		Total: 297 spaces*

\* Of which at least 198 (2/3 of requirement) must be non-compact.

B. Provided: 298 spaces\* as follows:

- 13 Standard Spaces @ 9' x 18' min.
- 142 Driveway Spaces @ 9' x 18' min.
- 142 Garage Spaces @ 9' x 18' min.\*\*
- 1 Van Accessible Handicap Spaces @ 8' x 18' with 8' access aisle.

\* Of which at least 1 must be handicap accessible and at least 1 must be van-accessible.

\*\* All driveways are 19' wide

7. Bicycle Parking

A. Required: 2 spaces

<u>Use</u>	<u>Rate</u>	<u>Requirement</u>
14 Standard Vehicle Spaces	2 Bicycle Space for first 10 Parking Spaces	2 spaces
	1 Bicycle Space for each additional 10 Parking Spaces	1 space
		Total: 3 Bicycle Spaces

B. Provided: 4 spaces

**(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:***

- (1) Apply the minimum off-street parking space requirement specified in Table 27-6305(a) for the listed use that is deemed most similar to the proposed use;***
- (2) Establish the minimum off-street parking space requirement by reference to resources published by the Institute for Transportation Engineers (ITE), or other sources; or***
- (3) Require the applicant to conduct a parking demand study to demonstrate the appropriate minimum off-street parking space requirement. The study shall estimate parking demand based on an acceptable source of parking***

*demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.*

**RESPONSE:** The Applicant notes that this DET application complies with the above regulation as all proposed uses are listed in 27-6305(a).

**(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:***

**(A) *Developments containing more than one principal institutional or commercial use; or***

**(B) *One or more institutional or commercial uses along with at least one residential use; or***

**(C) *Multiple industrial uses on a single property classified within the IH Zone; or***

**(D) *Multiple industrial uses on one or more adjoining properties under the same ownership, and which are located not more than 1,000 feet away from each other, in the IH Zone.***

**(2) *These developments shall provide parking spaces using the following shared parking method:***

**(A) *Applicant determines the minimum parking requirement in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for each component principal use in the development.***

**(B) *Applicant applies the time-of-day demand factors for each of the component uses in accordance with Table 27-6305(c)(1): Shared Parking Calculation, Time-of-Day Demand Factors. These represent the time-specific peak demand levels expected for each principal use.***

**(C) *Applicant calculates the sum of each column in the resulting table (rounding down all fractions). These sums represent the total***

*estimated shared demand for each time period throughout a typical day.*

**(D)** *Applicant uses the highest of these sums as the amount of parking required for the development. (This may be subject to further reduction factors and allowances described further in this Section.)*

**(i)** *For any shared parking that includes an industrial use, the highest sum shall be greater than or equal to the minimum parking requirement for the use with the largest gross floor area. If the highest sum is less than the minimum parking requirement for the largest use, then the minimum parking requirement of the use with the largest gross floor area shall be required.*

**(E)** *An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide all parties the right to joint use of the shared parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with PART 27-8, Enforcement.*

**RESPONSE:** The Applicant notes that this regulation does **not** apply, as shared parking is not being pursued with this DET application.

**(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.*

**RESPONSE:** The Applicant notes the parking spaces provided for the accessory commercial use (restaurant) do not exceed the maximum 140 percent off-street requirement of the Zoning Ordinance.

*(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.*

**RESPONSE:** The Applicant acknowledges this regulation and notes that one electric vehicle charging station will be available for future residents to utilize in an accessible location as labeled on the DET. Additionally, the Applicant has proposed infrastructure within each garage to be “EV ready” to be able to accommodate charging stations from future tenants, if desired.

*(2) 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.*

*(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.*

**RESPONSE:** The Applicant acknowledges this regulation but notes that it does **not** apply to this DET application, which is limited to the construction of two-family dwelling units and ancillary uses.

*(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.*

**RESPONSE:** The Applicant acknowledges this regulation but notes that it does **not** apply to this DET application, which is limited to the construction of two-family dwelling units and ancillary uses.

- (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.*

**RESPONSE:** The Applicant acknowledges this regulation but notes that it does **not** apply to this DET application, which is limited to the construction of two-family dwelling units and ancillary uses.

- (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).*

**RESPONSE:** The Applicant acknowledges this regulation but notes that it does **not** apply to this DET application, which is limited to the construction of two-family dwelling units and ancillary uses.

- (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.*

**RESPONSE:** The Applicant acknowledges this regulation but notes that it does **not** apply to this DET application, which is limited to the construction of two-family dwelling units and ancillary uses.

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

**RESPONSE:** The Applicant acknowledges this regulation but notes that it does **not** apply to this DET application, which is limited to the construction of two-family dwelling units and ancillary uses.

**(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.*

**RESPONSE:** The Applicant acknowledges this regulation.

**(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.*

**RESPONSE:** The Applicant acknowledges this regulation and has utilized driveways to provide parking spaces in accordance with the minimum parking standards. These driveways will be a minimum of 19 feet in length to accommodate the parking of two (2) vehicles, one in front of each single-garage door/dwelling unit.

**(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.*

**RESPONSE:** The Applicant acknowledges this regulation and notes that eight (8) visitor parking spaces ( $142/20 = 7.1$ ) have been provided on the subject site in accordance with this regulation. These parking spaces are within close proximity to the dog park recreational facility and can utilize the provided ADA accessible pathway for pedestrians to navigate to all dwelling units. Additionally, all provided visitor spaces conform with the dimensional regulations of this Zoning Ordinance.

**(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:*
- (A) *Boats;*
  - (B) *Boat trailers;*
  - (C) *Camping trailer (unoccupied), not to exceed one per lot or parcel; and/or*
  - (D) *Not more than 1 commercial vehicle:*
    - (i) *If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles; or*
    - (ii) *The commercial vehicle does not exceed a maximum manufacturer's gross vehicle weight specification of 17,000 pounds, and which may include unlimited advertising on the side of the vehicle, and shall be parked within a wholly enclosed private parking garage.*

**RESPONSE:** The Applicant acknowledges this regulation.

#### **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.*

**RESPONSE:** The Applicant notes that this regulation has been met and the proposed spaces meet all dimensional requirements as shown on the submitted DET.

(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:*

- (8) Used for tandem parking (see Section 27-6307(g), Valet and Tandem Parking); or*
- (9) Located within a development containing exclusively Industrial Service Uses, Manufacturing Uses, or Warehouse and Freight Movement Uses.*

**RESPONSE:** The Applicant notes that this regulation does **not** apply as there is no reduction in parking stall dimensions being sought with this DET application.

*(c) Vertical Clearance*

*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.*

**RESPONSE:** The Applicant notes that this regulation is met as **no** structured parking is proposed as a component of this DET application.

*(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.*

**RESPONSE:** The Applicant notes that this regulation does **not** apply as no compact spaces are not proposed as a component of this DET application.

**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).*
- (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.*
  - (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.*
- (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.**
- (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.**
- (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.*

- (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.*

**RESPONSE:** The Applicant acknowledges these regulations and notes that bicycle parking has been provided in the center portion of the site adjacent to the playground area and “Clubhouse” facility. The DET submission illustrates the locations of the required two (2) external “U” shaped bicycle racks (which will allow for the parking of four (4) bicycles) as a component of the site plan. These bicycle racks are at least three feet away from the adjacent “Clubhouse” facility. The proposed plans further illustrate that there will be at least 30 inches of spacing between each individual rack and that the number of bicycle parking spaces was determined in accordance with Section 27-6309 of the Zoning Ordinance and Condition 12(e) of PPS-2023-017.

#### **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.*

- (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.*

**(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.**

**RESPONSE:** The Applicant acknowledges these regulations and notes that **no** loading spaces are required for the completion of a proposed two-family residential development with an associated restaurant use that does not exceed 5,000 square feet.

**Sec. 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.***

***Open space set-aside requirements shall not replace requirements for open spaces, mandatory dedication of parkland, stormwater management, or other similar requirements imposed by any other Subtitle of the County Code. However, such requirements may be counted toward open-space set asides pursuant to Section 27-6404(b), below.***

**RESPONSE:** The Applicant notes that these regulations have been met as demonstrated in the provided Open Space Set-Aside Exhibit. A minimum of seven and a half percent (7.5%) of the proposed development in the CGO Zone is for open space set-asides, as shown in the provided exhibit. Spaces proposed for open space set-asides include woodland conservation areas in the northwestern corner of the site, landscape buffers, and recreational facilities. This results in a total open space set aside area of approximately 29.7 percent or approximately double the minimum threshold requirements. The minimum active open space set-aside requirement of fifteen percent is also met on-site through recreational facilities that are centrally located for future residents.

#### **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.*
- (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.*

**RESPONSE:** The Applicant notes that these regulations have been met as demonstrated in the provided Open Space Set-Aside Exhibit. A minimum of seven and a half percent (7.5%) of the proposed development in the CGO Zone is for open space set-asides, as shown in the provided exhibit. Spaces proposed for open space set-asides include woodland conservation areas in the northwestern corner of the site, landscape buffers, and recreational facilities. This results in a total open space set aside area of approximately 29.7 percent or approximately double the minimum threshold requirements. The minimum active open space set-aside requirement of fifteen percent is also met on-site through recreational facilities that are centrally located for future residents.

#### **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).*

**RESPONSE:** The Applicant acknowledges this standard and notes that none of the above areas are proposed as open space set-asides.

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

*Land used as an open space set-aside shall comply with the following design standards:*

**(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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that proposed woodland preservation area being utilized as open space set-aside is located on the Property and contiguous to the proposed developed area of the site within the northwestern portion of the development. The woodland preservation is highly visible from the adjacent roadway, Brandywine Road, and provides a focal point for the proposed development. Said preservation also acts as a buffer for the adjacent single-family detached, place of worship, and vacant uses that adjoin the property. Furthermore, said active recreation facilities are generally located within the center of the development, featuring as a predominant amenity for future site residents. Active recreation facilities include a school age playground, open community space, and dog park areas.

**(b) Configuration**

**(1)** *Open space set-asides shall be compact and contiguous 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).*

**RESPONSE:** The Applicant acknowledges these standards and notes that the proposed open space set-asides are compact and contiguous to the proposed developed area of the site.

**(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.***

**RESPONSE:** The Applicant acknowledges this standard and notes to the maximum extent practicable that each building has at least one entrance that either faces proposed landscaping buffering or active recreational facilities internal to the site.

**(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.*

**RESPONSE:** The Applicant acknowledges these standards and notes that since the Property has a valid NRI (NRI-079-2023) that does not indicate that there are floodplains or wetlands within the site, on-site woodland preservation has been prioritized as a component to separate incompatible uses. In addition to woodland preservation, the Applicant has also proceeded to provide perimeter buffering in portions of the Property that border neighboring sites to allow for a transition between residential, institutional, and vacant uses.

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

*Development consisting of multiple industrial uses on property in the IH Zone may provide open space set-asides based upon the total development in-lieu of providing individual open space set-asides for individual uses on individual lots. This provision includes: (1) multiple industrial uses on a single property in the IH Zone, or (2) multiple industrial uses on one or more adjoining properties under the same ownership (and which are located not more than 1,000 feet away from each other) in the IH Zone. These developments shall provide open space set-asides using the following method:*

- (1) Applicant calculates the sum amount of open space set-aside required for each individual industrial use or lot.**
- (2) The total sum of open space set-aside required may be placed on any portion of the area included in the calculation.**

**RESPONSE:** The Applicant acknowledges these standards but notes they are **not** applicable to the subject Property as it is located within the CGO Zone.

**Sec. 27-6500 Landscaping**

*All development shall comply with the requirements of the Prince George's County Landscape Manual, which is incorporated herein by reference, and made a part of this Ordinance with the same force and effect as the regulations set forth herein.*

**RESPONSE:** The Applicant acknowledges this requirement and has provided a landscape plan in conformance with the applicable sections of the Landscape Manual as a component of this DET submission. This landscape plan illustrates that the site demonstrates conformance with Section 4.1, 4.4, 4.6, 4.7, 4.8, and 4.9 of the Landscape Manual.

**Sec. 27-6600 Fences and Walls**

**27-6601. Applicability**

**(a) General**

*Unless exempted in accordance with Section 27-6601(b) below, the standards in this Section shall apply to all construction, reconstruction, or replacement of fences or walls.*

**(b) Exemptions**

*In addition to the exemptions specified in Section 27-6103, General Exemptions, the following fences and walls are exempt from this Standards of this Section:*

**RESPONSE:** The Applicant acknowledges these requirements and notes that four (4) foot-high decorative metal fencing has been provided within this DET. This fencing is proposed as a component of the contemplated retaining walls. These fences will then buffer the site from the abutting roadway and separate the primary contemplated outdoor recreational uses from the remainder of the subject Property.

**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.***

**RESPONSE:** The Applicant acknowledges these requirements and notes that the proposed four (4) foot-high decorative metal fencing has been provided within this DET in accordance with these general standards.

**(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.*

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed four (4) foot-high decorative metal fences are **not** within utility easements.

***(c) Within Required Landscaping Areas***

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

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed four (4) foot-high decorative metal fences are **not** within required landscaping areas.

***(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.*

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed four (4) foot-high decorative metal fences are **not** within the defined traffic hazards above.

**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.*

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed four (4) foot-high decorative metal fences are within the permitted height regulations of the Zoning Ordinance.

**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).*

**RESPONSE:** The Applicant acknowledges these requirements and notes that the proposed four (4)-foot-high fencing will be constructed of a decorative metal material, which is permitted in accordance with the Zoning Ordinance.

***(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.*

**RESPONSE:** The Applicant acknowledges these regulations but notes they are **not** applicable to this DET application as the Property is not located within a Transit-Oriented/Activity Center Base Zone.

***(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).*

**RESPONSE:** The Applicant acknowledges these requirements and notes that the proposed four (4)-foot-high fencing will be constructed of a decorative metal material, which is permitted in accordance with the Zoning Ordinance.

#### **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.)*

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed four (4) foot-high decorative metal fences are **not** considered as perimeter fences.

## **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.*

**RESPONSE:** The Applicant acknowledges these requirements and notes that the proposed four (4)-foot-high fencing will be constructed of a decorative metal material, which is permitted in accordance with the Zoning Ordinance.

### **(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.*

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed four (4) foot-high decorative metal fences are **not** considered as perimeter fences.

#### **27-6607. Fence and Wall Construction**

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

**RESPONSE:** The Applicant acknowledges these requirements and notes that the proposed four (4) foot-high decorative metal fences shall comply with all applicable Building Code requirements. All retaining walls will also comply accordingly with all applicable Building Code requirements.

#### **27-6608. Gates**

*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.*

**RESPONSE:** The Applicant acknowledges these regulations and notes that the proposed decorative metal fence gates used to access both the playground and dog park facilities shall conform with these requirements.

#### **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.*

**RESPONSE:** The Applicant acknowledges these regulations and notes that all proposed retaining walls have varying heights of two (2) to five (5) feet and shall conform with this Section of the Zoning Ordinance.

#### **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 or 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*

*The proposed fence or wall will not have a significant adverse effect on the security, functioning, appearance, or value of adjacent lands or the surrounding area as a whole.*

- (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.*

**RESPONSE:** The Applicant acknowledges these regulations and elects **not** to submit a Security Exemption Plan as a component of this DET application.

**Sec. 27-6700 Exterior Lighting**

**27-6703. Lighting Plan**

*To ensure compliance with the standards of this Section, a lighting plan demonstrating how exterior lighting will comply with the standards of this Section shall be included as part of a development application for a site plan or building permit, as appropriate.*

**RESPONSE:** The Applicant acknowledges this requirement but notes that as the primary use of the site is for two-family residential dwelling units, exterior limiting will be limited to only the provision of fixtures along the internal driveway network and adjacent to the recreational facilities. These fixtures will be full-cut off appliances and direct light along the internal driveway and sidewalk network, reducing spill-over onto adjacent properties. A detail of the proposed street light fixtures is provided within the DET submission package and a photometric plan to illustrate that the contemplated residential use is appropriately buffered from the adjacent properties with significant woodland preservation provided in the northwestern corner of the site.

**27-6704. Prohibited Lighting**

*The following exterior lighting is prohibited:*

- (a) *Light fixtures that imitate an official highway or traffic control light or sign;*

- (b) Light fixtures that have a flashing or intermittent pattern of illumination, except signage with an intermittent pattern of illumination allowed in accordance with Sec. 27-61500, Signage.*
- (c) Privately-owned light fixtures located in the public right-of-way;*
- (d) Searchlights, except when used by Federal, State, or local authorities, or where they are used to illuminate alleys, parking garages, and working (maintenance) areas, so long as they are shielded and aimed so that they do not result in lighting on any adjacent lot or public right-of-way exceeding two foot-candles; and*
- (e) Light types of limited spectral emission, such as low-pressure sodium or mercury vapor lights. Light sources shall be color-correct types such as Halogen, LED, or metal halide.*

**RESPONSE:** The Applicant notes that **none** of the above forms of lighting are provided as components of this DET application.

#### **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.*

**RESPONSE:** The Applicant notes that **no** private streetlights are provided as components of this DET application. Instead, only exterior lighting to illuminate an internal driveway network and associated recreational facilities is proposed.

#### **27-6706. General Standards for Exterior Lighting**

*Development subject to this Section shall comply with the following standards:*

- (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.*

**RESPONSE:** The Applicant notes that these regulations are **not** applicable as this DET application proposes a two-family residential development use.

**(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).*

**RESPONSE:** The Applicant notes that the proposed internal driveway and recreational facility lighting fixtures will utilize full cut-off optics as required per the above standards.

**(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.***

**RESPONSE:** The Applicant acknowledges the above regulations concerning maximum illumination levels.

**(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.*

**RESPONSE:** The Applicant notes that all proposed lighting fixtures will adhere to the maximum height restrictions.

**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.*

**RESPONSE:** The Applicant notes that all proposed lighting conforms with the categories listed above as demonstrated within this DET application submission.

**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.*

**RESPONSE:** The Applicant acknowledges this requirement but notes that as the primary use of the site is for two-family residential dwelling units, exterior limiting will be limited to only the provision of fixtures along the internal driveway network and adjacent to the recreational facilities. These fixtures will be full-cut off appliances and direct light along the internal driveway and sidewalk network, reducing spill-over onto adjacent properties. A detail of the proposed street light fixtures is provided within the DET submission package and a photometric plan to illustrate that the contemplated residential use is appropriately buffered from the adjacent properties with significant woodland preservation provided in the northwestern corner of the site.

### **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.*

**RESPONSE:** The Applicant acknowledges these regulations and elects **not** to submit a Security Exemption Plan as a component of this DET application.

### **Sec. 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).***

**RESPONSE:** The Applicant acknowledges this standard and has included an approved NRI (NRI-079-2023) demonstrating the environmental features of the subject Property as part of the DET submittal package.

### **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.***

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed development conforms with all applicable sections of Subtitle 25 as reflected on the TCP2 included in the DET submittal package. The design of the site has been carefully considered to demonstrate conformance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance, particularly concerning the provision of adequate on-site woodland preservation to provide a barrier between the neighboring properties to the north. The proposed TCP2 also substantially conforms with TCP1-031-2024, which was approved in companion with PPS-2023-017. No environmental features or additional specimen trees are proposed for removal with this TCP2 submitted as a component of this DET application.

### **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.***

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed development conforms with all applicable sections of Subtitle 32 related to floodplain management. No floodplain is present on the Property per available DPIE floodplain information. As conditioned by PPS-2023-017, the Applicant notes that development of the site with this DET application remains in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC. The proposed mixture of stormwater management facilities, inclusive of one (1) bioswale site, one (1) micro-biorientation area, and two (2) submerged gravel wetlands, are maintained with this DET application, as envisioned by the previous DPIE approvals.

#### **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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed development will be in compliance with the above requirements, and shall be required to obtain an approved Grading, Erosion, and Sediment Control Plan prior to issuance of any grading permits.

#### **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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed development conforms with all applicable sections of Subtitle 32. As conditioned by PPS-2023-017, the Applicant notes that development of the site with this DET application remains in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC. The proposed mixture of stormwater management facilities, inclusive of one (1) bioswale site, one (1) micro-biorientation area, and two (2) submerged gravel wetlands, are maintained with this DET application, as envisioned by the previous DPIE approvals.

#### **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.*

**RESPONSE:** The Applicant acknowledges this standard but notes that it does **not** apply as the Property is not within the CBCAO Zone.

#### **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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed development (as reflected in the submitted TCP2 and in accordance with TCP1-031-2024) conforms to all applicable requirements in the Subdivision Regulations for regulated environmental features.

#### **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.*

**RESPONSE:** The Applicant acknowledges this standard and notes that the proposed development conforms to all requirements in the Subdivision Regulations for treatment of unsafe land. There are no unsafe lands on the Property.

#### **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.*

- (1) Amusement park;*
- (2) Animal shelter;*
- (3) Arena, stadium, or amphitheater;*
- (4) Boat sales, rental, service, or repair;*
- (5) Class 3 fill;*
- (6) College or university;*
- (7) Concrete batching plant or asphalt mixing plant;*
- (8) Concrete or brick products manufacturing;*
- (9) Concrete recycling facility;*
- (10) Contractor's yard;*
- (11) Day care center for children;*

- (12) *Fraternity or sorority house;*
- (13) *Junkyard;*
- (14) *Kennel (regardless of lot size);*
- (15) *Landfill, land clearing debris;*
- (16) *Nightclub;*
- (17) *Photographic processing plant;*
- (18) *Private school;*
- (19) *Racetrack, pari-mutuel;*
- (20) *Recycling collection center;*
- (21) *Recycling plant;*
- (22) *Rifle, pistol, or skeet shooting range (regardless of location);*
- (23) *Rubble fill;*
- (24) *Sand and gravel wet-processing;*
- (25) *Sanitary landfill;*
- (26) *Sawmill;*
- (27) *Slaughterhouse;*
- (28) *Solid waste processing facility;*
- (29) *Solid waste transfer station;*
- (30) *Surface mining;*
- (31) *Uses in the Transportation Uses principal use category;*
- (32) *Vehicle sales and rental, commercial;*
- (33) *Vehicle sales and rental, personal;*

- (34) Vehicle salvage yard; and*
- (35) Vehicle towing and wrecker service.*
- (b) Except within a Transit-Oriented/Activity Center base or PD zone or the MU-PD Zone, the following shall not be located on a lot or parcel adjacent to an existing street classified as arterial or higher unless the applicant demonstrates, through a noise study, that transportation-generated noise is less than, or will be mitigated to be less than, 55 dBA during the hours of 10:00 PM to 7:00 AM and no greater than 65 dBA during the hours of 7:00 AM to 10:00 PM at the proposed location:*
  - (1) Any new structure intended for residential occupancy in the Residential Uses principal use classification;*
  - (2) Day care center for children outdoor activity areas, including but not limited to playgrounds and sitting areas; and*
  - (3) Nursing home facilities.*
- (c) Where applicable, development shall comply with the requirements for noise control in Section 27-4402(c), Military Installation Overlay (MIO) Zone.*
- (d) Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.*

**RESPONSE:** The Applicant acknowledges these standards and notes that a Phase I/II Noise analysis was completed as conditioned by the Planning Board with its approval of PPS-2023-017. The prepared Phase I/II noise study provides an analysis of both indoor and outdoor noise levels.

Regarding indoor noise, the analysis found that of the 142 two-family dwelling units, only two (2) blocks, or four (4) total units, in the northeastern corner of the site, will be exposed to transportation noise levels above 65 dBA Leq, associated with MD 5, Branch Avenue. The maximum noise impact determined for these dwelling units was up to 66 dBA Leq. As typical standard building construction offers 20 dBA of noise reduction, a “building shell analysis” was conducted to determine whether the proposed construction will be capable of maintaining interior noise levels below 45 dBA Leq, or whether modifications would be required as a component of the Phase II noise study.

This evaluation, or “building shell analysis”, calculates the noise reduction provided by an

exterior building partition (i.e. the composite assembly of the wall and any windows and doors) and the resulting indoor noise level when impacted by a specific outdoor noise level. The noise reduction provided by an exterior partition is dependent upon the surface area each building element composing the partition occupies and the sound transmission class (STC) rating of the individual elements. This STC rating is a single number which indicates a building element's ability to reduce noise transmission from one side of the element to the other.

A floor-by-floor building shell analysis was completed for the two-family dwelling unit model to be built at the Junica Brandywine site. The analysis was conducted using the exterior noise level specific to each residential unit (as determined by the computer model) and each room's interior dimensions, exterior wall and window/door dimensions, and exterior wall finish. Using the common standard window ratings of 26 STC and the common standard foyer/patio door rating of 22 STC, it was determined that the design of the Junica Brandywine site would result in mitigating the exterior noise levels of up to 66 dBA Leq to below an interior level of 45 dBA Leq.

Regarding outdoor noise, the Phase I/II analysis indicates that daytime noise levels will not exceed 65 dBA Leq in the outdoor play area (playground facility), community space (open space amenity), or dog park. Additionally, nighttime noise levels will not exceed 55 dBA Leq in the outdoor play area (playground facility) or community space (open space amenity). Alternatively, while nighttime noise levels will exceed 55 dBA Leq throughout the dog park, the facility will be fenced off and closed to the public during nighttime hours (between 10:00 PM and 7:00 AM), with appropriate signage. Therefore, the dog park will not be a public-use outdoor activity space during nighttime hours and should not require further analysis or mitigation. Additionally, there are no rear yards proposed for the subject site dwelling units, so no further analysis is required of these areas as a component of the Phase I/II noise study.

#### **Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards**

**RESPONSE:** The Applicant acknowledges these regulations but notes that they are **not** applicable to this DET application as the two-family residential dwelling principal use is not included within these regulations.

#### **Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards**

**RESPONSE:** The Applicant acknowledges these regulations but notes that they are **not** applicable to this DET application as the two-family residential dwelling principal use is not designated within the nonresidential use category.

#### **Sec. 27-61100 Industrial Form and Design Standards**

**RESPONSE:** The Applicant acknowledges these regulations but notes that they are **not** applicable to this DET application as the two-family residential dwelling principal use is not designated within the industrial use category.

**Sec. 27-61200 Neighborhood Compatibility Standards**

**RESPONSE:** The Applicant acknowledges these regulations but notes that they are **not** applicable to this DET application as the two-family residential dwelling principal use is not designated as an applicable land use type per Section 27-61202(a) of the Zoning Ordinance.

**Sec. 27-61300 Agricultural Compatibility Standards**

**RESPONSE:** The Applicant acknowledges these regulations but notes that they are **not** applicable as the subject DET application is exempt per Section 27-61302, because it is not adjacent to an ongoing agricultural use or activity in the Reserved Open Space, Agriculture and Preservation, and Agricultural-Residential base zones.

**Sec. 27-61400 Urban Agriculture Compatibility Standards**

**RESPONSE:** The Applicant acknowledges these regulations but notes that they are **not** applicable as the subject DET application is exempt per Section 27-61402 because it is not adjacent to on-going urban agriculture uses.

**Sec. 27-61500 Signage**

**RESPONSE:** The Applicant acknowledges these regulations for signage and has proposed the tentative location for one (1) residential gateway sign abutting Brandywine Road, between the pair of one-way driveway site entrances as a component of this DET application. Conformance with the applicable design regulations for residential gateway signs within Section 27-61506(b) of the Zoning Ordinance, is provided below.

**27-61506. Standards for Special Purpose Signs**

***(b) Residential Gateway Sign***

***A monument sign that serves as a permanent gateway sign identifying a residential subdivision is allowed, if it complies with the following standards:***

- (1) Location: at the entrance to the single-family residential subdivision, set back from the road to maintain unobstructed lines of vision for 500 feet in all directions of travel.***

**RESPONSE:** The Applicant acknowledges this regulation and notes that proposed single residential gateway sign is located abutting Brandywine Road in a manner that maintains unobstructed lines of vision for 500 feet in all directions of travel.

- (2) ***Number (maximum): one for each single-family residential subdivision.***

**RESPONSE:** The Applicant acknowledges this regulation and notes that only one (1) residential gateway sign is proposed for this DET application.

- (3) ***Area (maximum: 12 square feet)***

**RESPONSE:** The Applicant acknowledges this requirement and that the proposed signage area occupied by the text itself does not exceed twelve (12) square feet.

- (4) ***Height (maximum): Six feet above established grade.***

**RESPONSE:** The Applicant acknowledges this requirement and notes that the proposed sign does not exceed a height of six (6) feet above established grade.

- (5) ***Materials: low maintenance, durable, and in keeping with the character of the subdivision; plastic signs with internal illumination are prohibited; any illumination shall be of an enclosed lamp design, non-flashing, and contain no red illumination. Reflector-type signs may be used.***

**RESPONSE:** The Applicant acknowledges this requirement and notes that the contemplated signage materials are consistent and compatible with the residential subdivision. These materials include brick for the signage base, wood panels, and siding in various colors and textures that are consistent with the proposed dwelling units.

- (6) ***Landscaping: Non-Invasive landscaping, which is attractive year-round shall be provided at the base of the gateway sign.***

**RESPONSE:** The Applicant acknowledges this condition and notes that conformance shall be demonstrated on the prepared landscape plan accordingly.

- (7) ***Maintenance: Responsibility of a Homeowners' Association or other entity or person designated in a maintenance agreement signed with the Department of Permitting, Inspections, or Enforcement.***

**RESPONSE:** The Applicant acknowledges this regulation and will establish the required maintenance agreement with DPIE at the appropriate time as required.

### **Sec. 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.**

**RESPONSE:** The Applicant acknowledges the aforementioned policy. In accordance with Section 27-61600 of the Zoning Ordinance, the Applicant exceeds the minimum requirement of providing 4.0 green building points with this development proposal of more than twenty-five (25) dwelling units. To exceed the minimum requirements, the Applicant offers 7.25 green building points, which is almost double the base standards. A schedule indicating the intended green building points is provided below.

**(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.***

<b>Table 27-61603(b): Green Building Point System</b>	
	<b>Points Earned</b>
<b>Location of Development and Redevelopment/Adaptive Reuse</b>	
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

<b>Table 27-61603(b): Green Building Point System</b>	
	<b>Points Earned</b>
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
<b>Energy Conservation</b>	
Meet ASHRAE standards for lighting <sup>(1)</sup>	0.75
Meet Energy Star standards for low-rise residential or exceed ASHRAE efficiency standards by 15 percent <sup>(2)</sup>	1.00
Home energy rating system (HERS) index greater than 60 and less than or equal to 75	0.50
HERS index greater than 40 and less than or equal to 60	0.75
HERS index greater than 20 and less than or equal to 40	1.00
HERS index less than or equal to 20	1.50
Stated water heater efficiency between 0.675 to 0.82	0.75
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
Air conditioner with stated 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
Use only solar or tank-less water heating systems throughout the structure	0.50
<b>Alternative Energy</b>	
Generate or acquire a minimum of 50% of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	2.00
Generate or acquire a minimum of 25% of the electricity needed by the development from alternative energy sources (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 for solar panels	0.25

<b>Table 27-61603(b): Green Building Point System</b>	
	<b>Points Earned</b>
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 structure, 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
<b>LEED Certification</b>	
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 <i>International Green Construction Code</i>	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 <i>International Green Construction Code</i>	1.00
<b>Passive Solar</b>	
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
<b>Water Conservation and Water Quality</b>	
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 lot 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 permeable pavements to infiltrate the capture of water volume on-site. Piped connections from roofs and downspouts and other 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 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
Install a green vegetated roof on the primary structure, or on at least 50% of primary buildings in a multi-building complex – green or vegetated roofs shall include vegetation on at least 50% of the roof area (25% for renovated buildings) and shall use only plant materials permitted by the landscaping standards in the Landscape Manual	2.00

<b>Table 27-61603(b): Green Building Point System</b>	
	<b>Points Earned</b>
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
All toilets have dual activated flushing	1.00
Include rainwater capture and re-use devices such as cisterns, rain filters, and underground storage basins for residential development with a minimum storage capacity of 500 gallons for every two residential units	0.50
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff	1.00
Incorporation of greywater reuse systems	0.50
Reduction of existing impervious surfaces by at least 50 percent of the existing paved surface area on the site.	1.00
<b>Vegetation</b>	
Retain at least 20% of existing pre-development natural vegetation	0.75
Remove all lawn or turf in favor of ground cover consisting of plant material or mulch	0.75
Limit turf grass to 40% of the landscaped area.	0.25
<b>Urban Agriculture</b>	
Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a minimum ratio of 50 square feet per dwelling unit	1.00
Provide a minimum of one on-site composting station for every 25 units	0.25
<b>Building Materials</b>	
Source a minimum of 20%, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site	1.50
<b>Universal Design</b>	

<b>Table 27-61603(b): Green Building Point System</b>	
	<b>Points Earned</b>
<p>Provide the following universal design features in 33% of the residential units in the development:</p> <ol style="list-style-type: none"> <li>2. A no-step entry on an accessible route to the unit;</li> <li>3. First floor kitchen, bathroom and a bedroom;</li> <li>4. The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30" X 48" clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>● Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>● Reachable outlets and switches.</li> </ol>	0.75
<p>Provide the following universal design features in 50% of the residential units in the development:</p> <ol style="list-style-type: none"> <li>(j) A no-step entry on an accessible route to the unit;</li> <li>(k) First floor kitchen, bathroom and a bedroom;</li> <li>(l) The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30" X 48" clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>● Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>● Reachable outlets and switches.</li> </ol>	1.00
<p>Provide the following universal design features in 66% of the residential units in the development:</p> <ol style="list-style-type: none"> <li>(m) A no-step entry on an accessible route to the unit;</li> <li>(n) First floor kitchen, bathroom and a bedroom;</li> <li>(o) The following elements to allow maneuvering space:               <ul style="list-style-type: none"> <li>○ A 32" clear opening at doorways;</li> <li>○ A 36" clear passage;</li> <li>○ 42" wide hallways; and</li> <li>○ 30" X 48" clear space next to bathroom sink, tub/shower and toilet;</li> </ul> </li> <li>● Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and</li> <li>● Grab bars in first floor bathroom(s) by commode and in shower(s);</li> <li>● Handicap accessible shower in first floor bathroom(s);</li> <li>● Raised toilet seats in first floor bathroom(s); and</li> <li>● Reachable outlets and switches.</li> </ol>	1.50

<b>Table 27-61603(b): Green Building Point System</b>	
	<b>Points Earned</b>
<b>Transportation</b>	
Provide a minimum of 5% of required automobile parking spaces that are signed and reserved for carpool/vanpool/hybrid/electric/low-energy vehicles in preferred locations near the primary building entrance	0.25
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building	0.75
Provide an electric vehicle (EV) level 3 charging station that is made available to those using the building	1.00
Include showering and dressing facilities in nonresidential developments for employees walking or bicycling to work	0.75
Provide a covered and secure bicycle parking room that protects parked bicycles from the elements and from theft	1.00
<b>NOTES:</b> <i>(k) Standard for the Design of High-Performance Green Buildings</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2014, as amended, or other appropriate ASHRAE standards, as amended. <i>(l) Energy Standard for Buildings Except Low-Rise Residential</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2016, as amended, or other appropriate ASHRAE standards, as amended.	

**(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.*

**RESPONSE:** The Applicant acknowledges the aforementioned policy. In accordance with Section 27-61600 of the Zoning Ordinance, the Applicant exceeds the minimum requirement of providing 4.0 green building points with this development proposal of more than twenty-five (25) dwelling units. To exceed the minimum requirements, the Applicant offers 7.25 green building points, which is almost double the base standards. A schedule indicating the intended green building points is provided below and included on the coversheet of the DET. These standards include energy conservation and efficiency, LEED Bronze certification, water conservation and water quality, and transportation facility improvements.

**Brandywine Green Building Points**

The proposed development will pursue the following points to achieve the minimum of 4 points required for this project

<b>Energy Conservation</b>	<b>Points</b>
Meet ASHRAE Standards for Lighting	0.75
Air Conditioner Stated Efficiency Greater than 14 SEER is included as standard	0.75

<b>LEED Certification</b>	<b>Points</b>
Construct the principal buildings to meet or exceed the 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

<b>Water Conservation &amp; Water Quality</b>	<b>Points</b>
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 storm water management 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
All toilets have dual activated flushing	1.00

<b>Transportation</b>	<b>Points</b>
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building	0.75
Include showering and dressing facilities in nonresidential developments for employees walking or bicycling to work	0.75

<b>Total Points</b>	<b>7.25</b>
---------------------	-------------

**X. TREE CANOPY COVERAGE REQUIREMENT**

The Prince George's Tree Canopy Coverage Ordinance, Subtitle 25 Division 3, requires the preservation, maintenance, enhancement, and restoration of tree canopy coverage on developed and developing sites for the benefit of County residents and future generations. All activities that are subject to this Division shall provide the tree canopy percentages listed in Table 1 of Section 25-128. As the Property is zoned CGO it is required to provide a minimum of fifteen percent (15%) of the net tract area in tree canopy coverage. As demonstrated on the landscape plan, the Applicant meets and greatly exceeds the minimum tree canopy coverage requirement through the preservation of woodland conservation area on-site, which does not even include the number of trees to be planted to demonstrate conformance with the Landscape Manual buffering requirements. If the additional proposed landscaping were to be included within the tree canopy coverage calculation, the minimum requirement threshold, would be even more greatly exceeded. Therefore, the Applicant contends that the subject DET application meets and exceeds the requirements of the Tree Canopy Coverage Ordinance in Subtitle 25, Division 3.

July 29, 2025  
DET-2025-006, Junica Brandywine  
Request for a Detailed Site Plan Application  
Page 129

**XI. CONCLUSION**

The Applicant respectfully submits that all the criteria for granting the proposed DET application been met. Therefore, based upon the foregoing SOJ and the accompanying application plans and documents, the Applicant respectfully requests approval of DET-2025-006.

Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Arthur J. Horne, Jr.", is positioned above the printed name.

Arthur, J. Horne, Jr.

cc: Junica Brandywine, LLC  
Paul Woodburn, P.E.  
Scot Foster, AOA, LEED AP  
Michael Lenhart, P.E., PTOE  
Erika Ebersole

AJH/ats

N:\Junica Village, LLC\DET-2025-006\SOJ\A-SOJ-DET-2025-006 (v.2.5).docx

LAW OFFICES  
**SHIPLEY & HORNE, P.A.**

1101 Mercantile Lane, Suite 240  
Largo, Maryland 20774  
Telephone: (301) 925-1800  
Facsimile: (301) 925-1803  
www.shpa.com

Russell W. Shipley  
Arthur J. Horne, Jr.\*  
Dennis Whitley, III\*  
Robert J. Antonetti, Jr.

Bradley S. Farrar  
L. Paul Jackson, II\*

\* Also admitted in the District of Columbia

November 3, 2025

**VIA FIRST-CLASS MAIL**

Mr. Dexter E. Cofield  
Ms. Hyojung Garland  
Maryland-National Capital Park  
& Planning Commission  
1616 McCormick Drive  
Largo MD 20774

RE: **Junica Brandywine DET-2025-006**

Good afternoon Mr. Cofield and Ms. Garland:

As a follow up to our telephone conversation on this date regarding the above referenced application, please accept this letter as clarification to the submitted Statement of Justification regarding the nonresidential space related to the Clubhouse building, which also includes space for a cafe. As discussed, the Applicant has no intention of creating a mixed-use development as defined by or interpreted from the Prince George's County Zoning Ordinance. All of the nonresidential space previously evaluated at the time of the Preliminary Plan of Subdivision, (including but not limited to the café designed without a kitchen), should be considered as future residential site amenities and will be so designated on the site plan at the time of certification via an appropriate condition.

Thank you for allowing for the Applicant to provide this clarification.

Very truly yours,

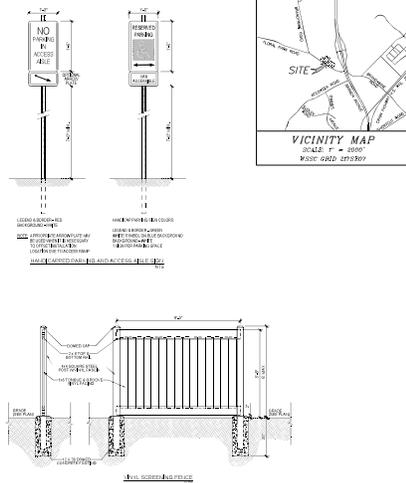
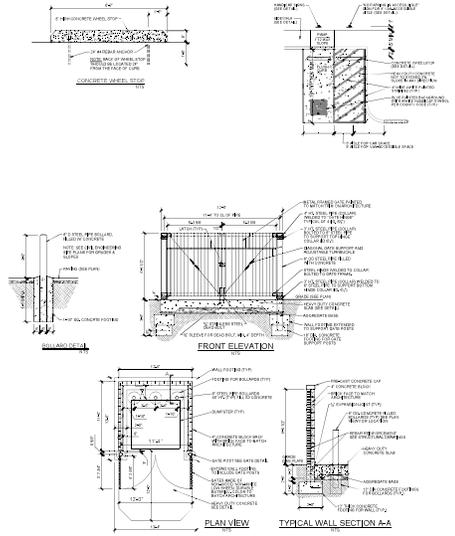
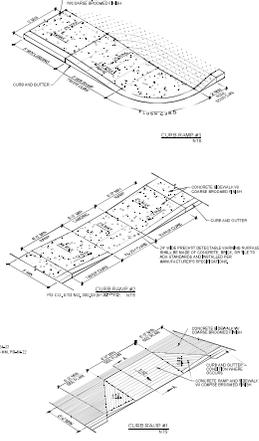
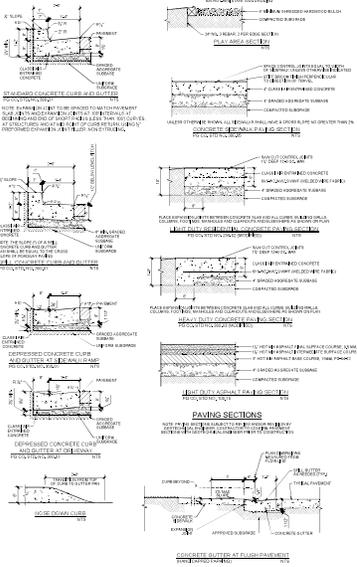


Arthur J. Horne, Jr.

Enclosure

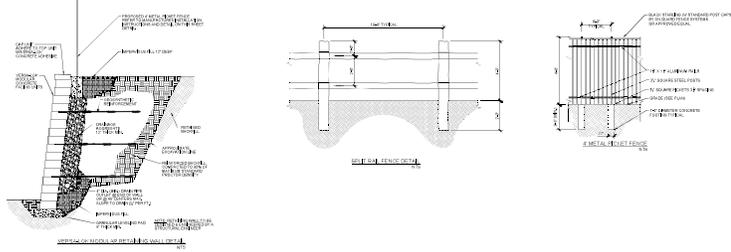






FOR LIGHTING LOCATION, SEE SITE LIGHTING PHOTOMETRIC PLAN BY LIGHTING PRACTICE DATED 7/28/2025.  
FOR LIGHTING SPECIFICATIONS, SEE LIGHTING FIXTURE CUT SHEETS BY THE LIGHTING PRACTICE DATED 6/28/2025.

**BRICK DUMPSTER ENCLOSURE  
NTS**



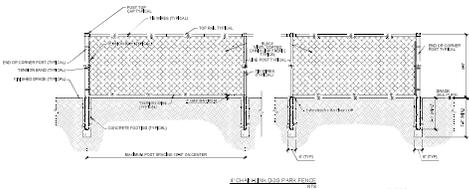
REF: 2025-006  
PROJECT: 2025-006  
DETAILED SITE PLAN  
PARCEL 1  
THE PROPERTY OF  
**JUNICA BRANDYWINE**  
BRANDYWINE IN 11 ELECTION DISTRICT  
FOR GEORGIA COUNTY, MISSISSIPPI  
SCALE: 1" = 10'-0"

OWNER/APPLICANT  
JUNICA BRANDYWINE, LLC  
2025-006  
2025-006

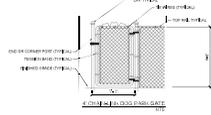
144

**ATWELL**  
ARCHITECTS, INC.  
1000 W. 10TH ST.  
TULSA, OK 74106  
918.438.1234  
www.atwellarchitects.com

DATE: 06/25/25  
DESCRIPTION: REVISIONS  
BY: JRM  
APP: JRM  
SCALE: AS SHOWN  
SHEET: 06/25/25



ENCLOSURE SECTION



ENCLOSURE GATE SECTION



DOG PARK TRASH BAG DISPENSER



DOG PARK TRASH BAG DISPENSER

PLAYGROUND EQUIPMENT (SEE SHEET APPROVED EQUIPMENT)

**WALLIE THE WHALE'S SPRING RIDER**

Model # 1001 (POST MOUNT)  
 Price: \$1,200.00  
 Use Zone: 10' x 10'

**TIZZIE THE INCHWORM'S SPRING RIDER**

Model # 1002 (POST MOUNT)  
 Price: \$1,200.00  
 Use Zone: 10' x 10'

**ROCKET TO THE MOON'S SPRING RIDER**

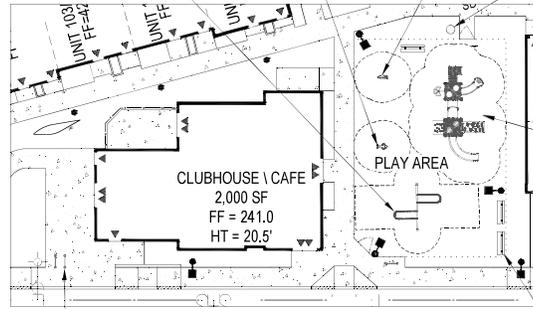
Model # 1003 (POST MOUNT)  
 Price: \$1,200.00  
 Use Zone: 10' x 10'



WASTE RECEPTACLE



VICINITY MAP



PLAY AREA ENLARGEMENT SCALE: 1" = 10'

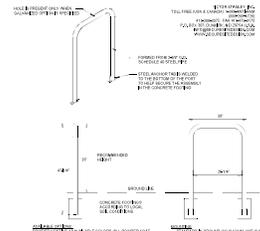
**PLAYGROUND EQUIPMENT PLAN (SEE SHEET APPROVED EQUIPMENT)**

- 16" INCLINE CRAWL TUBE WALL CLIMBER
- HOLLERS ROCK WALL CLIMBER
- DOOR PANEL (BELOW TUBE) (BELOW CLIMBER)
- "ROCKET TO THE MOON" (POST MOUNT)
- EAGLE PLAY STRUCTURES FEATURES:
  - 1" x 1" x 1/2" Steel
  - 3" Powdercoat Aluminum Alloy Verticals
  - Heavy Gauge Plastic - Rotationally Milled
  - High Density Polyethylene panels
  - 1/2" x 1/2" x 1/2" Steel
- 3' BOOMERANG SLIDE
- "TWINWHEEL" (POST MOUNT)
- DOOR PANEL (BELOW TUBE) (BELOW CLIMBER)
- HOISTING CLIMBER
- EPS SHINGLE STYLE ROOF
- 3' BOOMERANG SLIDE
- "HOW TALL AM I" (POST MOUNT)
- 3' BOOMERANG SLIDE
- 3' BOOMERANG SLIDE
- 3' BOOMERANG SLIDE
- 3' BOOMERANG SLIDE

**Eagle Play Structures™**  
 Division of Play  
 10018 1/2 River Place  
 Huntsville, AL 35894  
 1-800-600-9966  
 Fax 351-607-4484

**Job Name: South Lake**  
 Model #: 16-02-AAMP-B  
 Layout Space Required: 30'x25' w/ use zone  
 Ages: 2-12  
 Ripr: Brian Wallace  
 351-607-4747 x 1016 Date: 05-30-19

**IPEMA MEMBER**



PARK BENCH



PARK BENCH

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS SHALL BE AS SPECIFIED OR APPROVED BY THE ARCHITECT.  
 3. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 4. ALL EQUIPMENT SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE MANUFACTURER.  
 5. ALL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 6. ALL EQUIPMENT SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE MANUFACTURER.  
 7. ALL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 8. ALL EQUIPMENT SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE MANUFACTURER.  
 9. ALL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 10. ALL EQUIPMENT SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE MANUFACTURER.  
 11. ALL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 12. ALL EQUIPMENT SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE MANUFACTURER.  
 13. ALL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 14. ALL EQUIPMENT SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE MANUFACTURER.  
 15. ALL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

OWNER/APPLICANT  
 JUNICA BRANDYWINE  
 10018 1/2 RIVER PLACE  
 HUNTSVILLE, AL 35894  
 1-800-600-9966  
 FAX 351-607-4484

144

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	05/30/19	ISSUED FOR PERMITS	AW	AW

ATWELL  
 ARCHITECTS, INC.  
 10018 1/2 RIVER PLACE  
 HUNTSVILLE, AL 35894  
 1-800-600-9966  
 FAX 351-607-4484





13500 Brandywine Rd  
Brandywine, MD  
DESIGN CONCEPT



prepared for:



100 N. Charles Street,  
Baltimore, MD 21201  
+1 410.357.2722  
©2025 hcd design group, LLC. All Rights Reserved.

**ARCHITECTURAL SITE PLAN** \* = HIGH-VISIBILITY ELEVATION  
Junica Brandywine Village\_24-137  
10.22.2025





100 North Charles St. 18th Floor  
 Philadelphia, PA 19106  
 JUNICA BRANDYWINE, LLC  
 100 North Charles St. 18th Floor  
 Philadelphia, PA 19106



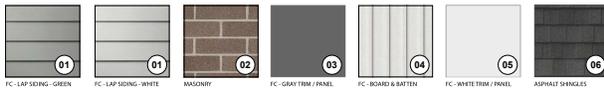
100 North Charles St. 18th Floor  
 Philadelphia, PA 19106  
 hctdesigngroup.com

ELEVATIONS  
 BD - A  
 DETAILED SITE PLAN  
 10-22-2025  
 A-01



01 - BD-A SOUTH ELEVATION - 16 UNIT  
 1/8" = 1' = 0"

02 - BD-A WEST ELEVATION - 16 UNIT  
 1/8" = 1' = 0"



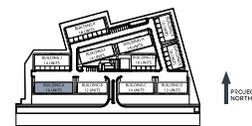
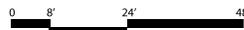
FC-LAP SIDING - GREEN    FC-LAP SIDING - WHITE    MASONRY    FC - GRAY TRIM / PANEL    FC - BOARD & BATTEN    FC - WHITE TRIM / PANEL    ASPHALT SHINGLES



03 - BD-A NORTH ELEVATION - 16 UNIT  
 1/8" = 1' = 0"

04 - BD-A EAST ELEVATION - 16 UNIT  
 1/8" = 1' = 0"

\* = HIGH VISIBILITY ELEVATION



ELEVATION KEY PLAN  
 1/8" = 1' = 0"



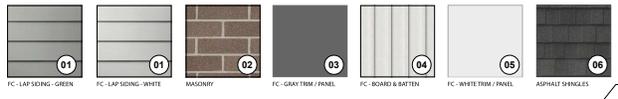




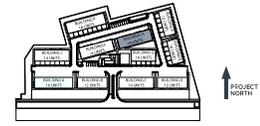








\* = HIGH VISIBILITY ELEVATION



ELEVATION KEY PLAN

hct design group  
 100 North Charles St. 18th Floor  
 Baltimore, MD 21201  
 Tel: 410.528.7227  
 info@hctdesigngroup.com

ELEVATIONS  
 BD - H  
 DETAIL-ED SITE PLAN  
 10-22-2025  
 A-08















100 N. Charles Street,  
Baltimore, MD 21201  
+1 410.357.2222  
©2024 hcti Architecture, LLC. All Rights Reserved.

RENDER - ENTRY VIEW  
Junica Brandywine Village \_24-137  
10.22.2025





100 N. Charles Street,  
Baltimore, MD 21201  
+1 410.557.2222  
©2020 hcti Architecture, LLC. All Rights Reserved.

RENDER - CLUBHOUSE VIEW  
Junica Brandywine Village \_24-157  
10.22.2025





100 N. Charles Street,  
Baltimore, MD 21201  
+1 410.537.2727  
©2024 hcti Architecture, LLC. All Rights Reserved.

RENDER - REAR PERSPECTIVE  
Junica Brandywine Village \_24-137  
10.22.2025













Footcandle	Color
0	Black
1	Black
2	Black
3	Black
4	Black
5	Black
6	Black
7	Black
8	Black
9	Black
10	Black
11	Black
12	Black
13	Black
14	Black
15	Black
16	Black
17	Black
18	Black
19	Black
20	Black
21	Black
22	Black
23	Black
24	Black
25	Black
26	Black
27	Black
28	Black
29	Black
30	Black
31	Black
32	Black
33	Black
34	Black
35	Black
36	Black
37	Black
38	Black
39	Black
40	Black
41	Black
42	Black
43	Black
44	Black
45	Black
46	Black
47	Black
48	Black
49	Black
50	Black
51	Black
52	Black
53	Black
54	Black
55	Black
56	Black
57	Black
58	Black
59	Black
60	Black
61	Black
62	Black
63	Black
64	Black
65	Black
66	Black
67	Black
68	Black
69	Black
70	Black
71	Black
72	Black
73	Black
74	Black
75	Black
76	Black
77	Black
78	Black
79	Black
80	Black
81	Black
82	Black
83	Black
84	Black
85	Black
86	Black
87	Black
88	Black
89	Black
90	Black
91	Black
92	Black
93	Black
94	Black
95	Black
96	Black
97	Black
98	Black
99	Black
100	Black

# SDP SUBMISSION

THIS FILE CONTAINS LIGHTING LAYERS. THE LAYERS BY THEIR NAME SHOULD BE INCORPORATED INTO THE CAD AND LIGHTING PLANS PROVIDED BY THE ARCHITECT AND ENGINEER. HARD COPY AND ELECTRONIC PRINTS OF THIS FILE ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS.



Project Name: JUNEA BRANDYWINE VILLAGE

Sheet Title: L1001 SITE LIGHTING PHOTOMETRIC PLAN  
 Project No.: 25655.00  
 Scale: 1" = 40'  
 Date: 07/29/2025

# JUNICA BRANDYWINE VILLAGE

## LIGHTING FIXTURE CUTSHEETS

SDP Submission  
June 28, 2025



# KBD8 LED

## LED Specification Bollard



### Specifications

8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)

**Weight (max):** 27lbs  
(12.25 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Introduction

The KBD8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

### Ordering Information

EXAMPLE: KBD8 LED 16C 700 40K SYM MVOLT DDBXD

KBD8 LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>
KBD8 LED	Asymmetric 12C 12 LEDs <sup>1</sup>	350 350 mA <sup>3,4</sup> 450 450 mA <sup>3,4</sup> 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength <sup>3,4</sup>	ASY Asymmetric <sup>1</sup> SYM Symmetric <sup>2</sup>	MVOLT <sup>3</sup> 120 <sup>5</sup> 208 <sup>5</sup> 240 <sup>5</sup> 277 <sup>5</sup> 347 <sup>4</sup>	Shipped installed PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant <sup>6</sup>	Shipped installed SF Single fuse (120, 277, 347V) <sup>7</sup> DF Double fuse (208, 240V) <sup>7</sup> H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts <sup>8</sup>	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

### Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBD8 LED<sup>8</sup>

### NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
© 2012-2024 Acuity Brands Lighting, Inc. All rights reserved.



Catalog Information:

KBD8-16C-350-30K-SYM-MVOLT-PE-SF-DBLXD+MRABU

Date:06/28/2025

Fixture Type:

M1

## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K				4000 K				5000 K				Limited Wavelength Amber								
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1						
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1						
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1						
	Amber 450	16																324	20	0	1	0	
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0						
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1						
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1						
	Amber 450	20																374	19	0	0	0	

**Note:** Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

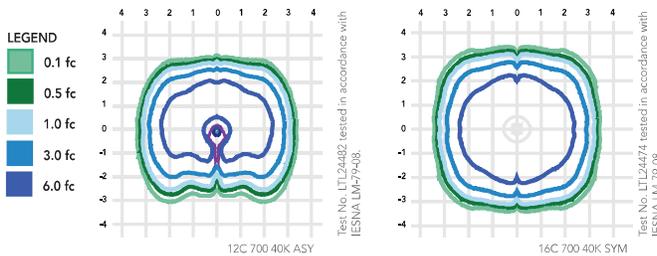
## Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBD8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

### CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3 3/4" bolt circle template ensure stability. Overall height is 42" standard.

### FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

### GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
© 2012-2024 Acuity Brands Lighting, Inc. All rights reserved.

KBD8-LED  
Rev. 03/26/24



KBD8-16C-350-30K-SYM-MVOLT-PE-SF-DBLXD+MRABU

Date:06/28/2025

Fixture Type:

M1

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Invue Epic

Decorative Pendant Luminaire

## Product Certifications & Features



### Interactive Menu

- **Ordering Information** page 2
- **Accessory & Mounting Details** page 3
- **Installation Overview** page 9
- **Energy and Performance Data** page 10
- **Optical Distributions** page 12

## Product Specifications

### OPTICAL

- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and five wavestream optics
- Optics are IP66 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
  - » 70 CRI: 2200K, 2700K, 3000K, 4000K, 3500K 5000K
  - » 80 CRI: 3000K, 4000K
  - » Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - » Single-piece snap-on square shields
  - » Multiple-piece configurable vertical perimeter shielding

### ELECTRICAL

- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

### PHYSICAL CHARACTERISTICS

- Cast aluminum top housing attaches to cast aluminum mounting arm hub with four fasteners
- One-piece silicone gasket between casting and power wires seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Tall fixture configurations feature a field-serviceable center section which can lift to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top retrofits
  - » Full selection of compatible mounting arms available in accessories section
- Housing finished in 5-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 7 standard color options, plus a wide range of custom colors (Consult your Cooper Lighting representative for custom color options)
- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- Fixture EPA: 0.70 (tall); 0.50 (short)

### CONTROLS

- Optional ANSI C136.10 7-pin receptacle for photocells or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
  - » Enables manual adjustment of power consumption and lumen output. Factory preset to highest output level for option selected
  - » Allows a single fixture SKU to cover multiple field applications with manual adjustment at installation
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and D4i-enabled drivers

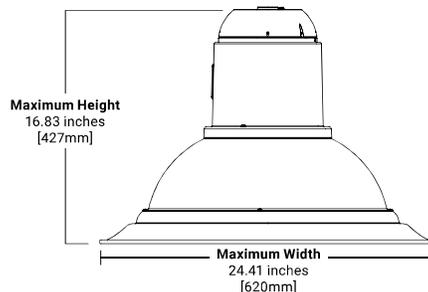
### COMPLIANCE

- DarkSky approved for 3000K CCT and warmer
- UL Wet Location rated

### WARRANTY

- Five-year limited warranty. Consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Dimensional Details



See configurations for more detailed information.



PS51634624 page 1  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/28/2025

Fixture Type:

P1

Ordering Information

SAMPLE ORDER NUMBER: EMM2-HTN-SA1B-740-U-5WQ-TB-1-CL-GM

Product Family <sup>1,2</sup>	Housing	Light Engine	CRI/CCT	Voltage	Optic	Shade Type
<b>EMM2= Epic Modern</b> <b>BAA=EMM2= Epic Modern Buy American Act Compliant <sup>7</sup></b> <b>TAA=EMM2= Epic Modern Contemporary Trade Agreements Act Compliant<sup>8</sup></b>	<b>HSN= Short housing <sup>4,5,29</sup></b> <b>HTN= Tall housing <sup>4</sup></b>	<b>Discrete Configurations:</b> <b>SA1A= 1 Light Square, 5,000lm Nominal</b> <b>SA1B= 1 Light Square, 6,300lm Nominal</b> <b>SA2A= 2 Light Squares, 9,500lm Nominal</b> <b>SA2B= 2 Light Squares, 13,000lm Nominal</b> <b>SA2C= 2 Light Squares, 14,000lm Nominal</b> <b>SA3A= 3 Light Squares, 17,000lm Nominal</b> <b>SA3B= 3 Light Squares, 19,000lm Nominal</b>  <b>Visual Comfort Configurations:</b> <b>VA1= Wavestream, 3,000lm Nominal</b> <b>VA2= Wavestream, 4,000lm Nominal</b> <b>VA3= Wavestream, 5,000lm Nominal</b> <b>VA4= Wavestream, 6,000lm Nominal</b> <b>VA5= Wavestream, 8,000lm Nominal</b> <b>VA6= Wavestream, 10,000lm Nominal</b> <b>VA7= Wavestream, 15,000lm Nominal</b> <b>VA8= Wavestream, 18,000lm Nominal <sup>9, 10</sup></b> <b>VA9= Wavestream, 20,000lm Nominal <sup>9, 10</sup></b>	<b>722= 70CRI, 2200K <sup>8</sup></b> <b>727= 70CRI, 2700K</b> <b>730= 70CRI, 3000K</b>  <b>735= 70CRI, 3500K <sup>8</sup></b> <b>740= 70CRI, 4000K</b> <b>750= 70CRI, 5000K</b> <b>830= 80CRI, 3000K <sup>26</sup></b> <b>840= 80CRI, 4000K <sup>4, 26</sup></b> <b>AMB= Amber, 590nm <sup>9, 27</sup></b>	<b>U= Universal (120-277V)</b> <b>H= High Voltage (347-480V) <sup>21, 24</sup></b> <b>8= 480V <sup>21, 24</sup></b> <b>9= 347V <sup>21</sup></b> <b>DV= DuraVolt Drivers (277-480V) <sup>21, 24</sup></b>	<b>Discrete Optics <sup>4</sup></b> <b>T1= Type I</b> <b>T2R= Type II Roadway</b> <b>T2L= Type II Urban</b> <b>T3= Type III</b> <b>T4W= Type IV Wide</b> <b>T5R= Type V Round</b> <b>5MQ= Type V Square Medium</b> <b>5WQ= Type V Square Wide</b>  <b>Visual Comfort Optics <sup>7</sup></b> <b>CQ= Wavestream Concentrated</b> <b>MQ= Wavestream Medium</b> <b>WQ= Wavestream Wide</b> <b>RW= Wavestream Rectangular Wide <sup>3,11</sup></b> <b>WT4= Wavestream Type IV <sup>5,11</sup></b>	<b>TB= Tall Bell</b> <b>FL= Hute</b> <b>CO= Cone</b>
Trim Type	Mounting options	Finish	Options (Add as Suffix)	Controls	Accessories (Order Separately)	
<b>0= No trim</b> <b>1= Round</b> <b>2= Flare</b>	<b>CL= Standard Mounting</b> <b>UA= Retrofit Adapter A <sup>28</sup></b> <b>UU= Retrofit Adapter B <sup>28</sup></b>	<b>AP= Grey</b> <b>BZ= Bronze</b> <b>BK= Black</b> <b>DP= Dark Platinum</b> <b>GM= Graphite</b> <b>Metallc</b> <b>GN= Hartford Green (premium)</b> <b>WH= White</b> <b>RALXXX= RAL Number (premium)</b>	<b>10MSP= Parallel 10kV MOV Surge Protective Device</b> <b>10K= Series 10kV UL 1449 Surge Protective Device</b> <b>20MSP= Parallel 20kV MOV Surge Protective Device</b> <b>20K= Series 20kV UL 1449 Surge Protective Device</b> <b>20KI= Series 20kV UL 1449 Surge Protective Device w light indicator</b> <b>HSS <sup>11,12</sup></b> <b>HA= 50° C High Ambient Temperature <sup>11</sup></b> <b>CC= Coastal Construction <sup>13</sup></b> <b>CBP-CEC= Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>14, 15, 22</sup></b> <b>XTB= No Terminal Block</b> <b>W= External wire leads 20ft</b> <b>Dxxxxx= DOT configuration - contact factory quotes team</b> <b>Uxxxxx= Utility configuration - contact factory quotes team</b>	<b>PR= NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PR7= NEMA 7-Pin Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PSC= Photocontrol Shorting Cap included <sup>17</sup></b> <b>NPC= NEMA Photocontrol, Multi-Tap, included <sup>17</sup></b> <b>LLPC= Long Life Photocontrol included <sup>17</sup></b> <b>FADC= Field Adjustable Dimming Controller <sup>14, 16</sup></b>  <b>DALI= DALI Driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>D4= D4i driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>Z4= 4-pin DALI receptacle Zhaga Book <sup>19</sup></b> <b>WPS2WH= WaveLinx Wireless Sensor, 7'-15' mounting height <sup>19, 27</sup></b> <b>WPS4WH= WaveLinx Wireless Sensor, 15'-40" mounting height <sup>19, 27</sup></b> <b>WLS2WH= WaveLinx Wireless Sensor with Bluetooth, 7'-15' mounting height <sup>19</sup></b> <b>WLS4WH= WaveLinx Wireless Sensor with Bluetooth, 15'-40" mounting height <sup>19</sup></b> <b>ZSC= Zhaga Book 18 shorting cap <sup>20</sup></b>	<b>OA1223= 10kV Surge Module</b> <b>PBHSS= House Side Shield (Single) <sup>4, 25</sup></b> <b>PBFS= Penimeter Fence Shield Kit (4 Pieces)</b> <b>OA/RA1013= Photocontrol Shorting Cap</b> <b>OA/RA1014= NEMA Photocontrol - 120V</b> <b>OA/RA1016= NEMA Photocontrol - Multi-Tap</b> <b>OA/RA1027=NEMA Twistlock Photocontrol - 480V</b>  <b>Mounting Accessories (Order Separately)</b>  <b>MODERN</b> <b>VA6098-XX= Flat Bracket Bishop Wall Mount Arm</b> <b>VA6099-XX= Flat Bracket Bishop Pole Mount Arm</b> <b>VA6100-XX= Post Top Tenon Mount Bishop Arm (for 3" OD Tenon)</b> <b>VA6101-XX= Bishop Wall Mount Arm</b> <b>VA6102-XX= Bishop Wall Mount Arm with Cross Rod</b> <b>VA6103-XX= Traditional Wall Mount Arm</b> <b>VA6104-XX= Traditional Wall Mount Arm with 45° Straps</b> <b>VA6105-XX= Bishop Single Pole Mount Arm <sup>20</sup></b> <b>VA6106-XX= Bishop Single Pole Mount Arm with Cross Rod <sup>20</sup></b> <b>VA6107-XX= Bishop Twin Pole Mount Arm <sup>20</sup></b> <b>VA6108-XX= Bishop Twin Pole Mount Arm with Cross Rods <sup>20</sup></b> <b>VA6109-XX= Traditional Single Pole Mount Arm <sup>20</sup></b> <b>VA6110-XX= Traditional Single Pole Mount Arm with Rounded Upper Bar <sup>20</sup></b> <b>VA6111-XX= Traditional Single Pole Mount Arm with Rounded Lower Bar <sup>20</sup></b> <b>VA6112-XX= Traditional Single Pole Mount Arm with 45° Upper Bar <sup>20</sup></b> <b>VA6113-XX= Traditional Single Pole Mount Arm with 45° Lower Bar <sup>20</sup></b> <b>VA6114-XX= Traditional Single Pole Mount Arm with 45° Upper Strap <sup>20</sup></b> <b>VA6116-XX= Traditional Twin Pole Mount Arm <sup>20</sup></b> <b>VA6117-XX= Traditional Twin Pole Mount Arm with Rounded Upper Bars <sup>20</sup></b> <b>VA6118-XX= Traditional Twin Pole Mount Arm with Rounded Lower Bars <sup>20</sup></b> <b>VA6119-XX= Traditional Twin Pole Mount Arm with 45° Upper Bars <sup>20</sup></b> <b>VA6120-XX= Traditional Twin Pole Mount Arm with 45° Lower Bars <sup>20</sup></b> <b>VA6121-XX= Traditional Twin Pole Mount Arm with 45° Upper Straps <sup>20</sup></b> <b>VA6122-XX= Mast Arm Adapter <sup>20</sup></b>	

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
  - DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC.PREFERENCES](http://DOMESTIC.PREFERENCES) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.\*
  - Not available with PR or PR7 receptacle or FADC
  - Limited access for field service
  - Will include sensor window if PR or PR7 options are selected
  - Not available with SA configuration (discrete)
  - Not available with VA configuration (Wavestream)
  - Not available with HA (High Ambient) option
  - Not available with RW or WT4 wavestream
  - Not available with SA3B, VA8 or VA9 configurations
  - Not available with T1, T5R, 5MQ, or 5WQ optics
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.\*
  - Must choose XTB (no terminal block)
  - Only available with SA1A, VA1 or VA2 configurations.
  - Not available with HSN (Short Housing) option
  - Must select PR or PR7
  - Not available with PR7 option
  - Must select DALI or D4 driver option
  - Must select Z4
  - Not available with SA1A, SA1B, VA configurations.
  - Only offered with U (120-277V)
  - For VA configurations, Amber only available with VA1 and VA3. For SA configurations, Amber only available with SA1A and SA2A.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (common High Leg Delta and Three Phase Corner Grounded Delta Systems).
  - Not available for use with 5WQ optic.
  - Check with factory quotes team for availability.
  - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
  - Factory installed retrofit adaptor available for installation with existing competitor arms. Consult your Cooper Lighting Solutions representative for details.
  - NEMA receptacle (PR or PR7) must be mounted on arm if HSN (short housing) is selected.
  - If NEMA receptacle is to be mounted on arm, add -PR or -PR7 to arm (ex. VA6105-BK-PR7).



PS51634624 page 2  
January 16, 2025 1:42 PM



Catalog Information:

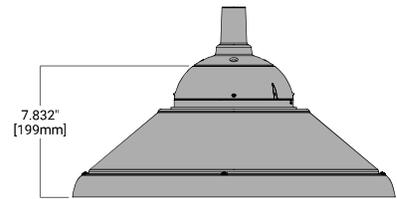
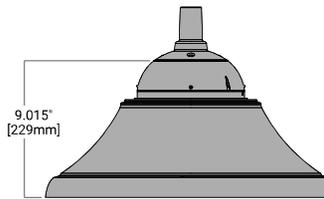
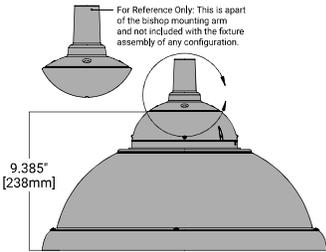
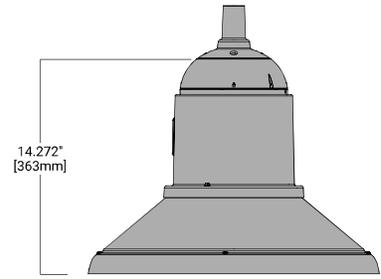
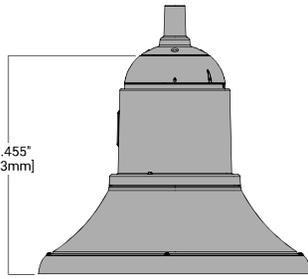
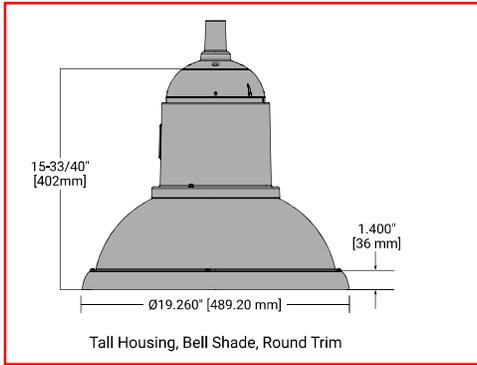
HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6105-BK-PR7  
 POLE: RSA4T12NBK4X

Date: 06/28/2025  
 Fixture Type:

P1

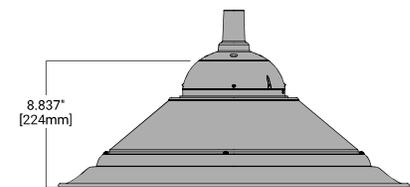
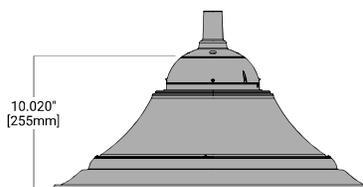
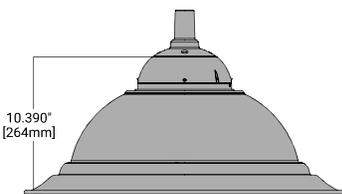
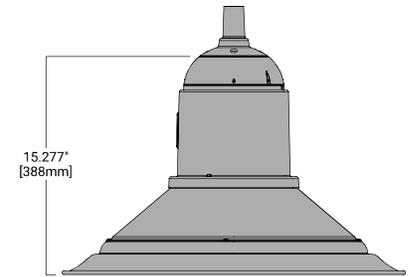
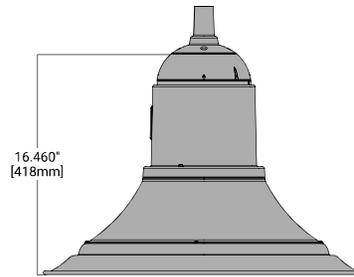
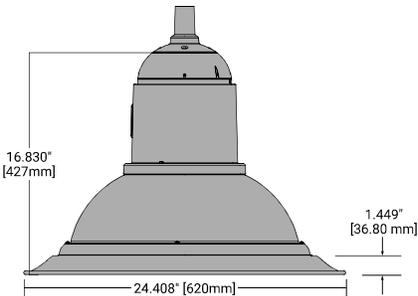
Configurations

ROUND TRIM



For Reference Only: This is apart of the bishop mounting arm and not included with the fixture assembly of any configuration.

FLARE TRIM



PS51634624 page 3  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

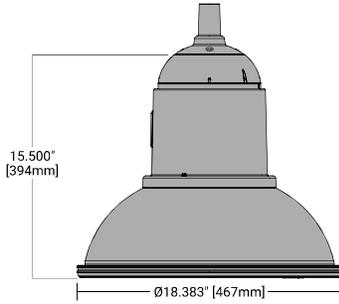
POLE: RSA4T12NBK4X

Date:06/28/2025

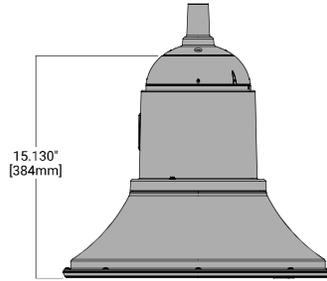
Fixture Type:

P1

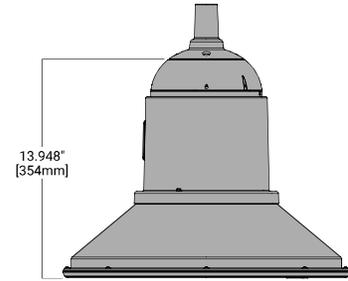
NO TRIM



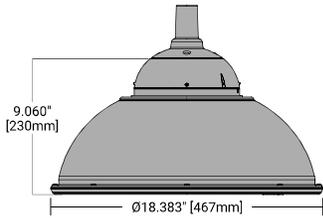
Tall Housing, Bell Shade, No Trim



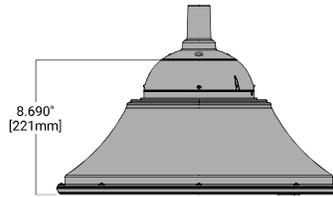
Tall Housing, Flute Shade, No Trim



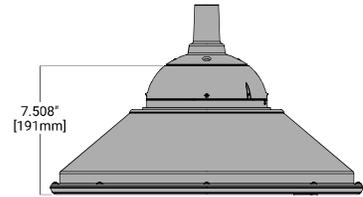
Tall Housing, Cone Shade, No Trim



Short Housing, Bell Shade, No Trim



Short Housing, Flute Shade, No Trim

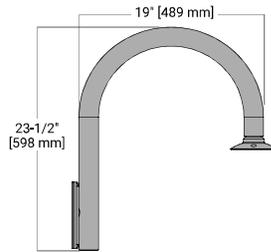


Short Housing, Cone Shade, No Trim

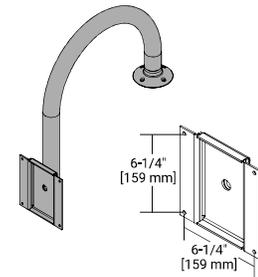
Mounting Details

DESCRIPTION

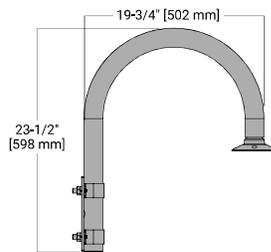
FLAT BRACKET BISHOP WALL MOUNT ARM



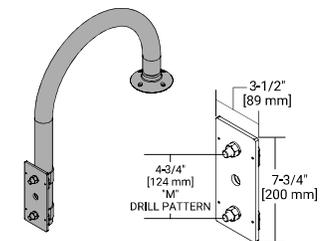
VA6098-XX  
E.P.A: 0.50 | Weight: 6lbs



FLAT BRACKET BISHOP POLE MOUNT ARM



VA6099-XX  
E.P.A: 0.50 | Weight: 6lbs



PS51634624 page 4  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

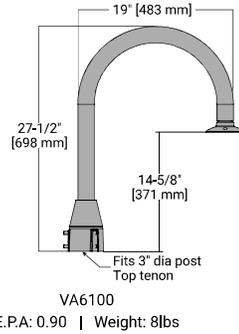
Fixture Type:

P1

Mounting Details

DESCRIPTION

**POST TOP TENON  
MOUNT BISHOP ARM**  
Slipfits over 3" OD post  
top tenon



VA6100  
E.P.A: 0.90 | Weight: 8lbs

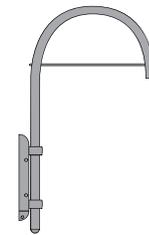
STANDARD VERSIONS

CROSS ROD VERSIONS

**BISHOP WALL MOUNT ARM**  
Mounts to wall with four stainless  
steel lag bolts (provided by other).

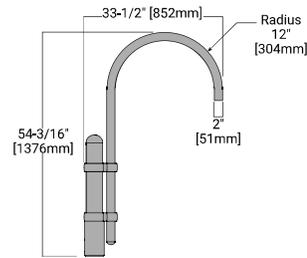


VA6101 (Modern)  
E.P.A: 0.90 | Weight: 16 lbs.

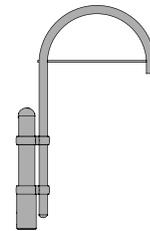


VA6102 (Modern)  
E.P.A: 0.95 | Weight: 17 lbs.

**BISHOP SINGLE POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.

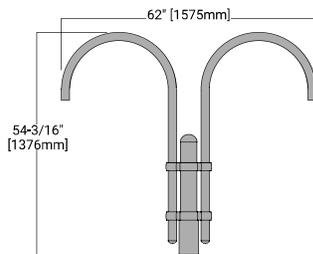


VA6105 (Modern)  
E.P.A: 0.92 | Weight: 24 lbs.

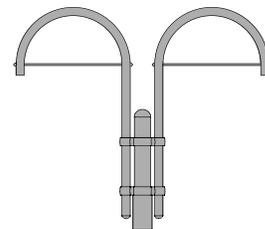


VA6106 (Modern)  
E.P.A: 0.98 | Weight: 25 lbs.

**BISHOP TWIN POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



VA6107 (Modern)  
E.P.A: 1.43 | Weight: 37 lbs.



VA6108 (Modern)  
E.P.A: 1.55 | Weight: 39 lbs.



PS51634624 page 5  
January 16, 2025 1:42 PM



Catalog  
Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

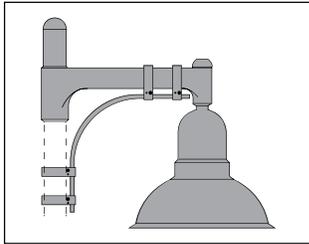
Fixture Type:

P1

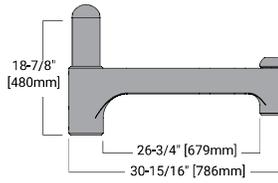
Mounting Accessories

DESCRIPTION

Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

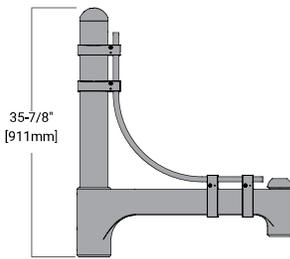


SINGLE POLE

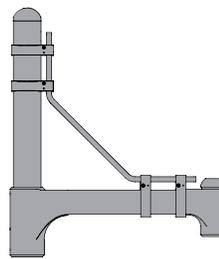


TRADITIONAL SINGLE POLE MOUNT ARM  
VA6109 (Modern)  
E.P.A: 0.86 | Weight: 20 lbs.

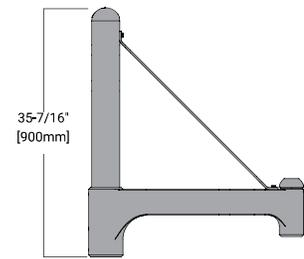
ADORNMENT ABOVE



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED UPPER BAR  
VA6110 (Modern)  
E.P.A: 1.4 | Weight: 28 lbs.

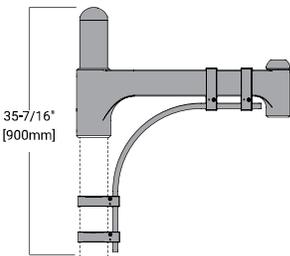


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER BAR  
VA6112 (Modern)  
E.P.A: 1.38 | Weight: 28 lbs.

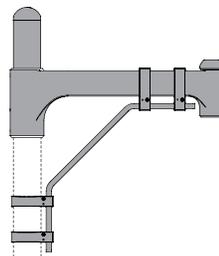


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER STRAP  
VA6114 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.

ADORNMENT BELOW



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED LOWER BAR  
VA6111 (Modern)  
E.P.A: 1.16 | Weight: 25 lbs.



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° LOWER BAR  
VA6113 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.



PS51634624 page 6  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

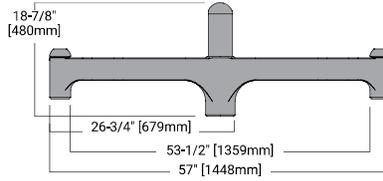
P1

Mounting Accessories

DESCRIPTION

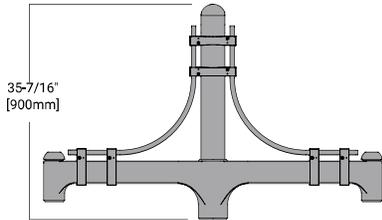
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

TWIN POLE

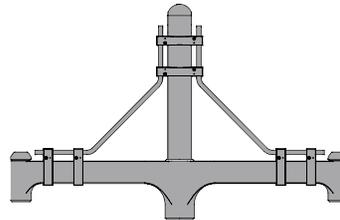


**TRADITIONAL TWIN POLE MOUNT ARM**  
VA6116 (Modern)  
E.P.A: 1.44 | Weight: 30 lbs.

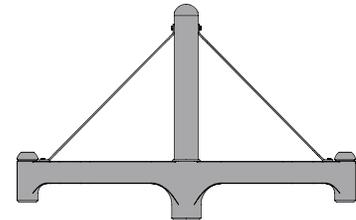
ADORNMENT ABOVE



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED UPPER BARS**  
VA6117 (Modern)  
E.P.A: 2.28 | Weight: 43 lbs.

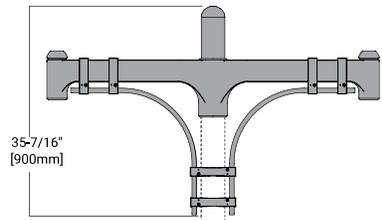


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER BARS**  
VA6119 (Modern)  
E.P.A: 2.24 | Weight: 43 lbs.

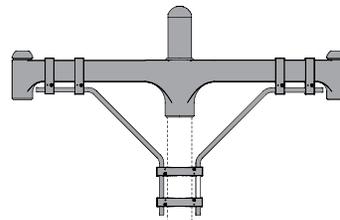


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER STRAPS**  
VA6121 (Modern)  
E.P.A: 1.81 | Weight: 37 lbs.

ADORNMENT BELOW



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED LOWER BARS**  
VA6118 (Modern)  
E.P.A: 2.04 | Weight: 40 lbs.



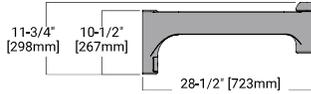
**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° LOWER BARS**  
VA6120 (Modern)  
E.P.A: 2.0 | Weight: 40 lbs.

Mounting Accessories

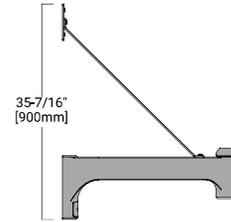
DESCRIPTION

Mounts to wall with four stainless steel lag bolts (provided by other).

WALL MOUNT



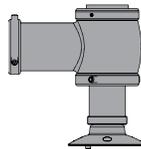
**TRADITIONAL WALL MOUNT ARM**  
VA6103 (Modern)  
Weight: 17 lbs.



**TRADITIONAL WALL MOUNT ARM WITH 45° STRAP**  
VA6104 (Modern)  
Weight: 18 lbs.

ADAPTER

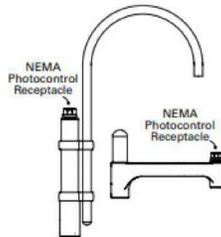
Secures fixture to nominal 2" pipe (2-3/8" horizontal O.D.)



**MAST ARM ADAPTER**  
VA6122 (Modern)  
Weight: 4 lbs.

SHORT HOUSING PCR MOUNTING

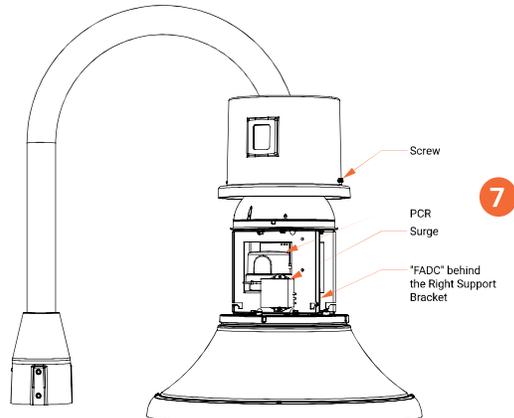
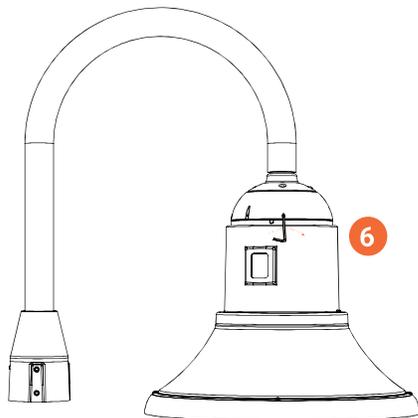
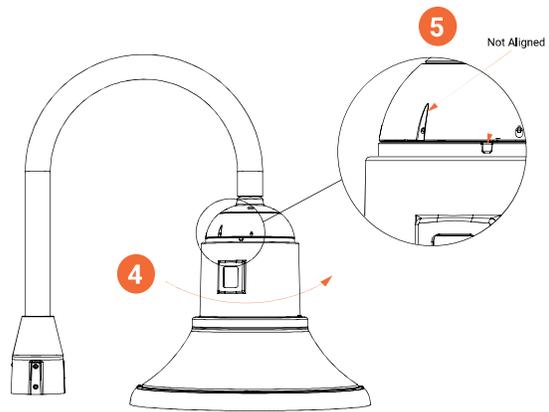
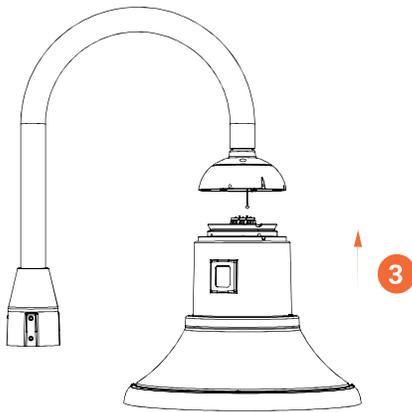
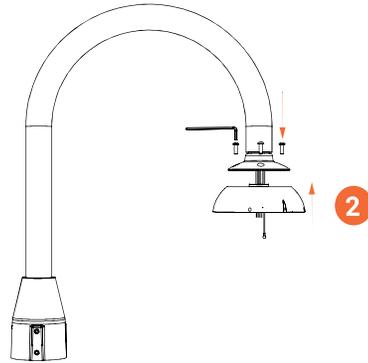
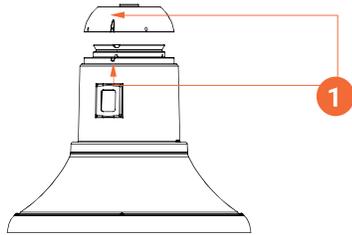
PCR mounts inside fixture of Tall Housing  
PCR must mount outside of fixture (as pictured) with Short Housing



**NEMA TWISTLOCK PHOTOCONTROL (R)**  
Order separately (Not compatible with finials or wall mount bishop arms)

**Installation Overview**

1. Align grooves and remove rotate cover.
2. Install rotate cover to arm. Torque to 40 in-lbs.
3. Hang fixture by cable and make electrical connections.
4. Push excess wire into bishop pole. Align grooves.
5. Lift fixture and twist until grooves are not aligned and STREET SIDE LABEL on bottom of fixture is towards the street.
6. Tighten set screws (4). Torque to 15 in-lbs or about equal to the torque using the short end of the allen wrench. Do Not Over Tighten.
7. Service cover. Loosen captive screws and lift to service the Surge, PCR, and FADC.



PS51634624 page 9  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

**P1**

Energy and Performance Data

Light Engine	SA1A	SA1B	SA2A	SA2B	SA2C	SA3A	SA3B
Actual Power (Watts)	33	44	61	90	101	113	134
Input Current @ 120V (A)	0.275	0.368	0.506	0.751	0.840	0.947	1.117
Input Current @ 277V (A)	0.122	0.161	0.227	0.328	0.364	0.421	0.488
Input Current @ 347V (A)	0.097	0.128	0.174	0.260	0.290	0.342	0.402
Input Current @ 480V (A)	0.073	0.095	0.128	0.189	0.210	0.249	0.290

		Discrete Light Squares (SA) 70 CRI, 3000K						
T1	Lumens	4853	6125	9148	12574	13470	16530	18680
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2R	Lumens	4699	5931	8858	12176	13043	16006	18088
	Lumens per Watt	143	135	145	135	129	142	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4711	5946	8880	12206	13076	16046	18133
	Lumens per Watt	144	135	146	136	129	142	135
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4690	5919	8840	12151	13017	15974	18051
	Lumens per Watt	143	135	145	135	129	141	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4605	5813	8681	11932	12782	15686	17726
	Lumens per Watt	140	132	142	133	127	139	132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	4788	6043	9025	12405	13289	16307	18428
	Lumens per Watt	146	137	148	138	132	144	138
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	4852	6124	9145	12571	13467	16525	18675
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	4828	6093	9100	12508	13400	16443	18582
	Lumens per Watt	147	138	149	139	133	146	139
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2

		Discrete Light Squares (SA) 70 CRI, 4000K						
T1	Lumens	5146	6495	9700	13333	14283	17527	19807
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
T2R	Lumens	4983	6289	9393	12910	13830	16972	19179
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4995	6305	9416	12943	13865	17014	19227
	Lumens per Watt	152	143	154	144	137	151	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4973	6277	9374	12884	13802	16937	19141
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4883	6163	9205	12652	13554	16632	18795
	Lumens per Watt	149	140	151	141	134	147	140
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	5077	6408	9569	13153	14090	17291	19540
	Lumens per Watt	155	146	157	146	140	153	146
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	5145	6493	9697	13329	14279	17522	19802
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	5119	6461	9649	13263	14208	17435	19703
	Lumens per Watt	156	147	158	147	141	154	147
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

P1

Light Engine	VA1	VA2	VA3	VA4	VA5	VA6	VA7	VA8	VA9
Actual Power (Watts)	28	39	49	59	78	106	130	156	170
Input Current @ 120V (A)	0.238	0.331	0.405	0.493	0.676	0.861	1.090	1.301	1.529
Input Current @ 277V (A)	0.107	0.148	0.176	0.221	0.285	0.388	0.490	0.576	0.666
Input Current @ 347V (A)	0.087	0.117	0.139	0.169	0.218	0.294	0.374	0.447	0.521
Input Current @ 480V (A)	0.065	0.086	0.102	0.124	0.158	0.214	0.274	0.324	0.376

Wavestream Visual Comfort (VA) 70 CRI, 3000K										
WQ	Lumens	2903	4028	4982	6077	7655	9988	14959	17546	19139
	Lumens per Watt	104	104	102	103	98	94	115	112	113
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
MQ	Lumens	3233	4486	5549	6768	8526	11125	14714	17257	18825
	Lumens per Watt	115	116	113	115	109	105	113	111	111
	BUG Rating	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2255	3129	3871	4721	5948	7760	11813	13856	15114
	Lumens per Watt	81	81	79	80	76	73	91	89	89
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	2970	4025	4978	5798	7297	9162	12996	-	-
	Lumens per Watt	106	104	102	98	94	86	100	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2391	3240	4008	4668	5875	7377	13307	-	-
	Lumens per Watt	85	84	82	79	75	70	102	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	-	-

Wavestream Visual Comfort (VA) 70 CRI, 4000K										
WQ	Lumens	3072	4262	5272	6430	8101	10569	15820	18555	20240
	Lumens per Watt	110	110	108	109	104	100	122	119	119
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
MQ	Lumens	3421	4747	5872	7162	9023	11772	15560	18250	19908
	Lumens per Watt	122	123	120	121	116	111	120	117	117
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2387	3311	4096	4996	6294	8212	12493	14653	15984
	Lumens per Watt	85	86	84	85	81	77	96	94	94
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	3142	4259	5268	6136	7722	9696	13744	-	-
	Lumens per Watt	112	110	108	104	99	91	106	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2530	3429	4241	4940	6217	7806	14073	-	-
	Lumens per Watt	90	89	87	84	80	74	108	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	-	-



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

P1

**Lumen Maintenance**

SA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	98.1%	96.3%	95.5%	92.7%	>102,000
40°C	98.0%	96.0%	95.2%	92.2%	>102,000
50°C	97.9%	95.7%	94.9%	91.6%	>102,000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

VA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	97.5%	96.3%	95.8%	93.9%	>78000
40°C	97.2%	95.9%	95.3%	93.2%	>78000
50°C	97.2%	95.8%	95.3%	93.1%	>78000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

**Lumen Multiplier**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

**FADC Settings**

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

**CRI/CCT Multipliers**

SA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	0.860	0.923	0.943	-	1.000	0.987
80	-	-	0.873	-	0.949	-

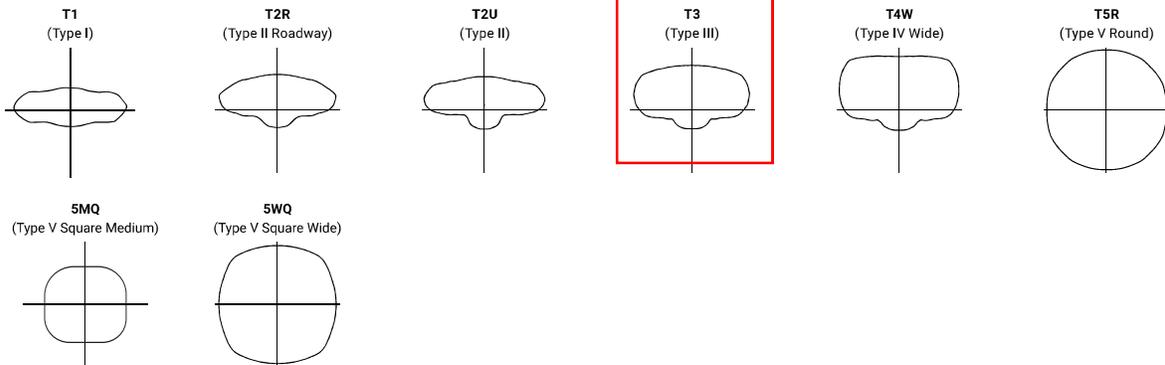
Note: \* Estimates, refer to IES files for accuracy.

VA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	-	0.839	0.946	0.946	1.000	1.031
80	-	-	0.790	-	-	-

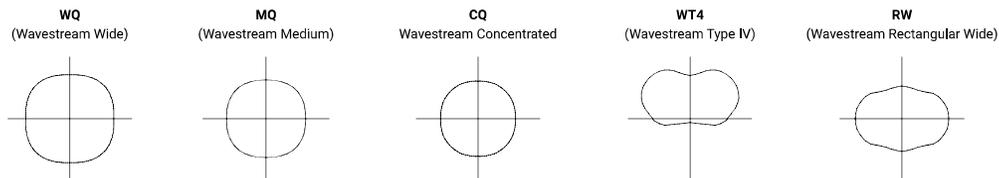
Note: \* Estimates, refer to IES files for accuracy.

**Optical Distributions**

**Discrete Light Squares (SA)**



**Wavestream Visual Comfort (VA)**



Cooper Lighting Solutions  
 7121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

© 2025 Cooper Lighting Solutions  
 All Rights Reserved.  
 Specifications and dimensions  
 subject to change without notice.

PS51634624 page 12  
 January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

**P1**

# Aluminum Poles



## RSA ROUND STRAIGHT ALUMINUM

Catalog #		Type
Project		
Comments		Date
Prepared by		

### FEATURES

- Straight round shaft 6063-T6 aluminum alloy polished
- Cast aluminum alloy base with aluminum bolt covers
- Anchor bolt per ASTM A576
- 8'-20' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

**NOTE:** The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

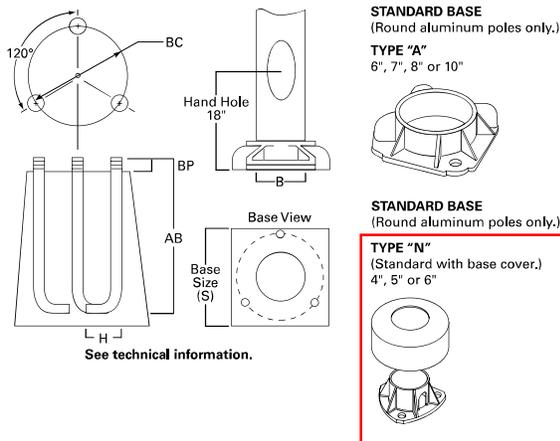
### ORDERING INFORMATION

SAMPLE NUMBER: RSA4T08NAA1V

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
RSA=Round Straight Aluminum	4=4" 5=5"	T=0.125" M=0.188"	08=8' 10=10' 12=12' 15=15' 18=18' 20=20'	A=Aluminum (4-Bolt) <sup>2</sup> N=Aluminum (3-Bolt)	A=Satin Brushed Aluminum B=Clear Anodized C=Dark Bronze Anodized D=Black Anodized E=Medium Bronze Anodized F=Dark Bronze J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color BK=Black Smooth BT=Black Textured	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long)	1=Single 2=2 at 180° 3=Triple <sup>3</sup> 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub <sup>4</sup> B=3/4" Tapped Hub <sup>4</sup> C=Convenience Outlet <sup>5</sup> D=Base Cover for "A" Base E=GFCI Convenience Outlet <sup>5</sup> F=Vibration Pad G=Ground Lug H=Additional Hand Hole <sup>6</sup> V=Vibration Damper

**NOTES:** 1. All shaft sizes nominal. 2. Base cover not included (order as option). 3. Square poles are 3 at 90°, round poles are 3 at 120°. 4. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 5. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 6. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

### ANCHORAGE DATA



Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
RSA4TxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA4MxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA5TxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3
RSA5MxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3



TD513001EN  
April 13, 2021 5:02 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/24/2025

Fixture Type:

**P1**

**Effective Projected Area (At Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	16.0	11.9	9.1	7.2	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	12.2	8.9	6.6	5.1	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	9.4	6.7	4.8	3.6	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	16.1	11.8	9.1	7.3	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	6.4	4.2	2.8	1.8	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	11.5	8.2	6.2	4.9	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	7.2	4.8	3.1	2.1	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	13	9.2	7.0	5.5	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	10.3	7.1	5.3	4.1	150

**Effective Projected Area (18" Above Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	13.6	10.1	7.7	6.1	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	10.6	7.7	5.8	4.5	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	8.3	5.9	4.3	3.2	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	14.3	10.5	8.1	6.5	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	5.6	3.7	2.4	1.6	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	10.2	7.2	5.5	4.3	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	6.5	4.3	2.8	1.9	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	11.7	8.3	6.3	5.0	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	9.4	6.5	4.9	3.7	150

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Factory installed vibration damper.

**VIBRATION**

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

**MAINTENANCE**

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

**WARNING:** Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

Cooper Lighting Solutions  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-486-4800  
[www.cooperlighting.com](http://www.cooperlighting.com)

Canada Sales  
5925 McLaughlin Road  
Mississauga, Ontario L5R 1B8  
P: 905-501-3000  
F: 905-501-3172

Specifications and dimensions subject to change without notice.

TD513001EN  
April 13, 2021 5:02 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/24/2025

Fixture Type:

**P1**

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Invue Epic

Decorative Pendant Luminaire

## Product Certifications & Features



### Interactive Menu

- **Ordering Information** page 2
- **Accessory & Mounting Details** page 3
- **Installation Overview** page 9
- **Energy and Performance Data** page 10
- **Optical Distributions** page 12

## Product Specifications

### OPTICAL

- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and five wavestream optics
- Optics are IP66 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
  - » 70 CRI: 2200K, 2700K, 3000K, 4000K, 3500K 5000K
  - » 80 CRI: 3000K, 4000K
  - » Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - » Single-piece snap-on square shields
  - » Multiple-piece configurable vertical perimeter shielding

### ELECTRICAL

- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

### PHYSICAL CHARACTERISTICS

- Cast aluminum top housing attaches to cast aluminum mounting arm hub with four fasteners
- One-piece silicone gasket between casting and power wires seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Tall fixture configurations feature a field-serviceable center section which can lift to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top retrofits
  - » Full selection of compatible mounting arms available in accessories section
- Housing finished in 5-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 7 standard color options, plus a wide range of custom colors (Consult your Cooper Lighting representative for custom color options)
- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- Fixture EPA: 0.70 (tall); 0.50 (short)

### CONTROLS

- Optional ANSI C136.10 7-pin receptacle for photocells or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
  - » Enables manual adjustment of power consumption and lumen output. Factory preset to highest output level for option selected
  - » Allows a single fixture SKU to cover multiple field applications with manual adjustment at installation
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and D4i-enabled drivers

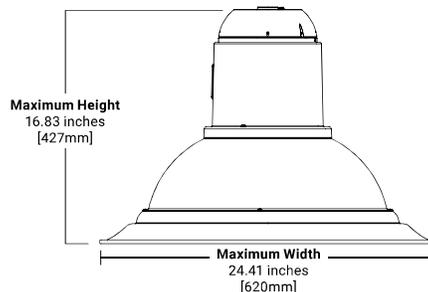
### COMPLIANCE

- DarkSky approved for 3000K CCT and warmer
- UL Wet Location rated

### WARRANTY

- Five-year limited warranty. Consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Dimensional Details



See configurations for more detailed information.



PS51634624 page 1  
January 16, 2025 1:42 PM



Catalog Information: HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS] +PBHSS  
ARM: VA6105-BK-PR7  
POLE: RSA4T12NBK4X

Date: 06/28/2025  
Fixture Type:

# P1A

Ordering Information

SAMPLE ORDER NUMBER: EMM2-HTN-SA1B-740-U-5WQ-TB-1-CL-GM

Product Family <sup>1,2</sup>	Housing	Light Engine	CRI/CCT	Voltage	Optic	Shade Type
<b>EMM2= Epic Modern</b> <b>BAA=EMM2= Epic Modern Buy American Act Compliant <sup>7</sup></b> <b>TAA=EMM2= Epic Modern Contemporary Trade Agreements Act Compliant<sup>8</sup></b>	<b>HSN= Short housing <sup>4,5,29</sup></b> <b>HTN= Tall housing <sup>4</sup></b>	<b>Discrete Configurations:</b> <b>SA1A= 1 Light Square, 5,000lm Nominal</b> <b>SA1B= 1 Light Square, 6,300lm Nominal</b> <b>SA2A= 2 Light Squares, 9,500lm Nominal</b> <b>SA2B= 2 Light Squares, 13,000lm Nominal</b> <b>SA2C= 2 Light Squares, 14,000lm Nominal</b> <b>SA3A= 3 Light Squares, 17,000lm Nominal</b> <b>SA3B= 3 Light Squares, 19,000lm Nominal</b>  <b>Visual Comfort Configurations:</b> <b>VA1= Wavestream, 3,000lm Nominal</b> <b>VA2= Wavestream, 4,000lm Nominal</b> <b>VA3= Wavestream, 5,000lm Nominal</b> <b>VA4= Wavestream, 6,000lm Nominal</b> <b>VA5= Wavestream, 8,000lm Nominal</b> <b>VA6= Wavestream, 10,000lm Nominal</b> <b>VA7= Wavestream, 15,000lm Nominal</b> <b>VA8= Wavestream, 18,000lm Nominal <sup>9, 10</sup></b> <b>VA9= Wavestream, 20,000lm Nominal <sup>9, 10</sup></b>	<b>722= 70CRI, 2200K <sup>8</sup></b> <b>727= 70CRI, 2700K</b> <b>730= 70CRI, 3000K</b> <b>735= 70CRI, 3500K <sup>8</sup></b> <b>740= 70CRI, 4000K</b> <b>750= 70CRI, 5000K</b> <b>830= 80CRI, 3000K <sup>26</sup></b> <b>840= 80CRI, 4000K <sup>8, 26</sup></b> <b>AMB= Amber, 590nm <sup>8, 23</sup></b>	<b>U= Universal (120-277V)</b> <b>H= High Voltage (347-480V) <sup>21, 24</sup></b> <b>8= 480V <sup>21, 24</sup></b> <b>9= 347V <sup>21</sup></b> <b>DV= DuraVolt Drivers (277-480V) <sup>21, 24</sup></b>	<b>Discrete Optics <sup>4</sup></b> <b>T1= Type I</b> <b>T2R= Type II Roadway</b> <b>T2L= Type II Urban</b> <b>T3= Type III</b> <b>T4W= Type IV Wide</b> <b>T5R= Type V Round</b> <b>5MQ= Type V Square Medium</b> <b>5WQ= Type V Square Wide</b>  <b>Visual Comfort Optics <sup>7</sup></b> <b>CQ= Wavestream Concentrated</b> <b>MQ= Wavestream Medium</b> <b>WQ= Wavestream Wide</b> <b>RW= Wavestream Rectangular Wide <sup>3,11</sup></b> <b>WT4= Wavestream Type IV <sup>5,11</sup></b>	<b>TB= Tall Bell</b> <b>FL= Flute</b> <b>CO= Cone</b>
Trim Type	Mounting options	Finish	Options (Add as Suffix)	Controls	Accessories (Order Separately)	
<b>0= No trim</b> <b>1= Round</b> <b>Z= Flare</b>	<b>CL= Standard Mounting</b> <b>UA= Retrofit Adapter A <sup>28</sup></b> <b>UU= Retrofit Adapter B <sup>28</sup></b>	<b>AP= Grey</b> <b>BZ= Bronze</b> <b>BK= Black</b> <b>DP= Dark Platinum</b> <b>GM= Graphite</b> <b>Met= Metallic</b> <b>GN= Hartford Green (premium)</b> <b>WH= White</b> <b>RALXXX= RAL Number (premium)</b>	<b>10MSP= Parallel 10kV MOV Surge Protective Device</b> <b>10K= Series 10kV UL 1449 Surge Protective Device</b> <b>20MSP= Parallel 20kV MOV Surge Protective Device</b> <b>20K= Series 20kV UL 1449 Surge Protective Device</b> <b>20KI= Series 20kV UL 1449 Surge Protective Device w light indicator</b> <b>HSS <sup>11,12</sup></b> <b>HA= 50° C High Ambient Temperature <sup>11</sup></b> <b>CC= Coastal Construction <sup>13</sup></b> <b>CBP-CEC= Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>14, 15, 22</sup></b> <b>XTB= No Terminal Block</b> <b>W= External wire leads 20ft</b> <b>Dxxxxx= DOT configuration - contact factory quotes team</b> <b>Uxxxxx= Utility configuration - contact factory quotes team</b>	<b>PR= NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PR7= NEMA 7-Pin Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PSC= Photocontrol snorting cap included <sup>17</sup></b> <b>NPC= NEMA Photocontrol, Multi-Tap, included <sup>17</sup></b> <b>LLPC= Long Life Photocontrol included <sup>17</sup></b> <b>FADC= Field Adjustable Dimming Controller <sup>14, 16</sup></b>  <b>DALI= DALI Driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>D4= D4i driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>Z4= 4-pin DALI receptacle Zhaga Book <sup>19</sup></b> <b>WPS2WH= WaveLinx Wireless Sensor, 7'-15' mounting height <sup>19, 27</sup></b> <b>WPS4WH= WaveLinx Wireless Sensor, 15'-40" mounting height <sup>19, 27</sup></b> <b>WLS2WH= WaveLinx Wireless Sensor with Bluetooth, 7'-15' mounting height <sup>19</sup></b> <b>WLS4WH= WaveLinx Wireless Sensor with Bluetooth, 15'-40" mounting height <sup>19</sup></b> <b>ZSC= Zhaga Book 18 shorting cap <sup>20</sup></b>	<b>0A1223= 10kV Surge Module</b> <b>PBHS= House Side Shield (Single) <sup>8, 25</sup></b> <b>PBPS= Penmeter Fence Shield Kit (4 Pieces)</b> <b>0A/RA1013= Photocontrol Shorting Cap</b> <b>0A/RA1014= NEMA Photocontrol - 120V</b> <b>0A/RA1016= NEMA Photocontrol - Multi-Tap</b> <b>0A/RA1027=NEMA Twistlock Photocontrol - 480V</b>  <b>Mounting Accessories (Order Separately)</b>  <b>MODERN</b> <b>VA6098-XX= Flat Bracket Bishop Wall Mount Arm</b> <b>VA6099-XX= Flat Bracket Bishop Pole Mount Arm</b> <b>VA6100-XX= Post Top Tenon Mount Bishop Arm (for 3" OD Tenon)</b> <b>VA6101-XX= Bishop Wall Mount Arm</b> <b>VA6102-XX= Bishop Wall Mount Arm with Cross Rod</b> <b>VA6103-XX= Traditional Wall Mount Arm</b> <b>VA6104-XX= Traditional Wall Mount Arm with 45° Straps</b> <b>VA6105-XX= Bishop Single Pole Mount Arm <sup>20</sup></b> <b>VA6106-XX= Bishop Single Pole Mount Arm with Cross Rod <sup>20</sup></b> <b>VA6107-XX= Bishop Twin Pole Mount Arm <sup>20</sup></b> <b>VA6108-XX= Bishop Twin Pole Mount Arm with Cross Rods <sup>20</sup></b> <b>VA6109-XX= Traditional Single Pole Mount Arm <sup>20</sup></b> <b>VA6110-XX= Traditional Single Pole Mount Arm with Rounded Upper Bar <sup>20</sup></b> <b>VA6111-XX= Traditional Single Pole Mount Arm with Rounded Lower Bar <sup>20</sup></b> <b>VA6112-XX= Traditional Single Pole Mount Arm with 45° Upper Bar <sup>20</sup></b> <b>VA6113-XX= Traditional Single Pole Mount Arm with 45° Lower Bar <sup>20</sup></b> <b>VA6114-XX= Traditional Single Pole Mount Arm with 45° Upper Strap <sup>20</sup></b> <b>VA6116-XX= Traditional Twin Pole Mount Arm <sup>20</sup></b> <b>VA6117-XX= Traditional Twin Pole Mount Arm with Rounded Upper Bars <sup>20</sup></b> <b>VA6118-XX= Traditional Twin Pole Mount Arm with Rounded Lower Bars <sup>20</sup></b> <b>VA6119-XX= Traditional Twin Pole Mount Arm with 45° Upper Bars <sup>20</sup></b> <b>VA6120-XX= Traditional Twin Pole Mount Arm with 45° Lower Bars <sup>20</sup></b> <b>VA6121-XX= Traditional Twin Pole Mount Arm with 45° Upper Straps <sup>20</sup></b> <b>VA6122-XX= Mast Arm Adapter <sup>20</sup></b>	

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
  - DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC.PREFERENCES](http://DOMESTIC.PREFERENCES) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.\*
  - Not available with PR or PR7 receptacle or FADC
  - Limited access for field service
  - Will include sensor window if PR or PR7 options are selected
  - Not available with SA configuration (discrete)
  - Not available with VA configuration (Wavestream)
  - Not available with HA (High Ambient) option
  - Not available with RW or WT4 wavestream
  - Not available with SA3B, VA8 or VA9 configurations
  - Not available with T1, T5R, 5MQ, or 5WQ optics
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.\*
  - Must choose XTB (no terminal block)
  - Only available with SA1A, VA1 or VA2 configurations.
  - Not available with HSN (Short Housing) option
  - Must select PR or PR7
  - Not available with PR7 option
  - Must select DALI or D4 driver option
  - Must select Z4
  - Not available with SA1A, SA1B, VA configurations.
  - Only offered with U (120-277V)
  - For VA configurations, Amber only available with VA1 and VA3. For SA configurations, Amber only available with SA1A and SA2A.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (common High Leg Delta and Three Phase Corner Grounded Delta Systems).
  - Not available for use with 5WQ optic.
  - Check with factory quotes team for availability.
  - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
  - Factory installed retrofit adaptor available for installation with existing competitor arms. Consult your Cooper Lighting Solutions representative for details.
  - NEMA receptacle (PR or PR7) must be mounted on arm if HSN (short housing) is selected.
  - If NEMA receptacle is to be mounted on arm, add -PR or -PR7 to arm (ex. VA6105-BK-PR7).



PS51634624 page 2  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

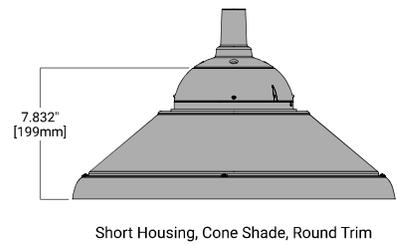
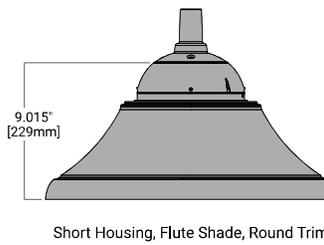
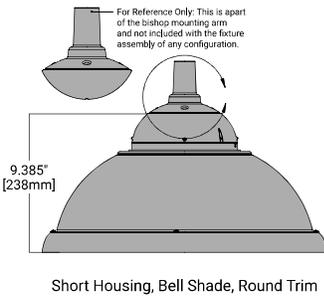
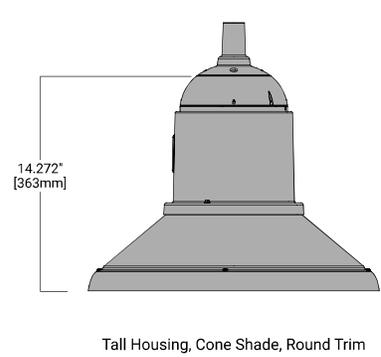
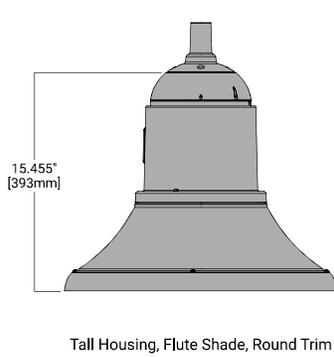
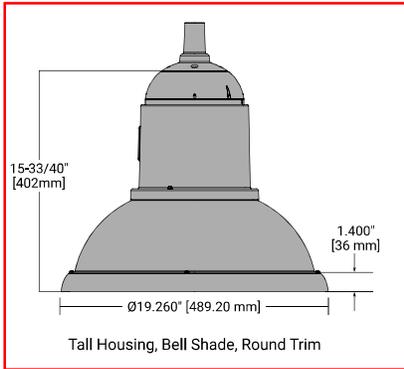
POLE: RSA4T12NBK4X

Date:06/28/2025  
Fixture Type:

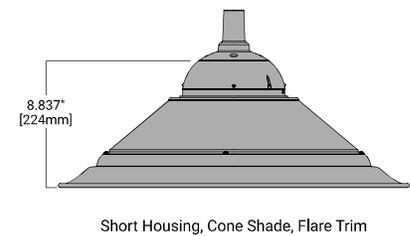
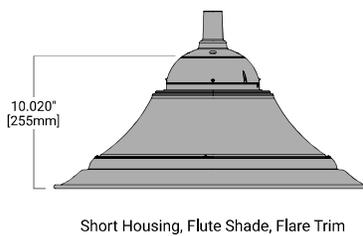
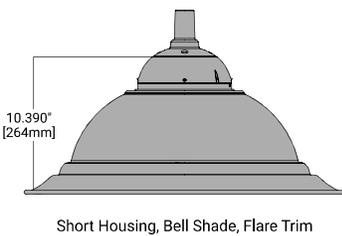
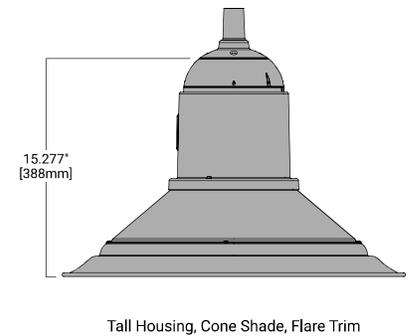
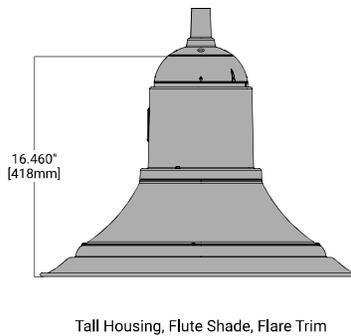
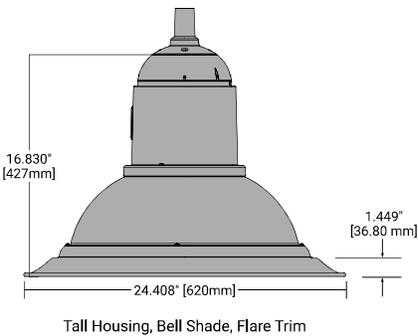
P1A

Configurations

ROUND TRIM



FLARE TRIM



PS51634624 page 3  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

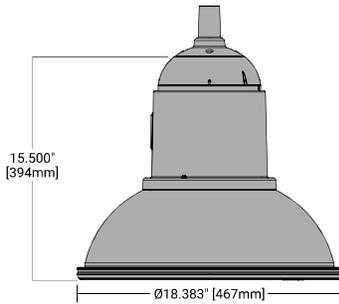
ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

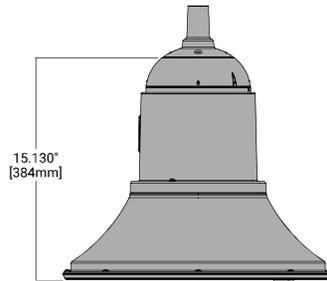
Date:06/28/2025  
Fixture Type:

P1A

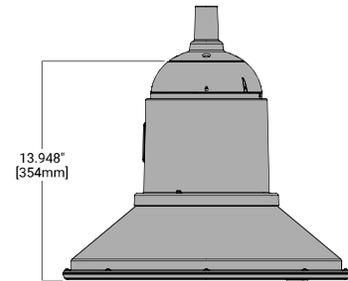
NO TRIM



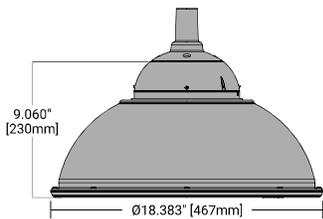
Tall Housing, Bell Shade, No Trim



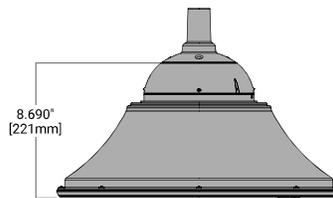
Tall Housing, Flute Shade, No Trim



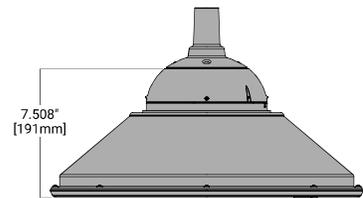
Tall Housing, Cone Shade, No Trim



Short Housing, Bell Shade, No Trim



Short Housing, Flute Shade, No Trim

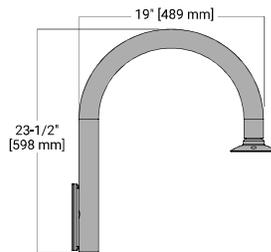


Short Housing, Cone Shade, No Trim

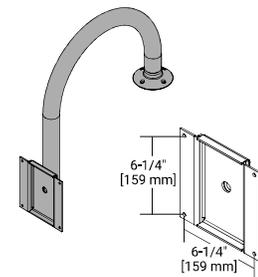
Mounting Details

DESCRIPTION

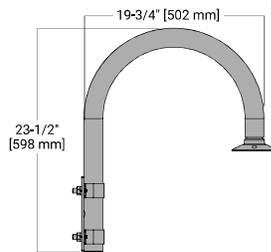
FLAT BRACKET BISHOP WALL MOUNT ARM



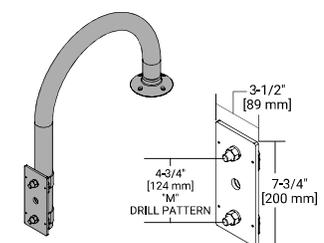
VA6098-XX  
E.P.A: 0.50 | Weight: 6lbs



FLAT BRACKET BISHOP POLE MOUNT ARM



VA6099-XX  
E.P.A: 0.50 | Weight: 6lbs



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

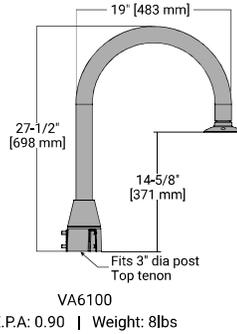
Date:06/28/2025  
Fixture Type:

P1A

Mounting Details

DESCRIPTION

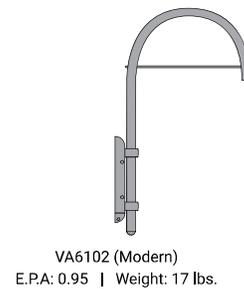
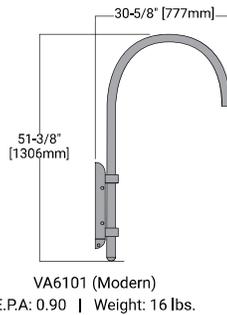
**POST TOP TENON  
MOUNT BISHOP ARM**  
Slipfits over 3" OD post  
top tenon



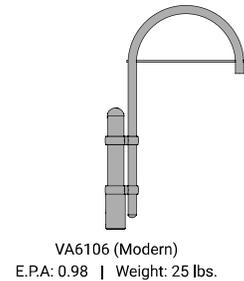
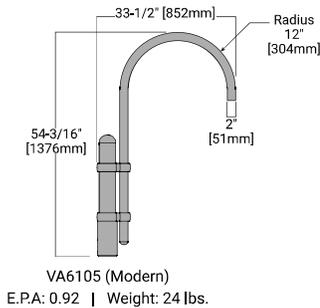
STANDARD VERSIONS

CROSS ROD VERSIONS

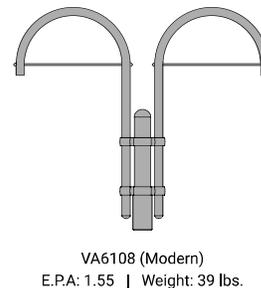
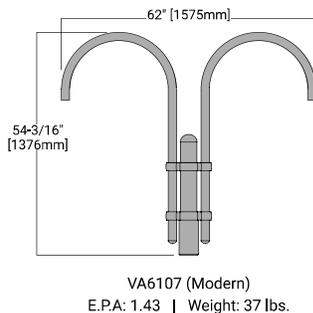
**BISHOP WALL MOUNT ARM**  
Mounts to wall with four stainless  
steel lag bolts (provided by other).



**BISHOP SINGLE POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



**BISHOP TWIN POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



PS51634624 page 5  
January 16, 2025 1:42 PM



Catalog  
Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

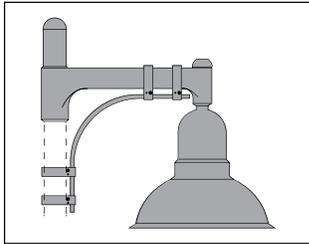
Date:06/28/2025  
Fixture Type:

**P1A**

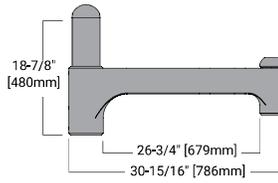
Mounting Accessories

DESCRIPTION

Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

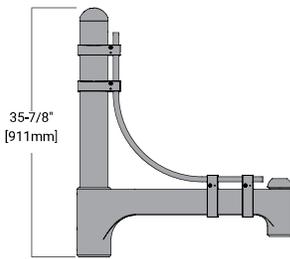


SINGLE POLE

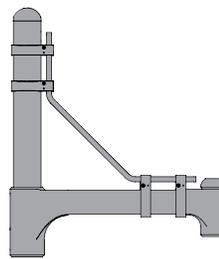


TRADITIONAL SINGLE POLE MOUNT ARM  
VA6109 (Modern)  
E.P.A: 0.86 | Weight: 20 lbs.

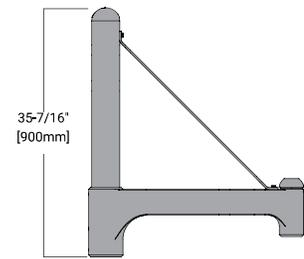
ADORNMENT ABOVE



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED UPPER BAR  
VA6110 (Modern)  
E.P.A: 1.4 | Weight: 28 lbs.

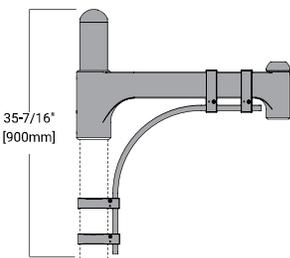


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER BAR  
VA6112 (Modern)  
E.P.A: 1.38 | Weight: 28 lbs.

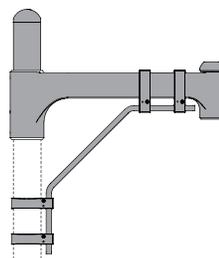


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER STRAP  
VA6114 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.

ADORNMENT BELOW



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED LOWER BAR  
VA6111 (Modern)  
E.P.A: 1.16 | Weight: 25 lbs.



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° LOWER BAR  
VA6113 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.



PS51634624 page 6  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025  
Fixture Type:

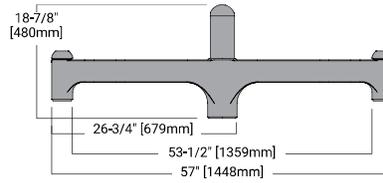
P1A

Mounting Accessories

DESCRIPTION

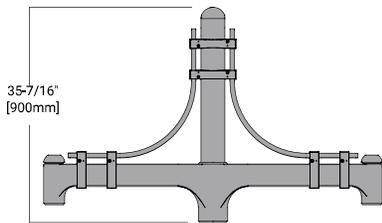
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

TWIN POLE

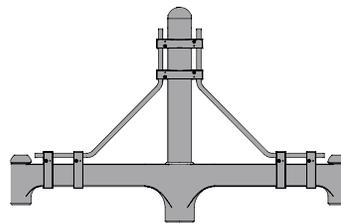


**TRADITIONAL TWIN POLE MOUNT ARM**  
VA6116 (Modern)  
E.P.A: 1.44 | Weight: 30 lbs.

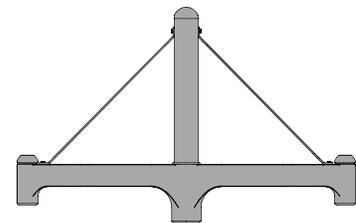
ADORNMENT ABOVE



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED UPPER BARS**  
VA6117 (Modern)  
E.P.A: 2.28 | Weight: 43 lbs.

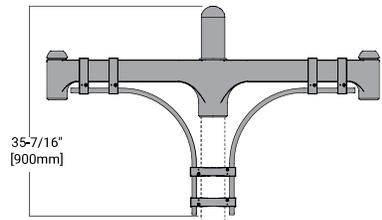


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER BARS**  
VA6119 (Modern)  
E.P.A: 2.24 | Weight: 43 lbs.

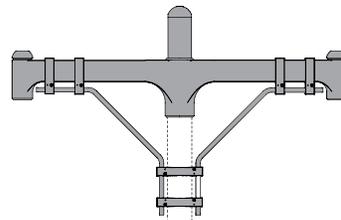


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER STRAPS**  
VA6121 (Modern)  
E.P.A: 1.81 | Weight: 37 lbs.

ADORNMENT BELOW



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED LOWER BARS**  
VA6118 (Modern)  
E.P.A: 2.04 | Weight: 40 lbs.



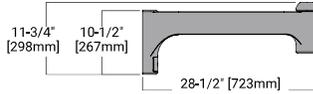
**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° LOWER BARS**  
VA6120 (Modern)  
E.P.A: 2.0 | Weight: 40 lbs.

Mounting Accessories

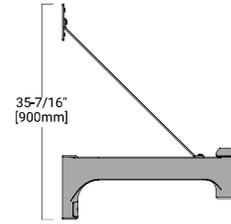
DESCRIPTION

Mounts to wall with four stainless steel lag bolts (provided by other).

WALL MOUNT



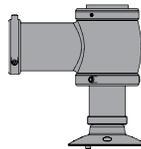
**TRADITIONAL WALL MOUNT ARM**  
VA6103 (Modern)  
Weight: 17 lbs.



**TRADITIONAL WALL MOUNT ARM WITH 45° STRAP**  
VA6104 (Modern)  
Weight: 18 lbs.

ADAPTER

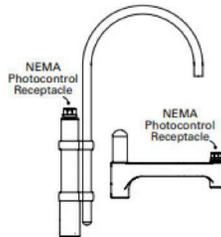
Secures fixture to nominal 2" pipe (2-3/8" horizontal O.D.)



**MAST ARM ADAPTER**  
VA6122 (Modern)  
Weight: 4 lbs.

SHORT HOUSING PCR MOUNTING

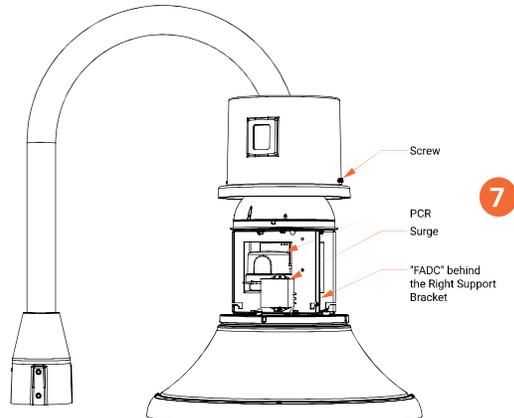
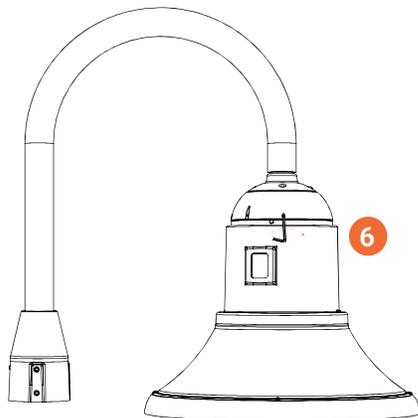
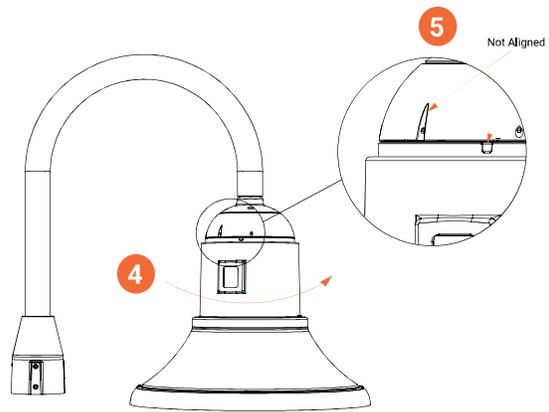
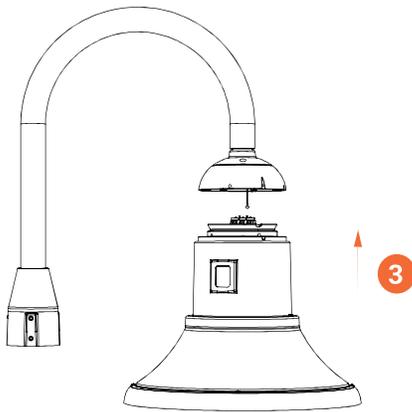
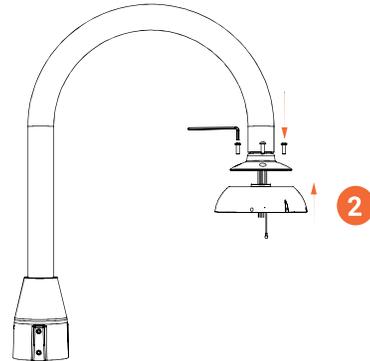
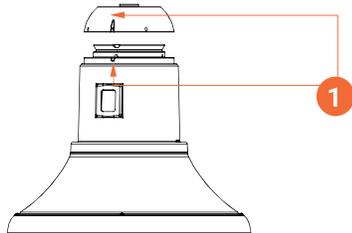
PCR mounts inside fixture of Tall Housing  
PCR must mount outside of fixture (as pictured) with Short Housing



**NEMA TWISTLOCK PHOTOCONTROL (R)**  
Order separately (Not compatible with finials or wall mount bishop arms)

**Installation Overview**

1. Align grooves and remove rotate cover.
2. Install rotate cover to arm. Torque to 40 in-lbs.
3. Hang fixture by cable and make electrical connections.
4. Push excess wire into bishop pole. Align grooves.
5. Lift fixture and twist until grooves are not aligned and STREET SIDE LABEL on bottom of fixture is towards the street.
6. Tighten set screws (4). Torque to 15 in-lbs or about equal to the torque using the short end of the allen wrench. Do Not Over Tighten.
7. Service cover. Loosen captive screws and lift to service the Surge, PCR, and FADC.



PS51634624 page 9  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025  
Fixture Type:

**P1A**

Energy and Performance Data

Light Engine	SA1A	SA1B	SA2A	SA2B	SA2C	SA3A	SA3B
Actual Power (Watts)	33	44	61	90	101	113	134
Input Current @ 120V (A)	0.275	0.368	0.506	0.751	0.840	0.947	1.117
Input Current @ 277V (A)	0.122	0.161	0.227	0.328	0.364	0.421	0.488
Input Current @ 347V (A)	0.097	0.128	0.174	0.260	0.290	0.342	0.402
Input Current @ 480V (A)	0.073	0.095	0.128	0.189	0.210	0.249	0.290

		Discrete Light Squares (SA) 70 CRI, 3000K						
T1	Lumens	4853	6125	9148	12574	13470	16530	18680
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2R	Lumens	4699	5931	8858	12176	13043	16006	18088
	Lumens per Watt	143	135	145	135	129	142	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4711	5946	8880	12206	13076	16046	18133
	Lumens per Watt	144	135	146	136	129	142	135
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4690	5919	8840	12151	13017	15974	18051
	Lumens per Watt	143	135	145	135	129	141	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4605	5813	8681	11932	12782	15686	17726
	Lumens per Watt	140	132	142	133	127	139	132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	4788	6043	9025	12405	13289	16307	18428
	Lumens per Watt	146	137	148	138	132	144	138
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	4852	6124	9145	12571	13467	16525	18675
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	4828	6093	9100	12508	13400	16443	18582
	Lumens per Watt	147	138	149	139	133	146	139
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2

		Discrete Light Squares (SA) 70 CRI, 4000K						
T1	Lumens	5146	6495	9700	13333	14283	17527	19807
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
T2R	Lumens	4983	6289	9393	12910	13830	16972	19179
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4995	6305	9416	12943	13865	17014	19227
	Lumens per Watt	152	143	154	144	137	151	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4973	6277	9374	12884	13802	16937	19141
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4883	6163	9205	12652	13554	16632	18795
	Lumens per Watt	149	140	151	141	134	147	140
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	5077	6408	9569	13153	14090	17291	19540
	Lumens per Watt	155	146	157	146	140	153	146
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	5145	6493	9697	13329	14279	17522	19802
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	5119	6461	9649	13263	14208	17435	19703
	Lumens per Watt	156	147	158	147	141	154	147
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS] +PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025  
Fixture Type:

P1A

Light Engine	VA1	VA2	VA3	VA4	VA5	VA6	VA7	VA8	VA9
Actual Power (Watts)	28	39	49	59	78	106	130	156	170
Input Current @ 120V (A)	0.238	0.331	0.405	0.493	0.676	0.861	1.090	1.301	1.529
Input Current @ 277V (A)	0.107	0.148	0.176	0.221	0.285	0.388	0.490	0.576	0.666
Input Current @ 347V (A)	0.087	0.117	0.139	0.169	0.218	0.294	0.374	0.447	0.521
Input Current @ 480V (A)	0.065	0.086	0.102	0.124	0.158	0.214	0.274	0.324	0.376

Wavestream Visual Comfort (VA) 70 CRI, 3000K										
WQ	Lumens	2903	4028	4982	6077	7655	9988	14959	17546	19139
	Lumens per Watt	104	104	102	103	98	94	115	112	113
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
MQ	Lumens	3233	4486	5549	6768	8526	11125	14714	17257	18825
	Lumens per Watt	115	116	113	115	109	105	113	111	111
	BUG Rating	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2255	3129	3871	4721	5948	7760	11813	13856	15114
	Lumens per Watt	81	81	79	80	76	73	91	89	89
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	2970	4025	4978	5798	7297	9162	12996	-	-
	Lumens per Watt	106	104	102	98	94	86	100	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2391	3240	4008	4668	5875	7377	13307	-	-
	Lumens per Watt	85	84	82	79	75	70	102	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	-	-

Wavestream Visual Comfort (VA) 70 CRI, 4000K										
WQ	Lumens	3072	4262	5272	6430	8101	10569	15820	18555	20240
	Lumens per Watt	110	110	108	109	104	100	122	119	119
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
MQ	Lumens	3421	4747	5872	7162	9023	11772	15560	18250	19908
	Lumens per Watt	122	123	120	121	116	111	120	117	117
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2387	3311	4096	4996	6294	8212	12493	14653	15984
	Lumens per Watt	85	86	84	85	81	77	96	94	94
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	3142	4259	5268	6136	7722	9696	13744	-	-
	Lumens per Watt	112	110	108	104	99	91	106	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2530	3429	4241	4940	6217	7806	14073	-	-
	Lumens per Watt	90	89	87	84	80	74	108	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	-	-



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025  
Fixture Type:

P1A

**Lumen Maintenance**

SA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	98.1%	96.3%	95.5%	92.7%	>102,000
40°C	98.0%	96.0%	95.2%	92.2%	>102,000
50°C	97.9%	95.7%	94.9%	91.6%	>102,000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

VA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	97.5%	96.3%	95.8%	93.9%	>78000
40°C	97.2%	95.9%	95.3%	93.2%	>78000
50°C	97.2%	95.8%	95.3%	93.1%	>78000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

**Lumen Multiplier**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

**FADC Settings**

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

**CRI/CCT Multipliers**

SA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	0.860	0.923	0.943	-	1.000	0.987
80	-	-	0.873	-	0.949	-

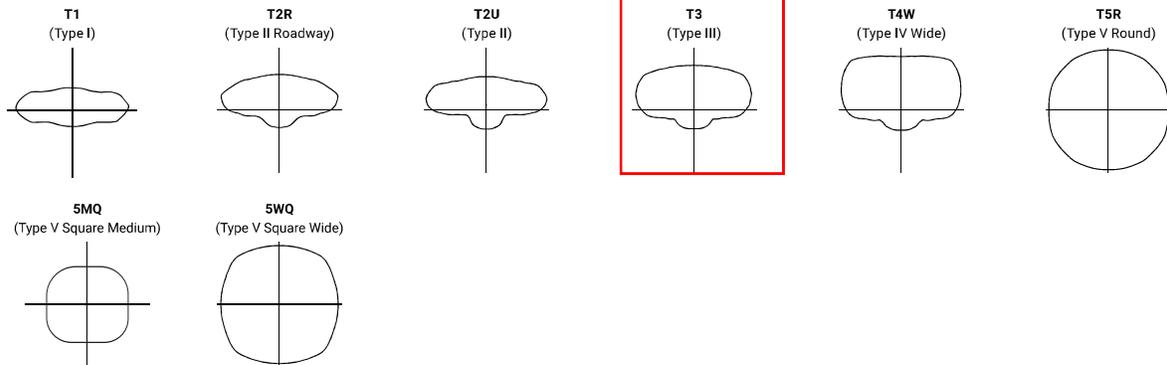
Note: \* Estimates, refer to IES files for accuracy.

VA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	-	0.839	0.946	0.946	1.000	1.031
80	-	-	0.790	-	-	-

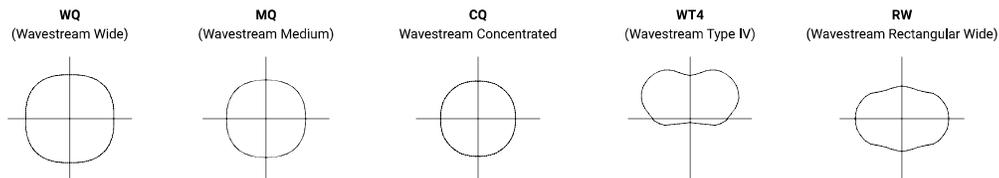
Note: \* Estimates, refer to IES files for accuracy.

**Optical Distributions**

**Discrete Light Squares (SA)**



**Wavestream Visual Comfort (VA)**



Cooper Lighting Solutions  
 7121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

© 2025 Cooper Lighting Solutions  
 All Rights Reserved.  
 Specifications and dimensions  
 subject to change without notice.

PS51634624 page 12  
 January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
 +PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025  
 Fixture Type:

**P1A**

# Aluminum Poles



## RSA ROUND STRAIGHT ALUMINUM

Catalog #		Type
Project		
Comments		Date
Prepared by		

### FEATURES

- Straight round shaft 6063-T6 aluminum alloy polished
- Cast aluminum alloy base with aluminum bolt covers
- Anchor bolt per ASTM A576
- 8'-20' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

**NOTE:** The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

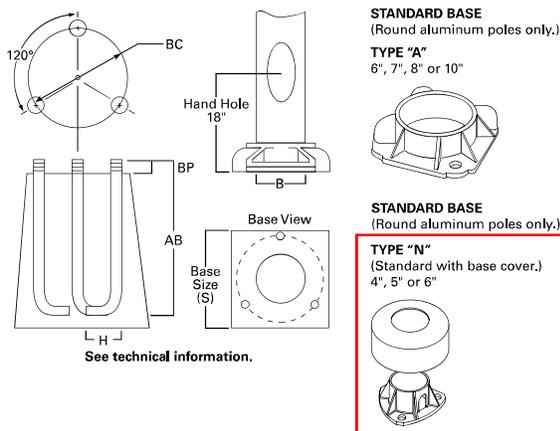
### ORDERING INFORMATION

SAMPLE NUMBER: RSA4T08NAA1V

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
RSA=Round Straight Aluminum	4=4" 5=5"	T=0.125" M=0.188"	08=8' 10=10' 12=12' 15=15' 18=18' 20=20'	A=Aluminum (4-Bolt) <sup>2</sup> N=Aluminum (3-Bolt)	A=Satin Brushed Aluminum B=Clear Anodized C=Dark Bronze Anodized D=Black Anodized E=Medium Bronze Anodized F=Dark Bronze J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color BK=Black Smooth BT=Black Textured	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long)	1=Single 2=2 at 180° 3=Triple <sup>3</sup> 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub <sup>4</sup> B=3/4" Tapped Hub <sup>4</sup> C=Convenience Outlet <sup>5</sup> D=Base Cover for "A" Base E=GFCI Convenience Outlet <sup>5</sup> F=Vibration Pad G=Ground Lug H=Additional Hand Hole <sup>6</sup> V=Vibration Damper

**NOTES:** 1. All shaft sizes nominal. 2. Base cover not included (order as option). 3. Square poles are 3 at 90°, round poles are 3 at 120°. 4. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 5. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 6. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

### ANCHORAGE DATA



Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
RSA4TxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA4MxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA5TxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3
RSA5MxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3



TD513001EN  
April 13, 2021 5:02 PM



Catalog Information: HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS] +PBHSS  
 ARM: VA6105-BK-PR7  
 POLE: RSA4T12NBK4X

Date: 06/24/2025  
 Fixture Type:

# P1A

**Effective Projected Area (At Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	16.0	11.9	9.1	7.2	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	12.2	8.9	6.6	5.1	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	9.4	6.7	4.8	3.6	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	16.1	11.8	9.1	7.3	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	6.4	4.2	2.8	1.8	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	11.5	8.2	6.2	4.9	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	7.2	4.8	3.1	2.1	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	13	9.2	7.0	5.5	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	10.3	7.1	5.3	4.1	150

**Effective Projected Area (18" Above Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	13.6	10.1	7.7	6.1	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	10.6	7.7	5.8	4.5	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	8.3	5.9	4.3	3.2	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	14.3	10.5	8.1	6.5	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	5.6	3.7	2.4	1.6	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	10.2	7.2	5.5	4.3	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	6.5	4.3	2.8	1.9	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	11.7	8.3	6.3	5.0	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	9.4	6.5	4.9	3.7	150

NOTES:

- Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
- Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
- Shaft size, anchor bolts and projections may vary slightly. All dimensions nominal.
- EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
- Factory installed vibration damper.

**VIBRATION**

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

**MAINTENANCE**

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

**WARNING:** Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

Cooper Lighting Solutions  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-486-4800  
[www.cooperlighting.com](http://www.cooperlighting.com)

Canada Sales  
5925 McLaughlin Road  
Mississauga, Ontario L5R 1B8  
P: 905-501-3000  
F: 905-501-3172

Specifications and dimensions subject to change without notice.

TD513001EN  
April 13, 2021 5:02 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T3-TB-1-CL-BK-[OPTIONS]  
+PBHSS

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/24/2025  
Fixture Type:

**P1A**

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Invue Epic

Decorative Pendant Luminaire

## Product Certifications & Features



### Interactive Menu

- **Ordering Information** page 2
- **Accessory & Mounting Details** page 3
- **Installation Overview** page 9
- **Energy and Performance Data** page 10
- **Optical Distributions** page 12

## Product Specifications

### OPTICAL

- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and five wavestream optics
- Optics are IP66 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
  - » 70 CRI: 2200K, 2700K, 3000K, 4000K, 3500K, 5000K
  - » 80 CRI: 3000K, 4000K
  - » Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - » Single-piece snap-on square shields
  - » Multiple-piece configurable vertical perimeter shielding

### ELECTRICAL

- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

### PHYSICAL CHARACTERISTICS

- Cast aluminum top housing attaches to cast aluminum mounting arm hub with four fasteners
- One-piece silicone gasket between casting and power wires seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Tall fixture configurations feature a field-serviceable center section which can lift to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top retrofits
  - » Full selection of compatible mounting arms available in accessories section
- Housing finished in 5-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 7 standard color options, plus a wide range of custom colors (Consult your Cooper Lighting representative for custom color options)
- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- Fixture EPA: 0.70 (tall); 0.50 (short)

### CONTROLS

- Optional ANSI C136.10 7-pin receptacle for photocells or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
  - » Enables manual adjustment of power consumption and lumen output. Factory preset to highest output level for option selected
  - » Allows a single fixture SKU to cover multiple field applications with manual adjustment at installation
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and D4i-enabled drivers

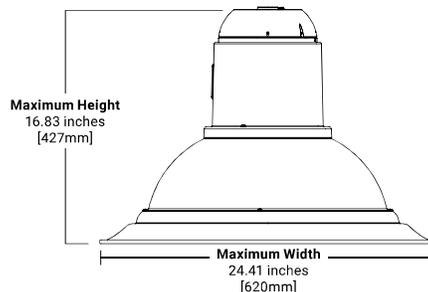
### COMPLIANCE

- DarkSky approved for 3000K CCT and warmer
- UL Wet Location rated

### WARRANTY

- Five-year limited warranty. Consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Dimensional Details



See configurations for more detailed information.



PS51634624 page 1  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/28/2025

Fixture Type:

**P1B**

Ordering Information

SAMPLE ORDER NUMBER: EMM2-HTN-SA1B-740-U-5WQ-TB-1-CL-GM

Product Family <sup>1,2</sup>	Housing	Light Engine	CRI/CCT	Voltage	Optic	Shade Type
<b>EMM2= Epic Modern</b> <b>BAA=EMM2= Epic Modern Buy American Act Compliant <sup>7</sup></b> <b>TAA=EMM2= Epic Modern Contemporary Trade Agreements Act Compliant<sup>8</sup></b>	<b>HSN= Short housing <sup>4,5,29</sup></b> <b>HTN= Tall housing <sup>4</sup></b>	<b>Discrete Configurations:</b> <b>SA1A= 1 Light Square, 5,000lm Nominal</b> <b>SA1B= 1 Light Square, 6,300lm Nominal</b> <b>SA2A= 2 Light Squares, 9,500lm Nominal</b> <b>SA2B= 2 Light Squares, 13,000lm Nominal</b> <b>SA2C= 2 Light Squares, 14,000lm Nominal</b> <b>SA3A= 3 Light Squares, 17,000lm Nominal</b> <b>SA3B= 3 Light Squares, 19,000lm Nominal</b>  <b>Visual Comfort Configurations:</b> <b>VA1= Wavestream, 3,000lm Nominal</b> <b>VA2= Wavestream, 4,000lm Nominal</b> <b>VA3= Wavestream, 5,000lm Nominal</b> <b>VA4= Wavestream, 6,000lm Nominal</b> <b>VA5= Wavestream, 8,000lm Nominal</b> <b>VA6= Wavestream, 10,000lm Nominal</b> <b>VA7= Wavestream, 15,000lm Nominal</b> <b>VA8= Wavestream, 18,000lm Nominal <sup>9, 10</sup></b> <b>VA9= Wavestream, 20,000lm Nominal <sup>9, 10</sup></b>	<b>722= 70CRI, 2200K <sup>8</sup></b> <b>727= 70CRI, 2700K</b> <b>730= 70CRI, 3000K</b>  <b>735= 70CRI, 3500K <sup>8</sup></b> <b>740= 70CRI, 4000K</b> <b>750= 70CRI, 5000K</b> <b>830= 80CRI, 3000K <sup>24</sup></b> <b>840= 80CRI, 4000K <sup>4, 24</sup></b> <b>AMB= Amber, 590nm <sup>9, 23</sup></b>	<b>U= Universal (120-277V)</b> <b>H= High Voltage (347-480V) <sup>21, 24</sup></b> <b>8= 480V <sup>21, 24</sup></b> <b>9= 347V <sup>21</sup></b> <b>DV= DuraVolt Drivers (277-480V) <sup>21, 24</sup></b>	<b>Discrete Optics <sup>4</sup></b> <b>T1= Type I</b> <b>T2R= Type II Roadway</b> <b>T2U= Type II Urban</b> <b>T3= Type III</b> <b>T4W= Type IV Wide</b> <b>T5R= Type V Round</b> <b>5MQ= Type V Square Medium</b> <b>5WQ= Type V Square Wide</b>  <b>Visual Comfort Optics <sup>7</sup></b> <b>CQ= Wavestream Concentrated</b> <b>MQ= Wavestream Medium</b> <b>WQ= Wavestream Wide</b> <b>RW= Wavestream Rectangular Wide <sup>3,11</sup></b> <b>WT4= Wavestream Type IV <sup>5,11</sup></b>	<b>TB= Tall Bell</b> <b>FL= Flute</b> <b>CO= Cone</b>
Trim Type	Mounting options	Finish	Options (Add as Suffix)	Controls	Accessories (Order Separately)	
<b>0= No trim</b> <b>1= Round</b> <b>2= Flare</b>	<b>CL= Standard Mounting</b> <b>UA= Retrofit Adapter A <sup>28</sup></b> <b>UU= Retrofit Adapter B <sup>28</sup></b>	<b>AP= Grey</b> <b>BZ= Bronze</b> <b>BK= Black</b> <b>DP= Dark Platinum</b> <b>GM= Graphite</b> <b>Met= Metallic</b> <b>GN= Hartford Green (premium)</b> <b>WH= White</b> <b>RALXXX= RAL Number (premium)</b>	<b>10MSP= Parallel 10kV MOV Surge Protective Device</b> <b>10K= Series 10kV UL 1449 Surge Protective Device</b> <b>20MSP= Parallel 20kV MOV Surge Protective Device</b> <b>20K= Series 20kV UL 1449 Surge Protective Device</b> <b>20KI= Series 20kV UL 1449 Surge Protective Device w light indicator</b> <b>HSS <sup>11,12</sup></b> <b>HA= 50° C High Ambient Temperature <sup>11</sup></b> <b>CC= Coastal Construction <sup>13</sup></b> <b>CBP-CEC= Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>14, 15, 22</sup></b> <b>XTB= No Terminal Block</b> <b>W= External wire leads 20ft</b> <b>Dxxxxx= DOT configuration - contact factory quotes team</b> <b>Uxxxxx= Utility configuration - contact factory quotes team</b>	<b>PR= NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PR7= NEMA 7-Pin Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PSC= Photocontrol Shorting Cap included <sup>17</sup></b> <b>NPC= NEMA Photocontrol, Multi-Tap, included <sup>17</sup></b> <b>LLPC= Long Life Photocontrol included <sup>17</sup></b> <b>FADC= Field Adjustable Dimming Controller <sup>14, 16</sup></b>  <b>DALI= DALI Driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>D4= D4i driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>Z4= 4-pin DALI receptacle Zhaga Book <sup>19</sup></b> <b>WPS2WH= WaveLinx Wireless Sensor, 7'-15' mounting height <sup>19, 27</sup></b> <b>WPS4WH= WaveLinx Wireless Sensor, 15'-40" mounting height <sup>19, 27</sup></b> <b>WLS2WH= WaveLinx Wireless Sensor with Bluetooth, 7'-15' mounting height <sup>19</sup></b> <b>WLS4WH= WaveLinx Wireless Sensor with Bluetooth, 15'-40" mounting height <sup>19</sup></b> <b>ZSC= Zhaga Book 18 shorting cap <sup>20</sup></b>	<b>OA1223= 10kV Surge Module</b> <b>PBHSS= House Side Shield (Single) <sup>4, 25</sup></b> <b>PBFS= Perimeter Fence Shield Kit (4 Pieces)</b> <b>OA/RA1013= Photocontrol Shorting Cap</b> <b>OA/RA1014= NEMA Photocontrol - 120V</b> <b>OA/RA1016= NEMA Photocontrol - Multi-Tap</b> <b>OA/RA1027=NEMA Twistlock Photocontrol - 480V</b>  <b>Mounting Accessories (Order Separately)</b>  <b>MODERN</b> <b>VA6098-XX= Flat Bracket Bishop Wall Mount Arm</b> <b>VA6099-XX= Flat Bracket Bishop Pole Mount Arm</b> <b>VA6100-XX= Post Top Tenon Mount Bishop Arm (for 3" OD Tenon)</b> <b>VA6101-XX= Bishop Wall Mount Arm</b> <b>VA6102-XX= Bishop Wall Mount Arm with Cross Rod</b> <b>VA6103-XX= Traditional Wall Mount Arm</b> <b>VA6104-XX= Traditional Wall Mount Arm with 45° Straps</b> <b>VA6105-XX= Bishop Single Pole Mount Arm <sup>26</sup></b> <b>VA6106-XX= Bishop Single Pole Mount Arm with Cross Rod <sup>26</sup></b> <b>VA6107-XX= Bishop Twin Pole Mount Arm <sup>26</sup></b> <b>VA6108-XX= Bishop Twin Pole Mount Arm with Cross Rods <sup>26</sup></b> <b>VA6109-XX= Traditional Single Pole Mount Arm <sup>26</sup></b> <b>VA6110-XX= Traditional Single Pole Mount Arm with Rounded Upper Bar <sup>26</sup></b> <b>VA6111-XX= Traditional Single Pole Mount Arm with Rounded Lower Bar <sup>26</sup></b> <b>VA6112-XX= Traditional Single Pole Mount Arm with 45° Upper Bar <sup>26</sup></b> <b>VA6113-XX= Traditional Single Pole Mount Arm with 45° Lower Bar <sup>26</sup></b> <b>VA6114-XX= Traditional Single Pole Mount Arm with 45° Upper Strap <sup>26</sup></b> <b>VA6116-XX= Traditional Twin Pole Mount Arm <sup>26</sup></b> <b>VA6117-XX= Traditional Twin Pole Mount Arm with Rounded Upper Bars <sup>26</sup></b> <b>VA6118-XX= Traditional Twin Pole Mount Arm with Rounded Lower Bars <sup>26</sup></b> <b>VA6119-XX= Traditional Twin Pole Mount Arm with 45° Upper Bars <sup>26</sup></b> <b>VA6120-XX= Traditional Twin Pole Mount Arm with 45° Lower Bars <sup>26</sup></b> <b>VA6121-XX= Traditional Twin Pole Mount Arm with 45° Upper Straps <sup>26</sup></b> <b>VA6122-XX= Mast Arm Adapter <sup>26</sup></b>	

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
  - DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC.PREFERENCES](http://DOMESTIC.PREFERENCES) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.\*
  - Not available with PR or PR7 receptacle or FADC
  - Limited access for field service
  - Will include sensor window if PR or PR7 options are selected
  - Not available with SA configuration (discrete)
  - Not available with VA configuration (Wavestream)
  - Not available with HA (High Ambient) option
  - Not available with RW or WT4 wavestream
  - Not available with SA3B, VA8 or VA9 configurations
  - Not available with T1, T5R, 5MQ, or 5WQ optics
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.\*
  - Must choose XTB (no terminal block)
  - Only available with SA1A, VA1 or VA2 configurations.
  - Not available with HSN (Short Housing) option
  - Must select PR or PR7.
  - Not available with PR7 option
  - Must select DALI or D4 driver option
  - Must select Z4
  - Not available with SA1A, SA1B, VA configurations.
  - Only offered with U (120-277V)
  - For VA configurations, Amber only available with VA1 and VA3. For SA configurations, Amber only available with SA1A and SA2A.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (common High Leg Delta and Three Phase Corner Grounded Delta Systems).
  - Not available for use with 5WQ optic.
  - NEMA receptacle (PR or PR7) must be mounted on arm if HSN (short housing) is selected.
  - Check with factory quotes team for availability.
  - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
  - Factory installed retrofit adaptor available for installation with existing competitor arms. Consult your Cooper Lighting Solutions representative for details.
  - NEMA receptacle (PR or PR7) must be mounted on arm if HSN (short housing) is selected.
  - If NEMA receptacle is to be mounted on arm, add -PR or -PR7 to arm (ex. VA6105-PR/PR7).



PS51634624 page 2  
January 16, 2025 1:42 PM



Catalog Information:

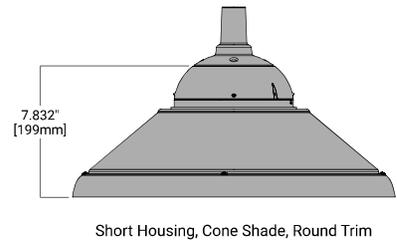
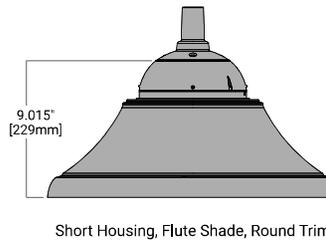
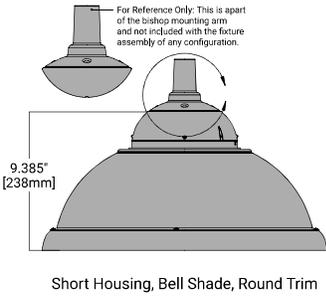
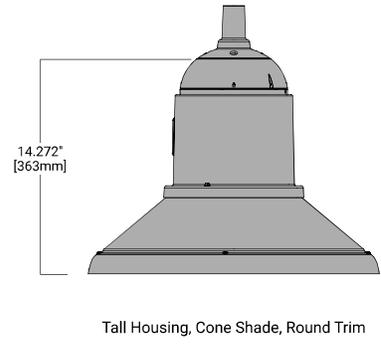
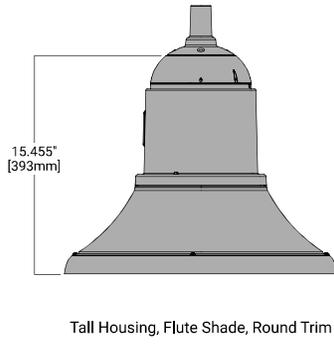
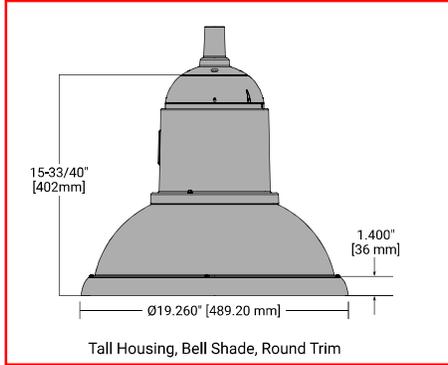
HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6105-BK-PR7  
 POLE: RSA4T12NBK4X

Date:06/28/2025  
 Fixture Type:

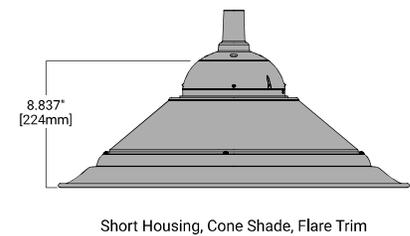
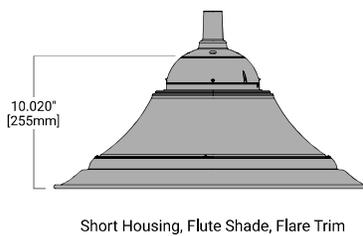
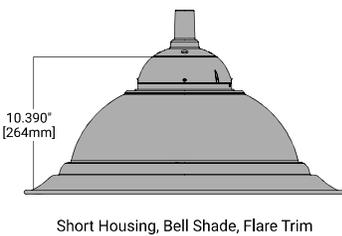
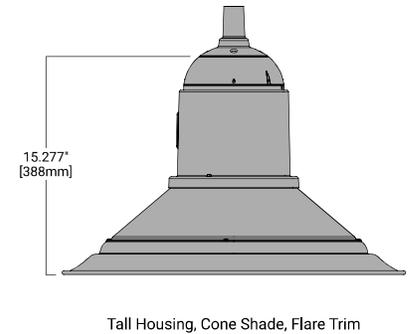
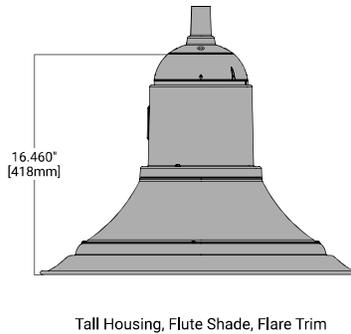
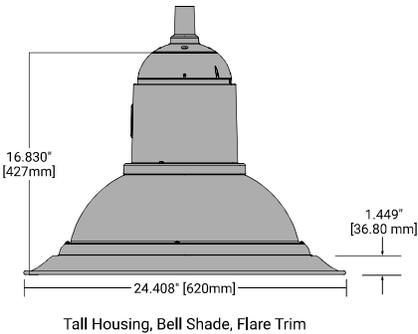
P1B

Configurations

ROUND TRIM



FLARE TRIM



PS51634624 page 3  
January 16, 2025 1:42 PM



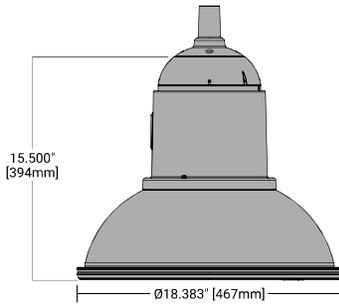
Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]  
ARM: VA6105-BK-PR7  
POLE: RSA4T12NBK4X

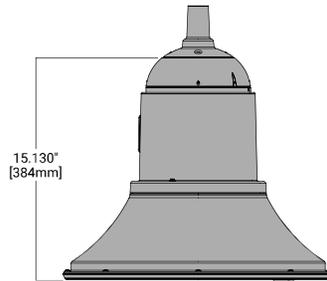
Date:06/28/2025  
Fixture Type:

P1B

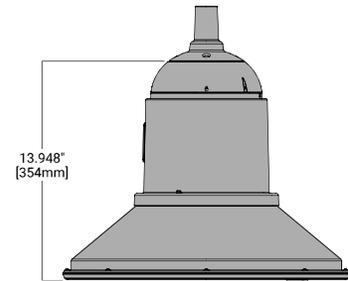
NO TRIM



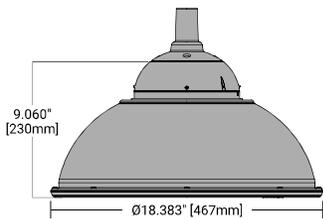
Tall Housing, Bell Shade, No Trim



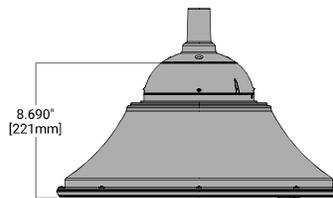
Tall Housing, Flute Shade, No Trim



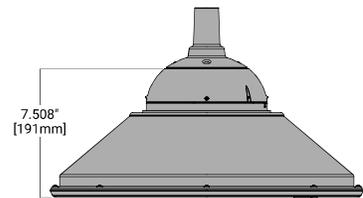
Tall Housing, Cone Shade, No Trim



Short Housing, Bell Shade, No Trim



Short Housing, Flute Shade, No Trim

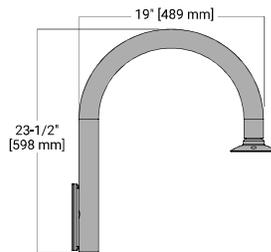


Short Housing, Cone Shade, No Trim

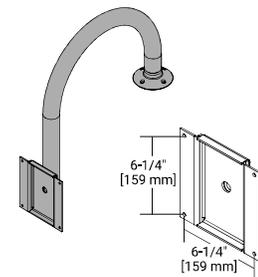
Mounting Details

DESCRIPTION

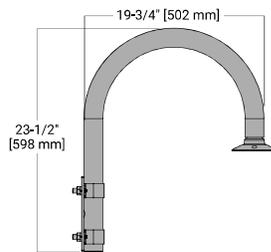
FLAT BRACKET BISHOP WALL MOUNT ARM



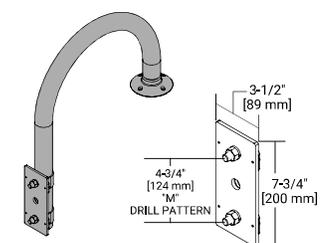
VA6098-XX  
E.P.A: 0.50 | Weight: 6lbs



FLAT BRACKET BISHOP POLE MOUNT ARM



VA6099-XX  
E.P.A: 0.50 | Weight: 6lbs



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

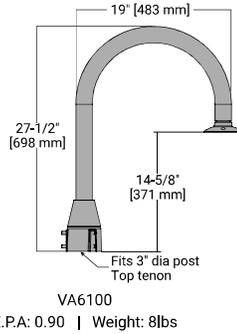
Fixture Type:

P1B

Mounting Details

DESCRIPTION

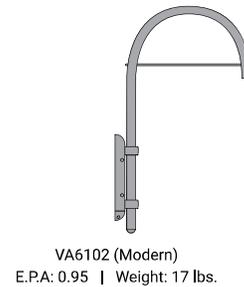
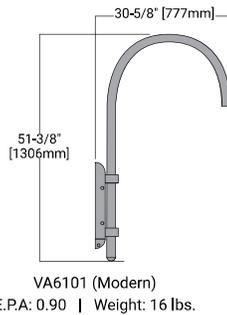
**POST TOP TENON  
MOUNT BISHOP ARM**  
Slipfits over 3" OD post  
top tenon



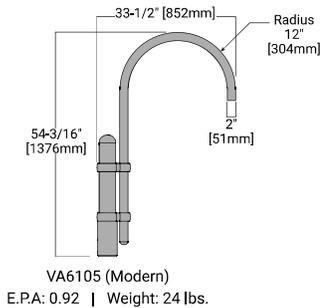
STANDARD VERSIONS

CROSS ROD VERSIONS

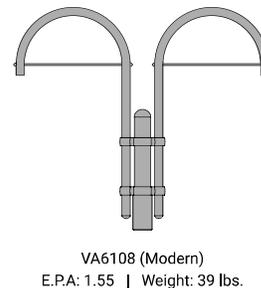
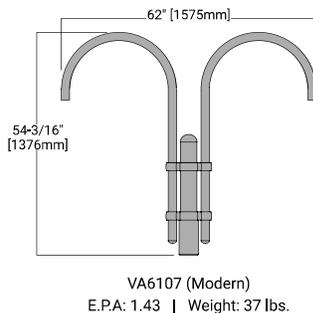
**BISHOP WALL MOUNT ARM**  
Mounts to wall with four stainless  
steel lag bolts (provided by other).



**BISHOP SINGLE POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



**BISHOP TWIN POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



PS51634624 page 5  
January 16, 2025 1:42 PM



Catalog  
Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

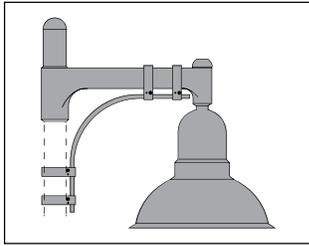
Fixture Type:

**P1B**

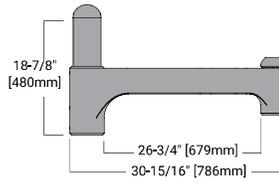
Mounting Accessories

DESCRIPTION

Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

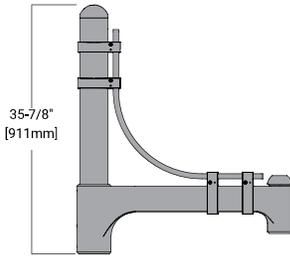


SINGLE POLE

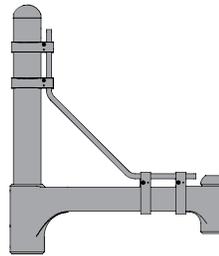


TRADITIONAL SINGLE POLE MOUNT ARM  
VA6109 (Modern)  
E.P.A: 0.86 | Weight: 20 lbs.

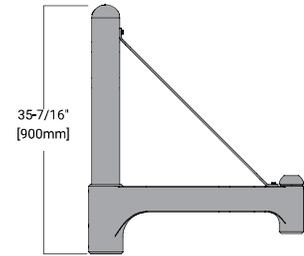
ADORNMENT ABOVE



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED UPPER BAR  
VA6110 (Modern)  
E.P.A: 1.4 | Weight: 28 lbs.

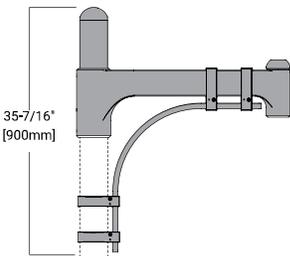


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER BAR  
VA6112 (Modern)  
E.P.A: 1.38 | Weight: 28 lbs.

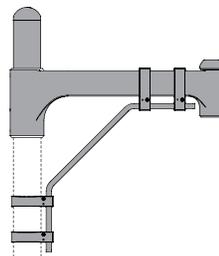


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER STRAP  
VA6114 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.

ADORNMENT BELOW



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED LOWER BAR  
VA6111 (Modern)  
E.P.A: 1.16 | Weight: 25 lbs.



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° LOWER BAR  
VA6113 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.



PS51634624 page 6  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

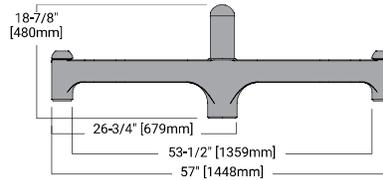
P1B

Mounting Accessories

DESCRIPTION

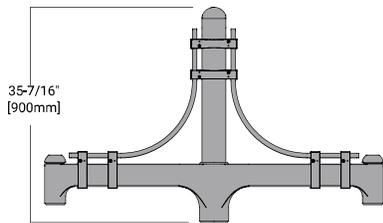
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

TWIN POLE

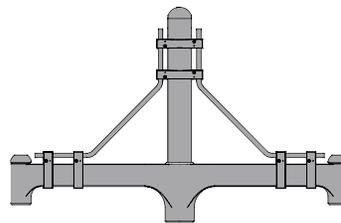


**TRADITIONAL TWIN POLE MOUNT ARM**  
VA6116 (Modern)  
E.P.A: 1.44 | Weight: 30 lbs.

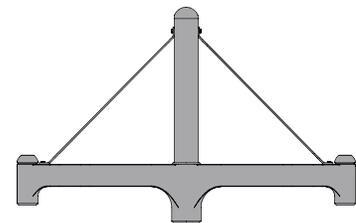
ADORNMENT ABOVE



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED UPPER BARS**  
VA6117 (Modern)  
E.P.A: 2.28 | Weight: 43 lbs.

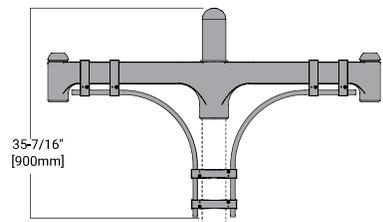


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER BARS**  
VA6119 (Modern)  
E.P.A: 2.24 | Weight: 43 lbs.

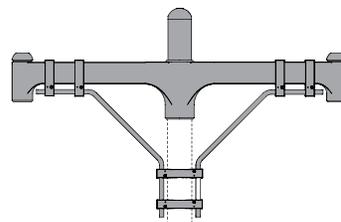


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER STRAPS**  
VA6121 (Modern)  
E.P.A: 1.81 | Weight: 37 lbs.

ADORNMENT BELOW



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED LOWER BARS**  
VA6118 (Modern)  
E.P.A: 2.04 | Weight: 40 lbs.



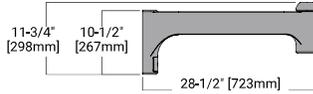
**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° LOWER BARS**  
VA6120 (Modern)  
E.P.A: 2.0 | Weight: 40 lbs.

Mounting Accessories

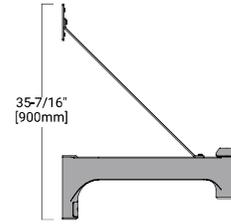
DESCRIPTION

Mounts to wall with four stainless steel lag bolts (provided by other).

WALL MOUNT



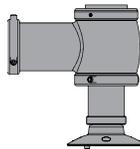
**TRADITIONAL WALL MOUNT ARM**  
VA6103 (Modern)  
Weight: 17 lbs.



**TRADITIONAL WALL MOUNT ARM WITH 45° STRAP**  
VA6104 (Modern)  
Weight: 18 lbs.

ADAPTER

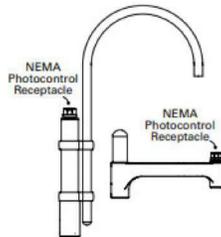
Secures fixture to nominal 2" pipe (2-3/8" horizontal O.D.)



**MAST ARM ADAPTER**  
VA6122 (Modern)  
Weight: 4 lbs.

SHORT HOUSING PCR MOUNTING

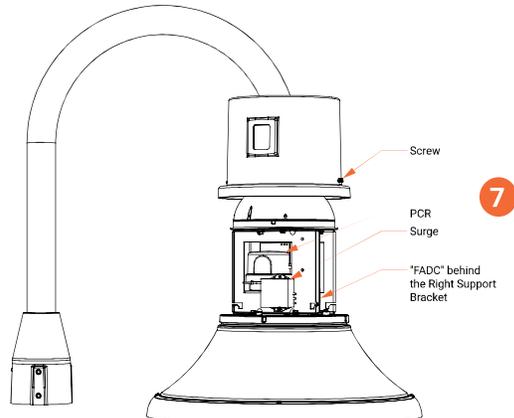
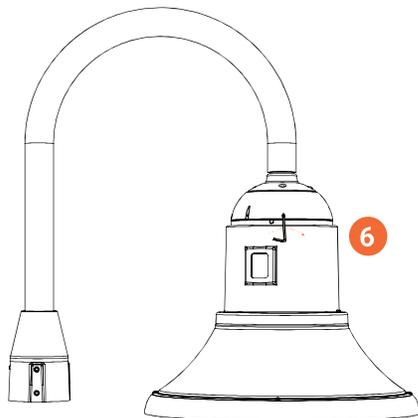
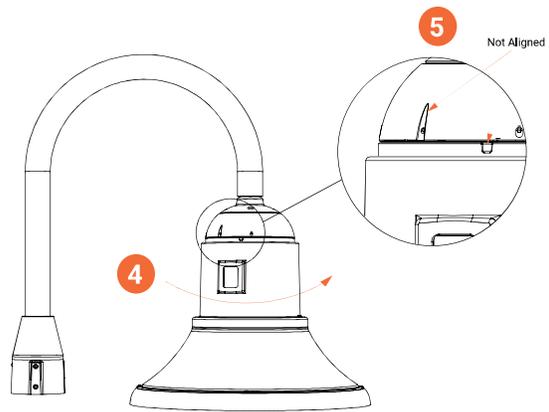
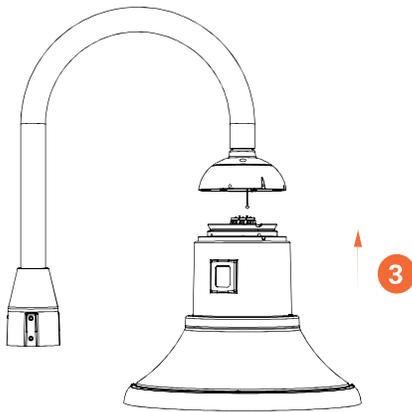
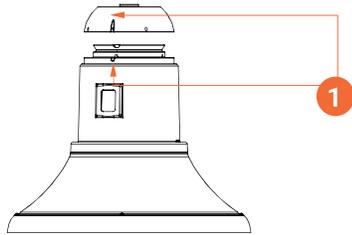
PCR mounts inside fixture of Tall Housing  
PCR must mount outside of fixture (as pictured) with Short Housing



**NEMA TWISTLOCK PHOTOCONTROL (R)**  
Order separately (Not compatible with finials or wall mount bishop arms)

**Installation Overview**

1. Align grooves and remove rotate cover.
2. Install rotate cover to arm. Torque to 40 in-lbs.
3. Hang fixture by cable and make electrical connections.
4. Push excess wire into bishop pole. Align grooves.
5. Lift fixture and twist until grooves are not aligned and STREET SIDE LABEL on bottom of fixture is towards the street.
6. Tighten set screws (4). Torque to 15 in-lbs or about equal to the torque using the short end of the allen wrench. Do Not Over Tighten.
7. Service cover. Loosen captive screws and lift to service the Surge, PCR, and FADC.



PS51634624 page 9  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

**P1B**

Energy and Performance Data

Light Engine	SA1A	SA1B	SA2A	SA2B	SA2C	SA3A	SA3B
Actual Power (Watts)	33	44	61	90	101	113	134
Input Current @ 120V (A)	0.275	0.368	0.506	0.751	0.840	0.947	1.117
Input Current @ 277V (A)	0.122	0.161	0.227	0.328	0.364	0.421	0.488
Input Current @ 347V (A)	0.097	0.128	0.174	0.260	0.290	0.342	0.402
Input Current @ 480V (A)	0.073	0.095	0.128	0.189	0.210	0.249	0.290

		Discrete Light Squares (SA) 70 CRI, 3000K						
T1	Lumens	4853	6125	9148	12574	13470	16530	18680
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2R	Lumens	4699	5931	8858	12176	13043	16006	18088
	Lumens per Watt	143	135	145	135	129	142	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4711	5946	8880	12206	13076	16046	18133
	Lumens per Watt	144	135	146	136	129	142	135
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4690	5919	8840	12151	13017	15974	18051
	Lumens per Watt	143	135	145	135	129	141	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4605	5813	8681	11932	12782	15686	17726
	Lumens per Watt	140	132	142	133	127	139	132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	4788	6043	9025	12405	13289	16307	18428
	Lumens per Watt	146	137	148	138	132	144	138
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	4852	6124	9145	12571	13467	16525	18675
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	4828	6093	9100	12508	13400	16443	18582
	Lumens per Watt	147	138	149	139	133	146	139
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2

		Discrete Light Squares (SA) 70 CRI, 4000K						
T1	Lumens	5146	6495	9700	13333	14283	17527	19807
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
T2R	Lumens	4983	6289	9393	12910	13830	16972	19179
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4995	6305	9416	12943	13865	17014	19227
	Lumens per Watt	152	143	154	144	137	151	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4973	6277	9374	12884	13802	16937	19141
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4883	6163	9205	12652	13554	16632	18795
	Lumens per Watt	149	140	151	141	134	147	140
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	5077	6408	9569	13153	14090	17291	19540
	Lumens per Watt	155	146	157	146	140	153	146
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	5145	6493	9697	13329	14279	17522	19802
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	5119	6461	9649	13263	14208	17435	19703
	Lumens per Watt	156	147	158	147	141	154	147
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

P1B

Light Engine	VA1	VA2	VA3	VA4	VA5	VA6	VA7	VA8	VA9
Actual Power (Watts)	28	39	49	59	78	106	130	156	170
Input Current @ 120V (A)	0.238	0.331	0.405	0.493	0.676	0.861	1.090	1.301	1.529
Input Current @ 277V (A)	0.107	0.148	0.176	0.221	0.285	0.388	0.490	0.576	0.666
Input Current @ 347V (A)	0.087	0.117	0.139	0.169	0.218	0.294	0.374	0.447	0.521
Input Current @ 480V (A)	0.065	0.086	0.102	0.124	0.158	0.214	0.274	0.324	0.376

Wavestream Visual Comfort (VA) 70 CRI, 3000K										
WQ	Lumens	2903	4028	4982	6077	7655	9988	14959	17546	19139
	Lumens per Watt	104	104	102	103	98	94	115	112	113
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
MQ	Lumens	3233	4486	5549	6768	8526	11125	14714	17257	18825
	Lumens per Watt	115	116	113	115	109	105	113	111	111
	BUG Rating	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2255	3129	3871	4721	5948	7760	11813	13856	15114
	Lumens per Watt	81	81	79	80	76	73	91	89	89
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	2970	4025	4978	5798	7297	9162	12996	-	-
	Lumens per Watt	106	104	102	98	94	86	100	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2391	3240	4008	4668	5875	7377	13307	-	-
	Lumens per Watt	85	84	82	79	75	70	102	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	-	-

Wavestream Visual Comfort (VA) 70 CRI, 4000K										
WQ	Lumens	3072	4262	5272	6430	8101	10569	15820	18555	20240
	Lumens per Watt	110	110	108	109	104	100	122	119	119
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
MQ	Lumens	3421	4747	5872	7162	9023	11772	15560	18250	19908
	Lumens per Watt	122	123	120	121	116	111	120	117	117
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2387	3311	4096	4996	6294	8212	12493	14653	15984
	Lumens per Watt	85	86	84	85	81	77	96	94	94
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	3142	4259	5268	6136	7722	9696	13744	-	-
	Lumens per Watt	112	110	108	104	99	91	106	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2530	3429	4241	4940	6217	7806	14073	-	-
	Lumens per Watt	90	89	87	84	80	74	108	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	-	-



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

**P1B**

**Lumen Maintenance**

SA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	98.1%	96.3%	95.5%	92.7%	>102,000
40°C	98.0%	96.0%	95.2%	92.2%	>102,000
50°C	97.9%	95.7%	94.9%	91.6%	>102,000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

VA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	97.5%	96.3%	95.8%	93.9%	>78000
40°C	97.2%	95.9%	95.3%	93.2%	>78000
50°C	97.2%	95.8%	95.3%	93.1%	>78000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

**Lumen Multiplier**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

**FADC Settings**

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

**CRI/CCT Multipliers**

SA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	0.860	0.923	0.943	-	1.000	0.987
80	-	-	0.873	-	0.949	-

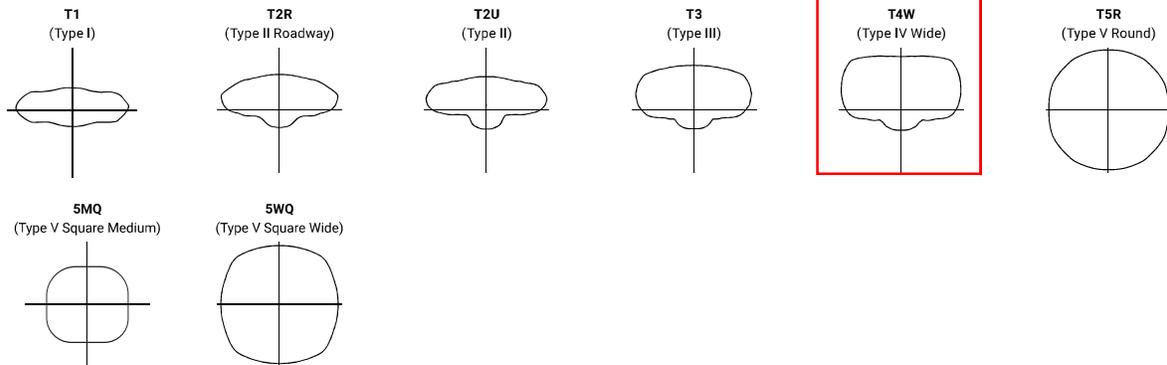
Note: \* Estimates, refer to IES files for accuracy.

VA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	-	0.839	0.946	0.946	1.000	1.031
80	-	-	0.790	-	-	-

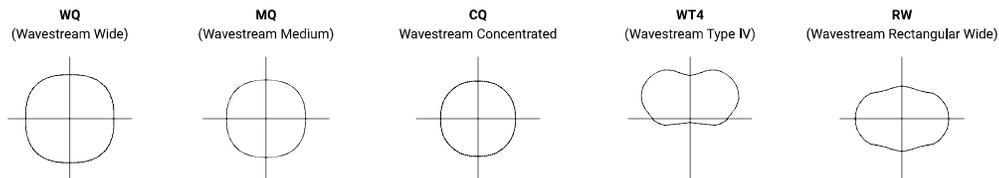
Note: \* Estimates, refer to IES files for accuracy.

**Optical Distributions**

**Discrete Light Squares (SA)**



**Wavestream Visual Comfort (VA)**



Cooper Lighting Solutions  
 7121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

© 2025 Cooper Lighting Solutions  
 All Rights Reserved.  
 Specifications and dimensions  
 subject to change without notice.

PS51634624 page 12  
 January 16, 2025 1:42 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6105-BK-PR7  
 POLE: RSA4T12NBK4X

Date:06/28/2025  
 Fixture Type:

**P1B**

# Aluminum Poles



## RSA ROUND STRAIGHT ALUMINUM

Catalog #		Type
Project		
Comments		Date
Prepared by		

### FEATURES

- Straight round shaft 6063-T6 aluminum alloy polished
- Cast aluminum alloy base with aluminum bolt covers
- Anchor bolt per ASTM A576
- 8'-20' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

**NOTE:** The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

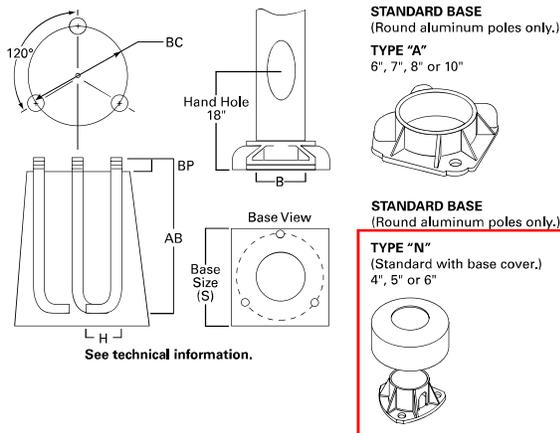
### ORDERING INFORMATION

SAMPLE NUMBER: RSA4T08NAA1V

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
RSA=Round Straight Aluminum	4=4" 5=5"	T=0.125" M=0.188"	08=8' 10=10' 12=12' 15=15' 18=18' 20=20'	A=Aluminum (4-Bolt) <sup>2</sup> N=Aluminum (3-Bolt)	A=Satin Brushed Aluminum B=Clear Anodized C=Dark Bronze Anodized D=Black Anodized E=Medium Bronze Anodized F=Dark Bronze J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color BK=Black Smooth BT=Black textured	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long)	1=Single 2=2 at 180° 3=Triple <sup>3</sup> 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub <sup>4</sup> B=3/4" Tapped Hub <sup>4</sup> C=Convenience Outlet <sup>5</sup> D=Base Cover for "A" Base E=GFCI Convenience Outlet <sup>5</sup> F=Vibration Pad G=Ground Lug H=Additional Hand Hole <sup>6</sup> V=Vibration Damper

**NOTES:** 1. All shaft sizes nominal. 2. Base cover not included (order as option). 3. Square poles are 3 at 90°, round poles are 3 at 120°. 4. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 5. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 6. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

### ANCHORAGE DATA



Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
RSA4TxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA4MxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA5TxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3
RSA5MxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3



TD513001EN  
 April 13, 2021 5:02 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/24/2025

Fixture Type:

# P1B

**Effective Projected Area (At Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	16.0	11.9	9.1	7.2	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	12.2	8.9	6.6	5.1	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	9.4	6.7	4.8	3.6	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	16.1	11.8	9.1	7.3	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	6.4	4.2	2.8	1.8	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	11.5	8.2	6.2	4.9	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	7.2	4.8	3.1	2.1	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	13	9.2	7.0	5.5	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	10.3	7.1	5.3	4.1	150

**Effective Projected Area (18" Above Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	13.6	10.1	7.7	6.1	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	10.6	7.7	5.8	4.5	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	8.3	5.9	4.3	3.2	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	14.3	10.5	8.1	6.5	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	5.6	3.7	2.4	1.6	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	10.2	7.2	5.5	4.3	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	6.5	4.3	2.8	1.9	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	11.7	8.3	6.3	5.0	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	9.4	6.5	4.9	3.7	150

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Factory installed vibration damper.

**VIBRATION**

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

**MAINTENANCE**

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

**WARNING:** Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

Cooper Lighting Solutions  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-486-4800  
[www.cooperlighting.com](http://www.cooperlighting.com)

Canada Sales  
5925 McLaughlin Road  
Mississauga, Ontario L5R 1B8  
P: 905-501-3000  
F: 905-501-3172

Specifications and dimensions subject to change without notice.

TD513001EN  
April 13, 2021 5:02 PM



Catalog Information:

HEAD: EMM2-HTN-SA1A-730-U-T4W-TB-1-CL-BK-[OPTIONS]

ARM: VA6105-BK-PR7

POLE: RSA4T12NBK4X

Date:06/24/2025

Fixture Type:

**P1B**

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Invue Epic

Decorative Pendant Luminaire

## Product Certifications & Features



### Interactive Menu

- **Ordering Information** page 2
- **Accessory & Mounting Details** page 3
- **Installation Overview** page 9
- **Energy and Performance Data** page 10
- **Optical Distributions** page 12

## Product Specifications

### OPTICAL

- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and five wavestream optics
- Optics are IP66 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
  - » 70 CRI: 2200K, 2700K, 3000K, 4000K, 3500K, 5000K
  - » 80 CRI: 3000K, 4000K
  - » Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - » Single-piece snap-on square shields
  - » Multiple-piece configurable vertical perimeter shielding

### ELECTRICAL

- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

### PHYSICAL CHARACTERISTICS

- Cast aluminum top housing attaches to cast aluminum mounting arm hub with four fasteners
- One-piece silicone gasket between casting and power wires seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Tall fixture configurations feature a field-serviceable center section which can lift to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top retrofits
  - » Full selection of compatible mounting arms available in accessories section
- Housing finished in 5-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 7 standard color options, plus a wide range of custom colors (Consult your Cooper Lighting representative for custom color options)
- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- Fixture EPA: 0.70 (tall); 0.50 (short)

### CONTROLS

- Optional ANSI C136.10 7-pin receptacle for photocells or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
  - » Enables manual adjustment of power consumption and lumen output. Factory preset to highest output level for option selected
  - » Allows a single fixture SKU to cover multiple field applications with manual adjustment at installation
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and D4i-enabled drivers

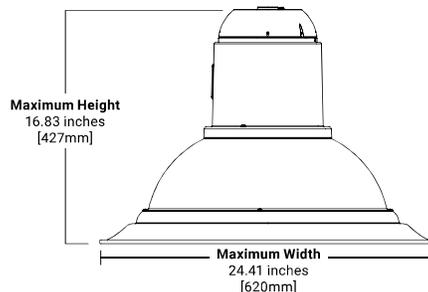
### COMPLIANCE

- DarkSky approved for 3000K CCT and warmer
- UL Wet Location rated

### WARRANTY

- Five-year limited warranty. Consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Dimensional Details



See configurations for more detailed information.



PS51634624 page 1  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]

ARM: VA6107-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/28/2025

Fixture Type:

**P2**

Ordering Information

SAMPLE ORDER NUMBER: EMM2-HTN-SA1B-740-U-5WQ-TB-1-CL-GM

Product Family <sup>1,2</sup>	Housing	Light Engine	CRI/CCT	Voltage	Optic	Shade Type
<b>EMM2= Epic Modern</b> <b>BAA=EMM2= Epic Modern Buy American Act Compliant <sup>7</sup></b> <b>TAA=EMM2= Epic Modern Contemporary Trade Agreements Act Compliant<sup>8</sup></b>	<b>HSN= Short housing <sup>4,5,29</sup></b> <b>HTN= Tall housing <sup>4</sup></b>	<b>Discrete Configurations:</b> <b>SA1A= 1 Light Square, 5,000lm Nominal</b> <b>SA1B= 1 Light Square, 6,300lm Nominal</b> <b>SA2A= 2 Light Squares, 9,500lm Nominal</b> <b>SA2B= 2 Light Squares, 13,000lm Nominal</b> <b>SA2C= 2 Light Squares, 14,000lm Nominal</b> <b>SA3A= 3 Light Squares, 17,000lm Nominal</b> <b>SA3B= 3 Light Squares, 19,000lm Nominal</b>  <b>Visual Comfort Configurations:</b> <b>VA1= Wavestream, 3,000lm Nominal</b> <b>VA2= Wavestream, 4,000lm Nominal</b> <b>VA3= Wavestream, 5,000lm Nominal</b> <b>VA4= Wavestream, 6,000lm Nominal</b> <b>VA5= Wavestream, 8,000lm Nominal</b> <b>VA6= Wavestream, 10,000lm Nominal</b> <b>VA7= Wavestream, 15,000lm Nominal</b> <b>VA8= Wavestream, 18,000lm Nominal <sup>9, 10</sup></b> <b>VA9= Wavestream, 20,000lm Nominal <sup>9, 10</sup></b>	<b>722= 70CRI, 2200K <sup>8</sup></b> <b>727= 70CRL, 2200K</b> <b>730= 70CRI, 3000K</b>  <b>735= 70CRI, 3500K <sup>8</sup></b> <b>740= 70CRI, 4000K</b> <b>750= 70CRI, 5000K</b> <b>830= 80CRI, 3000K <sup>26</sup></b> <b>840= 80CRI, 4000K <sup>8, 26</sup></b> <b>AMB= Amber, 590nm <sup>8, 23</sup></b>	<b>U= Universal (120-277V)</b> <b>H= High Voltage (347-480V) <sup>21, 24</sup></b> <b>8= 480V <sup>21, 24</sup></b> <b>9= 347V <sup>21</sup></b> <b>DV= DuraVolt Drivers (277-480V) <sup>21, 24</sup></b>	<b>Discrete Optics <sup>4</sup></b> <b>T1= Type I</b> <b>T2B= Type II Roadway</b> <b>T2U= Type II Urban</b> <b>T3= Type III</b> <b>T4W= Type IV Wide</b> <b>T5R= Type V Round</b> <b>5MQ= Type V Square Medium</b> <b>5WQ= Type V Square Wide</b>  <b>Visual Comfort Optics <sup>7</sup></b> <b>CQ= Wavestream Concentrated</b> <b>MQ= Wavestream Medium</b> <b>WQ= Wavestream Wide</b> <b>RW= Wavestream Rectangular Wide <sup>3,11</sup></b> <b>WT4= Wavestream Type IV <sup>5,11</sup></b>	<b>TB= Tall Bell</b> <b>FL= Hute</b> <b>CO= Cone</b>

Trim Type	Mounting options	Finish	Options (Add as Suffix)	Controls	Accessories (Order Separately)
<b>0= No trim</b> <b>1= Round</b> <b>Z= Flare</b>	<b>CL= Standard Mounting</b> <b>UA= Retrofit Adapter A <sup>28</sup></b> <b>UU= Retrofit Adapter B <sup>28</sup></b>	<b>AP= Grey</b> <b>BZ= Bronze</b> <b>BK= Black</b> <b>DP= Dark Platinum</b> <b>GM= Graphite</b> <b>Metallc</b> <b>GN= Hartford Green (premium)</b> <b>WH= White</b> <b>RALXXX= RAL Number (premium)</b>	<b>10MSP= Parallel 10kV MOV Surge Protective Device</b> <b>10K= Series 10kV UL 1449 Surge Protective Device</b> <b>20MSP= Parallel 20kV MOV Surge Protective Device</b> <b>20K= Series 20kV UL 1449 Surge Protective Device</b> <b>20KI= Series 20kV UL 1449 Surge Protective Device w light indicator</b> <b>HSS<sup>12</sup></b> <b>HA= 50° C High Ambient Temperature <sup>11</sup></b> <b>CC= Coastal Construction <sup>13</sup></b> <b>CBP-CEC= Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>14, 15, 22</sup></b> <b>XTB= No Terminal Block</b> <b>W= External wire leads 20ft</b> <b>Dxxxxx= DOT configuration - contact factory quotes team</b> <b>Uxxxxx= Utility configuration - contact factory quotes team</b>	<b>PR= NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PR7= NEMA 7-Pin Twistlock Photocontrol Receptacle <sup>16, 29</sup></b> <b>PSC= Photocontrol Shorting Cap included <sup>17</sup></b> <b>NPC= NEMA Photocontrol, Multi-Tap, included <sup>17</sup></b> <b>LLPC= Long Life Photocontrol included<sup>17</sup></b> <b>FADC= Field Adjustable Dimming Controller <sup>16, 18</sup></b>  <b>DALI= DALI Driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>D4= D4i driver(s) - check with factory quotes team for availability <sup>14</sup></b> <b>Z4= 4-pin DALI receptacle Zhaga Book <sup>19</sup></b> <b>WPS2WH= WaveLinx Wireless Sensor, 7'-15' mounting height <sup>19, 27</sup></b> <b>WPS4WH= WaveLinx Wireless Sensor, 15'-40" mounting height <sup>19, 27</sup></b> <b>WLS2WH= WaveLinx Wireless Sensor with Bluetooth, 7'-15' mounting height <sup>19</sup></b> <b>WLS4WH= WaveLinx Wireless Sensor with Bluetooth, 15'-40" mounting height <sup>19</sup></b> <b>ZSC= Zhaga Book 18 shorting cap <sup>20</sup></b>	<b>OA1223= 10kV Surge Module</b> <b>PBHS= House Side Shield (Single) <sup>4, 25</sup></b> <b>PBFS= Perimeter Fence Shield Kit (4 Pieces)</b> <b>OA/RA1013= Photocontrol Shorting Cap</b> <b>OA/RA1014= NEMA Photocontrol - 120V</b> <b>OA/RA1016= NEMA Photocontrol - Multi-Tap</b> <b>OA/RA1027=NEMA Twistlock Photocontrol - 480V</b>  <b>Mounting Accessories (Order Separately)</b>  <b>MODERN</b> <b>VA6098-XX= Flat Bracket Bishop Wall Mount Arm</b> <b>VA6099-XX= Flat Bracket Bishop Pole Mount Arm</b> <b>VA6100-XX= Post Top Tenon Mount Bishop Arm (for 3" OD Tenon)</b> <b>VA6101-XX= Bishop Wall Mount Arm</b> <b>VA6102-XX= Bishop Wall Mount Arm with Cross Rod</b> <b>VA6103-XX= Traditional Wall Mount Arm</b> <b>VA6104-XX= Traditional Wall Mount Arm with 45° Straps</b> <b>VA6105-XX= Bishop Single Pole Mount Arm <sup>28</sup></b> <b>VA6106-XX= Bishop Single Pole Mount Arm with Cross Rod <sup>28</sup></b> <b>VA6107-XX= Bishop Twin Pole Mount Arm <sup>28</sup></b> <b>VA6108-XX= Bishop Twin Pole Mount Arm with Cross Rods <sup>28</sup></b> <b>VA6109-XX= Traditional Single Pole Mount Arm <sup>28</sup></b> <b>VA6110-XX= Traditional Single Pole Mount Arm with Rounded Upper Bar <sup>28</sup></b> <b>VA6111-XX= Traditional Single Pole Mount Arm with Rounded Lower Bar <sup>28</sup></b> <b>VA6112-XX= Traditional Single Pole Mount Arm with 45° Upper Bar <sup>28</sup></b> <b>VA6113-XX= Traditional Single Pole Mount Arm with 45° Lower Bar <sup>28</sup></b> <b>VA6114-XX= Traditional Single Pole Mount Arm with 45° Upper Strap <sup>28</sup></b> <b>VA6116-XX= Traditional Twin Pole Mount Arm <sup>28</sup></b> <b>VA6117-XX= Traditional Twin Pole Mount Arm with Rounded Upper Bars <sup>28</sup></b> <b>VA6118-XX= Traditional Twin Pole Mount Arm with Rounded Lower Bars <sup>28</sup></b> <b>VA6119-XX= Traditional Twin Pole Mount Arm with 45° Upper Bars <sup>28</sup></b> <b>VA6120-XX= Traditional Twin Pole Mount Arm with 45° Lower Bars <sup>28</sup></b> <b>VA6121-XX= Traditional Twin Pole Mount Arm with 45° Upper Straps <sup>28</sup></b> <b>VA6122-XX= Mast Arm Adapter <sup>28</sup></b>

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
  - DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC.PREFERENCES](http://DOMESTIC.PREFERENCES) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.<sup>4</sup>
  - Not available with PR or PR7 Receptacle or FADC
  - Limited access for field service
  - Will include sensor window if PR or PR7 options are selected
  - Not available with SA configuration (discrete)
  - Not available with VA configuration (Wavestream)
  - Not available with HA (High Ambient) option
  - Not available with RW or WT4 wavestream
  - Not available with SA3B, VA8 or VA9 configurations
  - Not available with T1, T3R, 5MQ, or 5WQ optics
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.<sup>13</sup>
  - Must choose XTB (no terminal block)
  - Only available with SA1A, VA1 or VA2 configurations.
  - Not available with HSN (Short Housing) option
  - Must select PR or PR7.
  - Not available with PR7 option
  - Must select DALI or D4 driver option
  - Must select Z4
  - Not available with SA1A, SA1B, VA configurations.
  - Only offered with U (120-277V)
  - For VA configurations, Amber only available with VA1 and VA3. For SA configurations, Amber only available with SA1A and SA2A.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (common High Leg Delta and Three Phase Corner Grounded Delta Systems).
  - Not available for use with 5WQ optic.
  - Check with factory quotes team for availability.
  - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
  - Factory installed retrofit adaptor available for installation with existing competitor arms. Consult your Cooper Lighting Solutions representative for details.
  - NEMA receptacle (PR or PR7) must be mounted on arm if HSN (short housing) is selected.
  - If NEMA receptacle is to be mounted on arm, add -PR or -PR7 to arm (ex. VA6105-BK-PR7).



Catalog Information:

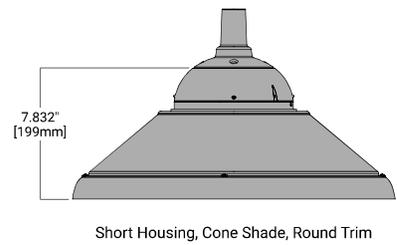
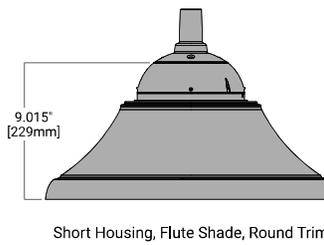
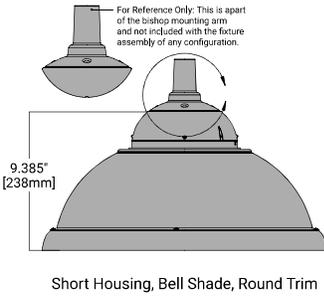
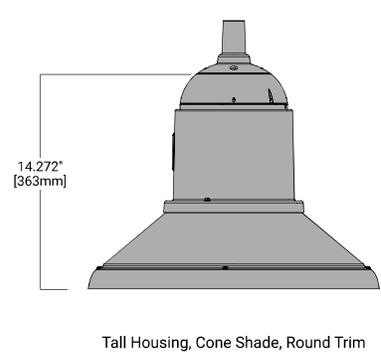
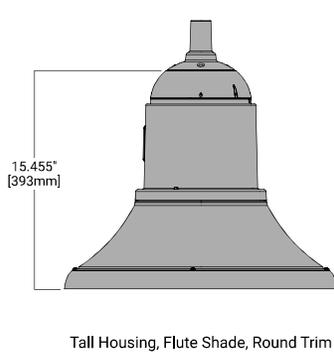
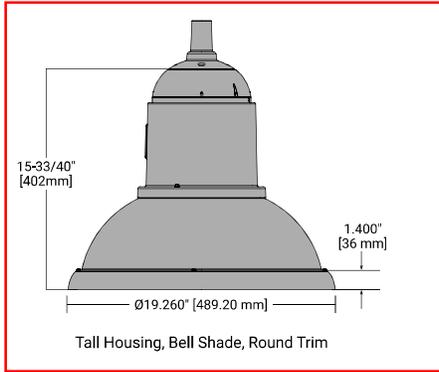
HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6107-BK-PR7  
 POLE: RSA4T12NBK4X

Date:06/28/2025  
 Fixture Type:

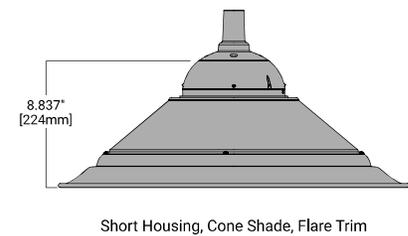
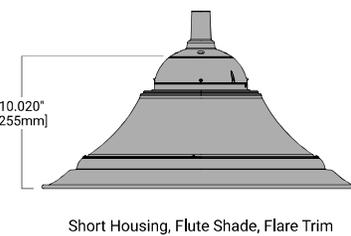
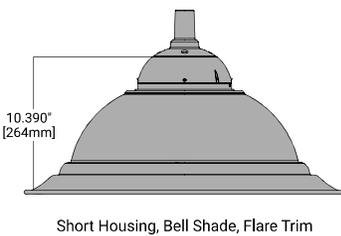
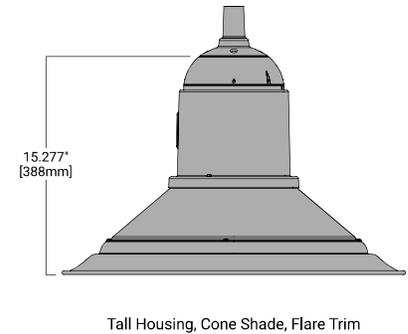
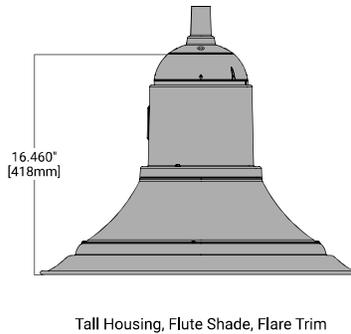
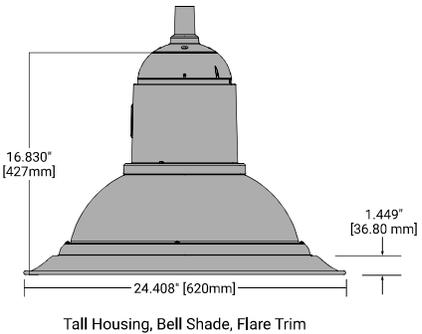
P2

Configurations

ROUND TRIM



FLARE TRIM



PS51634624 page 3  
January 16, 2025 1:42 PM



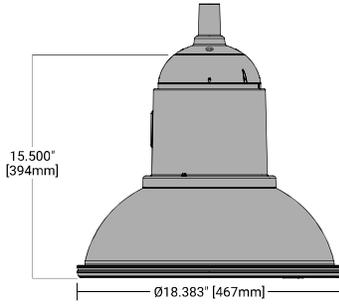
Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
ARM: VA6107-BK-PR7  
POLE: RSA4T12NBK4X

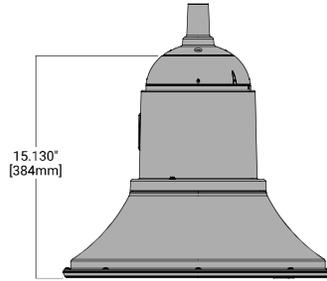
Date:06/28/2025  
Fixture Type:

P2

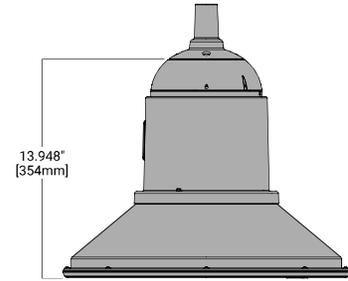
NO TRIM



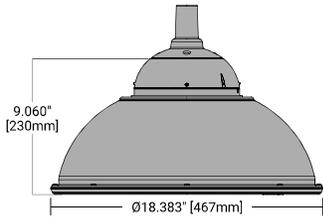
Tall Housing, Bell Shade, No Trim



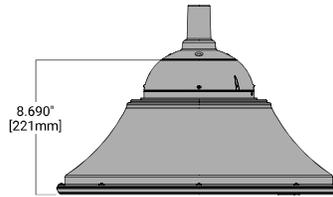
Tall Housing, Flute Shade, No Trim



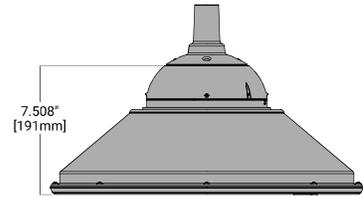
Tall Housing, Cone Shade, No Trim



Short Housing, Bell Shade, No Trim



Short Housing, Flute Shade, No Trim

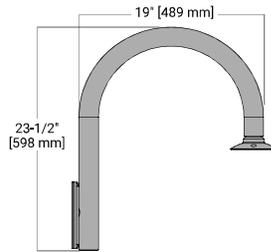


Short Housing, Cone Shade, No Trim

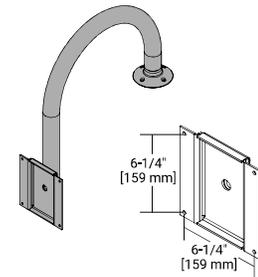
Mounting Details

DESCRIPTION

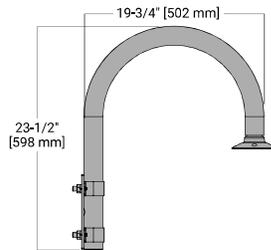
FLAT BRACKET BISHOP WALL MOUNT ARM



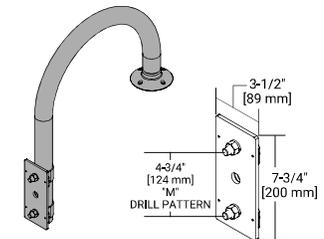
VA6098-XX  
E.P.A: 0.50 | Weight: 6lbs



FLAT BRACKET BISHOP POLE MOUNT ARM



VA6099-XX  
E.P.A: 0.50 | Weight: 6lbs



PS51634624 page 4  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]

ARM: VA6107-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

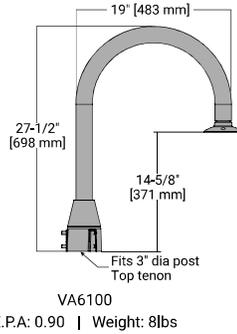
Fixture Type:

P2

Mounting Details

DESCRIPTION

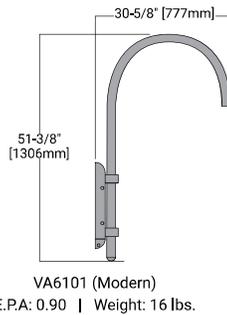
**POST TOP TENON  
MOUNT BISHOP ARM**  
Slipfits over 3" OD post  
top tenon



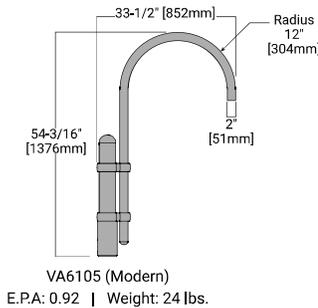
STANDARD VERSIONS

CROSS ROD VERSIONS

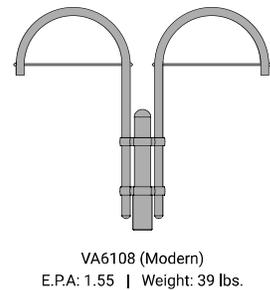
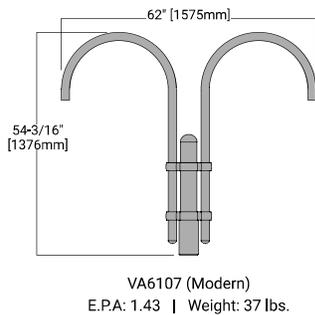
**BISHOP WALL MOUNT ARM**  
Mounts to wall with four stainless  
steel lag bolts (provided by other).



**BISHOP SINGLE POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



**BISHOP TWIN POLE MOUNT  
ARM**  
Slipfits over 4" round straight  
pole, or 4" O.D. by 6" tall round  
tenon.



PS51634624 page 5  
January 16, 2025 1:42 PM



Catalog  
Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
ARM: VA6107-BK-PR7  
POLE: RSA4T12NBK4X

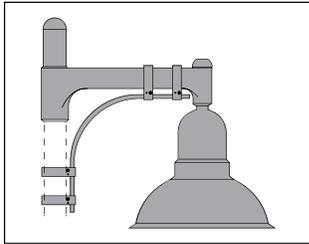
Date:06/28/2025  
Fixture Type:

P2

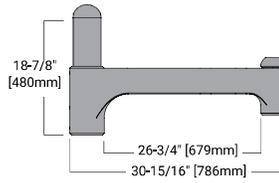
Mounting Accessories

DESCRIPTION

Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

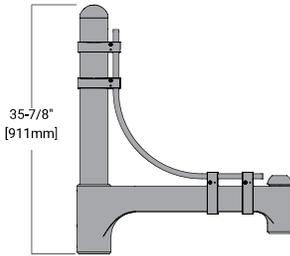


SINGLE POLE

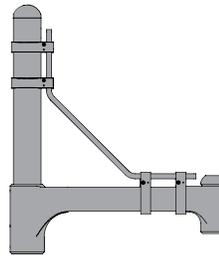


TRADITIONAL SINGLE POLE MOUNT ARM  
VA6109 (Modern)  
E.P.A: 0.86 | Weight: 20 lbs.

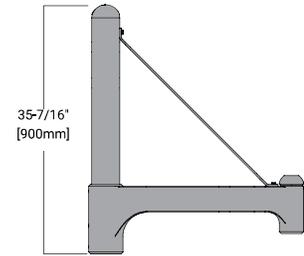
ADORNMENT ABOVE



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED UPPER BAR  
VA6110 (Modern)  
E.P.A: 1.4 | Weight: 28 lbs.

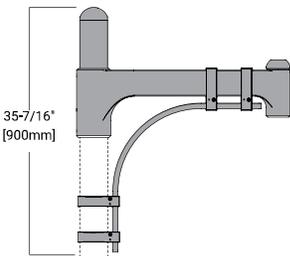


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER BAR  
VA6112 (Modern)  
E.P.A: 1.38 | Weight: 28 lbs.

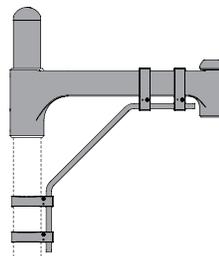


TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° UPPER STRAP  
VA6114 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.

ADORNMENT BELOW



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH ROUNDED LOWER BAR  
VA6111 (Modern)  
E.P.A: 1.16 | Weight: 25 lbs.



TRADITIONAL SINGLE POLE MOUNT ARM  
WITH 45° LOWER BAR  
VA6113 (Modern)  
E.P.A: 1.17 | Weight: 24 lbs.



PS51634624 page 6  
January 16, 2025 1:42 PM



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
ARM: VA6107-BK-PR7  
POLE: RSA4T12NBK4X

Date:06/28/2025  
Fixture Type:

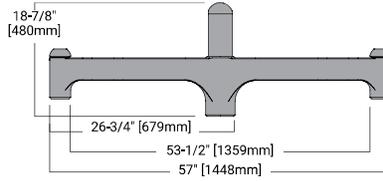
P2

Mounting Accessories

DESCRIPTION

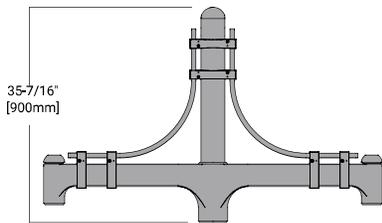
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

TWIN POLE

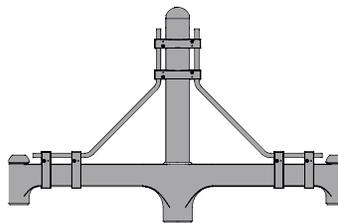


**TRADITIONAL TWIN POLE MOUNT ARM**  
VA6116 (Modern)  
E.P.A: 1.44 | Weight: 30 lbs.

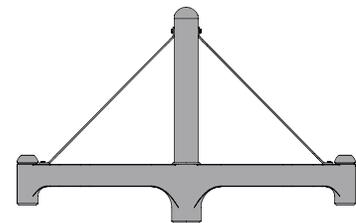
ADORNMENT ABOVE



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED UPPER BARS**  
VA6117 (Modern)  
E.P.A: 2.28 | Weight: 43 lbs.

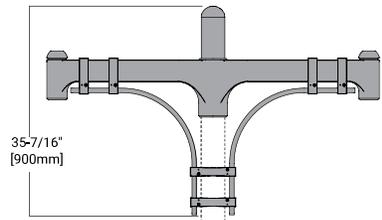


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER BARS**  
VA6119 (Modern)  
E.P.A: 2.24 | Weight: 43 lbs.

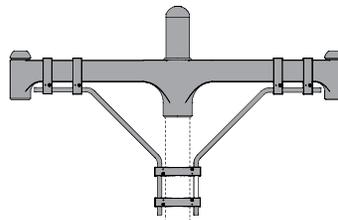


**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER STRAPS**  
VA6121 (Modern)  
E.P.A: 1.81 | Weight: 37 lbs.

ADORNMENT BELOW



**TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED LOWER BARS**  
VA6118 (Modern)  
E.P.A: 2.04 | Weight: 40 lbs.



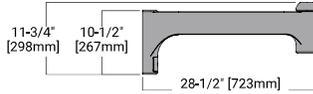
**TRADITIONAL TWIN POLE MOUNT ARM WITH 45° LOWER BARS**  
VA6120 (Modern)  
E.P.A: 2.0 | Weight: 40 lbs.

Mounting Accessories

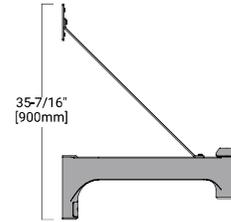
DESCRIPTION

Mounts to wall with four stainless steel lag bolts (provided by other).

WALL MOUNT



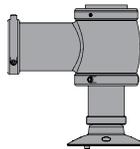
**TRADITIONAL WALL MOUNT ARM**  
VA6103 (Modern)  
Weight: 17 lbs.



**TRADITIONAL WALL MOUNT ARM WITH 45° STRAP**  
VA6104 (Modern)  
Weight: 18 lbs.

ADAPTER

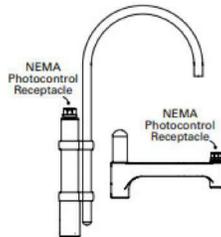
Secures fixture to nominal 2" pipe (2-3/8" horizontal O.D.)



**MAST ARM ADAPTER**  
VA6122 (Modern)  
Weight: 4 lbs.

SHORT HOUSING PCR MOUNTING

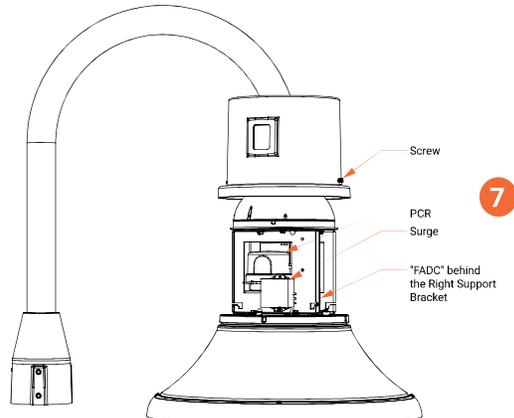
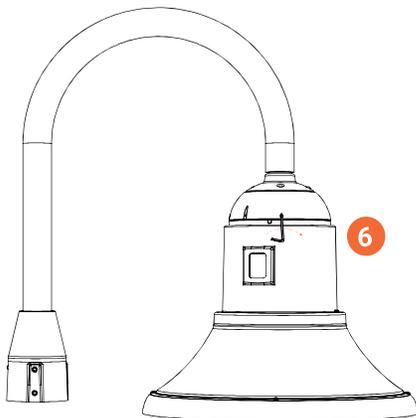
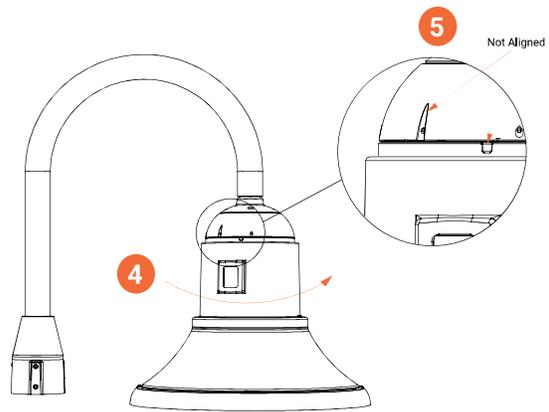
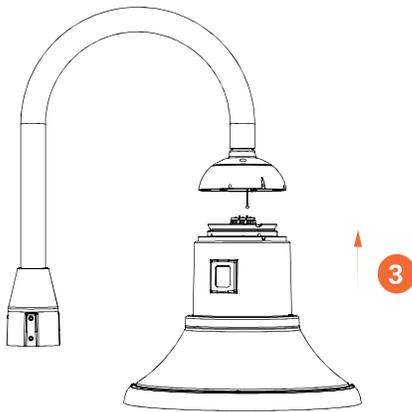
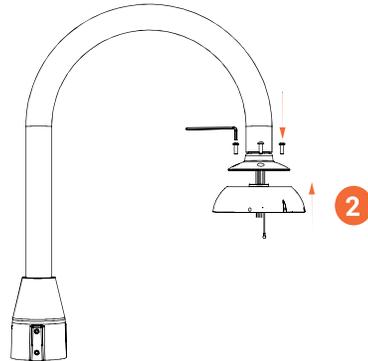
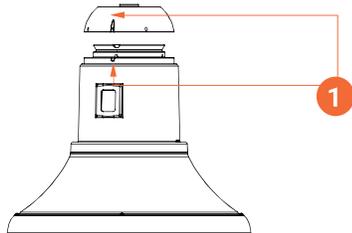
PCR mounts inside fixture of Tall Housing  
PCR must mount outside of fixture (as pictured) with Short Housing



**NEMA TWISTLOCK PHOTOCONTROL (R)**  
Order separately (Not compatible with finials or wall mount bishop arms)

## Installation Overview

1. Align grooves and remove rotate cover.
2. Install rotate cover to arm. Torque to 40 in-lbs.
3. Hang fixture by cable and make electrical connections.
4. Push excess wire into bishop pole. Align grooves.
5. Lift fixture and twist until grooves are not aligned and STREET SIDE LABEL on bottom of fixture is towards the street.
6. Tighten set screws (4). Torque to 15 in-lbs or about equal to the torque using the short end of the allen wrench. Do Not Over Tighten.
7. Service cover. Loosen captive screws and lift to service the Surge, PCR, and FADC.



Energy and Performance Data

Light Engine	SA1A	SA1B	SA2A	SA2B	SA2C	SA3A	SA3B
Actual Power (Watts)	33	44	61	90	101	113	134
Input Current @ 120V (A)	0.275	0.368	0.506	0.751	0.840	0.947	1.117
Input Current @ 277V (A)	0.122	0.161	0.227	0.328	0.364	0.421	0.488
Input Current @ 347V (A)	0.097	0.128	0.174	0.260	0.290	0.342	0.402
Input Current @ 480V (A)	0.073	0.095	0.128	0.189	0.210	0.249	0.290

		Discrete Light Squares (SA) 70 CRI, 3000K						
T1	Lumens	4853	6125	9148	12574	13470	16530	18680
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2R	Lumens	4699	5931	8858	12176	13043	16006	18088
	Lumens per Watt	143	135	145	135	129	142	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4711	5946	8880	12206	13076	16046	18133
	Lumens per Watt	144	135	146	136	129	142	135
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4690	5919	8840	12151	13017	15974	18051
	Lumens per Watt	143	135	145	135	129	141	135
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4605	5813	8681	11932	12782	15686	17726
	Lumens per Watt	140	132	142	133	127	139	132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	4788	6043	9025	12405	13289	16307	18428
	Lumens per Watt	146	137	148	138	132	144	138
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	4852	6124	9145	12571	13467	16525	18675
	Lumens per Watt	148	139	150	140	133	146	139
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	4828	6093	9100	12508	13400	16443	18582
	Lumens per Watt	147	138	149	139	133	146	139
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2

		Discrete Light Squares (SA) 70 CRI, 4000K						
T1	Lumens	5146	6495	9700	13333	14283	17527	19807
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
T2R	Lumens	4983	6289	9393	12910	13830	16972	19179
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T2U	Lumens	4995	6305	9416	12943	13865	17014	19227
	Lumens per Watt	152	143	154	144	137	151	143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	4973	6277	9374	12884	13802	16937	19141
	Lumens per Watt	152	143	154	143	137	150	143
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4W	Lumens	4883	6163	9205	12652	13554	16632	18795
	Lumens per Watt	149	140	151	141	134	147	140
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T5R	Lumens	5077	6408	9569	13153	14090	17291	19540
	Lumens per Watt	155	146	157	146	140	153	146
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5MQ	Lumens	5145	6493	9697	13329	14279	17522	19802
	Lumens per Watt	157	148	159	148	141	155	148
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	5119	6461	9649	13263	14208	17435	19703
	Lumens per Watt	156	147	158	147	141	154	147
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]

ARM: VA6107-BK-PR7

POLE: RSA4T12NBK4X

Date:06/28/2025

Fixture Type:

P2

Light Engine	VA1	VA2	VA3	VA4	VA5	VA6	VA7	VA8	VA9
Actual Power (Watts)	28	39	49	59	78	106	130	156	170
Input Current @ 120V (A)	0.238	0.331	0.405	0.493	0.676	0.861	1.090	1.301	1.529
Input Current @ 277V (A)	0.107	0.148	0.176	0.221	0.285	0.388	0.490	0.576	0.666
Input Current @ 347V (A)	0.087	0.117	0.139	0.169	0.218	0.294	0.374	0.447	0.521
Input Current @ 480V (A)	0.065	0.086	0.102	0.124	0.158	0.214	0.274	0.324	0.376

Wavestream Visual Comfort (VA) 70 CRI, 3000K										
WQ	Lumens	2903	4028	4982	6077	7655	9988	14959	17546	19139
	Lumens per Watt	104	104	102	103	98	94	115	112	113
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
MQ	Lumens	3233	4486	5549	6768	8526	11125	14714	17257	18825
	Lumens per Watt	115	116	113	115	109	105	113	111	111
	BUG Rating	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2255	3129	3871	4721	5948	7760	11813	13856	15114
	Lumens per Watt	81	81	79	80	76	73	91	89	89
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	2970	4025	4978	5798	7297	9162	12996	-	-
	Lumens per Watt	106	104	102	98	94	86	100	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2391	3240	4008	4668	5875	7377	13307	-	-
	Lumens per Watt	85	84	82	79	75	70	102	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	-	-

Wavestream Visual Comfort (VA) 70 CRI, 4000K										
WQ	Lumens	3072	4262	5272	6430	8101	10569	15820	18555	20240
	Lumens per Watt	110	110	108	109	104	100	122	119	119
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
MQ	Lumens	3421	4747	5872	7162	9023	11772	15560	18250	19908
	Lumens per Watt	122	123	120	121	116	111	120	117	117
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G3
CQ	Lumens	2387	3311	4096	4996	6294	8212	12493	14653	15984
	Lumens per Watt	85	86	84	85	81	77	96	94	94
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2
WT4	Lumens	3142	4259	5268	6136	7722	9696	13744	-	-
	Lumens per Watt	112	110	108	104	99	91	106	-	-
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B2-U0-G3	-	-
RW	Lumens	2530	3429	4241	4940	6217	7806	14073	-	-
	Lumens per Watt	90	89	87	84	80	74	108	-	-
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	-	-



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6107-BK-PR7  
 POLE: RSA4T12NBK4X

Date:06/28/2025  
 Fixture Type:

P2

**Lumen Maintenance**

SA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	98.1%	96.3%	95.5%	92.7%	>102,000
40°C	98.0%	96.0%	95.2%	92.2%	>102,000
50°C	97.9%	95.7%	94.9%	91.6%	>102,000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

VA Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	97.5%	96.3%	95.8%	93.9%	>78000
40°C	97.2%	95.9%	95.3%	93.2%	>78000
50°C	97.2%	95.8%	95.3%	93.1%	>78000

Note: \* Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

**Lumen Multiplier**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

**FADC Settings**

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

**CRI/CCT Multipliers**

SA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	0.860	0.923	0.943	-	1.000	0.987
80	-	-	0.873	-	0.949	-

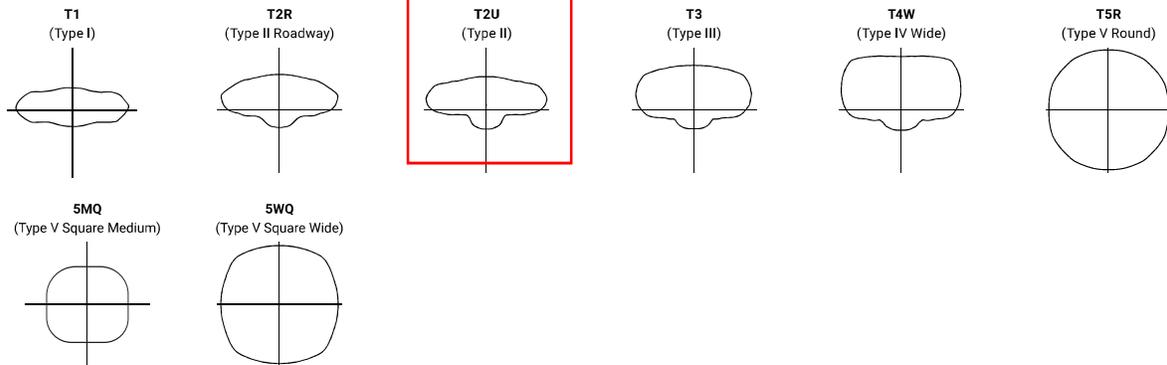
Note: \* Estimates, refer to IES files for accuracy.

VA	CCT					
	2200	2700	3000	3500	4000	5000
CRI	Lumen Multiplier*					
70	-	0.839	0.946	0.946	1.000	1.031
80	-	-	0.790	-	-	-

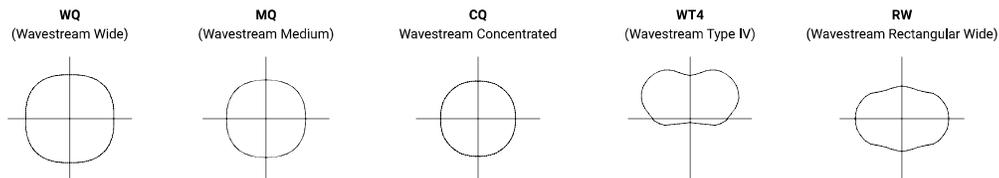
Note: \* Estimates, refer to IES files for accuracy.

**Optical Distributions**

**Discrete Light Squares (SA)**



**Wavestream Visual Comfort (VA)**



Cooper Lighting Solutions  
 7121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

© 2025 Cooper Lighting Solutions  
 All Rights Reserved.  
 Specifications and dimensions  
 subject to change without notice.

PS51634624 page 12  
 January 16, 2025 1:42 PM



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6107-BK-PR7  
 POLE: RSA4T12NBK4X

Date:06/28/2025  
 Fixture Type:

**P2**

# Aluminum Poles



## RSA ROUND STRAIGHT ALUMINUM

Catalog #		Type
Project		
Comments		Date
Prepared by		

### FEATURES

- Straight round shaft 6063-T6 aluminum alloy polished
- Cast aluminum alloy base with aluminum bolt covers
- Anchor bolt per ASTM A576
- 8'-20' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

**NOTE:** The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

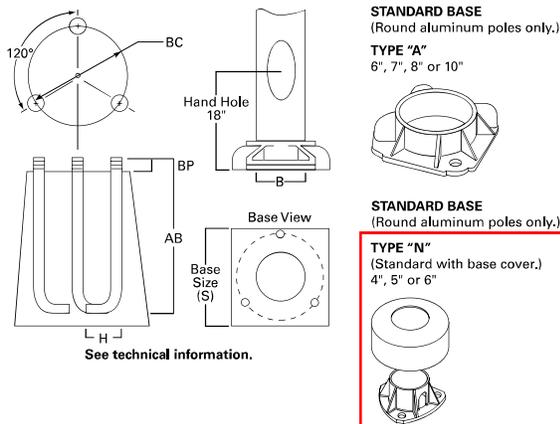
### ORDERING INFORMATION

SAMPLE NUMBER: RSA4T08NAA1V

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
RSA=Round Straight Aluminum	4=4" 5=5"	T=0.125" M=0.188"	08=8' 10=10' 12=12' 15=15' 18=18' 20=20'	A=Aluminum (4-Bolt) <sup>2</sup> N=Aluminum (3-Bolt)	A=Satin Brushed Aluminum B=Clear Anodized C=Dark Bronze Anodized D=Black Anodized E=Medium Bronze Anodized F=Dark Bronze J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color BK=Black Smooth BT=Black Textured	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long)	1=Single 2=2 at 180° 3=Triple <sup>3</sup> 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub <sup>4</sup> B=3/4" Tapped Hub <sup>4</sup> C=Convenience Outlet <sup>5</sup> D=Base Cover for "A" Base E=GFCI Convenience Outlet <sup>5</sup> F=Vibration Pad G=Ground Lug H=Additional Hand Hole <sup>6</sup> V=Vibration Damper

**NOTES:** 1. All shaft sizes nominal. 2. Base cover not included (order as option). 3. Square poles are 3 at 90°, round poles are 3 at 120°. 4. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 5. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 6. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

### ANCHORAGE DATA



Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
RSA4TxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA4MxxN	317RB304	214346D	6-3/4	3	3/4 x 17 x 3
RSA5TxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3
RSA5MxxN	317RB305	214354D	7-3/4	3	3/4 x 17 x 3



TD513001EN  
April 13, 2021 5:02 PM



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]

ARM: VA6107-BK-PR7

POLE: RSA4T12NBK4X

Date: 06/24/2025

Fixture Type:

**P2**

**Effective Projected Area (At Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	16.0	11.9	9.1	7.2	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	12.2	8.9	6.6	5.1	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	9.4	6.7	4.8	3.6	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	16.1	11.8	9.1	7.3	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	6.4	4.2	2.8	1.8	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	11.5	8.2	6.2	4.9	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	7.2	4.8	3.1	2.1	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	13	9.2	7.0	5.5	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	10.3	7.1	5.3	4.1	150

**Effective Projected Area (18" Above Pole Top)**

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
								70 mph	80 mph	90 mph	100 mph	
MH			BC	BP	B	D x AB x H						
8	RSA4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	13.6	10.1	7.7	6.1	100
10	RSA4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	10.6	7.7	5.8	4.5	100
12	RSA4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	8.3	5.9	4.3	3.2	100
12	RSA5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	14.3	10.5	8.1	6.5	100
15	RSA4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	5.6	3.7	2.4	1.6	100
15	RSA5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	10.2	7.2	5.5	4.3	100
18	RSA4M18N <sup>5</sup>	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	6.5	4.3	2.8	1.9	100
18	RSA5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	11.7	8.3	6.3	5.0	150
20	RSA5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	9.4	6.5	4.9	3.7	150

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Factory installed vibration damper.

**VIBRATION**

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

**MAINTENANCE**

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

**WARNING:** Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

**Cooper Lighting Solutions**  
 1121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
[www.cooperlighting.com](http://www.cooperlighting.com)

**Canada Sales**  
 5925 McLaughlin Road  
 Mississauga, Ontario L5R 1B8  
 P: 905-501-3000  
 F: 905-501-3172

Specifications and dimensions subject to change without notice.

TD513001EN  
 April 13, 2021 5:02 PM



Catalog Information:

HEAD: (2x)EMM2-HTN-SA1A-730-U-T2U-TB-1-CL-BK-[OPTIONS]  
 ARM: VA6107-BK-PR7  
 POLE: RSA4T12NBK4X

Date:06/24/2025  
 Fixture Type:

**P2**

Date: \_\_\_\_\_ Customer: \_\_\_\_\_

Project: \_\_\_\_\_

Type: \_\_\_\_\_ Qty: \_\_\_\_\_



# Olivio Medio LED Sistema Arm Mount



<b>Order Code:</b>	#1	OLML	-	-	-	-	-	-	-
	#2	OLML	-	-	-	-	-	-	-
	#3	OLML	-	-	-	-	-	-	-
	#4	OLML	-	-	-	-	-	-	-
	Fixture #	Series	Optics	Mounting	Light Engine	CCT	Finish	Voltage	Options

**Pole Order Code:** \_\_\_\_\_ \*Refer to chart on page 6 for Rivnut locations

Series	Height	Finish	Rivnut Pairs	Options	*Rivnut Locations				
OLML	Series	OLML Olivio Medio LED	Fixture # _____						
Optics	S09 Spot, 9°	S20 Spot, 20°	F40 Flood medium, 41°	F80 Flood wide, 78°	ASM Asymmetric (no SLH or SLV option)				
Mounting	SSx Specify Arm Locations (x = number of lumaires per pole)		1						
Light Engine	2G350 15W / 1325lm	2G525 23W / 1978lm	2G700 31W / 2631lm	2G105 46W / 3941lm	* Based on F80 distribution and 3000K CCT.				
CCT	27' 2700K	30' 3000K	35* 3500K	40 4000K	50* 5000K				
Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color			
Voltage	UNV 120-277V	120 120V	208 208V	240 240V	277 277V				
Options	DS <sup>2</sup> DarkSky 0° Tilt Option	DM Dimming, 0-10V	SLH Spread Lens Horizontal (fixed)	SLV Spread Lens Vertical (fixed)	PC Photocell (consult factory)	HL50 <sup>3,5</sup> High - low switching low output 50%	HX* Micro Hexcell Honeycomb Louver	CF Color Filter (consult factory)	<sup>2</sup> DarkSky approved with (DS) option only, 3000K, and 2700K CCT. <sup>3</sup> Only available with 120V, 240V or 277V. <sup>4</sup> Cannot be combined with SLH, SLV, or ASM options. <sup>5</sup> Cannot be combined with DM option.

### Product Modifications

Please list modification requirements for review by factory:

### Approvals

Date:



Selux Corporation © 2024, T 845-834-1400, 800-735-8927, F 845-834-1401, www.selux.us

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

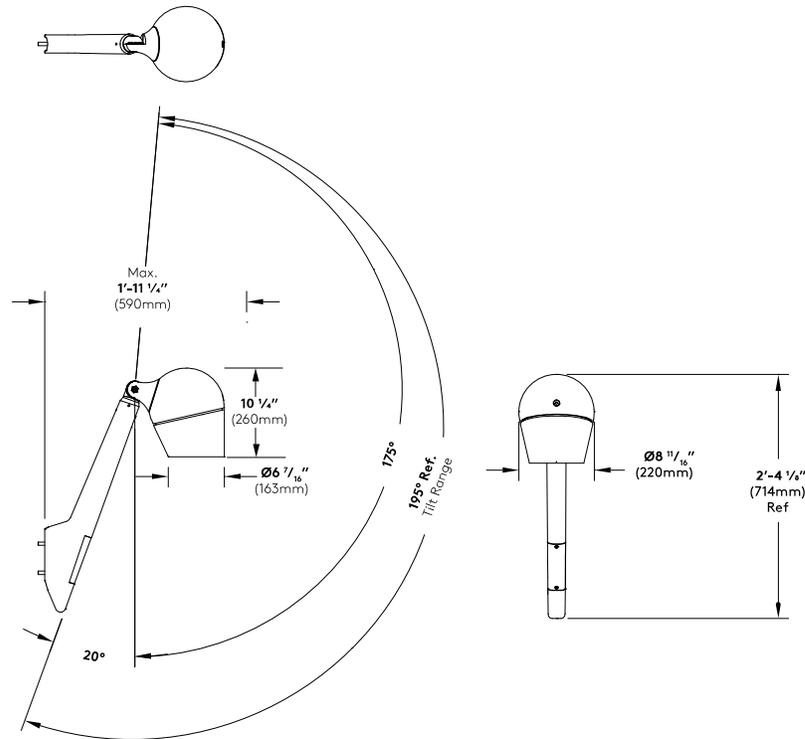
Page 1 of 12  
(Rev. 12/2024)  
OLML-S\_SS



Catalog Information: OLML-F80-SS1-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN1-BC3-A0

Date: 06/28/2025  
Fixture Type:

# P3



**Specifications**

**Luminaire Housing** - Two piece high pressure die cast housing, made of low copper aluminum alloy. Single recessed captive screw allows easy access to light engine & gear tray components.

**Gasketing** - UV and ozone resistant, silicone gasket between fixture housing and lens base provide IP67 level ingress protection. IP rated micro-membrane ensures pressure compensation.

**Lens** - Tempered clear glass lens.

**LED Light Engine** - Made from high flux COB and vacuum metalized aluminum reflectors. Selux is using brand name LED manufacturers. Available in 3000K and 4000K, CRI minimum 80. Other CCT - consult factory. Reflectors made from high purity aluminum to ensure high efficiencies throughout lifetime. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 84.3% at 60,000 hours. L70 calculated greater than 60,000 hours.

**LED Driver** - Selux uses brand name high efficiency LED drivers. LEDs are driven by RoHS compliant high-efficiency driver. Excellent for cold temperature starting and instant on. Minimum operating temperature -40°C/-40°F.

**Surge Protector** - Designed to protect luminaire from electrical surge up to (20kA).

**Arm** - 70° cast aluminum mounting arms for flexible pole mounting. Fixture head joint provides tilt swivel range from 0° to 175°, and 360° rotation. Locks down with set screws.

**Rivnuts** - One pair of rivnuts required per fixture arm.

**Power Cord** - Pre installed at factory and hidden through the luminaire hinge and hinge arm. Power cords are specified to fit the length of the pole specified with the luminaire.

**Exterior Luminaire Finish** - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five-stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

**5 Year Limited LED Luminaire Warranty** - Selux offers a 5 Year Limited Warranty to the original purchaser that the Olivio LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED Light engine when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

**Listings and Ratings:** Luminaire and LED tested to IP67 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

**OLIVIO LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F).**

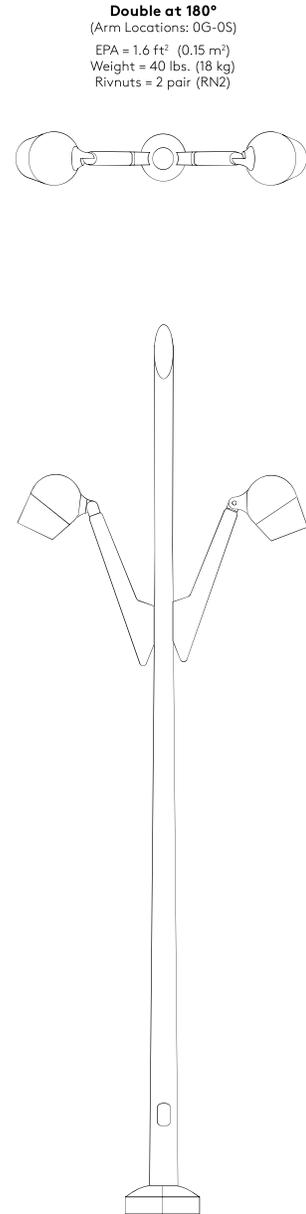
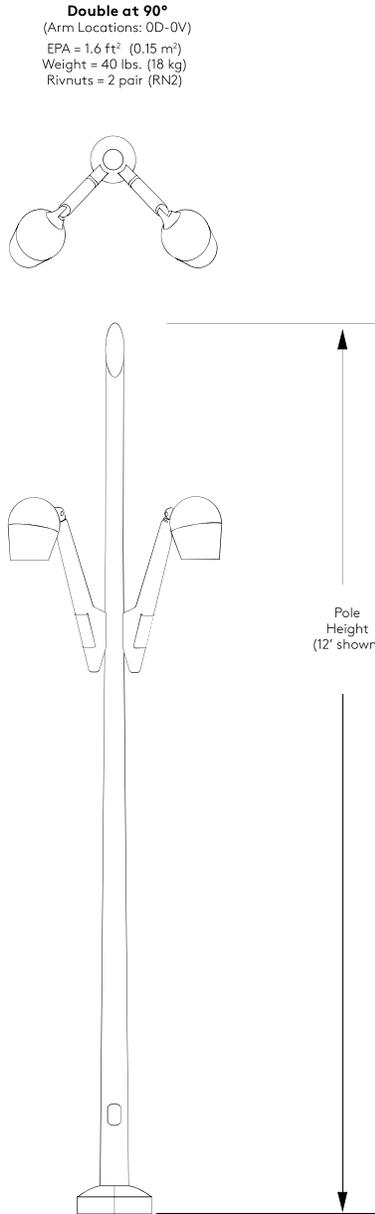
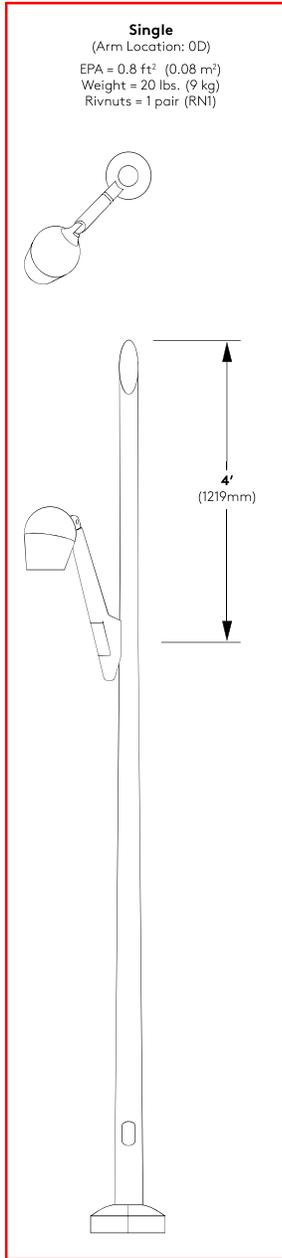
**NRTL Listed for wet location (i.e. UL, CSA).**

**Visit selux.us for our LED End of Life recycling policy.**

**For Buy American compliance on poles, please consult the factory.**

**Mounting**

**Mounting Details**



**Mounting**

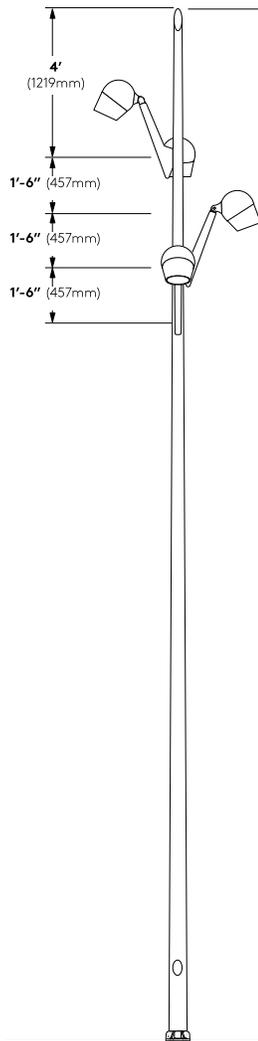
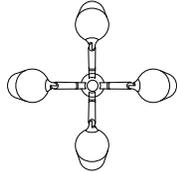
**Mounting Details**

**Quadruple Pole Arms stepped at 90°**  
(Arm Location: 0G-1M-2S-3A)

EPA = 3.1 ft<sup>2</sup> (0.29 m<sup>2</sup>)  
Weight = 79 lbs. (36 kg)  
Rivnuts = 4 pair (RN4)

When mixing Gobo, RGBW, and Standard Olivio fixtures, reference individual spec sheets to get exact weights.

These EPA values are based on the worst-case scenario for configurations of fixtures. For other configurations' EPA values, please consult the factory.

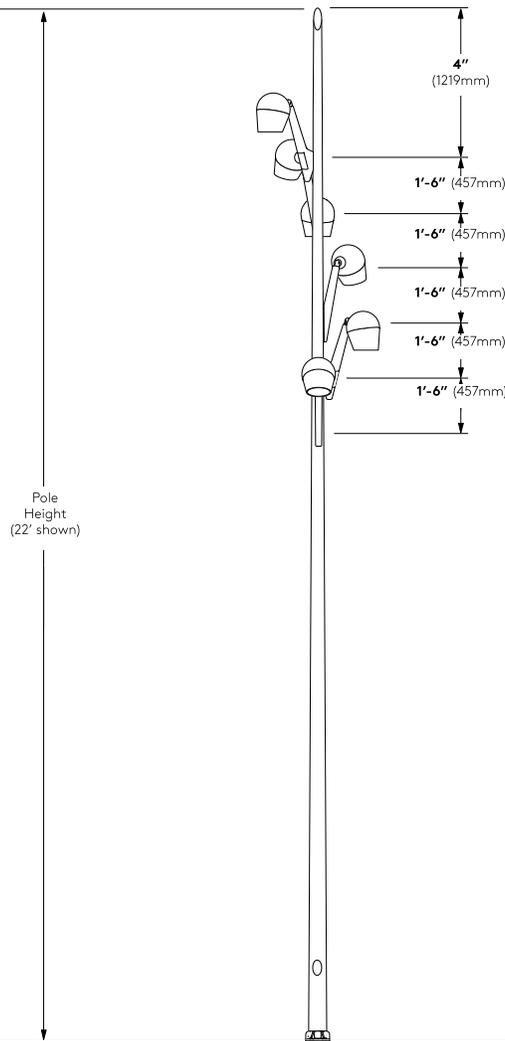
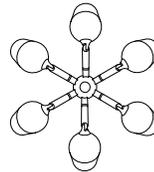


**Sextuple Pole Arms stepped at 60°**  
(Arm Locations: 0E-1I-2M-3Q-4U-5A)

EPA = 4.6 ft<sup>2</sup> (0.43 m<sup>2</sup>)  
Weight = 119 lbs. (53 kg)  
Rivnuts = 6 pair (RN6)

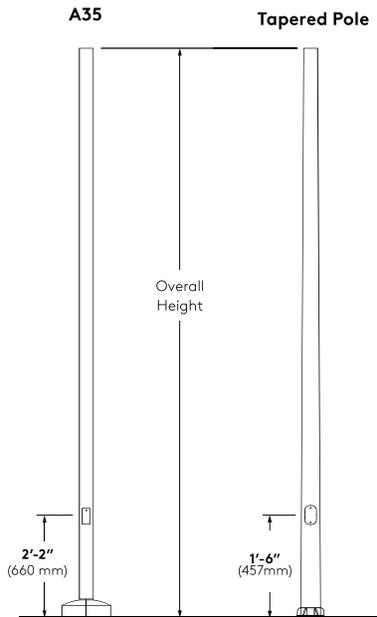
When mixing Gobo, RGBW, and Standard Olivio fixtures, reference individual spec sheets to get exact weights.

These EPA values are based on the worst-case scenario for configurations of fixtures. For other configurations' EPA values, please consult the factory.

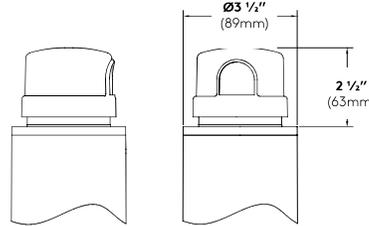




**Pole Information**



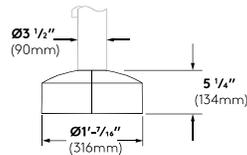
**Photo Cell (PC)** - Consult factory. Twist lock photocell mounted to aluminum cap which attaches to pole top or can be remotely located. Can be oriented for optimum performance. Only for flat top poles. Refer to fixture spec sheet to determine if this option is applicable.



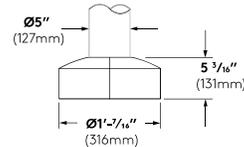
**Base Cover Information**

Die cast aluminum, two piece field installable base covers

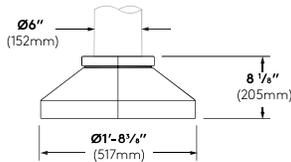
**Straight Poles (O-A35-197)**  
**BC5 Standard Base Cover**



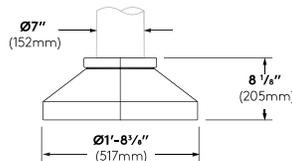
**BC3 - Available for:**  
**O-AT535-156**  
**O-AT535-188**



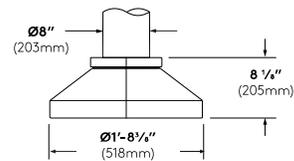
**BC9 - Available for:**  
**O-AT64-156**



**BC10 - Available for:**  
**O-AT74-156**



**BC845 Base Cover**  
**O-AT845-156**



Pole Data Chart

Pole Series	Bolt Circle (in)	Wall (In)	Maximum EPA Rating (ft') / Wind Speed (mph)											Height	Finish	Rivnut Pairs	Options
			85	90	100	110	120	130	140	150	160	170	180				
<b>O-A35-197</b> 3 1/2" Round Straight Aluminum Pole	7 1/4	0.197	5.4	4.7	3.5	2.6	1.9	1.4	1.1	0.8	0.7	0.6	0.4	12 ft.	WH White	RN1 1 Pair	BC3 Decorative Cast Aluminum Base Cover (AT535)
<b>O-AT535-156</b> 5" to 3 1/2" Round Tapered Aluminum Pole	8 5/8	0.156	15.2	13.4	10.5	8.4	6.9	5.8	4.9	4.2	3.6	3.2	2.8		BK Black	RN2 2 Pair	BC5 Decorative Cast Aluminum Base Cover (A35)
<b>O-A35-197</b> 3 1/2" Round Straight Aluminum Pole	7 1/4	0.197	3.8	3.2	2.2	1.5	0.9	0.5	0.3	0.2	0.1	-	-	14 ft.	BL Semi-Matte Black	RN3 3 Pair	BC9 Decorative Cast Aluminum Base Cover (AT64)
<b>O-AT535-156</b> 5" to 3 1/2" Round Tapered Aluminum Pole	8 5/8	0.156	12.8	11.2	8.7	6.9	5.5	4.6	3.8	3.3	2.8	2.4	2.1		BZ Bronze	RN4 4 Pair	BC10 Decorative Cast Aluminum Base Cover (AT74)
<b>O-AT535-156</b> 5" to 3 1/2" Round Tapered Aluminum Pole		0.156	10.5	9.1	6.9	5.4	4.3	3.4	2.9	2.4	2.0	1.7	1.5	SV Silver	RN5 5 Pair	BC845 Decorative Cast Aluminum Base Cover (AT845)	
<b>O-AT64-156</b> 6"-4" Round Tapered Aluminum Pole	9 1/2	0.156	16.3	14.3	11.2	9.0	7.4	6.2	5.2	4.4	3.8	3.3	2.9	16 ft.	SP Specify Premium Color	RN6 6 Pair	REC1 GFCI Duplex Receptacle with weatherproof cover
<b>O-AT535-188</b> 5" to 3 1/2" Round Tapered Aluminum Pole	8 5/8	0.188	10.7	9.2	7.0	5.4	4.2	3.4	2.8	2.3	2.0	1.7	1.4		RN7 7 Pair	REC2' GFCI Duplex Receptacle with weatherproof padlockable in-use cover	
<b>O-AT64-156</b> 6"-4" Round Tapered Aluminum Pole	9 1/2	0.156	13.6	11.9	9.2	7.3	6.0	4.9	4.2	3.5	3.0	2.6	2.2	18 ft.			REC2' GFCI Duplex Receptacle with weatherproof padlockable in-use cover
<b>O-AT74-156</b> 6"-4" Round Tapered Aluminum Pole	10 1/16	0.156	19.9	17.5	13.8	11.2	9.2	7.7	6.5	5.6	4.8	4.1	3.5				REC3' USB and GFCI Duplex Receptacle with weatherproof cover
<b>O-AT535-188</b> 5"-3 1/2" Round Tapered Aluminum Pole	8 5/8	0.188	8.9	7.6	5.6	4.2	3.2	2.5	2.0	1.6	1.4	1.1	0.9	20 ft.			REC4' USB and GFCI Duplex Receptacle with weatherproof padlockable in-use cover
<b>O-AT64-156</b> 6" to 4" Round Aluminum Pole	9 1/2	0.156	11.4	9.9	7.5	5.9	4.7	3.9	3.2	2.7	2.3	1.9	1.6				PC Photocell (please consult factory; must be flat-top pole; also specify with luminaire)
<b>O-AT74-156</b> 7"-4" Round Tapered Aluminum Pole	10 1/16	0.156	17.0	14.9	11.6	9.3	7.6	6.4	5.4	4.5	3.8	3.3	2.8	22 ft.			*Weatherproof cover intended for portable tools or other portable equipment connected to the outlet only when attended. For other requirements please consult factory.
<b>O-AT74-156</b> 7"-4" Round Tapered Aluminum Pole		0.156	13.7	11.9	9.1	7.1	5.7	4.7	3.9	3.3	2.7	2.3	1.9				'See page 10 for details
<b>O-AT845-156</b> 8" to 4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	19.9	17.5	13.7	11.1	9.1	7.6	6.4	5.5	4.7	4.0	3.4	22 ft.			
<b>O-AT74-156</b> 7"-4" Round Tapered Aluminum Pole	10 1/16	0.156	12.7	10.9	8.3	6.5	5.2	4.2	3.5	2.9	2.4	2.0	1.6				24 ft.
<b>O-AT845-156</b> 8"-4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	17.2	15.1	11.8	9.5	7.8	6.5	5.4	4.5	3.8	3.2	2.7	24 ft.			
<b>O-AT845-156</b> 8"-4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	14.9	13.0	10.0	8.0	6.5	5.4	4.5	3.7	3.1	2.5	2.1				26 ft.
<b>O-AT845-156</b> 8"-4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	12.9	11.1	8.5	6.7	5.4	4.4	3.6	3.0	2.4	1.9	1.5	28 ft.			

1) Maximum EPA ratings certified in accordance with AASHTO 2013 (LTS-6-13) for 3-s gust wind speeds based on Allowable Stress Design (ASD) analysis  
 2) Consult factory for equivalent Load and Resistance Factor Design (LRFD) wind speeds  
 3) Rated performance is dependant upon the pole being properly attached to a supporting foundation of adequate design

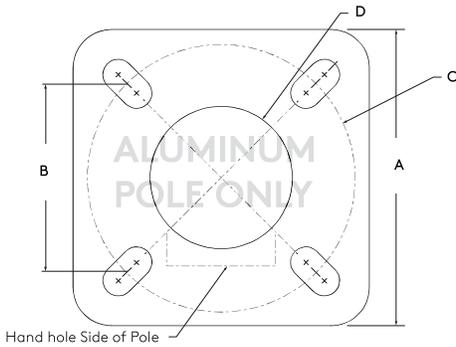


Catalog Information: OLML-F80-SS1-2G105-30-BK-UNV-DM +O-AT535-188-20-BK-RN1-BC3-A0

Date:06/28/2025  
 Fixture Type:

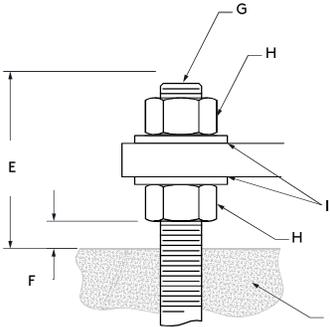
P3

**Mounting Plate Detail**



Mounting Plate Details	A Base Plate SQ	B Bolt Spacing SQ	C Base Circle Ø	D Conduit Opening Ø
<b>O-A35-197</b> 3.5" Round Straight Alum Pole	8" (203mm)	5 1/2" (139mm)	7 3/4" (197mm)	3" (76mm)
<b>O-AT535-156</b> 5" to 3.5" Round Tapered Alum Pole	9 3/8" (244mm)	6 1/8" (155mm)	8 3/8" (219mm)	4 3/8" (117mm)
<b>O-AT535-188</b> 5" to 3.5" Round Tapered Alum Pole	9 3/8" (244mm)	6 1/8" (155mm)	8 3/8" (219mm)	4 3/8" (117mm)
<b>O-AT64-156</b> 6"-4" Round Tapered Alum Pole	10 3/16" (262mm)	6 3/4" (172mm)	9 1/2" (241mm)	5 1/2" (140mm)
<b>O-AT74-156</b> 7"-4" Round Tapered Alum Pole	11 1/4" (286mm)	7 1/2" (190mm)	10 5/16" (268mm)	6" (152mm)

**Anchor Bolt Detail**



Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimension shown. Concrete footing and feed conduit to be designed and installed by others.

Individual 1:1 scale drawings for installation available, please consult factory.

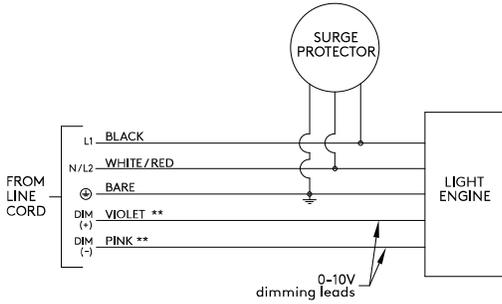
All Hardware is Galvanized

Anchor Bolt Details	E Bolt Projection	F For Leveling	G Anchor Bolt	H Heavy Hex Nut	I Flat Washer
<b>O-A35-197</b> 3.5" Round Straight Alum Pole	3 1/4" (82mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT106-188</b> 10" to 6" Round Tapered Alum Pole	4 3/4" (121mm)	3/16" (24mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID
<b>O-AT535-156</b> 5" to 3.5" Round Tapered Alum Pole	3 1/4" (82mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT535-188</b> 5" to 3.5" Round Tapered Alum Pole	3 1/4" (82mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT64-156</b> 6"-4" Round Tapered Alum Pole	3 1/2" (89mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT74-156</b> 7"-4" Round Tapered Alum Pole	4 1/8" (105mm)	1/2" (13mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID
<b>O-AT845-188</b> 8"-4.5" Round Tapered Alum Pole	4 1/8" (105mm)	1/2" (13mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID
<b>O-AT845-250</b> 8"-4.5" Round Tapered Alum Pole	4 1/8" (105mm)	1/2" (13mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID

**Wiring Diagrams**

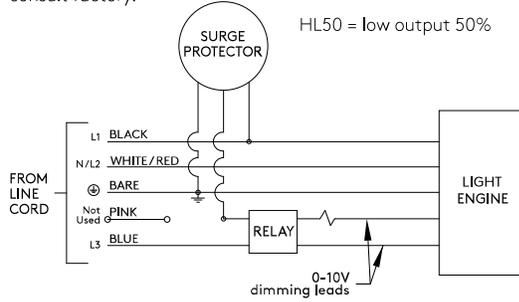
**Standard Wiring (120V-277V)**

\*\*When dimming is not required cap dimming wires.



**Hi-Lo Switching Option (HL) Wiring HL50 Only**

120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using the level listed below. For other combinations, consult factory.



Wire Designation Table		
Source Voltage (VAC)	Wire Color	Wire Designation
120V or 277V	Black	L1
	White	Neutral
208V or 240V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120/277V) or L2 (208/240V)



Catalog Information: OLML-F80-SS1-2G105-30-BK-UNV-DM +O-AT535-188-20-BK-RN1-BC3-A0

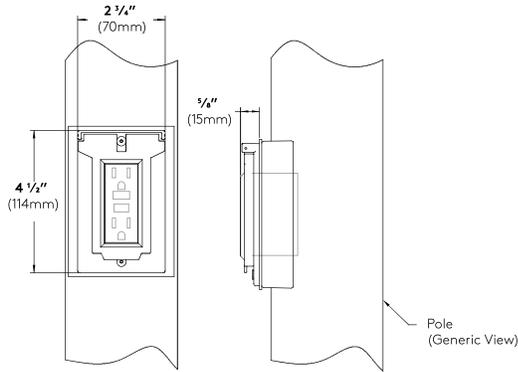
Date:06/28/2025  
Fixture Type:

**P3**

**Optional Accessories**

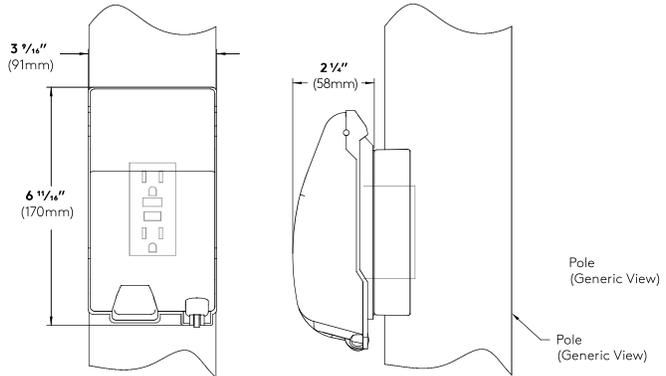
**DarkSky 0° Tilt Option (DS)** - Luminaire head tilt angle preset and fixed at factory to comply with IDA DarkSky and BUG U0 ratings. DarkSky compliant with 2700K and 3000K CCT only.

**REC and REC3**



Cover shown in the closed position

**REC2 and REC4**



Cover shown in the closed position

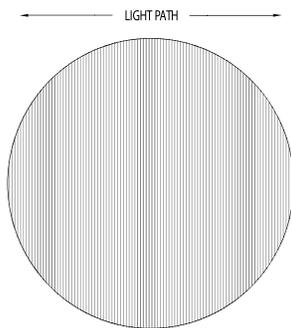
**GFCI Duplex Receptacle (REC)** - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

**USB & GFCI Duplex Receptacle (REC3)** (not shown) - 120V 15A GFCI duplex receptacle with USB combination ports. (1) USB Type-A and (1) USB Type-C port share 2.0A charging capacity between both ports. Includes weatherproof, self-closing cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

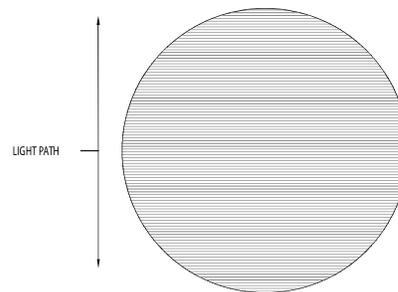
**GFCI Duplex Receptacle (REC2)** - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

**USB & GFCI Duplex Receptacle (REC4)** (not shown) - 120V 15A GFCI duplex receptacle with USB combination ports. (1) USB Type-A and (1) USB Type-C port share 2.0A charging capacity between both ports. Includes weatherproof, self-closing padlockable in-use cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

**Horizontal Spread Lens (SLH)** - Spread lens for horizontal light distribution. Replaces clear lens and intended to be used with reflectors for S09, F40 or F80 distribution. Preset and fixed at factory.

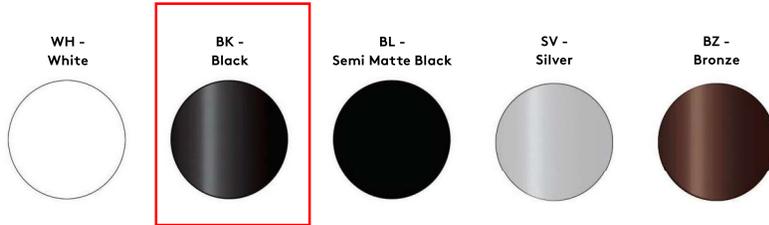


**Vertical Spread Lens (SLV)** - Spread lens for vertical light distribution. Replaces clear lens and intended to be used with reflectors for S09, F40 or F80 distribution. Preset and fixed at factory.



**Finish Options**

All colors are polyester powder coat paint. Custom color or RAL color available by request that meet AAMA 2604 standard.

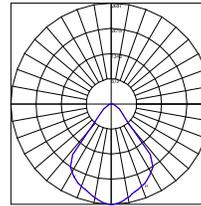


**Photometry**

**F80 / 46W LED / 3000K CCT**

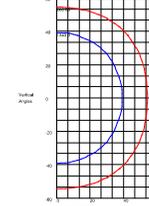
Catalog #: OLML-F80-X-2G105-30  
 Delivered Lumens: 3941  
 Input Watts: 46W  
 Maximum candela of 2686.6  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 6H x 6V  
 Power Factor: 0.990

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-F80-X-2G105-30-UNV-DM  
 ASHL CANDLE DISPLAY



Maximum Candela = 2686.6  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 1343.3  
 1% Maximum Candela = 268.66

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-F80-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

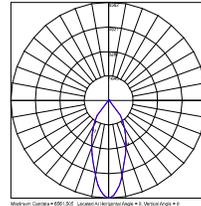


Maximum Candela = 2686.6  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 1343.3  
 1% Maximum Candela = 268.66

**F40 / 46W LED / 3000K CCT**

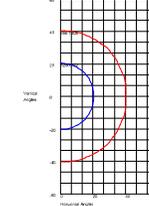
Catalog #: OLML-F40-X-2G105-30  
 Delivered Lumens: 4059  
 Input Watts: 46W  
 Maximum candela of 6561.5  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 5H x 5V  
 Power Factor: 0.990

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-F40-X-2G105-30-UNV-DM  
 ASHL CANDLE DISPLAY



Maximum Candela = 6561.5  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 3280.75  
 1% Maximum Candela = 656.15

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-F40-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

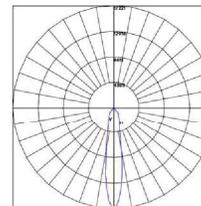


Maximum Candela = 6561.5  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 3280.75  
 1% Maximum Candela = 656.15

**S20 / 46W LED / 3000K CCT**

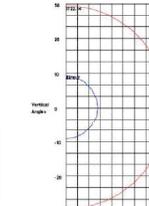
Catalog #: OLML-S20-X-2G105-30  
 Delivered Lumens: 4290  
 Input Watts: 46W  
 Maximum candela of 17221.4  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 4H x 4V  
 Power Factor: 1.00

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-S20-X-2G105-30-UNV-DM  
 ASHL CANDLE DISPLAY



Maximum Candela = 17221.4  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 8610.7  
 1% Maximum Candela = 1722.14

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-S20-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

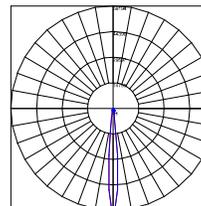


Maximum Candela = 17221.4  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 8610.7  
 1% Maximum Candela = 1722.14

**S09 / 46W LED / 3000K CCT**

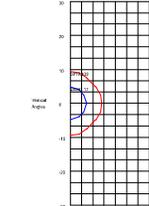
Catalog #: OLML-S09-X-2G105-30  
 Delivered Lumens: 4074  
 Input Watts: 46W  
 Maximum candela of 59194.3  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 1H x 1V  
 Power Factor: 1.0

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-S09-X-2G105-30-UNV-DM  
 ASHL CANDLE DISPLAY



Maximum Candela = 59194.3  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 29597.15  
 1% Maximum Candela = 5919.43

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-S09-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

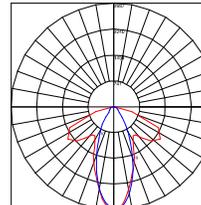


Maximum Candela = 59194.3  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 29597.15  
 1% Maximum Candela = 5919.43

**ASM / 46W LED / 3000K CCT**

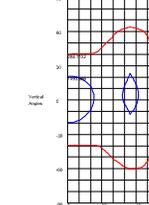
Catalog #: OLML-ASM-2G105-30  
 Delivered Lumens: 3681  
 Input Watts: 46W  
 Maximum candela of 2987.1  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 7H x 5V  
 Power Factor: 0.990

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-ASM-2G105-30-UNV-DM  
 ASHL CANDLE DISPLAY



Maximum Candela = 2987.1  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 1493.55  
 1% Maximum Candela = 298.71

SELUX REPORT  
 PHOTO METRIC FILE NAME: OLML-ASM-2G105-30-UNV-DM  
 BOCANDELA CURVES



Maximum Candela = 2987.1  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 10% Maximum Candela = 1493.55  
 1% Maximum Candela = 298.71



Catalog Information: OLML-F80-SS1-2G105-30-BK-UNV-DM  
 +O-AT535-188-20-BK-RN1-BC3-A0

Date:06/28/2025  
 Fixture Type:

**P3**

Date: \_\_\_\_\_ Customer: \_\_\_\_\_

Project: \_\_\_\_\_

Type: \_\_\_\_\_ Qty: \_\_\_\_\_



# Olivio Medio LED Sistema Arm Mount



<b>Order Code:</b>	#1	OLML	-	-	-	-	-	-	-
	#2	OLML	-	-	-	-	-	-	-
	#3	OLML	-	-	-	-	-	-	-
	#4	OLML	-	-	-	-	-	-	-
	Fixture #	Series	Optics	Mounting	Light Engine	CCT	Finish	Voltage	Options

**Pole Order Code:** \_\_\_\_\_ \*Refer to chart on page 6 for Rivnut locations

Series	Height	Finish	Rivnut Pairs	Options	*Rivnut Locations				
OLML	Series	OLML Olivio Medio LED	Fixture # _____						
Optics	S09 Spot, 9°	S20 Spot, 20°	F40 Flood medium, 41°	F80 Flood wide, 78°	ASM Asymmetric (no SLH or SLV option)				
Mounting	SSx Specify Arm Locations (x = number of lumaires per pole)		2						
Light Engine	2G350 15W / 1325lm	2G525 23W / 1978lm	2G700 31W / 2631lm	2G105 46W / 3941lm	* Based on F80 distribution and 3000K CCT.				
CCT	27' 2700K	30' 3000K	35* 3500K	40 4000K	50* 5000K				
Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color			
Voltage	UNV 120-277V	120 120V	208 208V	240 240V	277 277V				
Options	DS <sup>2</sup> DarkSky 0° Tilt Option	DM Dimming, 0-10V	SLH Spread Lens Horizontal (fixed)	SLV Spread Lens Vertical (fixed)	PC Photocell (consult factory)	HL50 <sup>3,5</sup> High - low switching low output 50%	HX* Micro Hexcell Honeycomb Louver	CF Color Filter (consult factory)	<sup>2</sup> DarkSky approved with (DS) option only, 3000K, and 2700K CCT. <sup>3</sup> Only available with 120V, 240V or 277V. <sup>4</sup> Cannot be combined with SLH, SLV, or ASM options. <sup>5</sup> Cannot be combined with DM option.

### Product Modifications

Please list modification requirements for review by factory:

### Approvals

Date:



Selux Corporation © 2024, T 845-834-1400, 800-735-8927, F 845-834-1401, www.selux.us

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

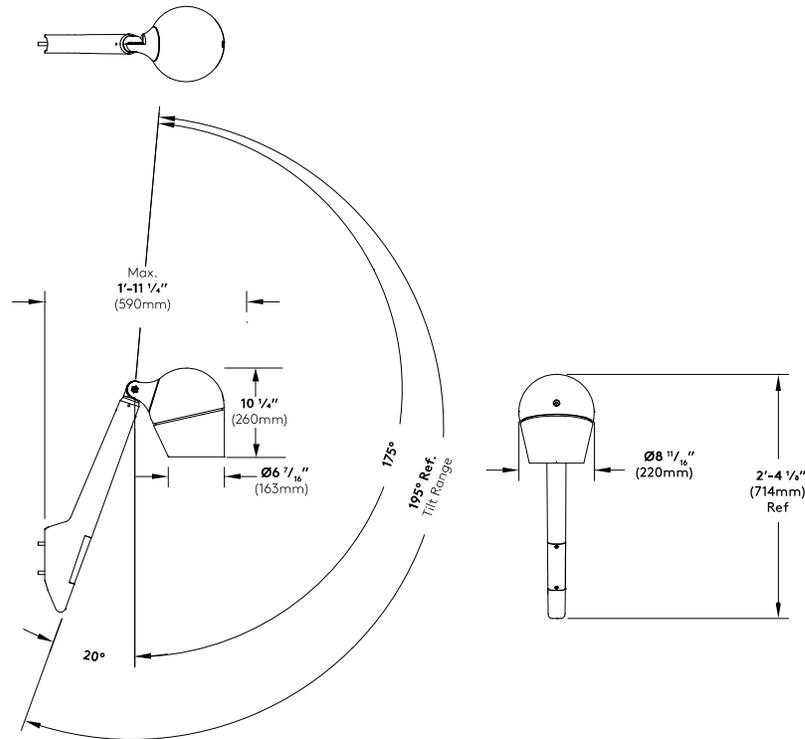
Page 1 of 12  
(Rev. 12/2024)  
OLML-S\_SS



Catalog Information: OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025  
Fixture Type:

# P3A



**Specifications**

**Luminaire Housing** - Two piece high pressure die cast housing, made of low copper aluminum alloy. Single recessed captive screw allows easy access to light engine & gear tray components.

**Gasketing** - UV and ozone resistant, silicone gasket between fixture housing and lens base provide IP67 level ingress protection. IP rated micro-membrane ensures pressure compensation.

**Lens** - Tempered clear glass lens.

**LED Light Engine** - Made from high flux COB and vacuum metalized aluminum reflectors. Selux is using brand name LED manufacturers. Available in 3000K and 4000K, CRI minimum 80. Other CCT - consult factory. Reflectors made from high purity aluminum to ensure high efficiencies throughout lifetime. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 84.3% at 60,000 hours. L70 calculated greater than 60,000 hours.

**LED Driver** - Selux uses brand name high efficiency LED drivers. LEDs are driven by RoHS compliant high-efficiency driver. Excellent for cold temperature starting and instant on. Minimum operating temperature -40°C/-40°F.

**Surge Protector** - Designed to protect luminaire from electrical surge up to (20kA).

**Arm** - 70° cast aluminum mounting arms for flexible pole mounting. Fixture head joint provides tilt swivel range from 0° to 175°, and 360° rotation. Locks down with set screws.

**Rivnuts** - One pair of rivnuts required per fixture arm.

**Power Cord** - Pre installed at factory and hidden through the luminaire hinge and hinge arm. Power cords are specified to fit the length of the pole specified with the luminaire.

**Exterior Luminaire Finish** - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five-stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

**5 Year Limited LED Luminaire Warranty** - Selux offers a 5 Year Limited Warranty to the original purchaser that the Olivio LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED Light engine when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

**Listings and Ratings:** Luminaire and LED tested to IP67 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

**OLIVIO LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F).**

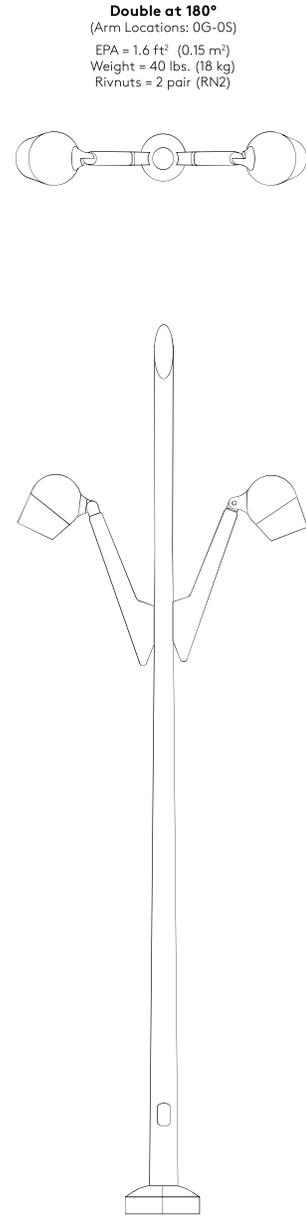
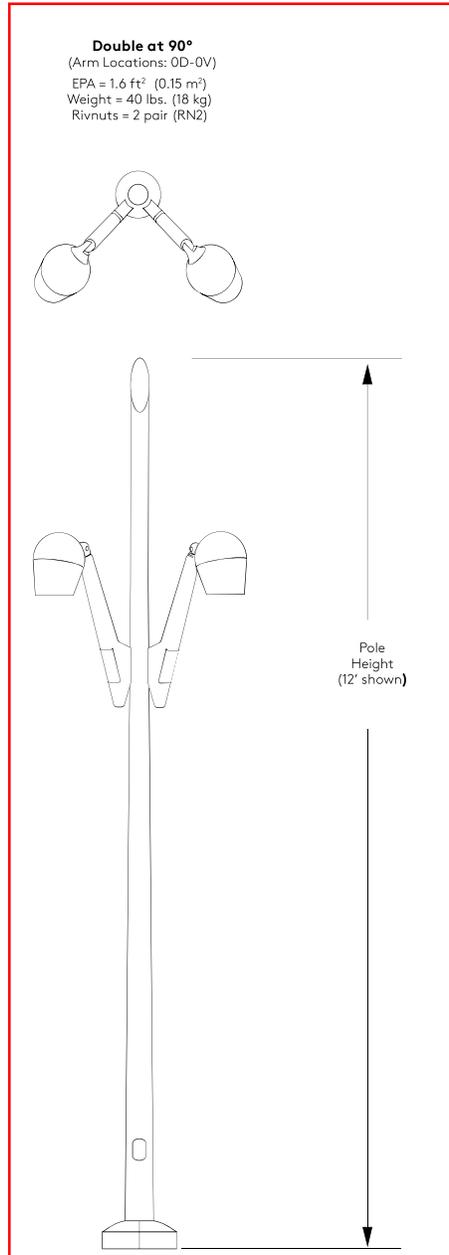
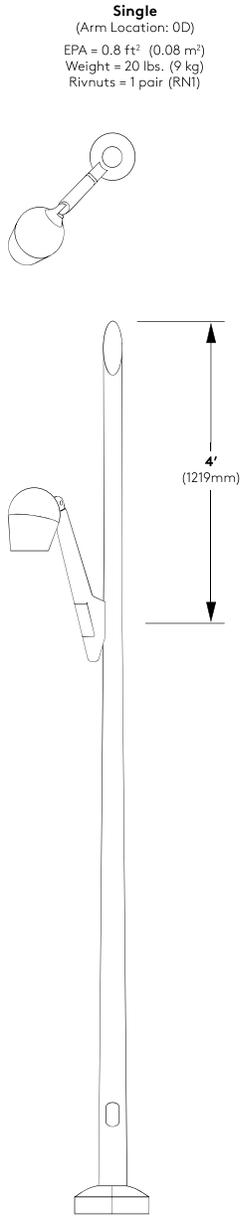
**NRTL Listed for wet location (i.e. UL, CSA).**

**Visit selux.us for our LED End of Life recycling policy.**

**For Buy American compliance on poles, please consult the factory.**

**Mounting**

**Mounting Details**



Catalog Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025  
Fixture Type:

**P3A**

**Mounting**

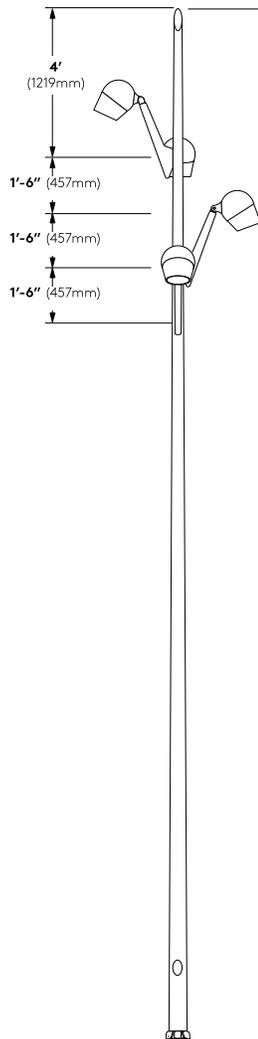
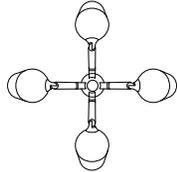
**Mounting Details**

**Quadruple Pole Arms stepped at 90°**  
(Arm Location: 0G-1M-2S-3A)

EPA = 3.1 ft<sup>2</sup> (0.29 m<sup>2</sup>)  
Weight = 79 lbs. (36 kg)  
Rivnuts = 4 pair (RN4)

When mixing Gobo, RGBW, and Standard Olivio fixtures, reference individual spec sheets to get exact weights.

These EPA values are based on the worst-case scenario for configurations of fixtures. For other configurations' EPA values, please consult the factory.

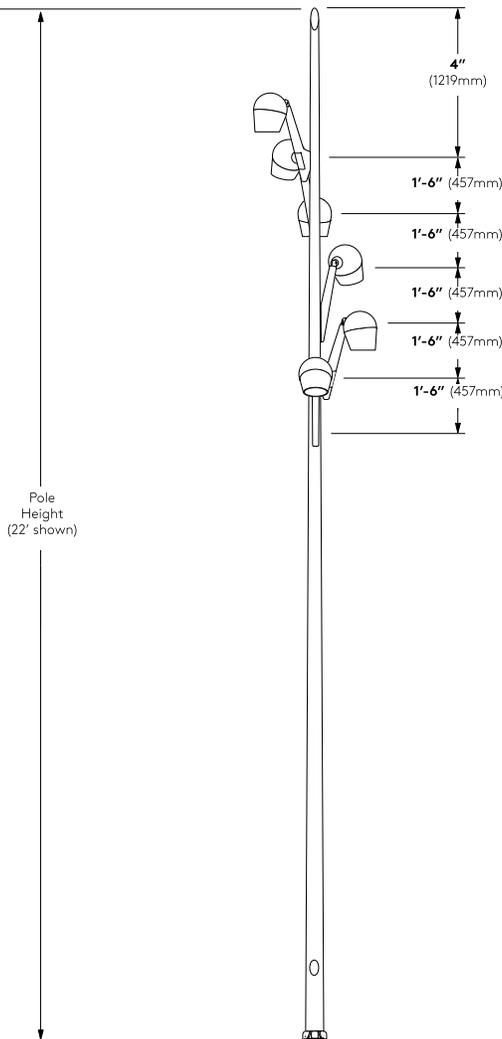
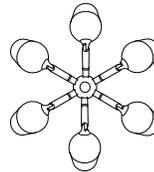


**Sextuple Pole Arms stepped at 60°**  
(Arm Locations: 0E-1I-2M-3Q-4U-5A)

EPA = 4.6 ft<sup>2</sup> (0.43 m<sup>2</sup>)  
Weight = 119 lbs. (53 kg)  
Rivnuts = 6 pair (RN6)

When mixing Gobo, RGBW, and Standard Olivio fixtures, reference individual spec sheets to get exact weights.

These EPA values are based on the worst-case scenario for configurations of fixtures. For other configurations' EPA values, please consult the factory.



Catalog Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

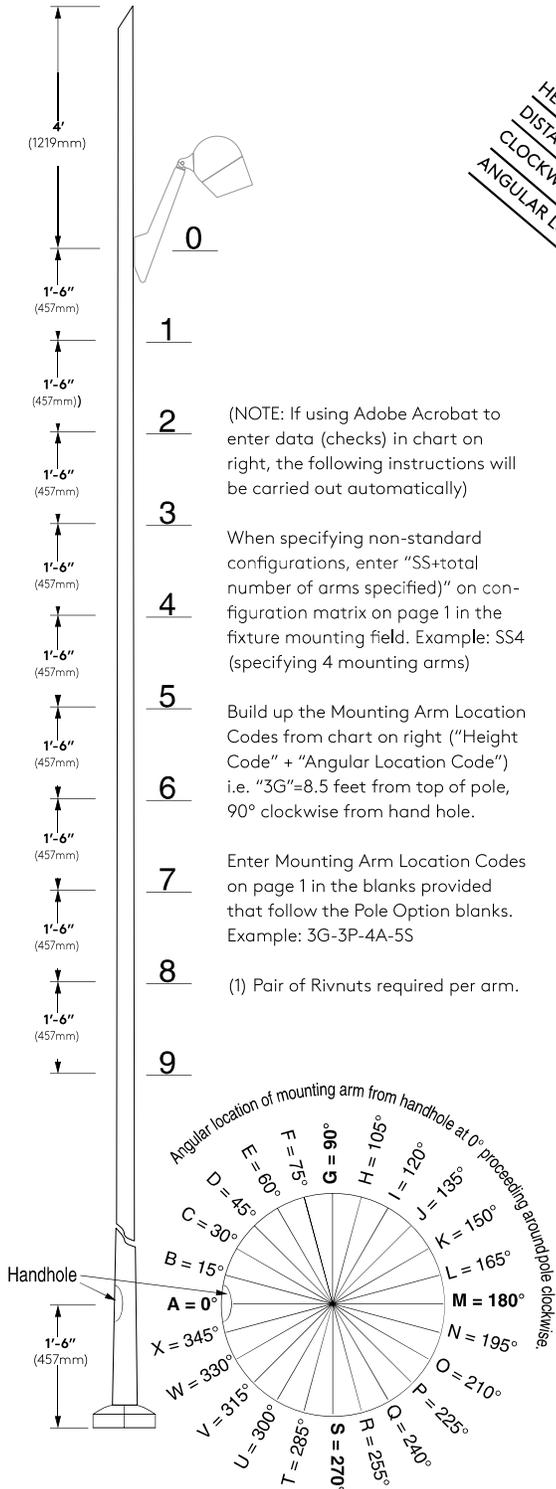
Date:06/28/2025

Fixture Type:

**P3A**

**Specify Mounting Configurations**

(Luminaire shown for illustrative purposes only - not to scale)



Use check boxes provided in chart below. Columns #0 through #9 indicate heights starting at 48" (1219mm) below top of pole and proceeding downwards in increments of 18 inches (457mm). Rows A through X indicate angular placement around pole starting with 0° at hand hole and proceeding clockwise.

NOTE: Arms mounted at same height level must be spaced apart at 90° minimum. Arms mounted at adjacent height levels (18" apart) must be spaced apart at 45° minimum.

HEIGHT CODE  
DISTANCE FROM TOP OF POLE  
CLOCKWISE FROM HAND HOLE  
ANGULAR LOCATION CODE

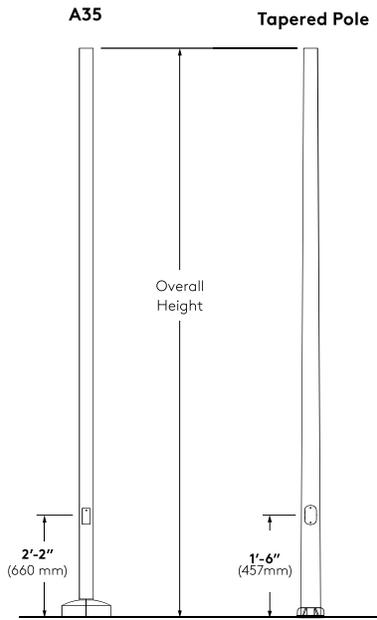
		0	1	2	3	4	5	6	7	8	9
		4'	5.5'	7'	8.5'	10'	11.5'	13'	14.5'	16'	17.5'
A	0°	X									
B	15°										
C	30°										
D	45°										
E	60°										
F	75°										
G	90°		X								
H	105°										
I	120°										
J	135°										
K	150°										
L	165°										
M	180°										
N	195°										
O	210°										
P	225°										
Q	240°										
R	255°										
S	270°										
T	285°										
U	300°										
V	315°										
W	330°										
X	345°										

Catalog Information:

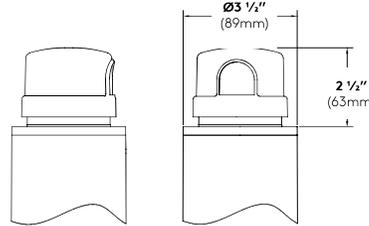
OLML-F80-SS2-2G105-30-BK-UNV-DM  
 +OLML-F80-SS2-2G105-30-BK-UNV-DM  
 +O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025  
 Fixture Type:  
**P3A**  
 DET-2025-006\_Backup 236 of 322  
 Page: 5 of 12

**Pole Information**



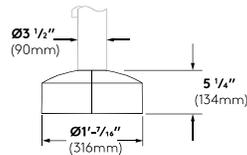
**Photo Cell (PC)** - Consult factory. Twist lock photocell mounted to aluminum cap which attaches to pole top or can be remotely located. Can be oriented for optimum performance. Only for flat top poles. Refer to fixture spec sheet to determine if this option is applicable.



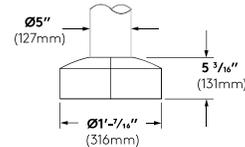
**Base Cover Information**

Die cast aluminum, two piece field installable base covers

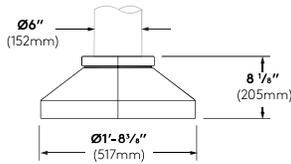
**Straight Poles (O-A35-197)**  
BC5 Standard Base Cover



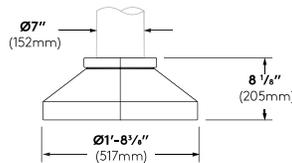
**BC3 - Available for:**  
O-AT535-156  
O-AT535-188



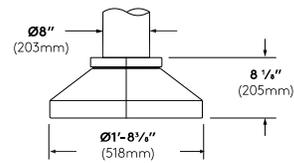
**BC9 - Available for:**  
O-AT64-156



**BC10 - Available for:**  
O-AT74-156



**BC845 Base Cover**  
O-AT845-156



Catalog Information: OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025  
Fixture Type:

**P3A**

Pole Data Chart

Pole Series	Bolt Circle (in)	Wall (In)	Maximum EPA Rating (ft') / Wind Speed (mph)											Height	Finish	Rivnut Pairs	Options
			85	90	100	110	120	130	140	150	160	170	180				
<b>O-A35-197</b> 3 1/2" Round Straight Aluminum Pole	7 1/4	0.197	5.4	4.7	3.5	2.6	1.9	1.4	1.1	0.8	0.7	0.6	0.4	12 12 ft.	WH White	RN1 1 Pair	BC3 Decorative Cast Aluminum Base Cover (AT535)
<b>O-AT535-156</b> 5" to 3 1/2" Round Tapered Aluminum Pole	8 5/8	0.156	15.2	13.4	10.5	8.4	6.9	5.8	4.9	4.2	3.6	3.2	2.8		BK Black	RN2 2 Pair	BC5 Decorative Cast Aluminum Base Cover (A35)
<b>O-A35-197</b> 3 1/2" Round Straight Aluminum Pole	7 1/4	0.197	3.8	3.2	2.2	1.5	0.9	0.5	0.3	0.2	0.1	-	-	14 14 ft.	BL Semi-Matte Black	RN3 3 Pair	BC9 Decorative Cast Aluminum Base Cover (AT64)
<b>O-AT535-156</b> 5" to 3 1/2" Round Tapered Aluminum Pole	8 5/8	0.156	12.8	11.2	8.7	6.9	5.5	4.6	3.8	3.3	2.8	2.4	2.1		BZ Bronze	RN4 4 Pair	BC10 Decorative Cast Aluminum Base Cover (AT74)
<b>O-AT535-156</b> 5" to 3 1/2" Round Tapered Aluminum Pole		0.156	10.5	9.1	6.9	5.4	4.3	3.4	2.9	2.4	2.0	1.7	1.5	SV Silver	RN5 5 Pair	BC845 Decorative Cast Aluminum Base Cover (AT845)	
<b>O-AT64-156</b> 6"-4" Round Tapered Aluminum Pole	9 1/2	0.156	16.3	14.3	11.2	9.0	7.4	6.2	5.2	4.4	3.8	3.3	2.9	16 16 ft.	SP Specify Premium Color	RN6 6 Pair	REC1 GFCI Duplex Receptacle with weatherproof cover
<b>O-AT535-188</b> 5" to 3 1/2" Round Tapered Aluminum Pole	8 5/8	0.188	10.7	9.2	7.0	5.4	4.2	3.4	2.8	2.3	2.0	1.7	1.4		RN7 7 Pair	REC2 GFCI Duplex Receptacle with weatherproof padlockable in-use cover	
<b>O-AT64-156</b> 6"-4" Round Tapered Aluminum Pole	9 1/2	0.156	13.6	11.9	9.2	7.3	6.0	4.9	4.2	3.5	3.0	2.6	2.2	18 18 ft.		RN8 8 Pair	REC3 USB and GFCI Duplex Receptacle with weatherproof cover
<b>O-AT74-156</b> 6"-4" Round Tapered Aluminum Pole	10 1/16	0.156	19.9	17.5	13.8	11.2	9.2	7.7	6.5	5.6	4.8	4.1	3.5				REC4 USB and GFCI Duplex Receptacle with weatherproof padlockable in-use cover
<b>O-AT535-188</b> 5"-3 1/2" Round Tapered Aluminum Pole	8 5/8	0.188	8.9	7.6	5.6	4.2	3.2	2.5	2.0	1.6	1.4	1.1	0.9	20 20 ft.			PC Photocell (please consult factory; must be flat-top pole; also specify with luminaire)
<b>O-AT64-156</b> 6" to 4" Round Aluminum Pole	9 1/2	0.156	11.4	9.9	7.5	5.9	4.7	3.9	3.2	2.7	2.3	1.9	1.6				*Weatherproof cover intended for portable tools or other portable equipment connected to the outlet only when attended. For other requirements please consult factory.
<b>O-AT74-156</b> 7"-4" Round Tapered Aluminum Pole	10 1/16	0.156	17.0	14.9	11.6	9.3	7.6	6.4	5.4	4.5	3.8	3.3	2.8	22 22 ft.			
<b>O-AT74-156</b> 7"-4" Round Tapered Aluminum Pole		0.156	13.7	11.9	9.1	7.1	5.7	4.7	3.9	3.3	2.7	2.3	1.9				
<b>O-AT845-156</b> 8" to 4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	19.9	17.5	13.7	11.1	9.1	7.6	6.4	5.5	4.7	4.0	3.4	24 24 ft.			
<b>O-AT74-156</b> 7"-4" Round Tapered Aluminum Pole	10 1/16	0.156	12.7	10.9	8.3	6.5	5.2	4.2	3.5	2.9	2.4	2.0	1.6				
<b>O-AT845-156</b> 8"-4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	17.2	15.1	11.8	9.5	7.8	6.5	5.4	4.5	3.8	3.2	2.7	26 26 ft.			
<b>O-AT845-156</b> 8"-4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	14.9	13.0	10.0	8.0	6.5	5.4	4.5	3.7	3.1	2.5	2.1				
<b>O-AT845-156</b> 8"-4 1/2" Round Tapered Aluminum Pole	11 5/8	0.156	12.9	11.1	8.5	6.7	5.4	4.4	3.6	3.0	2.4	1.9	1.5	28 28 ft.			

1) Maximum EPA ratings certified in accordance with AASHTO 2013 (LTS-6-I3) for 3-s gust wind speeds based on Allowable Stress Design (ASD) analysis  
 2) Consult factory for equivalent Load and Resistance Factor Design (LRFD) wind speeds  
 3) Rated performance is dependant upon the pole being properly attached to a supporting foundation of adequate design



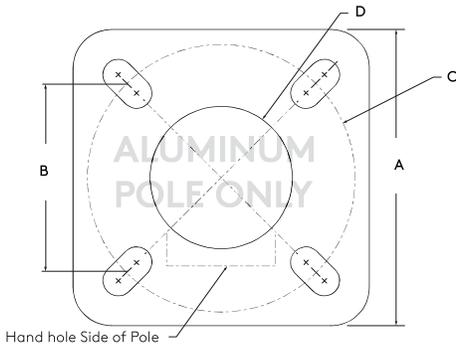
Catalog Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
 +OLML-F80-SS2-2G105-30-BK-UNV-DM  
 +O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025  
 Fixture Type:

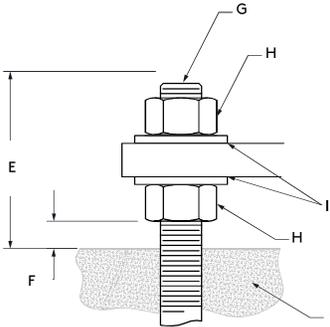
P3A

**Mounting Plate Detail**



Mounting Plate Details	A Base Plate SQ	B Bolt Spacing SQ	C Base Circle Ø	D Conduit Opening Ø
<b>O-A35-197</b> 3.5" Round Straight Alum Pole	8" (203mm)	5 1/2" (139mm)	7 3/4" (197mm)	3" (76mm)
<b>O-AT535-156</b> 5" to 3.5" Round Tapered Alum Pole	9 3/8" (244mm)	6 1/8" (155mm)	8 3/8" (219mm)	4 3/8" (117mm)
<b>O-AT535-188</b> 5" to 3.5" Round Tapered Alum Pole	9 3/8" (244mm)	6 1/8" (155mm)	8 3/8" (219mm)	4 3/8" (117mm)
<b>O-AT64-156</b> 6"-4" Round Tapered Alum Pole	10 3/16" (262mm)	6 3/4" (172mm)	9 1/2" (241mm)	5 1/2" (140mm)
<b>O-AT74-156</b> 7"-4" Round Tapered Alum Pole	11 1/4" (286mm)	7 1/2" (190mm)	10 5/16" (268mm)	6" (152mm)

**Anchor Bolt Detail**



Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimension shown. Concrete footing and feed conduit to be designed and installed by others.

Individual 1:1 scale drawings for installation available, please consult factory.

All Hardware is Galvanized

Anchor Bolt Details	E Bolt Projection	F For Leveling	G Anchor Bolt	H Heavy Hex Nut	I Flat Washer
<b>O-A35-197</b> 3.5" Round Straight Alum Pole	3 1/4" (82mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT106-188</b> 10" to 6" Round Tapered Alum Pole	4 3/4" (121mm)	3/16" (24mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID
<b>O-AT535-156</b> 5" to 3.5" Round Tapered Alum Pole	3 1/4" (82mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT535-188</b> 5" to 3.5" Round Tapered Alum Pole	3 1/4" (82mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT64-156</b> 6"-4" Round Tapered Alum Pole	3 1/2" (89mm)	1/2" (13mm)	3/4"-10 UNC x 17"	3/4"-10 UNC	3/4" ID
<b>O-AT74-156</b> 7"-4" Round Tapered Alum Pole	4 1/8" (105mm)	1/2" (13mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID
<b>O-AT845-188</b> 8"-4.5" Round Tapered Alum Pole	4 1/8" (105mm)	1/2" (13mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID
<b>O-AT845-250</b> 8"-4.5" Round Tapered Alum Pole	4 1/8" (105mm)	1/2" (13mm)	1"-8 UNC x 36"	1"-8 UNC	1" ID



Catalog Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

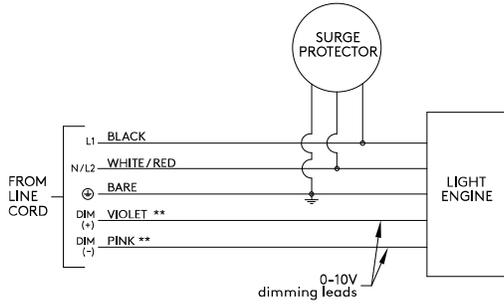
Date:06/28/2025  
Fixture Type:

**P3A**

**Wiring Diagrams**

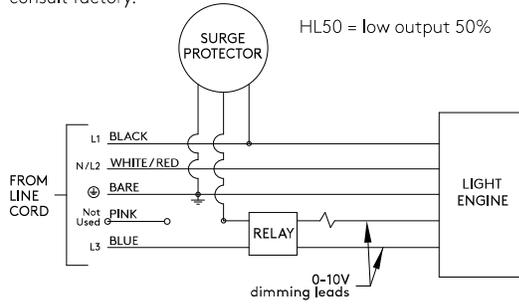
**Standard Wiring (120V-277V)**

\*\*When dimming is not required cap dimming wires.



**Hi-Lo Switching Option (HL) Wiring HL50 Only**

120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using the level listed below. For other combinations, consult factory.



Wire Designation Table		
Source Voltage (VAC)	Wire Color	Wire Designation
120V or 277V	Black	L1
	White	Neutral
208V or 240V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120/277V) or L2 (208/240V)



Catalog Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

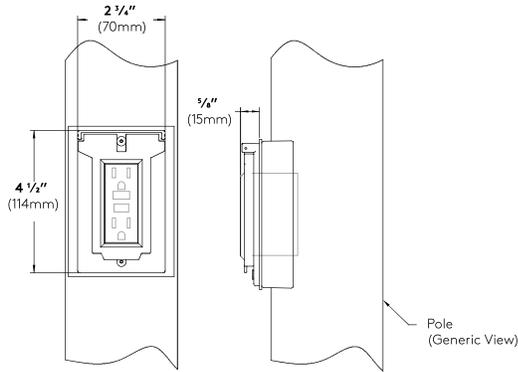
Date:06/28/2025  
Fixture Type:

**P3A**

**Optional Accessories**

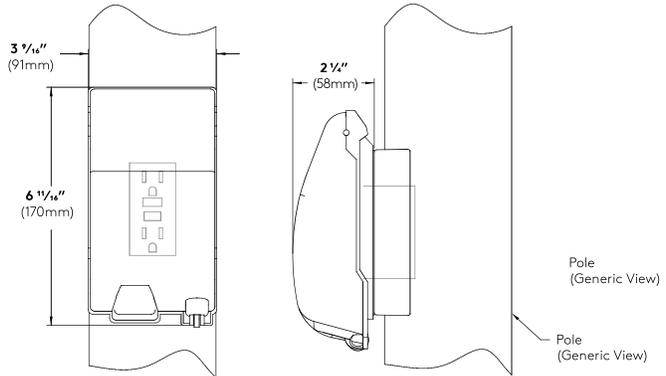
**DarkSky 0° Tilt Option (DS)** - Luminaire head tilt angle preset and fixed at factory to comply with IDA DarkSky and BUG U0 ratings. DarkSky compliant with 2700K and 3000K CCT only.

**REC and REC3**



Cover shown in the closed position

**REC2 and REC4**



Cover shown in the closed position

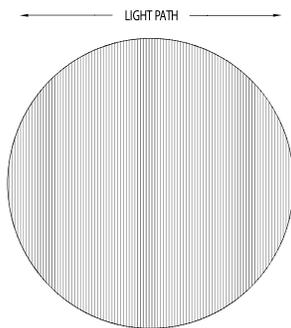
**GFCI Duplex Receptacle (REC)** - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

**USB & GFCI Duplex Receptacle (REC3)** (not shown) - 120V 15A GFCI duplex receptacle with USB combination ports. (1) USB Type-A and (1) USB Type-C port share 2.0A charging capacity between both ports. Includes weatherproof, self-closing cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

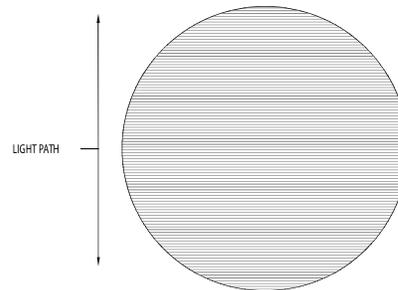
**GFCI Duplex Receptacle (REC2)** - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

**USB & GFCI Duplex Receptacle (REC4)** (not shown) - 120V 15A GFCI duplex receptacle with USB combination ports. (1) USB Type-A and (1) USB Type-C port share 2.0A charging capacity between both ports. Includes weatherproof, self-closing padlockable in-use cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

**Horizontal Spread Lens (SLH)** - Spread lens for horizontal light distribution. Replaces clear lens and intended to be used with reflectors for S09, F40 or F80 distribution. Preset and fixed at factory.

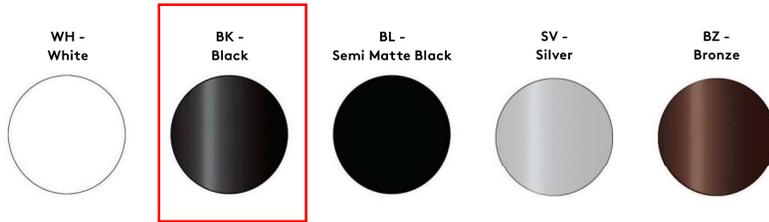


**Vertical Spread Lens (SLV)** - Spread lens for vertical light distribution. Replaces clear lens and intended to be used with reflectors for S09, F40 or F80 distribution. Preset and fixed at factory.



**Finish Options**

All colors are polyester powder coat paint. Custom color or RAL color available by request that meet AAMA 2604 standard.



Catalog  
Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
+OLML-F80-SS2-2G105-30-BK-UNV-DM  
+O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025

Fixture Type:

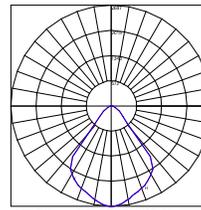
**P3A**

**Photometry**

**F80 / 46W LED / 3000K CCT**

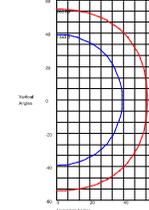
Catalog #: OLML-F80-X-2G105-30  
 Delivered Lumens: 3941  
 Input Watts: 46W  
 Maximum candela of 2686.6  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 6H x 6V  
 Power Factor: 0.990

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-F80-X-2G105-30-UNV-DM  
 ASXL CANDELA DISPLAY



Maximum Candela = 2686.6  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-F80-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

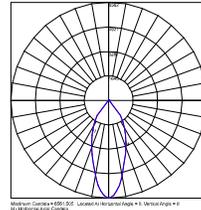


Maximum Candela = 2686.6  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2  
 10% Horizontal Cut Angle = 7.688  
 10% Vertical Cut Angle = 7.688

**F40 / 46W LED / 3000K CCT**

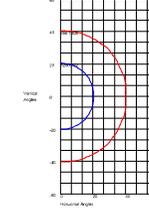
Catalog #: OLML-F40-X-2G105-30  
 Delivered Lumens: 4059  
 Input Watts: 46W  
 Maximum candela of 6561.5  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 5H x 5V  
 Power Factor: 0.990

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-F40-X-2G105-30-UNV-DM  
 ASXL CANDELA DISPLAY



Maximum Candela = 6561.5  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-F40-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

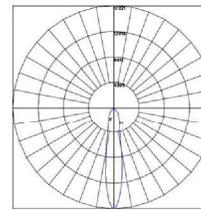


Maximum Candela = 6561.5  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2  
 10% Horizontal Cut Angle = 7.688  
 10% Vertical Cut Angle = 7.688

**S20 / 46W LED / 3000K CCT**

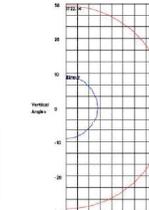
Catalog #: OLML-S20-X-2G105-30  
 Delivered Lumens: 4290  
 Input Watts: 46W  
 Maximum candela of 17221.4  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 4H x 4V  
 Power Factor: 1.00

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-S20-X-2G105-30-UNV-DM  
 ASXL CANDELA DISPLAY



Maximum Candela = 17221.4  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-S20-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

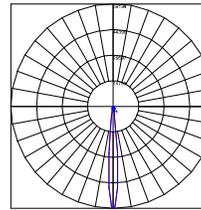


Maximum Candela = 17221.4  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2  
 10% Horizontal Cut Angle = 7.688  
 10% Vertical Cut Angle = 7.688

**S09 / 46W LED / 3000K CCT**

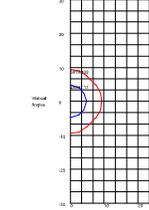
Catalog #: OLML-S09-X-2G105-30  
 Delivered Lumens: 4074  
 Input Watts: 46W  
 Maximum candela of 59194.3  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 1H x 1V  
 Power Factor: 1.0

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-S09-X-2G105-30-UNV-DM  
 ASXL CANDELA DISPLAY



Maximum Candela = 59194.3  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-S09-X-2G105-30-UNV-DM  
 BOCANDELA CURVES

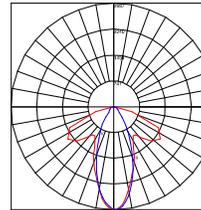


Maximum Candela = 59194.3  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2  
 10% Horizontal Cut Angle = 7.688  
 10% Vertical Cut Angle = 7.688

**ASM / 46W LED / 3000K CCT**

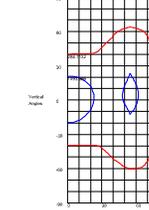
Catalog #: OLML-ASM-2G105-30  
 Delivered Lumens: 3681  
 Input Watts: 46W  
 Maximum candela of 2987.1  
 Maximum candela Angle 0H x 0V  
 NEMA Classification: 7H x 5V  
 Power Factor: 0.990

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-ASM-2G105-30-UNV-DM  
 ASXL CANDELA DISPLAY



Maximum Candela = 2987.1  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2

SELUXO REPORT  
 PHOTOMETRIC FILE NAME: OLML-ASM-2G105-30-UNV-DM  
 BOCANDELA CURVES



Maximum Candela = 2987.1  
 Located At Horizontal Angle = 0, Vertical Angle = 0  
 50% Horizontal Cut Angle = 15.2  
 50% Vertical Cut Angle = 15.2  
 10% Horizontal Cut Angle = 7.688  
 10% Vertical Cut Angle = 7.688



Catalog Information:

OLML-F80-SS2-2G105-30-BK-UNV-DM  
 +OLML-F80-SS2-2G105-30-BK-UNV-DM  
 +O-AT535-188-20-BK-RN2-BC3-A0-G1

Date:06/28/2025  
 Fixture Type:

**P3A**

## Chris Garrison

---

**From:** De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>  
**Sent:** Monday, April 14, 2025 10:59 AM  
**To:** Morgan Walubita  
**Cc:** Paul Woodburn; Arthur Horne; Andrew Shelly  
**Subject:** RE: CV : 20251010 Junica Brandywine Revision 23142-2023-SDC-R01 B22028

I am not sure why we need to confirm what we approved already; a 5-foot sidewalk as shown on the approved SDC plan. A separate correspondence to confirm what we already approved is not necessary. If MNCP&PC wants to change the approved 5-foot wide sidewalk, they need to contact us directly. Our approved SDC plan should carry some weight and definite standing to other agency to consider. Thanks.

---

**From:** Morgan Walubita <mwalubita@atwell.com>  
**Sent:** Tuesday, April 8, 2025 7:00 AM  
**To:** De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>  
**Cc:** Paul Woodburn <pwoodburn@atwell.com>; Arthur Horne <ahorne@shpa.com>; Andrew Shelly <ashelly@shpa.com>  
**Subject:** RE: CV : 20251010 Junica Brandywine Revision 23142-2023-SDC-R01 B22028

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Rey,

We have the approved concept plan and letter from the latest revision attached. There is an outstanding issue concerning the requirement of a 5-foot sidewalk and not a 10 -foot side path (requested by MNCPPC). The attached concept frontage improvements were coordinated wit DPIE staff and notes requiring a 5-foot sidewalk and a closed section road were added to the typical section on the plan. We are looking for correspondence from you that confirms DPIEs preference for us to present to MNCPPC staff. An email response to this email should suffice. Thanks

### **Morgan Walubita, P.E., MBA**

Director  
**ATWELL, LLC**  
301.430.2000 Office  
301.832.7319 Mobile

---

**From:** Morgan Walubita  
**Sent:** Wednesday, March 5, 2025 12:01 PM  
**To:** Reynaldo De Guzman ([RSDeGuzman@co.pg.md.us](mailto:RSDeGuzman@co.pg.md.us)) <[RSDeGuzman@co.pg.md.us](mailto:RSDeGuzman@co.pg.md.us)>  
**Cc:** Paul Woodburn <[pwoodburn@atwell.com](mailto:pwoodburn@atwell.com)>; Arthur Horne <[ahorne@shpa.com](mailto:ahorne@shpa.com)>; Andrew Shelly <[ashelly@shpa.com](mailto:ashelly@shpa.com)>  
**Subject:** RE: CV : 20251010 Junica Brandywine Revision 23142-2023-SDC-R01 B22028

Rey,

Have you had a chance to review the email below?

**Morgan Walubita, P.E., MBA**

Director

**ATWELL, LLC**

301.430.2000 Office

301.832.7319 Mobile

---

**From:** Morgan Walubita <[mwalubita@atwell.com](mailto:mwalubita@atwell.com)>

**Sent:** Thursday, February 27, 2025 7:53 AM

**To:** Reynaldo De Guzman ([RSDeGuzman@co.pg.md.us](mailto:RSDeGuzman@co.pg.md.us)) <[RSDeGuzman@co.pg.md.us](mailto:RSDeGuzman@co.pg.md.us)>

**Cc:** Paul Woodburn <[pwoodburn@atwell.com](mailto:pwoodburn@atwell.com)>; Arthur Horne <[ahorne@shpa.com](mailto:ahorne@shpa.com)>; Andrew Shelly <[ashelly@shpa.com](mailto:ashelly@shpa.com)>

**Subject:** CV : 20251010 Junica Brandywine Revision 23142-2023-SDC-R01 B22028

Rey,

Thank you again in advance for helping move this concept revision. Our Preliminary Plan Hearing is quickly upon us (March 6<sup>th</sup>) and Chinmay has reviewed the concept revision -hoping to have his review complete and back to Mahmoud this week. Will keep you posted. MNCPPC staff has requested confirmation on the r/w section also. On the attached previously approved plan and approval letter, a modified 100.09 section was provided on the plan and described in the letter by your staff to provide share the road signs (as provided by Traffic Section Staff) and not a separate 5ft wide bike lane and a 5ft sidewalk and not a 10 ft side path. Can you please confirm this understanding for us to provide back to MNCPPC staff please. Thx

**Morgan Walubita, P.E., MBA**

Director

**ATWELL, LLC**

301.430.2000 Office

301.832.7319 Mobile

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system. Electronic Data: Since data stored on electronic media can deteriorate, be translated or modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data, including but not limited to draft, partial, preliminary, or incomplete plans. Any Electronic Data is provided "as-is". The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

**External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.**





October 17, 2025

**MEMORANDUM**

**TO:** Dexter Cofield, Planner II, Urban Design Section, Development Review Division

**VIA:** N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division *NAB*

**VIA:** Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division *KM*

**FROM:** Michael D. Calomese, AICP, Planner III, Master Plans and Studies Section, Community Planning Division *MDC*

**SUBJECT: Referral for DET-2025-006 - Junica Brandywine (PB)**

**FINDINGS**

Community Planning Division staff finds that, pursuant to 27-3605 (e) Detailed Site Plan Decision Standards of the Zoning Ordinance, this detailed site plan to construct 142 two-family residential dwelling units and up to 2,000 square feet of accessory nonresidential uses is not required to conform to the Master or Sector Plan.

**BACKGROUND**

**Application Type:** Detailed Site Plan (DET)

**Planning Area/Community:** 85A/Brandywine & Vicinity

**Location:** 13500 & 13512 Brandywine Road, Brandywine, MD 20613; approximately 800 feet west of the intersection of Brandywine Road and Branch Avenue (MD 5)

**Size:** 6.28 acres

**Existing Use:** Undeveloped except for existing 2-story frame house and existing frame garage on Parcel 186

**Future Land Use:** Commercial

**Proposal:** To develop 142 two-family residential

Referral for DET-2025-006 - Junica Brandywine (PB), p.2

dwelling units and up to 2,000 square feet of accessory nonresidential uses. These accessory nonresidential uses shall include up to 1,000 square feet of community amenity space and up to a 1,000 square foot restaurant, quick service without a drive-through (cafe).

**Zoning:** Commercial, General and Office (CGO) Zone

**Applicable Zoning Ordinance:** Current Zoning Ordinance

#### **GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application is located in the Established Communities Growth Policy Area. The vision for Established Communities is that it is 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. (p. 20)

The application is consistent with multiple goals stated in Plan 2035. The plan's Land Use Goal is to "direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources." (p. 93) The plan's Housing and Neighborhoods Goal is to "provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity." (p. 181) This application accomplishes these goals by locating medium-density housing in proximity to a future transit station, as indicated on Map IV-1: Future Land Use, on page 32 of the Master Plan.

**Master Plan:** The 2013 *Approved Subregion 5 Master Plan* recommends **Commercial** future land use on the subject property. The Commercial future land use designation is for "retail and business areas, including employment such as office and service uses." (p. 31) The proposed use does not strictly conform with the recommended land use. However, the use is permitted by right in the CGO Zone.

Because of the location of the subject property, there are several policies and strategies from the Master Plan that influence site development. Therefore, the 2013 *Approved Subregion 5 Master Plan* recommends the following policies and strategies to help advance the intent and purpose of the plan.

## **CHAPTER VI: TRANSPORTATION**

### **A. Roads**

#### **Strategies (p. 108)**

- Collaborate with the State Highway Administration (SHA) to upgrade state roads with developer contributions. Project costs can be split and/or County funding can accelerate what would otherwise be a lower priority state project.

**Analysis:** *Old Branch Avenue/Brandywine Road (C-513) is an 80' 4-lane collector road that runs adjacent to the subject property. (See Table VI-5: Recommended Road Improvements at Buildout, Beyond 2030, p. 103.) The applicant is encouraged to work with the Transportation Planning Section and the applicable regulatory agencies to ensure the roadway is designed to meet its final recommended condition.*

### **C. Sidewalks, Bikeways, and Trails**

#### **Strategies (pp. 120-121)**

- Construct sidewalks along all major transportation facilities in areas where there are concentrations of people.
- Complete sidepaths and bike lanes in areas of higher population to increase connectivity in Subregion 5.
- Develop street and sidewalk/trail connections between adjacent subdivisions as new development occurs.
- When possible, all on- and off-road facilities should be designed and constructed according to the recommendations of the *Manual on Uniform Traffic Control Devices (MUTCD)*, and the *Guide for the Development of Bicycle Facilities*, American Association of State Highway and Transportation Officials (AASHTO). For the applicant's purposes, the latest versions would be the 2011 Maryland MUTCD and the 2012 AASHTO Guide.

**Analysis:** *A dual route bike lane and a side path are both recommended along C-513, Old Branch Avenue/Brandywine Road, which is an 80' 4-lane collector road that runs adjacent to the subject property and serves as its frontage. (See Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements, p. 119.) However, it is noted that the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) has not required a dedicated bike lane along the subject property's frontage.*

Referral for DET-2025-006 - Junica Brandywine (PB), p.4

*The Applicant acknowledges that the standards for Sidewalks, Bikeways, and Trails are recommended by the Master Plan and notes that the multifamily and commercial uses will be served by an internal network of streets and sidewalks that is shown on the site plan and provides pedestrian and vehicular circulation on the property.*

*The sidewalks shown on the site plan are at least five-feet-wide and are proposed along the site's entire frontage with Brandywine Road, connecting it to each proposed building entrance. A system of sidewalks connect the future buildings to the recreational facilities. Crosswalks are at key intersections within the site to promote safe pedestrian circulation and shown on multiple exhibits throughout the application.*

*The applicant is encouraged to work with the Transportation Planning Section to ensure that these facilities are adequately designed.*

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** The 2013 *Approved Subregion 5 Sectional Map Amendment* rezoned the subject property from the Rural Residential (R-R) Zone to the Commercial Office (C-O) Zone. (p. 187)

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the C-O Zone to the Commercial, General and Office (CGO), effective April 1, 2022.

**MASTER PLAN CONFORMANCE ISSUES:**

None

**MASTER PLAN CONFORMANCE ANALYSIS:**

None

**OVERLAY ZONE CONFORMANCE ANALYSIS:**

None

cc: Long-Range Agenda Notebook



October 21, 2025

**MEMORANDUM**

TO: Dexter Cofield, Urban Design Section, Development Review Division

FROM: Alyssa Roff, Transportation Planning Section, Countywide Planning Division

VIA: *ns* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

*CH* Crystal Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT: DET-2025-006 - Junica Brandywine**

**Prior Conditions of Approval**

The site was subject to a Certificate of Adequacy (ADQ)-2023-033 and Preliminary Plan of Subdivision (PPS)-2023-017 review. The relevant transportation conditions of approval related to the subject application are listed below:

(ADQ)-2023-033

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 112 AM peak-hour trips and 132 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities.

**Comment:** At the time of analysis, the trip generation considered 150 residential units. While the detailed site plan has 142 residential units and 500 square feet of retail space, staff determined the current proposal does not exceed the number of AM and PM peak hour trips generated in the analysis and satisfies the requirement.

2. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
  - a. Convert the eastbound Brandywine Road shoulder to a right-turn lane

**Comment:** To be satisfied at the time of building permit approval.

3. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the permit plan submission.

**Comment:** A bicycle and pedestrian facilities plan was provided and identified the on-site improvements. This condition has been met.

4. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
  - a. Park-N-Ride: Install a maximum of two ADA-compliant bus shelters with concrete pads in the Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road interchange.

**Comment:** To be satisfied at the time of building permit approval.

(PPS)-2023-017

1. Prior to approval, the final plat of subdivision shall include:
  - a. Right-of-way dedication along Brandywine Road in accordance with the approved preliminary plan of subdivision.

**Comment:** To be satisfied at the time of final plat of subdivision approval.

2. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
  - a. A circulation plan to demonstrate pedestrian, bicycle, and vehicular movement throughout the site.

**Comment:** Staff find the details in the circulation plan to be satisfactory.

3. At the time of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities:
  - a. A minimum five-foot-wide bicycle lane along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence.
  - b. A minimum five-foot-wide sidewalk along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence.
  - c. A minimum of five-foot-wide internal sidewalks.
  - d. Continental-style crosswalks at the vehicular access point and throughout the site with associated ADA curb ramps.
  - e. A minimum of two bicycle racks (Inverted-U style) at the recreational area.

**Comment:** Per the Department of Permitting, Inspections, and Enforcement (DPIE), a side path and bike lane are not desired at this time. Staff recommend clarifying dimensions for all pedestrian and bicycle facilities to determine if their width meets the five-foot-wide standard. Staff also recommend revising the plans to show the latest curb cut specifications from DPIE and ensure that all pedestrian routes are ADA accessible. Currently, the plan sheet detailing pedestrian and bicycle circulation differentiates ADA pedestrian routes and pedestrian routes. The crosswalks and bicycle racks were provided; however, staff recommend a relocation of the bicycle parking so that it is more visible, well-lit, and near the primary entrance of the clubhouse/café based on Section 27-6309(b)(1).

### **Master Plan Compliance**

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

### **Right-of-Way (ROW)**

MD 381 (Brandywine Road) (C-513): 80-foot ROW

**Comment:** The MPOT and area master plan recommend a minimum 80-foot ROW, of which is delineated on the plan sheets.

### **Master Plan Pedestrian and Bike Facilities**

MD 381 (Brandywine Road) (C-513): Planned bicycle lane and side path

**Comment:** The applicant has provided correspondence from DPIE stating that the five-foot-wide bicycle lane and the 10-foot side path are not required at this time. In lieu of these facilities, the applicant has provided a five-foot-wide sidewalk and signage for a shared road facility along the frontage of MD 381 (Brandywine Road).

### **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 applicant has provided correspondence from DPIE stating that the five-foot-wide bicycle lane and the 10-foot side path are not required at this time. In lieu of this facility, the applicant has provided a five-foot-wide sidewalk and signage for a shared road facility along the frontage of MD 381 (Brandywine Road), meeting with the intent of the policy.

**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:** Per DPIE, signage to accommodate a shared road facility is proposed along the property frontage of MD 381 (Brandywine Road), which meets the intent of this policy.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* include the following policies regarding the accommodations of pedestrian and bicycle facilities (pg. 118):

**Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

**Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

**Comment:** Master plan conformance was evaluated during the review of the PPS. The submitted plans are consistent with prior approvals and acceptable to staff. The site plan provides multimodal opportunities for travel throughout the site for pedestrians and bicyclists. Staff recommend the applicant revise plans to clarify five-foot sidewalks throughout the site, as well as ensure all pedestrian routes are ADA accessible. Curb cuts and ramps must be ADA accessible; staff recommend the applicant revise plans to use the latest curb cut specifications in accordance with the specifications of the permitting agency. Continental-style crosswalks are proposed at all pedestrian crossings.

The proposed development includes internal bicycle circulation that can be accommodated via access from MD 381 (Brandywine Road) onto the unnamed two-way drive aisle and throughout the development. Bicycle parking is provided in the centralized recreation area of development, but staff recommend relocation of the bicycle parking so that it is more visible, well-lit, and near the primary entrance of the clubhouse/café. Additionally, the site plan shows a shared road facility along the site's frontage of MD 381 (Brandywine Road). Staff recommend that signage for the shared lane facility be in conformance with the Maryland Manual of Uniform Traffic Control Devices (MD MUTCD) standards. Staff recommend moving the bicycle parking facilities to a more prominent location at the main entrance of the clubhouse/café space proposed. The conditions of approval from prior applications, in coordination with the conditions of approval recommended with the current application, will satisfy the intent of the master plan. Staff find that the master plan conformance will be met, subject to the conditions of approval contained within.

### **Transportation Planning Review** **Zoning Ordinance Compliance**

Section 27-3605 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for the review of DET development applications. Sections within 27-6 provide guidance for the development and design standards for the current application. 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 were evaluated per the applicable master plans.

**27-6303: Multimodal Transportation System:** The submitted plans demonstrate circulation for multiple travel modes (pedestrian, bicycle, and vehicle) throughout the site. Staff

recommend ADA curb ramps at vehicular crossings, and bicycle parking be provided to support multimodal use.

27-6204: Circulation or Site Plan Required: The submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. One full movement access point is proposed along MD 381 (Brandywine Road), and five-foot-wide sidewalks are proposed along the perimeters of the internal road. The submitted plans demonstrate direct pedestrian connections to recreation areas, and the circulation plan demonstrates the movement of pedestrians, vehicles, and bicycles on-site.

27-6206: Vehicular Access and Circulation:

27-6206(a): All public streets are classified appropriately.

27-6206(b): All proposed access is classified appropriately, and there are no alleys proposed. The development is served by a pair of one-way driveways to access the site connecting to a public street, MD 381 (Brandywine Road).

27-6206(c): The property frontage along MD 381 (Brandywine Road) is proposed to include sidewalks and a shared-use facility. The site plan includes one vehicular access point along MD 381 (Brandywine Road). The development is served by a pair of one-way driveways to access the site connecting to a public street, MD 381 (Brandywine Road). Staff find access and circulation to be sufficient.

27-6206(d) In the statement of justification (SOJ), the applicant states that providing a shared driveway or cross access to the adjacent properties is impractical due to environmental constraints and the potential for disruption of the vehicle circulation of the existing uses. Staff agree with the applicant's justification and do not recommend a shared driveway on-site. The applicant has requested to waive this requirement.

(1): The ordinance allows for limited access along arterial roadways, provided three conditions are met. First, the site does not have an alternative lower-classified road abutting the property that can be used for access; second, it generates fewer than 1,000 trips, and lastly will provide a single pair of one-way driveways to access the site. Staff find that these conditions have been met and support the proposed access.

(2): The site's direct access is not proposed along the lower classification roadway.

27-6206(e): Development is not located in a Transit-Oriented/Activity Center base, PD zone or Nonresidential zone.

27-6206(f): Not applicable, there are no new single-family units on this site. The site consists of townhouses.

27-6206(g): No cul-de-sacs or street turnarounds are proposed on site. The applicant cites environmental concerns limiting opportunities for cross connection to parcels adjacent to the development. The criteria have been met.

27-6207: Pedestrian Access and Circulation

27-6207(a): The development identifies an internal pedestrian circulation network which allows for efficient movement within the development and to the public street. Sidewalks

are also proposed along both sides of the unnamed drive aisle and along the property frontage of MD 381 (Brandywine Road). Staff recommend that the applicant provide clarity for the dimensions of the pedestrian facilities on the site plan to ensure they meet the five-foot-width.

27-6207(b): Pedestrian connectivity is currently proposed via a five-foot-wide sidewalk and marked crosswalks along MD 381 (Brandywine Road) and within the site and at building entrances for continuous connections. Staff recommend that the applicant provide clarity for the dimensions of the pedestrian facilities on the site plan to ensure they meet the five-foot-width.

The applicant cites environmental concerns limiting opportunities for cross connection to parcels adjacent to the development. The applicant has requested a waiver due to preserving existing woodlands on the site in accordance with the 2024 Woodland and Wildlife Conservation Ordinance. Staff find their reasoning acceptable.

27-6208: Bicycle Access and Circulation

27-6208(a): The proposed development includes internal bicycle circulation that can be accommodated via access from MD 381 (Brandywine Road) onto the unnamed two-way drive aisle and throughout the development. Staff recommend revising signage to match the MD MUTCD. Bicycle racks are identified on the site plan, accommodating four bicycles and located in the central recreation space of the development. Staff recommend relocating bicycle parking so that it is more visible, well-lit, and near the primary entrance of the clubhouse/café. Long-term bicycle parking is accommodated via the garages of each townhouse to protect bicycles from weather and debris; Staff finds this is acceptable to the intent of the ordinance.

27-6208(b): The applicant cites environmental concerns limiting opportunities for internal cross connection to parcels adjacent to the development. The applicant has requested a waiver, and staff find their reasoning acceptable. A shared-lane bicycle facility is proposed along the frontage of MD 381 (Brandywine Road), connecting the site to the adjacent properties. Staff find that the intent of the bicycle cross-access has been met.

27-6309: Bicycle Parking Standards

27-6309(a): The development requires 36 bicycle parking spaces to accommodate the dwelling units, which will be accommodated via garages. For the visitor and café uses, 3 bicycle parking spaces are required; the applicant proposes 2 bicycle racks that accommodate 4 bicycles at a centralized location. This criterion has been satisfied.

27-6309(b): Adequate bicycle parking facilities are provided; however, the location is directly behind the clubhouse/café space. Staff recommend bike parking to be relocated to a more visible, well, lit, and near the primary entrance of the clubhouse/café.

**Conclusion**

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for vehicular, pedestrian, and bicycle transportation purposes if the following conditions are met:

1. Prior to the certification of the Detailed Site Plan, the applicant and the applicant's heirs, successors, and/or assignees shall:
  - a. Relocate bicycle parking so that it is more visible, well-lit, and near the primary entrance of the clubhouse/café, per Section 27-6309(a)(1).
  - b. Provide dimensions for all pedestrian and bicycle facilities, per Section 27-6207(b)(4)(B).
  - c. Revise plans to use the latest curb cut specifications in accordance with the specifications of the permitting agency.
  - d. Revise pedestrian routes so all are ADA accessible.
  - e. Replace the Maryland Department of Transportation State Highway Administration (MDOT SHA) signage for the shared-use bicycle facility located at the south-eastern corner of the site plan, in accordance with the W11-1/W161P signage standards per the MD MUTCD.



Countywide Planning Division  
Environmental Planning Section

301-952-3650

October 20, 2025

**MEMORANDUM**

**TO:** Dexter Cofield, Planner II, Urban Design Section, DRD  
**VIA:** Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*  
**FROM:** Chuck Schneider, Planner III, Environmental Planning Section, CWPD *ACS*  
**SUBJECT:** Junica Brandywine; DET-2025-006 and TCP2-2025-0061

The Environmental Planning Section (EPS) has reviewed the above-referenced detailed site plan (DET-2025-006) and Type 2 Tree Conservation Plan (TCP2-2025-0061) received on September 11, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on September 26, 2025. Revised information was received on October 10, 2025.

The 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 the Sec. 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance, and recommends approval of DET-2025-006 and TCP2-2025-0061, subject to the findings and condition at the end of this memorandum.

**BACKGROUND**

The EPS previously reviewed the site previously with the review of the following applications:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-079-2023	N/A	Staff	Approved	7/20/2023	N/A
PPS-2023-017	TCP1-031-2023	Planning Board	Approved	3/6/2025	2025-020
DET-2025-006	TCP2-2025-0061	Planning Board	Pending	Pending	Pending

**PROPOSED ACTIVITY**

The applicant is requesting approval for the construction of two-family rental dwelling units and non-residential/commercial use proposed as accessory uses.

**APPLICABLE WOODLAND CONSERVATION ORDINANCE**

The project is subject to the Woodland Conservation Ordinance and the environmental regulations contained in Subtitles 24, 25, and 27 because the application has a recently approved preliminary plan that was accepted for review after July 1, 2024.

**SITE DESCRIPTION**

The subject property is 6.28 acres and is located on the north side of Brandywine Road, between Floral Park Road and Branch Avenue. The property is zoned Commercial, General Office (CGO). This site is mostly wooded except for a single-family detached dwelling.

No 100-year floodplain, regulated environmental features (REF), or primary management area (PMA) have been identified within the property. The site lies within the Middle Potomac watershed associated with Piscataway Creek. The site is identified within an Evaluation Area, as designated on the *Countywide Green Infrastructure Plan (GI Plan)* of the *Approved Prince George's County Resource Conservation Plan*. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and used on PGAtlas, there are no rare, threatened, or endangered species found to occur on or near this property. The on-site topography drains to the southwest towards Brandywine Road. The site has frontage on Brandywine Road, which is identified as both historic and scenic and is part of the "John Wilkes Booth Escape Scenic Byway."

The site is located within the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (Master Plan)* and is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by the *Plan Prince George's 2035 Approved General Plan* and is within the Established Communities of the General Plan Growth Policy Map.

#### **REVIEW OF PREVIOUSLY APPROVED CONDITIONS**

The following text addresses previously approved applicable environmental conditions that need to be addressed with this application.

#### **Preliminary Plan of Subdivision PPS-2023-017**

Preliminary Plan of Subdivision (PPS-2023-017) was approved by the Planning Board on March 6, 2025, with conditions of approval found in PGCPB Resolution No. 2025-020. The approved conditions that are environmental in nature are listed below in **bold** text, with plain text providing staff comments:

2. **Development of the site shall be in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and any subsequent revisions.**

The applicant submitted an updated stormwater management concept plan (23142-2023-SDC R01/P62427-2024-SDC) showing the revised layout meeting stormwater management. The DET and TCP2 are in conformance with the submitted revised stormwater management concept.

8. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-031-2024). The following note shall be placed on the final plat of subdivision:**

**"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-031-2024, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."**

This condition will be met at the time of final plat of subdivision.

9. **Prior to issuance of the first permit for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

**“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”**

This condition will be met with the review of the final plat of subdivision.

10. **At the time of the Type 2 tree conservation plan review, and in accordance with Section 25-119(d)(7)(B) of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, amended by Prince George’s County Council Bill CB-020-2024, the mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the five specimen trees shall be determined. If on-site tree planting is used to meet the replacement requirement, then these tree replacements shall be placed into a woodland conservation easement.**

The applicant submitted a Type 2 tree conservation plan for review with this DET. This TCP2 shows the five specimen trees approved by the Planning Board for removal with the PPS being mitigated using fee-in-lieu. The total mitigation amount for these five specimen trees is \$9,9367.50, which shall be paid at the time of permit review.

14. **Prior to signature approval of the Type 1 Tree Conservation Plan (TCP1-031-2024), provide the approved concept grading, erosion, and sediment control plan in accordance with Section 24-4303(d)(7) of the Prince George’s County Subdivision Regulations.**

This condition was met with signature approval of the TCP1 and PPS.

## **ENVIRONMENTAL REVIEW**

### **Natural Resource Inventory Plan (NRI)/Existing Features**

Section 27-6802 of the County Zoning Ordinance requires an approved natural resource inventory (NRI) plan with preliminary plan of subdivision applications. NRI-079-2023, was approved on July 20, 2023, and is provided with this application. The site contains no REF or PMA. There are five specimen trees scattered around the existing residence and two off-site specimen trees. The submitted TCP2 and the DET show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

### **Woodland Conservation**

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2018 Environmental Technical Manual because the property is greater than 40,000 square feet in size. TCP2-2025-0061 was submitted with the DET application.

Based on the TCP2, the gross tract area is 6.28 acres, with 5.15 acres of existing woodlands resulting in a woodland conservation threshold of 0.94 acre (15 percent). The woodland conservation worksheet proposes the removal of 4.55 acres of woodlands for a woodland conservation requirement of 5.49 acres. The TCP2 worksheet proposes to meet the requirement with 0.58 acre of woodland preservation on-site, 0.40 acre of afforestation/ reforestation on-site, and 4.51 acres of off-site woodland conservation credits.

The NRI has identified five specimen trees on-site, and all five specimen trees are proposed for removal as part of this application. This TCP2 shows the five specimen trees approved for removal by the Planning Board with the PPS.

There are several minor technical revisions required for this TCP2 located in the required conditions section of this memorandum.

### **Specimen Trees**

Section 25-122(b)(1)(G) of the 2024 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 Technical Manual." The code, however, is not inflexible.

The authorizing legislation of the 2024 WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the 2024 WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

The site contains five specimen trees (ST-1, ST-2, ST-3, ST-4, and ST-7) having a condition rating from fair to good. The Planning Board approved the removal of all five on-site specimen trees with the PPS. The TCP2 specimen tree worksheet shows the removal of the trees will be mitigated with a fee-in-lieu. The total mitigation amount for these five specimen trees is \$9,9367.50, which shall be paid at the time of permit review.

### **Regulated Environmental Features**

This site contains no on-site regulated environmental features.

### **Soils**

Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations." This application will use the current Subdivision Regulations, and Section 24-4101(c)(1) states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the U.S. Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, and Ingleside sandy loam. Marlboro and Christiana clay are not found to occur on 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 approval of an Erosion and Sediment Control Plan for development applications. 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. Prior to certification of the TCP2, a copy of the Erosion and Sediment Control Technical Plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

### **Stormwater Management**

Section 27-3605(c)(F)(x) of the Zoning Ordinance requires a stormwater management (SWM) concept approval prior to acceptance of a DET. An updated Department of Permitting, Inspections and Enforcement-approved stormwater management concept plan and approval letter were submitted with the subject application (23142-2023-SDC-R01/ P62427-2024-00). These updated approvals reflect the revised design of the PPS and TCP1 plans for what was shown on the original SWM concept approval, and the submitted TCP2 and the DET show all the required information correctly in conformance with the SWM concept. Proposed SWM features include one bio-swale, one micro-bioretenion facility, and two submerged gravel wetland facilities. The concept approval expires July 1, 2027. The concept letter indicates no fee is required for on-site attenuation/quality control measures.

### **Summary of Recommended Findings and Conditions**

The Environmental Planning Section recommends approval of Detailed Site Plan (DET-2025-006) and Type 2 Tree Conservation Plan (TCP2-2025-0061) subject to the following findings and conditions:

#### **Recommended Findings:**

1. The required findings of Section 25-119(d) of County Code were adequately addressed with Preliminary Plan of Subdivision (PPS-2023-017) for the removal of five specimen trees identified as ST-1, ST-2, ST-3, ST-4, and ST-7. No additional specimen trees are requested for removal with the detailed site plan.
2. There are no regulated environmental features (REF) on the subject property.

#### **Recommended Conditions:**

1. Prior to certification of Detailed Site Plan (DET-2025-006), the Type 2 tree conservation plan shall be revised as follows:
  - a. Add TCP2-2025-0061 to the woodland conservation and specimen tree removal worksheets.
  - b. Remove the tree conservation approval block on both sheets and provide a two inch by two-inch blank square outline at the bottom right of each page for the approval block (to be inserted by the Environmental Planning Section staff at time of certification ).
  - c. Add a note under the specimen tree table stating "The required findings of Section 25-119(d) were adequately addressed with PPS-2023-017 for the removal of five specimen trees identified as ST-1, ST-2, ST-3, ST-4, and ST-7. No additional specimen trees are requested for removal with the DET."

- d. Update general note 9 to reflect the current council bill CB-77-2024.
  - e. Have the revised plan signed and dated by the qualified professional who prepared it.
2. Prior to the issuance of the first permit, the applicant must pay the specimen tree mitigation fee-in-lieu (\$9,9367.50) and meet the off-site woodland requirement (4.51 acres).
3. Prior to the signature of the Type 2 tree conservation plan for this site, and in conformance with Section 25-122(d) of County Code, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 tree conservation notes on the plan as follows:
- “Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber \_\_\_\_ folio \_\_\_\_.  
Revisions to this TCP2 may require a revision to the recorded easement.”
4. Prior to signature approval of Type 2 Tree Conservation Plan (TCP2-2025-0061), provide the approved concept grading, erosion, and sediment control plan in accordance with Section 27-6805 of the Prince George’s County Zoning Subdivision Ordinance.



Countywide Planning Division  
Historic Preservation Section

301-952-3680

September 24, 2025

**MEMORANDUM**

**TO:** Dexter Cofield, 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-2025-006 Junica Brandywine**

The subject property comprises 6.28 acres and is located on the north side of Brandywine Road, approximately 800 feet west of its intersection with Branch Avenue (MD Route 5) in Brandywine. The subject property is zoned Commercial, General and Office (CGO) and is located within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* area. The subject application proposes the development of 142 rental two-family residential dwelling units and associated infrastructure, with up to 2,000 square feet of accessory nonresidential uses, including up to 1,500 square feet of community amenity space and a 500-square-foot restaurant without drive-through service.

The 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* includes goals and policies related to historic preservation (pages 155-159). One relevant policy (p. 157) is,

*Public awareness and appreciation of historic sites and resources is promoted.*

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 high.

The 2013 *Approved Subregion 5 Master Plan* identifies the subject property as being located within an interpretive cluster based on the presence of archeological resources and their interpretive potential:

*6. T.B./Brandywine Cluster: The core of this cluster centers on the historic communities of T.B. and Brandywine. Many dwellings, businesses, and farms were developed in the two communities during the 19th century. There is a potential for identifying archeological resources associated with the two communities.*

The subject property is made up of four parcels. The westernmost parcel (P.47) can be traced back to ownership under William H. Grimes in the mid-nineteenth century. It was part of a larger tract of land called Woodlawn, containing approximately 109 acres. The remaining three parcels (P.64, P.186, and P.92) that make up the east side of the property trace back to a tract of land called "Locust Grove," originally surveyed by Horatio Clagett in 1812 and sold to Bennett Gwynn in 1816. The eastern portion of the property contains the J. Henry & Margaret Murray Property (Documented Property 85A-043), a twentieth-century farmstead.

Per Section 24-121(18) of the prior Subdivision Ordinance, archeological investigations can be required at the time of preliminary plan of subdivision if there is a moderate or higher potential for archeological resources on the developing property. During review of the Preliminary Plan of Subdivision application PPS-2023-017, Historic Preservation Section staff informed the applicant that a Phase I archeological survey of the subject property would be required.

A Phase I archeology survey was completed in November 2023. A total of 121 shovel test pits (STPs) were excavated across the study area. A total of 54 artifacts were recovered, all dating to the twentieth century, and are associated with the J. Henry & Margaret Murray Property. One site, 18PR1257, was recorded. Due to the lack of intact soil deposits and the paucity of artifacts recovered, no further work was recommended on site 18PR1257. Historic Preservation staff concurred that no additional archaeological investigations were necessary on the subject property, and no further work was recommended.

Historic Preservation staff recommend approval of DET-2025-006, Junica Brandywine, with no conditions.



Date October 15, 2025

**MEMORANDUM**

**TO:** Dexter Cofield, Urban Design  
**FROM:** Tempi Chaney, Permit Review Section *TMC*  
**SUBJECT:** DET-2025-006, Junica Brandywine

1. Details of the building sign shown on the community building/café, Brandywine Café, should be included in the review and approval of this DET.
2. No additional comments at this time.

Date: September 15, 2025

To: Dexter Cofield, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DET-2025-006 - Junica Brandywine

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 Junica Brandywine located at 13500 and 13512 Brandywine Road in Brandywine Maryland and has the following comments / recommendations:

#### First response

October 31, 2024- PPS-2023-017, Junica Brandywine Village

1. Health Department permit records indicate there are approximately two existing carry-out/convenience store food facilities and no 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.
2. The applicant must submit plans to the Plan Review department at the Department of Permitting, Inspection Enforcement online at the Prince George's County's Momentum website for the proposed food facility and apply for a Health Department Food Service Facility permit. Applications can be submitted online at <https://www.princegeorgescountymd.gov/1577/Applications>
3. 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.
- 5 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](mailto:aoadepoju@co.pg.md.us).



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

## Fire/EMS Department Headquarters

Office of the Fire Marshal

September 30, 2025

Dexter Cofield, Planner II  
Urban Design Section  
The Maryland-National Capital Park and Planning Commission  
Development Review Division  
1616 McCormick Drive  
Largo, Maryland 20774

Dear Mr. Cofield:

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for DET-2025-006 - Junica Brandywine (PB). We have the following comments. These are our first comments:

- 1) Where attached single-family units are proposed fronting on private roads, we encourage the applicant to provide as much on-site (garage and pad) parking as possible in addition to as much on-street parking as possible. On-street parking spaces cannot diminish the required 22' width of any fire access road. The provided DET site plan shows attached 2-over-2 type units with 2 spaces per unit (one 1 car garage and one 19' car pad.) We know from experience that unit owners often need more parking. For this reason, fire lane markings will be required to preserve fire access.
- 2) The applicant must coordinate fire lane markings with the Office of the Fire Marshal and incorporate fire lane markings and signage in accordance with Subtitle 11-277 on the DSP. A cut-sheet for the required sign is attached. An exhibit showing proposed fire lane markings and signage is also attached. We welcome questions and comments from the applicant.
- 3) While not a site requirement, the Office of the Fire Marshal urges the applicant to include the following parking restrictions in any HOA/Condo regulations and provide this information to all homeowners prior to or at the time of settlement:
  - Residents must make full use of the parking provided for their unit (garages and driveways) before parking cars in limited on-street parking spaces. Garages must not be converted to living space or used completely for storage other than cars.
  - No parking in alleys (if applicable)
  - Cars parked on driveway pads cannot protrude into any provided sidewalk
  - No parking across a driveway apron on any alley or street.
  - Parked cars shall not block any driveway including that of the owner.



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

## Fire/EMS Department Headquarters

- Parked cars shall not block or intrude into any crosswalk
  - Cars shall not be parked in any intersection or protrude into any intersection.
  - Cars parked in alley driveways shall not protrude into the alley. (if applicable)
- 4) Because all drive aisles in the community are 22' wide, no on-street parking can be allowed except where additional width is provided for designated on-street spaces. The Fire/EMS Department has an interest in discouraging on-street parking that would compromise the ability of fire apparatus to quickly access all units in the community. This makes the marking of fire lanes prior to occupancy and the promulgation of the parking regulations, suggested in item 3 above, imperative to ensure clear fire access in the community.
- 5) Ensure all fire department connections (FDC's) are located within 200' of a fire hydrant in accordance with Subtitle 4-167.

### **Sec. 4-167. - Fire Protection Systems; Section 912, Fire Department Connections.**

(a)

Section 912.2.3 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Sincerely,

A handwritten signature in black ink, appearing to read "JMR", is written over a white background.

James V. Reilly  
Project Coordinator III





Aisha N. Braveboy  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



MEMORANDUM

October 9, 2025

**TO:** Dexter Cofield, Subdivision Review Section  
Development Review Division, M-NCPPC

**FROM:** Reynaldo de Guzman, P.E., Associate Director *Reynaldo de Guzman*  
Site Road Plan Review Division, DPIE

**RE:** Junica Brandywine  
DET-2025-006

This memorandum is in response to the Detailed Site Plan 2025-006 referral for the Development of 142 two-family residential dwelling units and up to 2,000 square feet of accessory non-residential uses. These accessory non-residential uses shall include up to 1,000 square feet of community amenity space and up to a 1,000 square foot restaurant, quick service without a drive-thru (café). The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject is 6.28 acres of land (zoned CGO), 1,100 feet southeast of the intersection of Floral Park Road and Brandywine Road.

Background Information:

- **Brandywine Road** is a County-maintained roadway to the south of the subject development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Commercial and Industrial Road Standards. This work shall be permitted before or concurrent with the issuance of a fine grading permit.

Traffic Comments:

- At the time of the permitting stage, the applicant shall provide ultimate ROW frontage improvements along Brandywine Road. Improvements include, but are not limited to, a 5' sidewalk, ADA-compliant pedestrian curb ramps with detectable warning surface, street trees, and LED streetlights.
- At the time of the permitting, stage, the applicant shall provide a commercial driveway entrance along Brandywine Road per the current County commercial driveway requirements.
- At the time of the permitting, stage, the applicant shall provide Bike Lane facilities along the Brandywine Road property frontage.

- The applicant shall provide ROW dedication for public use 40' from the road centerline along Brandywine Road property's frontage.
- At the time of the permitting, stage, the applicant shall provide pavement widening 23' from the road centerline along the Brandywine Road property frontage.
- The applicant shall provide sight distance analysis (stopping sight distance and intersection sight distance) showing clear sight triangles for the site access along Brandywine Road property frontage.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including buildings, is required.

Floodplain:

- No floodplain on this property.

Storm Drain and Stormwater Management:

- DET-2025-006 is consistent with the approved Site Development Concept Plan of 23142-2023-SDC-R01; and will expire on July 01, 2027. All conditions noted on the Site Development Concept Approval letter must be addressed at the time of permitting.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities is required prior to permit issuance.
- DPIE has no objections to the proposed DET-2025-006.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a. Final site layout, exact impervious area locations are not shown on plans.
- b. The exact acreage of impervious areas has not been provided.
- c. Proposed grading is not shown on plans.
- d. Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with a site development fine-grading permit submission.
- e. Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- f. A narrative in accordance with the code has been provided.
- g. Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, P.E., District Engineer for the area 301.636.2060.

cc: Mariwan Abdullah, P.E., Chief Engineer, S/RPRD, DPIE  
 Rene Lord-Attivor, Chief Engineer, S/RPRD, DPIE  
 Nanji Formukong, P.E., District Engineer, S/RPRD, DPIE  
 Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
 Salman Babar, Floodplain Engineer, S/RPRD, DPIE





- 1 - Created by: Kurt Westendorf on 10/3/25 9:17 AM  
Title: Main information, Department Review, DSD - Project Manager  
Existing water and sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

---

- 2 - Created by: Kurt Westendorf on 10/3/25 9:24 AM  
Title: Hydrant clearance, Department Review, DSD - Project Manager  
Per the WSSC Pipeline Design Manual, hydrants need to be at least 10 feet clear of storm drains. Measures less than that here. Check all on this plan.

---

- 3 - Created by: Kurt Westendorf on 10/3/25 9:38 AM  
Title: Clearance between mains, Department Review, DSD - Project Manager  
Minimum of 10' horizontal clearance between water and sewer mains is required. Measures less than that here (+/- 9 feet). Check entire plan and make sure this clearance is obtained.

---

- 4 - Created by: Kurt Westendorf on 10/3/25 9:42 AM  
Title: Easement width, Department Review, DSD - Project Manager  
WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

---

- 5 - Created by: Kurt Westendorf on 10/3/25 10:23 AM  
Title: Private streets, Department Review, DSD - Project Manager  
It appears that the roads in this development will be private. Show the WSSC easement for the proposed water and sewer mains. Provide the required width as noted in the WSSC Pipeline Design Manual.

---

- 6 - Created by: Kurt Westendorf on 10/3/25 10:32 AM  
Title: 2nd water feed required, Department Review, DSD - Project Manager  
You are showing one water feed into this development that is serving 142 units. Our looping policy requires that an additional second feed will need to be constructed as part of this development, connecting the proposed internal water mains with the 16" main in Brandywine Road.  
  
Additionally, a valve on the existing 16" water main in Brandywine Road will need to be installed between the 2 feeds into the development.

---

- 7 - Created by: Kurt Westendorf on 10/3/25 10:40 AM  
Title: PG County Condominiums, Department Review, DSD - Project Manager  
Condominiums in Prince George's County. Pursuant to State law, condominium or cooperative ownership projects in Prince George's County (or conversions to condominium or cooperative ownership) may not be served by a master meter. Each unit must have a separate meter, account and shutoff valve in accordance with the WSSC 2019 Plumbing and Fuel Gas Code. See WSSC 2019 Development Service Code 702.5.1

---

- 8 - Created by: Kurt Westendorf on 10/3/25 10:41 AM  
Title: Metering, Department Review, DSD - Project Manager  
In accordance with State law, the Commission shall require individual metering of residential units within a multi-unit condominium or cooperative ownership property located in Prince

George's County. For all other multi-unit properties, WSSC shall allow either Master Metering or individual unit metering. Where individual metering is optioned, design and installation shall meet the provisions set forth in Sections 111.5.8.2 and 111.5.8.3 Where required solely by the owner, unit (private) water meters shall be furnished, installed, and maintained by the property owner. WSSC 2019 Plumbing & Fuel Gas Code 111.5.8

---

9 - Created by: Kurt Westendorf on 10/3/25 10:42 AM

Title: Clearance, Department Review, DSD - Project Manager

For water or sewer pipelines 12-inch and smaller in diameter, provide a minimum separation from a building or dwelling the greater of the following: fifteen (15) feet horizontal separation or a distance on a 1:1 slope from the bottom of the foundation of the existing or proposed building or dwelling to the bottom edge of the pipeline trench.

The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

---

10 - Created by: Kurt Westendorf on 10/3/25 10:47 AM

Title: WSSC Easements, Department Review, DSD - Project Manager

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

---

11 - Created by: Kurt Westendorf on 10/3/25 10:47 AM

Title: Private streets, Department Review, DSD - Project Manager

Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

-- All separation requirements in the WSSC 2017 Pipeline Design Manual (PDM) must be met.

-- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street -and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.

-- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.

-- Dry utilities are to be located in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.

-- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

12 - Created by: Kurt Westendorf on 10/3/25 10:53 AM

Title: Clearance issue, Department Review, DSD - Project Manager

Water and sewer appurtenance need to have at least 5' clearance. It appears that this valve and the sewer MH are less than that.

---

13 - Created by: Kurt Westendorf on 10/3/25 11:04 AM

Title: SDC Credits, Department Review, DSD - Project Manager

Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit.

Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only.

To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

---

14 - Created by: Kurt Westendorf on 10/3/25 11:05 AM

Title: Grading changes etc., Department Review, DSD - Project Manager

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 Unit at (301) 206-8672 for review procedures and fee requirements.

See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

---

15 - Created by: Kurt Westendorf on 10/3/25 11:08 AM

Title: PUE, Department Review, DSD - Project Manager

Show PUE on plan.

WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE.

---

16 - Created by: Kurt Westendorf on 10/3/25 11:09 AM

Title: HPA will be needed, Department Review, DSD - Project Manager

Submit a hydraulic planning analysis package for review.

Sewer main relief or replacement may be required to serve the site. It is the applicant's responsibility to meet all downstream sewer dependencies.

This will be further analyzed at the HPA stage.

---

17 - Created by: Kurt Westendorf on 10/3/25 11:17 AM

Title: Service Category, Department Review, DSD - Project Manager

This plan appears to be in service category W-4 / S-4. Projects in Service

Category W-4 and/or S-4 can have complete Hydraulic Planning Analysis performed

however the design plans cannot be approved until the property is designated W-3 and/or S-3.

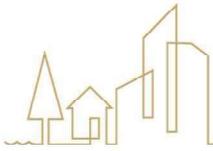
To determine the current Service Category or request a change, contact the Department of Permitting, Inspection and Enforcement 301-636-2060.

---

18 - Created by: Kurt Westendorf on 10/3/25 1:15 PM

Title: Limit of disturbance, Department Review, DSD - Project Manager

Shouldn't the LOD be around where the sewer has to connect to the main?



April 1, 2025

Junica Brandywine Village LLC  
722 Dulaney Valley Road, Suite 335  
Towson, MD 21204

Re: Notification of Planning Board Action on  
**Preliminary Plan of Subdivision PPS-2023-017**  
**Junica Brandywine**

Dear Applicant:

This is to advise you that, on **March 27, 2025**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice (**April 1, 2025**). Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,  
Sherri Conner, Acting Chief  
Development Review Division

By: *Mridula Gupta*  
Reviewer

Attachment: PGCPB Resolution No. **2025-020**

cc: Persons of Record

PGCPB No. 2025-020

File No. PPS-2023-017

## R E S O L U T I O N

WHEREAS, Junica Brandywine Village LLC is the owner of a 6.28-acre tract of land known as Parcels 47, 64, 186, and 92, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Commercial, General and Office (CGO); and

WHEREAS, on October 21, 2024, Junica Brandywine Village LLC filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan PPS-2023-017 for Junica Brandywine 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 at a public hearing on March 6, 2025; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the March 6, 2025 public hearing, 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 Type 1 Tree Conservation Plan TCP1-031-2024, APPROVED a Variance to Section 25-122(b)(1)(G), and APPROVED Preliminary Plan of Subdivision PPS-2023-017 for one parcel, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS):
  - a. Revise the general note on the PPS to indicate that the mandatory dedication of parkland requirement is being addressed by providing on-site recreation facilities.
  - b. Provide the revised approved stormwater management concept plan, approval letter, and any required design changes reflected on the PPS and Type 1 tree conservation plan.
2. Development of the site shall be in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and any subsequent revisions.
3. Prior to approval, the final plat of subdivision shall include:
  - a. The granting of a 10-foot-wide public utility easement along the abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.
  - b. Right-of-way dedication along Brandywine Road, as delineated on the approved preliminary plan of subdivision.

4. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.
5. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction and public accessibility and use of the facilities, including appropriate provisions for public access, shall also be determined at the time of DET review.
6. Prior to submission of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA), for approval, to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.
7. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.
8. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-031-2024). The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-031-2024, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.”
9. Prior to issuance of the first permit for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”
10. At the time of the Type 2 tree conservation plan review, and in accordance with Section 25-119(d)(7)(B) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, amended by Prince George's County Council Bill CB-020-2024, the

mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the seven specimen trees shall be determined. If on-site tree planting is used to meet the replacement requirement, then these tree replacements shall be placed into a woodland conservation easement.

11. In accordance with Section 27-6204 of the Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall provide a circulation plan to demonstrate pedestrian, bicycle, and vehicular movement throughout the site, at the time of detailed site plan review.
12. In accordance with the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities, at the time of detailed site plan review:
  - a. A minimum 5-foot-wide bicycle lane along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.
  - b. A minimum 10-foot-wide side path along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.
  - c. A minimum of 5-foot-wide internal sidewalks.
  - d. Continental-style crosswalks at the vehicular access point and throughout the site, with associated Americans with Disabilities Act curb ramps.
  - e. A minimum of two bicycle racks (inverted-U style) at the recreational area.
13. In accordance with Section 27-6810(d) of the Prince George's County Zoning Ordinance, the detailed site plan submission shall include a Phase II noise analysis for the subject site. The Phase II noise study shall include the final locations of the residential buildings, outdoor activity areas, and any necessary noise mitigation features to ensure conformance with Section 27-6810(d) of the Zoning Ordinance.
14. Prior to signature approval of the Type 1 Tree Conservation Plan (TCP1-031-2024), provide the approved concept grading, erosion, and sediment control plan in accordance with Section 24-4303(d)(7) of the Prince George's County Subdivision Regulations.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The site is located on the north side of Brandywine Road, approximately 800 feet west of MD 5 (Branch Avenue), on Tax Map 144, in Grids E2 and F2. The property consists of four parcels identified by the Maryland Department of Assessments and Taxation as Parcels 47, 64, 186, and 92, which are described in a deed recorded in the Prince George's County Land Records in Book 48955 page 141. The property is located within the Commercial, General and Office (CGO) Zone. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

This preliminary plan of subdivision (PPS) allows subdivision of the property into one parcel for development of 150 two-family condominium dwelling units and 1,000 square feet of commercial space. Specifically, the concept development includes the 1,000 square feet as a restaurant (café) without a drive-through, within an overall clubhouse building, as an accessory limited commercial use. The clubhouse will also include 1,000 square feet of community amenity space for residents only. The property is currently improved with one vacant residential dwelling unit. All existing structures on the property are to be razed for construction of the proposed development. The parcel has frontage on and will have direct access to Brandywine Road.

This PPS is required in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on July 14, 2023, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on January 9, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2023-033.

The applicant also submitted a request for a variance to Section 25-122(b)(1)(G) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), to permit the removal of five specimen trees. This request is discussed in the Environmental finding of this resolution.

3. **Setting**—The subject site is located on Tax Map 144, in Grids E2 and F2, and is within Planning Area 85A. Brandywine Road abuts the subject site to the south, with residential properties in the Residential, Rural (RR) Zone beyond. North and west of the property is an existing place of worship use and an existing single-family detached dwelling in the CGO Zone. East of the property is vacant land in the CGO Zone, with MD 5 beyond.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone	CGO	CGO
Use(s)	Residential/Vacant	Residential/Commercial
Acreage	6.28	6.28
Lots	0	0
Parcels	4	1
Outparcels	0	0
Dwelling Units	0	150
Nonresidential Gross Floor Area	0	1,000 sq. ft.
Variation	No	No
Subtitle 25 Variance	No	Yes, Section 25-122(b)(1)(G)

The subject PPS was accepted for review on October 21, 2024. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on November 5, 2024, where comments were provided to the applicant. Revised plans were received on January 24, 2025 and January 29, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—There are no prior development approvals applicable to the subject property. A final plat of subdivision will be required pursuant to this PPS, prior to approval of any permits.
6. **Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

**Plan 2035**

Plan 2035 places the subject property in the Established Communities Growth Policy Area. 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).

This PPS is consistent with multiple goals stated in Plan 2035. Plan 2035 also makes the following land use and housing and neighborhood goals that affect the subject property:

**Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources** (page 93).

**Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity** (page 181).

This PPS accomplishes this by providing a mix of uses and housing opportunities in close proximity to a commercial corridor, and by proposing transportation improvements along Brandywine Road.

#### **Master Plan**

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035 remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. The master plan recommends commercial land use on the subject property. The commercial land use designation is for retail and business areas, including employment such as office and service uses (page 31). The proposed use does not conform with the master plan recommended land use. Pursuant to Section 24-4101(b)(1), a PPS must conform to the area master plan. However, Section 24-4101(b)(3) of the Subdivision Regulations provides that the provisions of the County Zoning Ordinance supersede the recommendations of the master plan where the Prince George's County District Council has not imposed the respective corresponding zoning to implement the master plan recommendation. Pursuant to Section 24-4101(b)(3), the District Council adopted zoning for the property that allows the uses evaluated and, therefore, the land use recommendation of the master plan is superseded.

The PPS is found to conform with the master plan policies and strategies that influence the site and its adjacency. These include upgrading Brandywine Road, sidewalks, a bike lane, and an interior pedestrian circulation system which all contribute to the realization of the vision of the master plan. Conformance with other provisions of the master plan, including policies and strategies that are found applicable to the PPS, are discussed throughout this resolution.

7. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan (23142-2023-SDC/P62427-2024-SDC) and an associated letter, approved by DPIE on July 1, 2024, were submitted with this PPS. The approved SWM concept plan shows two bio-swales, one micro-bioretenion facility, and two submerged gravel wetland facilities. The site design has changed from what was initially approved, and a draft SWM concept plan with the current design was submitted on January 24, 2025. A revised SWM concept plan, approval letter, which reflects the revised design of the PPS and TCP1 plans, is required prior to signature approval of the PPS.

Development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building techniques and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

The Southern Area Aquatics and Recreation Complex is within 2.52 miles of the subject property; the Rose Creek Connector Trail is located 3.5 miles to the south; Accokeek East Park is located 4 miles to the west; and the Cosca Regional Park is within 4.5 miles to the northwest. There are no trails provided or dedicated to serve this property. These existing facilities provide access to active recreation for future residents of this proposed development.

Section 24-4601 of the Subdivision Regulations, which relates to the mandatory dedication of parkland, provides for dedication of land, payment of a fee-in-lieu, and/or provision of recreational facilities to meet the recreational needs of residents of the subdivision. Based on the density of development, 15 percent of the net residential lot area, 0.88 acre, is the required amount of land for dedication to the Maryland-National Capital Park and Planning Commission for public parks.

The recreational guidelines for Prince George's County also set standards based on population. Analysis has determined that the project, as shown, will generate an additional 402 people in the local community. Per Section 24-4601(b)(4)(C)(i) of the Subdivision Regulations, the Prince George's County Planning Board may approve the provision of recreation facilities to meet the mandatory parkland dedication requirement, if the facilities will be equivalent or superior in value to the land, improvements, or facilities that would have otherwise been provided under the requirements of Section 24-4601.

The PPS identifies a community clubhouse, outdoor play area, dog park, and open space areas. The open space primarily houses multiple SWM facilities, and the recreation amenities are adjacent to these areas. A cost estimate submitted by the applicant indicates the outdoor play area will include a school-aged playground. The applicant shall provide recreation equipment details and cost estimates at the time of detailed site plan (DET), demonstrating facilities are sufficiently provided. The applicant's statement of justification (SOJ) also notes that some of the facilities may be publicly accessible. Provisions for public accessibility shall be determined with the DET, and any public use easement shall be reflected on the final plat.

Based on the preceding findings, the provision of mandatory dedication of parkland shall be met through the provision of on-site recreational facilities, in accordance with Section 24-4601(b)(4)(C).

9. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation facilities.

#### **Master Plan Right-of-Way**

The subject property has frontage along master-planned roadway Brandywine Road (C-513), which is identified as a collector roadway, with a recommended width of 80 feet of right-of-way. The PPS displays the right-of-way and includes 19,094 square feet (0.438 acre) of dedication, in conformance with the master plan recommendation, to provide sufficient multimodal access improvements for the site.

#### **Master Plan Pedestrian and Bike Facilities**

The MPOT recommends a bicycle lane and a 10-foot-wide side path along Brandywine Road. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9 and 10):

- 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.
- 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*.
- Policy 5:** Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The master plan includes the following recommendations:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The master-planned bicycle lane and side path shall be constructed along the property frontage of Brandywine Road. It is noted that, in a meeting with Prince George's County Planning Department, DPIE indicated that a side path is not desired for this location at this time and that the requirement may be evaluated again at the time of permitting. The required side path along Brandywine Road will provide a connection to the recommended internal sidewalk network, to include crosswalks and Americans with Disabilities Act-compliant curb ramps throughout the

site. In addition, direct and marked pathways shall be provided to all recreational areas. Lastly, bicycle parking is required in all recreational areas. The required facilities are found to meet the intent of the master plan's policies by providing road frontage improvements, continuous sidewalk connections, and accommodating multimodal use to and throughout the site.

### **Zoning Ordinance Development Standards - Access and Circulation**

Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 of the Zoning Ordinance provides specific roadway access, mobility, and circulation requirements for the proposed development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208 which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6204 of the Zoning Ordinance requires development applications to include a circulation plan, unless a site plan is provided detailing circulation. One full movement access point is provided along Brandywine Road, and 5-foot-wide sidewalks are provided along the perimeters of the internal road. The location of the site access point is shown on the PPS, and this access point is consistent with the SWM concept plan. At the time of DET, the applicant shall provide direct pedestrian connections to recreation areas and submit a bicycle and pedestrian plan to demonstrate the movement of all modes on-site. The applicant shall also submit a circulation plan to evaluate on-site circulation, at the time of DET.

The PPS shows one access point onto Brandywine Road, at the northeast corner of the property. The Zoning Ordinance allows for limited access along arterial roadways provided Section 27-6206(d) of the Zoning Ordinance is met, which requires the following:

#### **(d) Vehicular Access Management**

##### **(1) Limitation on Direct Access Along Arterial 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 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;**

The subject property only has frontage on Brandywine Road. Accordingly, alternative direct vehicular access is not possible.

- (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 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**

As noted above, the PPS shows one access point.

- (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 or collector street.**

The site generates less than 1,000 trips and the PPS provides a single two-way driveway to access the site.

The above criteria are found to be met to allow the site access, as shown.

Section 27-6206(d)(3) encourages shared driveways; however, in the applicant's SOJ, the applicant contended that sharing driveways with the uses abutting the subject property will be infeasible. The applicant noted that the property to the west is fully wooded and not readily available to share a driveway, and that it would impair circulation for the existing incompatible uses to the north and west, which currently share a driveway. The Planning Board concurs with the applicant's assertion regarding sharing the driveway with the abutting uses to the north and west of the site (a place of worship and a single-family detached dwelling). However, in accordance with Section 27-6206(e)(2) of the Zoning Ordinance, properties in nonresidential base zones must also provide vehicular cross access to the boundary of an abutting vacant property in a nonresidential zone. The internal circulation of the site, included on the tree conservation plan, reflects an access road will stub approximately 15 feet from the abutting property line to the west. Establishing cross access may provide additional opportunities to support the proposed on-site limited commercial use, and the opportunity for future development of the abutting property to the west to share driveway access from the subject site without creating the need for an additional driveway. Cross access and shared driveway should be further reviewed at the time of DET, for feasibility.

Regarding Sections 27-6207 and 27-6208 of the Zoning Ordinance, the opportunity for and details of pedestrian and bicycle cross-access should also be determined at the time of DET. The applicant intends to request a waiver to the requirements for pedestrian cross-access at the time of DET. At the time of DET, the applicant will be required to submit a bicycle and pedestrian facilities plan demonstrating the location and extent of the facilities.

Based on the preceding findings, access and circulation for the proposed development are found to be sufficient, as it pertains to this PPS. The vehicular, pedestrian, and bicycle transportation facilities will serve the subdivision, meet the required findings of Subtitle 24, and conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1). The master plan contains a chapter titled “Chapter VII, Public Facilities” that identifies the following goals:

- **Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.**
- **Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment.**
- **Priority is given to funding public facilities to support development in the Developing Tier policy area.**
- **All new public facilities are constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.**

The proposed development will not impede the achievement of the above-referenced goals of the master plan. This PPS is subject to Certificate of Adequacy ADQ-2023-033, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, none of which affect this site.

The subject property is located in Planning Area 85A, which is known as Brandywine and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget identifies one new construction project for this planning area:

- Brandywine Library at 8301 Dyson Road (3.71.0005)

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. Prince George’s County Council Resolution CR-076-2023 placed this property in water and sewer Category 4, “Community System Adequate for Development Planning”. An administrative amendment will be required to advance the site to water and sewer Category 3 prior to final plat. In addition, the property is within Tier 2 of the Sustainable Growth Act, and is within the Growth Boundary. Category 4 is sufficient for PPS approval.

11. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that PPS and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards

relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for public utility easements (PUEs). PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the right-of-way.

The subject site has frontage along the existing public right-of-way of Brandywine Road. The PPS shows a 10-foot-wide PUE along and contiguous to the right-of-way.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159); these are not specific to the subject site. However, several interpretive clusters have been identified in the master plan, based on the presence of archeological resources and their interpretive potential, including the T.B./Brandywine Cluster (page 157), in which this subject property is located:

**6. T.B./Brandywine Cluster: The core of this cluster centers on the historic communities of T.B. and Brandywine. Many dwellings, businesses, and farms were developed in the two communities during the 19th century. There is a potential for identifying archeological resources associated with the two communities.**

The subject property is made up of four parcels. The westernmost parcel (Parcel 47) can be traced back to ownership under William H. Grimes, in the mid-19th century. It can be traced to a larger tract of land called Woodlawn, containing approximately 109 acres. The remaining three parcels (Parcels 64, 186, and 92) that make up the east side of the study area trace back to a tract of land called “Locust Grove,” originally surveyed by Horatio Clagett in 1812, and sold to Bennett Gwynn in 1816. The eastern portion of the property contains the J. Henry and Margaret Murray Property (Documented Property 85A-043), a 20th-century farmstead.

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 high. A Phase I archeology survey was completed in November 2023.

A total of 121 shovel test pits were excavated across the study area. A total of 54 artifacts were recovered, all dating to the 20th century, and are associated with the J. Henry and Margaret Murray Property. One site, 18PR1257, was recorded. Due to the lack of intact soil deposits and the paucity of artifacts recovered, no further work was recommended on Site 18PR1257.

No additional archaeological investigations are necessary on the subject property, and no further work is required.

13. **Environmental**—The PPS is found to be in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

<b>Development Review Case</b>	<b>Associated Environmental Application</b>	<b>Authority</b>	<b>Status</b>	<b>Action Date</b>	<b>Resolution Number</b>
NRI-079-2023	N/A	Staff	Approved	07/20/2023	N/A
PPS-2023-017	TCP1-031-2023	Planning Board	Approved	03/27/2025	2025-020

The project is subject to the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) environmental regulations and woodland conservation requirements contained in Subtitles 24, 25, and 27 because this is for a new PPS that was accepted for review after July 1, 2024.

**Environmental Site Description**

No regulated environmental features (REF) or primary management area (PMA) such as wetlands, wetland buffer, stream bed, stream buffer, steep slopes, and floodplain have been identified within the property. The site lies within the Middle Potomac watershed associated with Piscataway Creek. The site is identified within the evaluation area, as designated in the Countywide Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. The on-site topography drains to the southwest, towards Brandywine Road. The site has frontage on Brandywine Road, which is identified as both historic and scenic, and as part of the “John Wilkes Booth Escape Scenic Byway.”

**Plan 2035**

The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area.

**Environmental Conformance with Applicable Plans**

**Master Plan**

The master plan contains environmental policies and strategies. The text in **BOLD** is text from the master plan, and the plain text provides comments on the plan’s conformance.

**A. Green Infrastructure:**

- **Implement the master plan’s desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network.**

The property is mostly wooded and mapped as evaluation area within the GI Plan, except for small areas along Brandywine Road. There are no GI Plan regulated areas mapped on-site. The property area contains no REF, PMA, or special conservation areas.

The 2024 WCO requires priority to be placed on the preservation and planting of floodplain, wetlands, stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network. Since there are no REF on-site, the applicant proposed to preserve woodland and provide reforestation to meet the woodland conservation threshold on-site. The on-site woodlands are part of a larger 23-acre tract of contiguous woodlands. The site is required to provide bio-retention and infiltration by the approved SWM concept approval letter.

**B. Water Quality, Stormwater Management (SWM), and Groundwater:**

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such areas of streams.**

The property area contains no REF or PMA. The SWM design is required to be reviewed and approved by DPIE, to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable. The site has an approved SWM concept plan showing proposes bio-swales, a micro-bioretenion facility, and submerged gravel wetland facilities.

**C. Watersheds:**

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**

- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

This PPS is a residential subdivision on four wooded parcels containing one existing single-family dwelling. No environmentally sensitive areas such as REF or PMA are present on-site. Surface water runoff issues and the use of environmentally sensitive design are addressed on the approved SWM concept in accordance with Subtitle 32, Water Quality Resources and Grading Code. The subject property is located within Environmental Strategy Area 2, which was formerly the Developing Tier.

**D. Chesapeake Bay Critical Area:**

- **Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.**

This property is not located in the Chesapeake Bay Critical Area.

**2017 Green Infrastructure Plan**

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017)*, on March 7, 2017. According to the GI Plan, the site contains only evaluation areas within the designated network of the plan and no regulated areas. The conceptual design as reflected on the PPS and the TCP1 is in keeping with the goals of the GI Plan.

**Other Environmental Review**

**Natural Resources Inventory**

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. Approved NRI-079-2023 was submitted with this PPS which shows the existing conditions of the property. The site contains no REF such as streams or wetlands, and PMA. There are five specimen trees scattered around the existing residence and two off-site specimen trees. The TCP1 and the PPS show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

**Woodland Conservation**

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size. TCP1-031-2024 was submitted with the PPS. According to the TCP1, the gross tract area is 6.28 acres, with 5.15 acres of existing woodlands resulting in a woodland

conservation threshold of 0.94 acre (15 percent). The woodland conservation worksheet shows the removal of 4.57 acres of woodlands for a woodland conservation requirement of 5.51 acres. The TCP1 worksheet shows that the requirement is met with 0.55 acre of woodland preservation on-site, 0.39 acre of afforestation/reforestation on-site, and 4.57 acres of off-site woodland conservation credits. The NRI has identified five specimen trees on-site, and all five specimen trees are to be removed as part of this PPS. The evaluation for the specimen tree removal variance is provided further in this finding.

Section 25-122(c)(1) of the WCO prioritizes methods to meet woodland conservation requirements. The applicant submitted a SOJ dated January 29, 2025, concerning the reason that the on-site woodland could not be retained on-site. The woodland conservation worksheet on the TCP1 shows a combination of on-site woodland preservation (0.55 acre) and reforestation (0.39 acre). The PPS has met the woodland conservation threshold of 0.94 acre all on-site, but requires the use of off-site woodland credits to meet the remaining woodland conservation requirement. The overall site contains 5.15 acres of woodland, and 4.57 acres of woodland will be cleared, for a woodland conservation requirement of 5.51 acres. The on-site woodland areas do not contain any REF areas and are part of a large contiguous woodland area. The on-site woodlands to be preserved and lands to be reforested are located along the northern property line adjacent to the off-site woodland areas. The on-site woodland clearing and use of off-site woodland mitigation credits is, therefore, approved. No technical revisions to the TCP1 are required.

### **Specimen 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. 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 Code, however, is not inflexible.

The authorizing legislation of Prince George’s County’s WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George’s County’s WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

### **Variance for Specimen Tree Removal**

A Subtitle 25 Variance application, and a letter of justification (LOJ) dated January 23, 2025, was submitted for review with this PPS. The following analysis reviews the request to remove five specimen trees.

The subject property contains five specimen trees. The applicant requested the removal of all five specimen trees identified as ST-1, ST-2, ST-3, ST-4 and ST-7, to develop 150 two-family dwelling units and 1,000 square feet of nonresidential uses with associated infrastructure of the

property. The condition of all trees proposed for removal was identified as fair to good. The TCP1 shows the location of the specimen trees to be removed for development of the site and associated infrastructure.

As shown on the TCP1, Specimen Tree ST-5 is located off-site to the north of the subject property area. This tree will have 40 percent of its critical root zone impacted as part of this development. During the Type 2 tree conservation plan (TCP2) review, this tree will be further evaluated to determine if a specimen tree variance is required for this tree.

The LOJ addresses the required findings for the removal of five specimen trees. Section 25-119(d) contains six required findings (text in bold below) to be made before a variance to the WCO can be granted. An evaluation of this variance request, with respect to the required findings, is provided below. Removal of the five specimen trees requested by the applicant is approved, based on these findings:

**(A) Special conditions peculiar to the property have caused the unwarranted hardship;**

The property is a largely wooded site, with one vacant single-family house and accessory structures located central to the property. The single-family house and accessory structures are to be removed. The five specimen trees are located within close proximity to the existing single-family house, to be removed, and the existing road which runs along the property's frontage.

The special conditions also include the location of the five specimen trees in close proximity to the existing residence, and the impact to these specimen trees due to removal of the existing residence. In addition, the location of the specimen trees in close proximity to the existing road are also unique to this property. The property tapers to a point at the back of the parcel where woodland preservation is shown. The requirement to develop property in conformance with the zoning regulations for two-family residential dwellings and provide the required parking and circulation are not a special requirement peculiar to the property and are not considered a hardship. While the requirement to provide SWM is a requirement for any development in Prince George's County, and not considered peculiar to this property or an unwarranted hardship, the location and manner in which the applicant can provide the necessary SWM infrastructure may be peculiar to the site.

The NRI locates Specimen Trees ST-1, ST-2, ST-3, and ST-7 within Forest Stand A, and ST-4 is the only specimen tree located in the maintained yard of the abandoned residence. All of the specimen trees are located within close proximity to the existing home structure, ranging from 10 feet to 40 feet in distance. In addition, the specimen trees are located close to Brandywine Road, within the developable parts of the property. Retaining the five specimen trees and not impacting their critical root zone is not feasible, due to removal of the

existing residential structure and on-site grading required to provide adequate slope to drain the stormwater.

In relation to other properties in the area, special conditions peculiar to the property would cause an unwarranted hardship if the applicant were required to retain the five specimen trees identified as ST-1, ST-2, ST-3, ST-4, and ST-7, since razing the existing residential dwelling would significantly impact the trees and their critical root zones. The property does not have REF or PMA, and the five trees are located close to Brandywine Road within the developable part of the property. Two of the specimen trees (ST-1 and ST-2) are in fair condition and three specimen trees (ST-3, ST-4, and ST-7) are in good condition. The white oaks (ST-1, ST-2, ST-3, and ST-7) have limited construction tolerance when there are root zone impacts, and red maples genetically have weak wood making them not suitable near habitation or recreation.

The evaluated use for the 150 two-family dwelling units and 1,000 square feet of nonresidential use is a significant and reasonable use for the subject site within the CGO Zone. Requiring the applicant to retain these five specimen trees on the site would further limit the area of the site available for development to the extent that it would cause the applicant an unwarranted hardship.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;**

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas, as it would prevent the project from being developed in a functional and efficient manner.

Specimen trees grow to such a large size because they were left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site. The site contains five specimen trees (ST-1, ST-2, ST-3, ST-4, and ST-7), and the applicant proposed removing all five of these trees, which are adjacent to one on-site residential structure (uninhabited) that is to be razed. Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the critical root zone would have a considerable impact on the development potential of the property.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;**

Granting the variance would not confer on the applicant a special privilege that would be denied to other applicants. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the 2024 WCO and the Environmental Technical Manual, for site-specific conditions. If

other similar residential developments contained specimen trees with critical root zones near structures being razed or needed grading required for SWM, it would be given the same considerations during the review of the required variance application.

**(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;**

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The request to remove the trees is based on the need to provide necessary infrastructure, and to raze the existing residential structure as part of the development. Both will cause unavoidable impact to the critical root zone of the trees. In addition, the genetic condition of one tree makes it unsuitable to be near residential and recreational areas for safety reasons. These trees are requested for removal to achieve a reasonable development for a residential community with associated infrastructure and not due to circumstances or conditions based upon actions 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**

There are no existing conditions, existing land, or building uses on neighboring properties that have any impact on the applicant's request for the variance, for the removal of the five specimen trees. ST-1, ST-2, ST-3, ST-4, and ST-7 have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

**(F) Granting of the variance will not adversely affect water quality.**

The granting the variance to remove of five specimen trees will not adversely affect water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State standards to ensure that no degradation occurs.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of five specimen trees identified as ST-1, ST-2, ST-3, ST-4, and ST-7. The variance for removal of five specimen trees, for development of the site, is approved.

**Erosion and Sediment Control**

Section 24-4303(d)(7) of the Subdivision Regulations requires approval of a concept grading, erosion, and sediment control plan by the Prince George's County Soil Conservation District prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and

sediment control plan. A copy of the unapproved plan was submitted with the PPS. The TCP1 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. The approved concept grading, erosion, and sediment control plan shall be submitted prior to signature approval of the TCP1. A copy of the erosion and sediment control technical plan must be submitted with the TCP2, so that the ultimate LOD for the project can be verified and shown on the TCP2.

### **Soils**

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict, or prohibit, the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes, or soils that are unstable either because they are highly erodible, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

According to the United States Department of Agriculture, Natural Resource Conservation Service Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, and Ingleside sandy loam. Marlboro and Christiana clays are not found to occur on this property.

14. **Urban Design**—This PPS includes one parcel for development of 150 two-family condominium dwelling units and accessory 1,000 square feet of limited commercial development.

The following requirements of the Zoning Ordinance apply to the development of the site, and those specifically applicable to the review of the PPS are discussed further below:

### **Prince George's County Zoning Ordinance**

A DET is required for this development, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance. The use evaluated for this property, in the CGO Zone, is permitted per Section 27-5101(d) of the Zoning Ordinance. Conformance with the applicable regulations of the CGO Zone, and the development standards contained in Part 27-6 of the Zoning Ordinance, is required and will be evaluated at the time of DET review.

Pursuant to Section 27-6403 of the Zoning Ordinance, mixed-use development located in the CGO Zone is required to provide 7.5 percent of open space set-aside area. The subject property is approximately 6.28 acres and is required to provide approximately 0.47 acre (or 20,473 square feet) of open space. An exhibit submitted with the subject PPS shows the location of open space set-aside area and indicates approximately 56,057 square feet (22 percent) of area is provided within the subject site. The stated open space set-aside amount, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of DET review.

### **Noise Controls**

The proposed development is subject to the noise control standards contained in Section 27-6810 of the Zoning Ordinance. Section 27-6810(d) of the Zoning Ordinance states the following:

**“Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.”**

The site is not adjacent to existing or planned streets classified as arterial or higher; however, it is located in the vicinity of MD 5 (Branch Avenue), a freeway right-of-way. The applicant submitted a Phase I noise analysis for an adjacent property, associated with PPS 4-16016, to exhibit the effects of the noise generated by the roadway in the vicinity of the subject site. The study indicates that the northwest area of the property is affected by upper-level noise exceeding 65 dBA. However, the study was conducted in 2020 and was for an abutting property. Since then, factors like the traffic volume and patterns may have changed. A noise study will be required with the DET when the location and construction of materials for buildings are provided, and the location of recreational facilities is determined, to demonstrate complete noise analysis and any mitigation needed to achieve conformance with the noise standards of Section 27-6810(d). Since this PPS approves one parcel, the lotting pattern is not affected by the result of noise impacts; however, the appropriate location of buildings and other site features may require modification from those currently anticipated, as determined with the review of the DET.

**Conformance with the 2018 Prince George’s County Landscape Manual and Tree Canopy Coverage Ordinance**

The proposed development is subject to the requirements of the 2018 *Prince George’s County Landscape Manual*. Conformance with the applicable landscaping requirements will be determined at the time of DET review.

Prince George’s County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site in the CGO Zone is required to provide a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET review.

15. **Citizen Feedback**—The Prince George’s County Planning Department did not receive any written correspondence from members of the community regarding this PPS.
16. **Planning Board Hearing on March 6, 2025**—At the March 6, 2025 Planning Board hearing, staff presented the PPS to the Planning Board, which was followed by the applicant’s attorney providing a project history and summary, concluding with the applicant’s concurrence with staff’s recommendations. No member of the community signed up to speak on the PPS. The Board encouraged the development community to provide two-family and three-family dwellings, emphasizing the need for affordable housing in the County.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

\* \* \* \* \*

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, March 6, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 27th day of March 2025.

Peter A. Shapiro  
Chairman

By   
Jessica Jones  
Planning Board Administrator

PAS:JJ:MV:tr

  
Approved for Legal Sufficiency  
M-NCPPC Office of General  
Counsel

Dated 3/24/25

CASE NO: PPS-2023-017  
CASE NAME: JUNICA BRANDYWINE  
VILLAGE  
PARTY OF RECORD: **20 17**  
PB DATE: 03-06-2025



US POSTAGE PAID PITNEY BOWES  
ZIP 20774 \$ 000.00<sup>0</sup>  
02 1W  
0001403597 APR 01 2025

*S. 2.04 Abu*

BRANDYWINE VILLAGE, LLC  
722 DULANEY VALLEY ROAD, SUITE 335  
TOWSON MD 21204  
(CASE NUMBER: PPS-2023-017)

SHIPLEY & HORNE, P.A.  
1101 MERCANTILE LANE, SUITE 240  
LARGO MD 20774  
(CASE NUMBER: PPS-2023-017)

MR. EDWARD C MARSON  
ED'S PLANT WORLD, INC  
P.O. BOX 659  
BRANDYWINE MD 20613  
(CASE NUMBER: PPS-2023-017)

DYLAN MCANDREW  
LENHART TRAFFIC CONSULTING, INC.  
645 BALTIMORE ANNAPOLIS BLVD  
SEVERNA PARK MD 21146  
(CASE NUMBER: PPS-2023-017)

~~MICHAEL MCCRARY  
1 N/A ALLEY SUITE  
N/A MD 0  
(CASE NUMBER: PPS-2023-017)~~

~~RONALD LIPSCOMB  
1 N/A ALLEY SUITE  
N/A MD 0  
(CASE NUMBER: PPS-2023-017)~~

~~LARRY JENNINGS  
1 N/A ALLEY SUITE  
N/A MD 0  
(CASE NUMBER: PPS-2023-017)~~

MIKE LENHART  
LENHART TRAFFIC CONSULTING, INC.  
645 BALTIMORE ANNAPOLIS BLVD  
SEVERNA PARK MD 21146  
(CASE NUMBER: PPS-2023-017)

PAUL WOODBURN  
ATWELL  
11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE MD 20721  
(CASE NUMBER: PPS-2023-017)

ANDREW SHELLY  
SHPA  
1101 MERCANTILE LANE, SUITE 240  
LARGO MD 20774  
(CASE NUMBER: PPS-2023-017)

ARTHUR HORNE, JR.  
SHPA  
1101 MERCANTILE LANE, SUITE 240  
LARGO MD 20774  
(CASE NUMBER: PPS-2023-017)

MS. YVONNE MILLER  
218 YOLANDA AVENUE  
CAPITOL HEIGHTS MD 20743  
(CASE NUMBER: PPS-2023-017)

STEPHENIE CLEVINGER  
NO LIMIT LAND  
1001 PRINCE GEORGE'S BLVD., SUITE 700  
UPPER MARLBORO MD 20774  
(CASE NUMBER: PPS-2023-017)

ANTHONY DECESARIS  
DIRT PLUS, LLC.  
1001 PRINCE GEORGE'S BLVD., SUITE 700  
UPPER MARLBORO MD 20774  
(CASE NUMBER: PPS-2023-017)

KEITH PIERCE  
807 SANGERVILLE CIRCLE  
UPPER MARLBORO MD 20774  
(CASE NUMBER: PPS-2023-017)

MRS.DENISE PONDER  
NORI NET  
7100 WILLOW HILL DRIVE  
CAPITOL HEIGHTS MD 20743  
(CASE NUMBER: PPS-2023-017)

DR.JOYCE WALKER PHD  
WALKER INC.  
6609 NORTH SAVANNAH DRIVE NORTH  
BRANDYWINE MD 20613  
(CASE NUMBER: PPS-2023-017)

MR.JOHN ANTHONY  
13507 BRANDYWINE ROAD  
BRANDYWINE MD 20613  
(CASE NUMBER: PPS-2023-017)

MR.JEFFREY RICKETTS  
UNION BETHEL AFRICAN METHODIST EPISCOPAL  
CHURCH  
6810 FLORAL PARK ROAD  
BRANDYWINE MD 20613  
(CASE NUMBER: PPS-2023-017)

MRS.ALMA L PINKNEY  
13502 BRANDYWINE ROAD  
BRANDYWINE MD 20613  
(CASE NUMBER: PPS-2023-017)



# Certificate of Adequacy

ADQ-2023-033

## General Information

Project Name: Junica Brandywine

Case Number: ADQ-2023-033

Associated Preliminary Plan of Subdivision or Final Plat: PPS-2023-017

Use Type: Mixed Use

Dwelling Unit Type and Number: 150 two-family dwelling units Gross Floor Area (nonresidential): 1,000 SF

## Project Location

Project Location: Located on the north side of Brandywine Road, approximately 800 feet west of MD 5 (Branch Avenue).

Lot/Parcel: Parcels 47, 64, 186, and 92 Tax Account: 1156090, 1138411, 1138395, and 1138403

Property Zone: CGO Council District: 9

Planning Area: 85A Municipality: N/A

Election District: 11 Transportation Service Area: 2

Police District: V School Cluster Area: 6

## APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	Yes	Yes
Parks and Recreation ( <i>Transit-Oriented/ Activity Center Zones and Employment Areas</i> )	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation ( <i>All Other Zones</i> )	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	No
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	Yes	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Special Projects Section (Ray to Vatandoost, February 5, 2025)*
- *Department of Parks and Recreation (Thompson to Vatandoost, February 6, 2025)*
- *Transportation Planning Section (Daniels to Vatandoost, February 24, 2025)*

**Based on the forgoing analysis, this Certificate of Adequacy is:**

Approved  Approved with the conditions (indicated here):

Denied

1. Total development within the subject property shall be limited to uses that would generate no more than 112 AM and 132 PM peak-hour vehicle trips.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.
3. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that adequate off-site pedestrian and bikeway facilities, in accordance with Section 24-4506(c)(1)(B) of the Subdivision Regulations, have (a) full financial assurances, (b) been permitted for construction through the applicable permitting agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency. The adequate pedestrian and bikeway facilities shall be selected from the prioritized list below. A facility shall only be selected if the facilities above it on the list cannot be constructed for reasons of (a) valuation above the cost cap for off-site facilities or (b) inability of the applicant to obtain a permit for construction from the applicable permitting agency. If the applicant cannot obtain a permit for construction, they shall demonstrate this with written correspondence from the permitting agency, or with written evidence of the developer's reasonable efforts to obtain permits should the permitting agency not provide such correspondence. Multiple facilities shall be selected if they can be accommodated together within the cost cap.
  - a. Park-N-Ride: Install a maximum of two Americans with Disabilities Act (ADA) compliant bus shelters with concrete pads in the Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road interchange.
  - b. Brandywine Road: Pave approximately 800 square feet of shoulder area along the north side of Brandywine Road to provide a minimum four-foot bike lane as shown on Appendix B2 of the applicant's BPIS report.
4. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
  - a. Convert the eastbound Brandywine Road Shoulder to a right-turn lane.

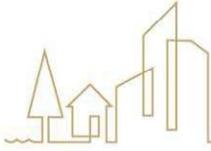
**SIGNATURE**

  
Lakisha Hull (Feb 27, 2025 11:04 EST)  
Planning Director

02/27/2025

Date of Approval

**This certificate of adequacy is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c).**



February 5, 2025

**MEMORANDUM**

**TO:** Mahsa Vatandoost, Senior Planner, Subdivision Section, DRD

**FROM: BR** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

**SUBJECT:** PPS-2023-017 & ADQ-2023-033 for Junica Brandywine Village

**Project Summary:**

This project proposes the subdivision of four existing parcels into one parcel for the development of approximately 108 multi-family dwelling units and a 1000 square foot eating and drinking establishment. The 6.28-acre site is located at 13500 Brandywine Road. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on October 21, 2024.

**PPS-2023-017**

This preliminary plan is being reviewed for public facility standards per the requirements of Section 24-4400 "Public Facility Standards".

**Water and Sewer:**

Section 24-4405 of the Subdivision Regulations states that:

....the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage and compliance with the standards for the provision of public sewer and water.

Council Resolution No. CR-076-2023 placed this property in the Water and Sewer Category 4, "Community System Adequate for Development Planning". An administrative amendment will be required to advance the site to Water and Sewer Category 3 prior to Final Plat. Additionally, the property is within Tier 2 of the Sustainable Growth Act and is within the Growth Boundary.

**Capital Improvement Program (CIP):**

The subject site is located in Planning Area 85A – "Brandywine and Vicinity". The *2025- 2030 Fiscal Year Approved CIP* identifies one new construction project for the Planning Area:

- Brandywine Library at 8301 Dyson Road (3.71.0005)

**Conformance to the Master Plan: 24-4101. General**

**(a) Conform to Comprehensive Master Plan**

- (1)** Preliminary plans of subdivision (minor and major) and final plats shall be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans, and as referenced in Sections 24- 3402(d) and 24-3402(e) of this Subtitle.

The *2013 Approved Subregion 5 Master Plan* contains a Chapter VII “Public Facilities” that identifies the following goals:

- Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.
- Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment. .
- Priority is given to funding public facilities to support development in the Developing Tier policy area.
- All new public facilities are constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.

The proposed development will not impede achievement of the above-referenced goal. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities and Water & Sewer service are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The *2008 Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

**ADQ-2023-033**

The Certificate of Adequacy associated with PPS-2022-007 is being reviewed for public facility adequacy standards per Section 24-4502 (b)(2) as follows:

An application listed in Section 24-4502(a) above shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

---

**Police Facility Adequacy: 24-4508. Police Facility Adequacy**

Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

**(b) Adopted LOS (Level of Service) Standard-Police**

**(2)** To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:

**(A)** A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and

The subject property is served by Police Division V, Clinton, located at 6707 Groveton Drive, Clinton, MD 20735. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated January 7, 2025, that stated the Department "has an adequate amount of equipment for our current sworn officers".

**(B)** A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

Compliance with the required 10/25-minute emergency/non-emergency response times is evaluated by reviewing the most recent annual report provided by the Chief of Police. Response times that equal, or are less than, the criteria for both types of calls shall cause the subdivision to satisfy Police Facility Adequacy. An application that fails one or both of these response times, but for which the response times for both emergency and nonemergency calls does not exceed 20% above the respective response times, may mitigate. If one or both response times exceed 20%, or an applicant with an opportunity to mitigate chooses not to do so, the application fails the Police Facility Adequacy test.

The appropriate response time is the time for the area closest in proximity to the proposed subdivision that also contains accurate data. At the Beat and Reporting Area level, times are often not sufficiently accurate because there may be no, or only a few calls, in an entire year at that level. At the Sector level, however, there are a sufficient number of calls to provide accurate response times. Since the Sector level is more narrowly drawn, Sector level estimated times are closer to the vicinity of the subdivision and are, therefore, applied when provided by the Chief of Police. If Sector level times are not available, staff applies time at the Division level.

Pursuant to Section 24-4508(b), the estimated police response times for the site satisfy the standard of 10 minutes for emergency calls and 25 minutes for non-emergency calls. The times are based on a rolling average for the 12-month period from January 2023 through December 2023. The application was accepted by the Planning Department on October 21, 2024. The subject property is located within Police Division V and the response times provided reflect this reporting area.

**Police Response Times (Section 24-4508.B) Division V “Clinton”**

<b>Acceptance Date</b>	<b>Reporting Periods</b>	<b>Emergency</b>	<b>Non-Emergency</b>
October 21, 2024	January 2023 to December 2023	10:00	17:00

Pursuant to the above information the subject police response times for the site pass the standard of 10 minutes for emergency calls and 25 minutes for non-emergency. .

**Fire and Rescue Adequacy: 24-4509. Fire and Rescue Adequacy**

Per Section 24-4509 of the current Subdivision Regulations, the Planning Board’s test for Fire and rescue adequacy involves the following:

**(b) Adopted LOS Standard for Fire and Rescue**

- (1)** The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest Fire and rescue station(s) in accordance with the *Public Safety Guidelines*.
- (2)** The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:
  - (A)** A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for Fire stations in the vicinity of the area where the subdivision is proposed to be located; and
  - (B)** A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.
- (3)** Subsection (b)(2), above, does not apply to commercial or industrial applications.

Table 24-4502 (“Summary of Public Facility Adequacy Standards”) of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes travel time for any residential use as well as five (5) minutes response time for non-residential uses which includes one (1) minute of “turn-out” time. The Fire Department uses the metric of “travel time” in their evaluation, which is assessed at the time the station receives notice and initiates a response.

The subject property is served by the Brandywine Station #840 located at 13809 Brandywine Road, Brandywine, MD. 20613 as the first due station. Prince George’s County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of November 8, 2024, the subject project passes both the residential and non-residential response time test from the closest Prince George’s County Fire/EMS Station.

**Schools Adequacy: 24-4510. Schools Adequacy**

Per Section 24-4510 of the current Subdivision Regulations, the Planning Board’s test for school adequacy involves the following:

**(b) Adopted LOS Standard for Schools**

- (2) The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.

The subject property is located within Cluster 6, as identified in the *Pupil Yield Factors & Public-School Clusters 2023-2024 Update*. The project proposes adding 108 new multi-family dwelling units. The adopted “level of service” standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity of the affected elementary, middle, and high school clusters. All school levels pass the test and are below 105 percent of the state rated capacity.

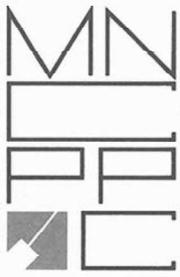
**Impact on Affected Public School Clusters**

Detached	Affected School Cluster 6		
	Elementary School Cluster 6	Middle School Cluster 6	High School Cluster 6
Single-family Detached Dwelling Units	108	108	108
Pupil Yield Factor (PYF) – MF	0.156	0.069	0.088
MF x PYF=Future Enrollment	17	7	10
Adjusted Student Enrollment 9/30/23	6,347	2,299	4,060
Total Future Student Enrollment	6,364	2,306	4,070
State Rated Capacity	8,299	2,516	5,206
Percent Capacity	<b>77%</b>	<b>92%</b>	<b>78%</b>

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is **\$11,950** per dwelling if a building is located between Interstate 495 and the District of Columbia; **\$11,950** per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or **\$20,500** per dwelling for all other buildings. This project is located outside of the I-495 Capital Beltway; thus, the surcharge fee is **\$20,500 per dwelling unit**. This fee is to be paid to Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

**CONCLUSION**

At the writing of this referral the Special Projects Section finds that the applicable public facility standards are met pursuant to 24-4500 of the Subdivision Regulations.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation  
6600 Kenilworth Avenue Riverdale, Maryland 20737

## MEMORANDUM

DATE: February 6, 2025

TO: Mahsa Vatandoost, Planner II  
Subdivision Section, Development Review Division  
Planning Department

VIA: Sonja Ewing, Assistant Division Chief SME  
Dominic Quattrocchi, Planning Supervisor DAQ  
Park Planning and Development Division  
Department of Parks and Recreation

FROM: Ivy Thompson, Planner III IRT  
Land Acquisition/Management & Development Review Section  
Park Planning and Development Division  
Department of Parks and Recreation

SUBJECT: **PPS-2023-017 Junica Brandywine**

---

The Department of Parks and Recreation (DPR) staff has reviewed and evaluated this conceptual site plan amendment for conformance with the requirements as they pertain to public parks and recreational facilities.

### **PROPOSAL**

This application is for the development of one parcel for the development of 150 two-family dwelling units and 2,000 square feet of non-residential uses – 1,000 square feet for community amenity space and 1,000 square feet for commercial retail space.

### **BACKGROUND:**

The subject property, zoned Commercial General Office (CGO), is 6.28 acres of mostly undeveloped forested land. The site is located at 13500 Brandywine Road and consists of four parcels, 800 feet west of Brandywine Road (MD 381) and Maryland 5 in the Southern area of the county.

### **Master Plan Conformance**

The property is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan), *Plan Prince George's 2035 Approved General Plan*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Sections 24-4104(b)(1) of the Subdivision Regulations. The Subregion 5 Master Plan Parks and Recreation Policy is to "Conserve stream Valleys and other valuable natural resource areas." (p.139) The recommended dedication of the wetlands and adjoining woodlands aligns with the master plan's intention to preserve the natural environment and its

ecological features while providing quality, safe, and convenient parks, and recreational facilities within developments providing respite and contributing to the desirability and livability of the community for current and future residents.

***Parks & Recreation Adequacy [Section 24-4507]***

Staff analysis has determined that the proposed project, as shown, will generate an additional 402 people in the local community.

Per 24-4507(b)(1) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county.

Parks staff finds the LOS adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met, as discussed below.

**FINDINGS:**

The provisions of the Prince George's County Subdivision Regulations Section 24-4601, which relate to the Mandatory Dedication of Parkland, stipulate that the applicant dedicates land, pay a fee-in-lieu, and/or provide onsite recreational facilities. Based on the proposed density of development, 15 percent of the net residential lot area, 0.88 acres, is the required amount of land for dedication to M-NCPPC for public parks. The Preliminary Plan of Subdivision identifies open space that is inclusive of onsite recreation amenity areas. The open space primarily houses multiple stormwater management facilities, the recreation amenities are proposed to be adjacent to these areas. The applicant shall provide recreation equipment details and cost estimates with the site plan.

The Southern Area Aquatics and Recreation Complex (SAARC) is within 2.52 miles of the subject property, the Rose Creek Connector Trail is located 3.5 miles to the south, Accokeek East Park is located 4 miles to the west, and the Cosca Regional Park is within 4.5 miles to the northwest. There are no trails proposed, provided, or dedicated to serving this property. These existing facilities provide access to active recreation for future residents of this proposed development. Subdivision Regulations Section 24-4601(b)(4)(C) permits the provision of recreational facilities provided that a plan is approved by the Planning Board. As noted above, the Preliminary Plan of Subdivision shows locations for onsite recreation areas proposed to meet the Mandatory Parkland Dedication requirement. DPR staff support the provision of onsite recreational facilities for future residents per Subdivision Regulations Section 24-4601(b)(4)(C) to meet the Mandatory Dedication of Parkland requirement. The onsite recreation facilities will be further evaluated with the Detailed Site Plan review by the Development Review Division staff.

**RECOMMENDATION**

DPR (PPES) staff recommends approval of Junica Brandywine Preliminary Plan of Subdivision, PPS-2023-017 with the following conditions:

1. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for and provide adequate on-site recreational facilities. The applicant shall provide details of the recreational facilities prior to signature approval of the preliminary plan.
2. Prior to the submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of onsite recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation.
3. The onsite recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the *Parks and Recreation Facilities Design Guidelines*, with the review of the site plan. Timing for construction shall also be determined at the time of the site plan.
4. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities.
5. Add a note on the Preliminary Plan stating that the mandatory dedication of parkland requirement is being addressed by providing onsite recreation facilities for Service Area 9.

cc: Leonard Pettiford



February 24, 2025

**MEMORANDUM**

**TO:** Mahsa Vatandoost, Development Review Division

**FROM:** Leah Daniels, Transportation Planning Section, Countywide Planning Division  
*Leah Daniels*

**VIA:** NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division  
Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT:** **ADQ-2023-033 Junica Brandywine Village**

**Proposal**

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with Preliminary Plan of Subdivision (PPS) 2023-017. The subject property is currently unimproved and is zoned Commercial General Office (CGO). The subject application seeks to develop the property with 150 two-family dwelling units and 2,000 square feet of commercial space. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current zoning ordinance and subdivision regulations.

**Criteria for Establishing Transportation Adequacy**

The subject property is located within TSA 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

**Links and Signalized Intersections:** Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

**Unsignalized Intersections:** The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed and the standard of CLV is 1,150 or less.

**Analysis of Traffic Impacts**

A full traffic impact study (TIS) was submitted as part of the subject application, which is used as the basis for determining adequacy. As mentioned, the PPS application proposes 150 two-family dwelling units and 2,000 square feet of commercial space.

**Trip Generation**

The table below summarizes trip generation for each peak period that will be used in reviewing site traffic generated impacts and developing a trip cap for the site:

<b>TRIP GENERATION SUMMARY: ADQ-23005</b>								
			<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
<b>Land Use</b>	<b>Quantity</b>	<b>Metric</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Townhouse (Prince George's County rates)	150	Units	21	84	105	78	42	120
Strip Retail Plaza (ITE 822)	2,000	Square feet	6	4	10	12	13	25
Passby Rate (50%)			-2	-1	-3	-6	-7	-13
<b>Total Trip Cap Recommendation</b>			<b>112</b>			<b>132</b>		

The traffic generated by the proposed application would impact the following intersections in the transportation system:

- MD 5 Service Road & NB MD 5 On Ramp (Signalized)
- MD 5 Service Road & SB MD 5 Off Ramp (Signalized)
- Brandywine Road & MD 5 Service Road (Signalized)
- Brandywine Road & Floral Road (Unsignalized)
- Brandywine Road & Site Access (Unsignalized)

**Existing Traffic**

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

<b><u>EXISTING TRAFFIC CONDITIONS</u></b>				
Intersection	<u>Critical Lane Volume</u>		<u>Level of Service (LOS, AM &amp; PM)</u>	
	<u>(AM &amp; PM)</u>			
MD 5 Service Road & NB MD 5 On Ramp (Signalized)	1000	848	A	A
MD 5 Service Road & SB MD 5 Off Ramp (Signalized)	501	650	A	A
Brandywine Road & MD 5 Service Road (Signalized)	699	1132	A	B
Brandywine Road & Floral Road (Unsignalized) Westbound Approach Northbound Approach	3.3 sec 14.2 sec	4.4 sec 14.9 sec	Pass	Pass
Brandywine Road & Site Access (Unsignalized) Eastbound Approach Southbound Approach	N/A	N/A	N/A	N/A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

**Background Traffic**

The traffic study identified 8 background developments whose impact would affect study intersections. A 1% growth rate was applied to existing peak hour volumes over a six-year period for development build-out. There are no critical intersections identified above that are programmed for improvements with 100 percent construction funding within the next six years in the current Maryland Department of Transportation "Consolidated Transportation Program" or the Prince George's County "Capital Improvement Program." A second analysis was done to evaluate the impact of background developments.

<b><u>BACKGROUND TRAFFIC CONDITIONS</u></b>				
Intersection	<u>Critical Lane Volume</u>		<u>Level of Service (LOS, AM &amp; PM)</u>	
	<u>(AM &amp; PM)</u>			
MD 5 Service Road & NB MD 5 On Ramp (Signalized)	1363	1142	D	B
MD 5 Service Road & SB MD 5 Off Ramp (Signalized)	660	870	A	A
Brandywine Road & MD 5 Service Road (Signalized)	970	1490	A	E

Brandywine Road & Floral Road (Unsignalized) Westbound Approach Northbound Approach	4.3 sec 22.6 sec	6 sec 23.4 sec	Pass	Pass
Brandywine Road & Site Access (Unsignalized) Eastbound Approach Southbound Approach	N/A	N/A	N/A	N/A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The above-listed table shows that factoring in background developments and growth rate, the intersection of Brandywine Road and MD 5 Service Road shows a PM peak of 1490 CLV which indicates a failing intersection. Mitigation for this intersection has been proposed and discussed below in Total Traffic Conditions.

#### Total Traffic

The study intersections, when analyzed with total developed future traffic, operate as shown below.

<b>TOTAL TRAFFIC CONDITIONS</b>				
Intersection	<u>Critical Lane Volume</u> <u>(AM &amp; PM)</u>		<u>Level of Service (LOS, AM &amp; PM)</u>	
	MD 5 Service Road & NB MD 5 On Ramp (Signalized)	1374	1159	D
MD 5 Service Road & SB MD 5 Off Ramp (Signalized)	690	897	A	A
Brandywine Road & MD 5 Service Road (Signalized)	1031 816	1523 1124	B A	E B
Brandywine Road & Floral Road (Unsignalized) Westbound Approach Northbound Approach	4.4 sec 24.3 sec	6.2 sec 25 sec	Pass	Pass
Brandywine Road & Site Access (Unsignalized) Eastbound Approach Southbound Approach	0.4 sec 40.6 sec	1 sec 37.9 sec	Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

All critical intersections will operate at acceptable levels, except Brandywine Road and MD 5 Service Road. The TIS indicates the intersection will operate at a critical lane volume (CLV) of 1,523 during the evening peak hour, which corresponds to LOS E, a failing intersection. An additional right turn lane along the eastbound approach is proposed to mitigate the developments impact and improve the intersections CLV to 1,124, LOS B, an acceptable intersection. Staff find that adequacy requirements have been met.

### **Analysis of Bicycle & Pedestrian Impacts**

The subject property is in the Commercial General Office (CGO) zoning district and is, therefore, subject to Section 24-4506 for pedestrian and bicycle adequacy. Per Section 24-4506(c)(1)(B) (i), the cost cap for the proposed development's off-site facilities is \$45,700, adjusted for inflation to \$61,768.

Commercial or Retail: 2,000 sq. ft. x \$0.35 = \$700

Residential: 150 units x \$300.00 = \$45,000

Adjusted per October 2024 inflation: \$61,768

Section 24-4506(c)(1) (C-D) discusses minimum criteria for finding adequate public pedestrian and bikeway facilities and is copied below:

**(C) The finding of adequate public pedestrian facilities shall, at minimum, include the following criteria:**

1. **(i) The degree to which the sidewalks, streetlights, street trees, street furniture, and other streetscape features recommended in the Countywide Master Plan of Transportation and the applicable Area Master Plan or Sector Plan have been constructed or implemented in the area; and**
2. **(ii) The presence of elements that make it safer, easier, and more inviting for people to traverse the area.**

**(D) The finding of adequate public bikeway facilities shall, at minimum, include the following criteria:**

1. **(i) The degree to which the bike lanes, bikeways, and trails recommended in the Countywide Master Plan of Transportation and the applicable Area Master Plan or Sector Plan have been constructed or implemented in the area;**
2. **(ii) The presence of specially marked and striped bike lanes or buffered bike lanes in which people can safely travel by bicycle without unnecessarily conflicting with pedestrians or motorized vehicles;**
3. **(iii) The degree to which protected bicycle lanes, on-street vehicle parking, medians, or other physical buffers exist to make it safer or more inviting for people to traverse the area by bicycle; and**
4. **(iv) The availability of safe, accessible, and adequate bicycle parking at transit stops, commercial areas, employment centers, multifamily residential buildings, mixed-use activity centers, and other places where vehicle parking, visitors, and/or patrons are normally anticipated.**

**Comment:** The BPIS includes analysis of existing infrastructure, potential trip generators, and gaps in facilities within the half-mile limits of the subject site to fully evaluate the surrounding area. The

analysis also identifies the master-planned facilities within the boundaries. The BPIS includes a list of recommended facilities to improve the area regarding the subject site. This criterion has been met.

#### Off-Site Adequacy

Based on the criteria in Section 24-4506, the applicant has provided a list off-site pedestrian and bicycle facilities to meet pedestrian and bikeway adequacy. At the time of this referral, the Department of Permitting, Inspections, and Enforcement (DPIE) has recommended the applicant provide Option 2.

The applicant proposes the following options:

1. Pave approximately 800 feet of roadway and install approximately 500 feet of a minimum four-foot-wide bicycle lane, pavement markings, and signage, along the east side of Brandywine Road (estimated at \$43,400).
2. Install a maximum of ADA-compliant bus shelters at the nearby park and Ride lot at Brandywine Road and Spine Road (estimated at \$42,000).

The fourth transportation goal of the Subregion 5 Master Plan and Sectional Map Amendment is to increase the mobility options for transit riders in the subregion area. Staff recommend the applicant prioritize option #2 in concurrence with the recommendation of the Department of Permitting, Inspections and Enforcement (DPIE). This transit improvement of ADA-compliant bus shelters with concrete pads in conjunction with the proposed bicycle and pedestrian improvements along the property's frontage meet the goals of the master plan

#### Demonstrated Nexus

The proposed pedestrian and bicycle improvements create opportunities for multimodal transportation along Brandywine Road as encouraged by the Master Plan recommendations. The applicant's proposal provides bus shelters, a bicycle lane, and sidewalks as a range of transportation options for future and existing residents. Pursuant to Sec. 24-4506(c)(1)(B), staff find that there is a demonstrated nexus between the proposed off-site facilities and improvements for the proposed development and nearby destinations.

#### On-Site Adequacy

The application is also subject to on-site pedestrian and bicycle facilities pursuant to Sec. 24-4506(a). The site plan includes internal sidewalks to which staff recommend ADA-compliant crosswalks be provided for safe pedestrian access. The site plan also includes a five-foot-wide sidewalk along the property's frontage of Brandywine Road with ADA-compliant crosswalk across the site access. These improvements are detailed in the PPS application and will be analyzed further with the detailed site plan. Staff conclude that adequate on-site pedestrian and bicycle facilities will be provided with the proposed and recommended amenities and facilities.

#### **Recommendations**

Based on the findings presented above, staff conclude that transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24 if the following conditions are met:

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 112 AM peak-hour trips and 132 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities.
2. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
  - a. Convert the eastbound Brandywine Road shoulder to a right-turn lane
3. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the permit plan submission.
4. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate off-site pedestrian and bikeway facilities, in accordance with Section 24-4506(c)(1)(B) of the Subdivision Regulations, have (a) full financial assurances, (b) been permitted for construction through the applicable permitting agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency. The adequate pedestrian and bikeway facilities shall be selected from the prioritized list below. A facility shall only be selected if the facilities above it on the list cannot be constructed for reasons of (a) valuation above the cost cap for off-site facilities or (b) inability of the applicant to obtain a permit for construction from the applicable permitting agency. If the applicant cannot obtain a permit for construction, they shall demonstrate this with written correspondence from the permitting agency, or with written evidence of the developer's reasonable efforts to obtain permits should the permitting agency not provide such correspondence. Multiple facilities shall be selected if they can be accommodated together within the cost cap.
  - a. Park-N-Ride: Install a maximum of two Americans with Disabilities Act (ADA) compliant bus shelters with concrete pads in the Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road interchange.
  - b. Brandywine Road: Pave approximately 800 square feet of shoulder area along the north side of Brandywine Road to provide a minimum four-foot bike lane as shown on Appendix B2 of the applicant's BPIS report.

# ADQ-2023-033 Junica Brandywine- Request Signature Today (2/27/2025)

Final Audit Report

2025-02-27

Created:	2025-02-27
By:	Mahsa Vatandoost (Mahsa.Vatandoost@ppd.mncppc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9LrR14bs8nSws00IBBIQSpJO9Ds6E9Ca

## "ADQ-2023-033 Junica Brandywine- Request Signature Today (2/27/2025)" History

-  Document created by Mahsa Vatandoost (Mahsa.Vatandoost@ppd.mncppc.org)  
2025-02-27 - 3:01:30 PM GMT- IP address: 209.2.118.50
-  Document emailed to Lakisha Hull (lakisha.hull@ppd.mncppc.org) for signature  
2025-02-27 - 3:18:27 PM GMT
-  Email viewed by Lakisha Hull (lakisha.hull@ppd.mncppc.org)  
2025-02-27 - 4:03:32 PM GMT- IP address: 136.226.52.106
-  Document e-signed by Lakisha Hull (lakisha.hull@ppd.mncppc.org)  
Signature Date: 2025-02-27 - 4:04:00 PM GMT - Time Source: server- IP address: 136.226.52.106
-  Agreement completed.  
2025-02-27 - 4:04:00 PM GMT



# **Additional Back-up**

**For**

**DET-2025-006  
Junica Brandywine**

**Junica Brandywine**  
**DET-2025-006**  
**Planning Board**  
**November 20, 2025**

Proposed Revised Conditions

1. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the plans as follows:
  - a. Remove ~~Revise~~ the Clubhouse canopy signage and site freestanding signage per the requirements of Section 27-61500 of the Prince George's County Zoning Ordinance.
  - d. Replace the Maryland Department of Transportation State Highway Administration signage for the shared-use bicycle facility located at the south-eastern corner of the site plan, in accordance with the W11-1/~~W161P~~ W16-1 signage standards per the Maryland Manual on Uniform Traffic Control Devices.
  - l. Revise the "Recreational Facilities Provided (DET-2025-006)" table to denote the recreational facilities that are required to be bonded prior to the first residential building permit in accordance with Condition 7 of the Prince George's County Planning Board Resolution of Approval for PPS-2023-017. ~~remove performance bond trigger as it does not conform with the previously approved Preliminary Plan of Subdivision condition.~~
  - m. Demonstrate that the designated open space set-aside areas will conform with Ownership, Management, and Maintenance Requirements ~~Provide easements on plans for the open space set-aside area~~ per Section 27-6408(3) of the Prince George's County Zoning Ordinance.
6. At the time of the final plat for the development, in accordance with Section 27-6408 of the Prince George's County Zoning Ordinance, the applicant shall establish a covenant, deed, or easement for the open space set-aside areas. The document 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, and the Liber/folio indicated on the final plat, prior to recordation.



**PAUL B. WOODBURN, P.E.**

- POSITION:** Vice President / Project Manager
- EDUCATION:** Graduated in 1989 from the University of Maryland  
B.S. in Civil Engineering
- AFFILIATIONS:** Professional Engineer: Maryland No. 20493  
Virginia No. 25466  
Washington, DC No. 10479  
Professional Environmental Auditor No. 100 1295189  
State of Maryland-Certified Erosion & Sediment Control  
Maryland #2540  
Chi Epsilon Fraternity  
American Society of Civil Engineers  
Leadership Maryland (2012 – Present)
- APPOINTMENTS:** State of Maryland, (January 2012 – Present) WSSC Water & Sewer Rates Committee  
Jesus the Divine Word Parish, Huntingtown, Maryland (2002 – 2016) Development  
Committee
- BOARDS:** Summit School, Edgewater, Maryland (2013 – 2019)
- EXPERIENCE/  
QUALIFICATIONS:** Mr. Woodburn is currently employed a Senior Director / Project Manager. He is a graduate of the University of Maryland with a major in Civil Engineering and is experienced in general building construction, land development and water resources. Mr. Woodburn brings over 34 years of professional experience in land development projects and in the analysis, design and construction of residential, commercial, mineral extraction and institutional developments. This includes structures, roads, water and sewer systems, landscape and living shore line design, critical area natural resource inventories/forest stand delineations, tree conservation, storm drain and stormwater management systems and sediment control practices. Mr. Woodburn has obtained extensive training and experience in providing wetland assessments, preparing wetland construction mitigation plans, and preparing and obtaining wetland alteration and waterways permits. He is trained and experienced in hydrology and hydraulics. This experience includes the analysis of floodplains and the analysis and design of storm drain systems, stormwater management and water quality Best Management Practice systems (bio-retention areas). He also trained and experienced in land planning and engineering design and inspections. This experience also includes obtaining information pertaining structures and to utilities associated with a property, obtaining site histories, preparing a Phase I Environmental Assessment, analyzing a site's development potential, preparing design and construction drawings for surface mining projects, storm drain systems, stormwater management systems, sediment control systems, structures and roadways, and performing grading, earthwork computations and construction cost estimates.
- Mr. Woodburn has provided expert testimony as a Professional Civil Engineer in Calvert, Prince George's, Anne Arundel, Howard and Montgomery Counties.

---

---

# MICHAEL M. LENHART, P.E., P.T.O.E.

## PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

---

### **Job History**

#### **2005 - Present**

*President* – Lenhart Traffic Consulting, Inc.

#### **2002 - 2005**

*Senior Project Manager* - The Traffic Group, Inc.

#### **2000 – 2002**

*Independent Consultant* - The Traffic Group, Inc.

#### **1999 - 2000**

*Senior Associate* - The Traffic Group, Inc.

#### **1998 – 1999**

*Division Chief – Engineering Access Permits*  
Maryland State Highway Administration

#### **1990 - 1998**

*Traffic Engineer*  
Maryland State Highway Administration

### **Educational Background**

- *Bachelors of Science in Civil Engineering*  
-1990 (U of MD @ College Park)
- *Masters of Science in Traffic Engineering & Transportation Planning*  
-1998 (U of MD @ College Park)

### **Affiliations**

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

---

### **Places where Mr. Lenhart has testified as an expert witness**

Allegany County – Board of Appeals, Planning Commission  
Annapolis - Planning Commission, Board of Appeals  
Anne Arundel County – Board of Appeals, Administrative Hearing Officer  
Baltimore County – Zoning Commissioner, Planning Board  
Calvert County – Planning Commission, Board of Appeals,  
County Commissioners  
Carroll County – Board of Zoning Appeals; Planning Board  
Charles County – County Commissioners, Circuit Court,  
Board of Appeals, Planning Commission,  
Town of LaPlata Planning Commission, Town Council, Board of Appeals  
City of Frederick – Planning Commission  
Frederick County – Planning Commission, County Commissioners  
Harford County – Circuit Court  
Prince George’s County – District Council, Planning Board, Zoning  
Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner  
Queen Anne’s County – Planning Commission  
St. Mary’s County – Planning Commission; County  
Commissioners  
Sussex County, DE – Planning Commission, Board of  
County Commissioners  
Talbot County – Planning Commission  
Town of Leesburg, VA – Planning Commission  
Washington County – Board of County Commissioners  
Worcester County – Planning Commission

### **MARYLAND STATE HIGHWAY ADMINISTRATION- ENGINEERING SERVICES, DISTRICT 5**

High Accident Sections  
Traffic Safety Studies  
Traffic Signal Warrant Studies  
Highway Design Consultation  
Project Planning Consultation  
Traffic Impact Study Review

**Erika Ebersole**

**Engineer**



Erika joined Phoenix Noise and Vibration as an associate engineer in 2022 after graduating from Shippensburg University with a Bachelor of Science degree in Mechanical Engineering and a Minor in Mathematics. Prior to graduating, she interned as an electro-mechanical engineer in the railway industry. She strives to apply her past skills and experiences while exploring and developing her knowledge in acoustics.

Erika was promoted to Engineer status in August of 2023 and has had great success in measurement, analysis, and mitigation of transportation noise impact upon residential and commercial developments, managed and directed SKIF room acoustical testing on multiple military bases in the DMV region, provided customer services and integration of acoustical designs, and presented webinars to members of the Architectural Institute of America.

#### **CAREER SUMMARY**

##### ***Phoenix Noise & Vibration (May 2022 – Present)***

- Conduct a variety of on-site noise and vibration field measurements and analyze measured data.
- Develop computerized noise models to compute large-scale, three-dimensional existing and future noise impact upon various proposed sites.
- Design mitigation solutions in accordance with local noise regulations and/or building codes.
- Collaborate with clients to determine project design goals and obtain relevant site information to do so.

##### ***Amtrak (June 2021 – January 2022)***

- Analyzed complications within the electro-mechanical systems of Acela High-Speed trainsets.
- Collaborated with machinists and electricians to resolve all issues.

#### **PROJECT SUMMARY (ABBR.)**

- Hill Top House Hotel - Railway noise mitigation for residential use
- Westphalia Business Park – Industrial Noise Analysis & Mitigation Design
- West Falls Church – Environmental Noise Analysis & Mitigation Design
- Parkland South – Townhome Development with Roadway/Railway Noise Impact
- Aiton Elementary School – Mechanical/HVAC Noise Analysis
- Metro West – Multifamily Transportation Noise Impact
- 2501 Catoctin Ct. – Room-to-Room Noise Transmission Analysis
- Fort Washington – Multifamily Transportation Noise Impact & Mitigation Design
- Glenwood South - Multifamily Transportation Noise Impact & Mitigation Design
- Suburban Hospital Expansion – Long Term Noise Monitoring/Data Analysis
- GWU Mount Vernon Campus – Environmental Noise Analysis

- Mercy Reisterstown Medical Offices – Room-to-Room Noise Transmission & Mitigation Design
- Arcola Town Center – Airport Noise Analysis & Mitigation Design
- Hope Village – Townhome Development Transportation Noise Impact & Mitigation Design

#### **ACHIEVEMENTS**

Panelist for NCAC “Managing Up” webinar.

Early Career Consultant Liaison for the NCAC Board of Directors.

#### **MEMBERSHIPS**

National Council of Acoustical Consultants (NCAC)

Institute of Noise Control Engineering (INCE)

#### **EDUCATION & AWARDS**

Bachelor of Science, Mechanical Engineering, May 2022 (Shippensburg University)



## PROFESSIONAL AFFILIATIONS

- Urban Land Institute (ULI)
- Co-Chair Revitalization and Reuse Council, ULI Baltimore
- Maryland Building Industry Association (MBIA) Mixed-use Council
- American Institute of Architects (AIA)
- ULI DC Housing Product Council

## CERTIFICATIONS

- Registered Architect State of Maryland

## EDUCATION

- Master of Architecture, University of Illinois - Chicago, 1994
- Bachelor of Architecture, Clemson University, 1990

“My passion for housing design is complimented by our collaborative design process, creating memorable places for residents and the community.”

# SCOT FOSTER AIA

PRINCIPAL | DIRECTOR, HOUSING STUDIO

Scot joined BCT in 2008 to establish the Housing Studio. He brings over 30 years of public and private-sector experience to the firm and his clients appreciate his strong mix of creative and practical design insight. As a Principal at BCT Design Group, Scot serves as the co-director of the Housing Studio and has led the design of a significant number of mixed-use residential buildings in the region. These include market rate housing, affordable housing, and office to residential conversions.

### AVALONBAY HUNT VALLEY

CLIENT: AVALONBAY COMMUNITIES  
HUNT VALLEY, MD, USA

A six-story, multi-family building that complements the existing retail Hunt Valley Towne Centre. The project includes 320 residential apartments, amenities, and 490 structured parking spaces.

### 10 LIGHT STREET

CLIENT: METROPOLITAN PARTNERSHIPS  
BALTIMORE, MARYLAND, USA

Adaptive-reuse/renovation of a 1930's office tower into vertical mixed-use, with the addition of 419 market-rate apartments and 42,000 sf of retail.

### EMBER AT BERWYN

CLIENT: BOZZUTO  
CHESTER COUNTY, PENNSYLVANIA, USA

A ground-up, four-story, 303,000+ sf multi-family building featuring 250 market-rate apartments, with a structured parking garage (400 spaces).

### MIDTOWN 64

CLIENT: GREENBERG GIBBONS  
RICHMOND, VIRGINIA, USA

Midtown 64 is a 300-unit mixed-use development with amenities and structured parking in Richmond's growing northwest corridor.

### LANDMARK OVERLOOK

CLIENT: HEKEMIAN  
ALEXANDRIA, VIRGINIA, USA

11-acre mixed-use development that includes 370 units, 7000 sf retail, two seven-story apartment buildings and 88 two-over-two condominiums.

### THE REMY PHASE 2

CLIENT: BERMAN ENTERPRISES  
NEW CARROLLTON, MARYLAND, USA  
A phase 2 multi-family building with 265 units and 11,000 sf of amenity space wrapped with 6,000 sf of retail, in an existing TOD development.

### THE SIX - UNIVERSITY TOWN CENTER

CLIENT: TRANSWESTERN DEVELOPMENT CO.  
HYATTSVILLE, MD USA

A ground-up, 7 1/2 story, 312,000 +/- sf mixed-use building featuring 316 market rate apartments, 2500 sf of retail and a structured parking garage (300 spaces).

### SOMERSET MIXED-USE AFFORDABLE HOUSING

CLIENT: MISSION FIRST HOUSING  
BALTIMORE, MD, USA

A mixed-use project with 35,000 sf retail, two levels of above-grade parking and five stories of 190 mixed-income housing with 4% and 9% LIHTC units.

### UB PLACE

CLIENT: ZAHLCO  
BALTIMORE, MARYLAND, USA

The adaptive re-use of an existing 1story maintenance facility with 5 levels of new construction creating a 245,000 sf mixed-use building in midtown Baltimore with 33,191 sf retail and 270 units of residential.

### AUBURN AVENUE

CLIENT: AUBURN BUILDING ASSOCIATES  
BETHESDA, MARYLAND, USA

A 12-story, 187,421 sf residential building with 143,820 sf GLA, 167 residential units, including a lobby, leasing and management office, residential amenities, support spaces, and 8,295 sf of retail.

### YARD 56 MULTI-FAMILY

CLIENT: MCB REAL ESTATE  
BALTIMORE, MARYLAND, USA

A 21-acre, mixed-use development that includes a five and seven-story, mixed-use building with 220 apartments, 6000 sf of retail, and 650 structured parking spaces.

### COURTNEY VIEW AFFORDABLE HOUSING APARTMENTS

CLIENT: EPISCOPAL HOUSING CORP  
BALTIMORE, MARYLAND

4-story, 75-unit affordable housing development will integrate a new Fellowship Hall and church offices alongside residential amenities, preserving the existing sanctuary and supporting community growth through a 9% LIHTC funded project.

### 2 HOPKINS PLAZA

CLIENT: BERMAN ENTERPRISES  
BALTIMORE, MARYLAND, USA

Adaptive-reuse of an office tower into 183 residential units, 143,000 sf of office space on ten floors, and 7,500 sf of retail.

### SISSON EAST REMINGTON

CLIENT: SEAWALL  
BALTIMORE, MARYLAND, USA

The redevelopment of multiple city blocks to include the revitalization, and demolition of some existing buildings, to facilitate a central gathering space, 225 apartments, parking structure, and new food and beverage offerings.

### ONE LOUDOUN R2

CLIENT: KETTLER  
LOUDOUN COUNTY, VIRGINIA, USA

A 424-unit mixed-use community. The 498,000-SF project includes retail, vibrant amenities, and a 549-space garage, targeting NGBS Silver certification with a modern design that fosters connection and community.

### AVA BREWERS HILL

CLIENT: AVALONBAY COMMUNITIES  
BALTIMORE, MARYLAND, USA

A seven-story residential building that will be the southern gateway building to the Brewers Hill neighborhood with 427 units, 520 structured parking spaces, and 8,000 sf of amenity space.

### FREDERICK BRICKWORKS

CLIENT: GREENBERG GIBBONS  
FREDERICK, MARYLAND, USA

First-phase residential mixed-use building at Frederick Brickworks, featuring 331 units, retail, amenities, and a 515-space garage at S. East Street and Monocacy Boulevard.



November 18, 2025

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Division Chief, Development Review Division *SC*  
Hyojung Garland, Supervisor, Urban Design Section *HG*  
Development Review Division

FROM: Dexter Cofield, Planner II, Urban Design Section *DEC*  
Development Review Division

SUBJECT: **DET-2025-006 Junica Brandywine**  
Planning Board Agenda November 20, 2025 – Staff Revisions to recommended  
Finding 6 and additional conditions

Staff of the Urban Design Section propose revisions to the following findings and conditions contained in the published technical staff report for the purpose of clarifying the Detailed Site Plan conformance to the associated Preliminary Plan of Subdivision requirements, specifically regarding Section 24-4601, Mandatory Dedication of Parkland.

*Revisions to Finding III.B., as follows:*

- 5. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction and public accessibility and use of the facilities, including appropriate provisions for public access, shall also be determined at the time of DET review.**

The submitted plans provide a chart that outlines the proposed recreational facilities and specifies the timing of construction for each facility. The 2,355-square-foot playground is scheduled for construction prior to the 90th dwelling unit. The 2,000-square-foot clubhouse, including an exercise room, kitchen, gathering room, café, and patio, requires construction prior to the 115th dwelling unit. The 1,192-square-foot dog park is to be constructed prior to the 45th dwelling unit, reflecting its early inclusion in the development. Finally, the community open space with two-bike racks aligns with the clubhouse in timing,

to be constructed prior to the 115th dwelling unit. Overall, the chart illustrates a phased approach that staff find acceptable. However, detailed cost estimates for each facility shall be provided to confirm the value specified for each facility in the chart given on the plans, or the plans shall be revised as needed to show the corrected cost.

Additionally, the plans provide a calculation table for the minimum value of recreational facilities to be provided. However, this calculation is not in accordance with the Subdivision Regulations and Park and Recreation Facilities Design Guidelines (adopted 2024). Therefore, the calculation table should be removed from the plans.

7. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.**

The submitted plans notate the implementation of a performance bond trigger as it relates to the recreational facilities. However, they do not conform with the above PPS condition and therefore, should be ~~revised removed from~~ on the plans as conditioned herein. Further, review of a performance bond, letter of credit, or other suitable financial guarantee for the construction of the recreational facilities will be evaluated at time of permitting.

*Addition to Conditions 1, as follows:*

- 1.o. Remove the calculation table determining the value of Recreational Facilities based on population.
1. p. Provide detailed cost estimates for each recreational facility to confirm or correct the value specified for each facility in the chart given on the plans, and revise this column on the chart to remove "for Population of 500".

~~Strikethrough~~ represents deleted language  
Underline represents added language