



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

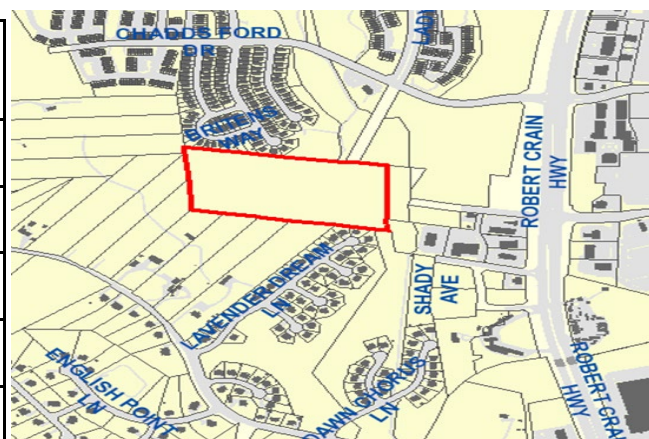
Detailed Site Plan

Enclave at Brandywine

DSP-20054

REQUEST	STAFF RECOMMENDATION
To construct 104 single-family attached dwelling (townhouse) units.	APPROVAL with conditions

Location: On the west side of US 301 (Robert Crain Highway).	
Gross Acreage:	19.11
Zone:	R-T
Dwelling Units:	104
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	220SE06 and 220SE07
Applicant/Address: Fogler-Pratt Development 12435 Part Potomac Avenue Potomac, MD 20854	
Staff Reviewer: Tierre, Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	10/14/2021
Planning Board Action Limit:	10/29/2021
Staff Report Date:	09/28/2021
Date Accepted:	07/20/2021
Informational Mailing:	03/19/2021
Acceptance Mailing:	07/20/2021
Sign Posting Deadline:	09/14/2021

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20054
Type 2 Tree Conservation Plan TCP2-023-2021
Enclave at Brandywine

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan application was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Townhouse (R-T) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-18017;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and,
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Section recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) is for the construction of 104 single-family attached dwelling (townhouse)units.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	R-T	R-T
Use	Vacant	Single-family attached dwellings
Total Gross Acreage	19.11	19.11
Lots	0	104
Parcels	1	6
Dwelling Units	--	104

Parking Information

Parking Required	
Single-family attached dwellings	
2.04 spaces/unit @ 104 units	213
Parking Provided	246

Architectural Model

Model Name	Total Finished Square Footage	1-Car Garage
Dupont	1,621	Yes

3. **Location:** The property is located on the west side of US 301 (Robert Crain Highway), in Planning Area 85A and Council District 9. The property is zoned in the Townhouse (R-T) Zone, and it is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.
4. **Surrounding Uses:** The site is bounded by the Chaddsford development in the Residential Medium Zone to the north; to the east by vacant land in the Commercial Shopping Center Zone; and to the south and west by mostly undeveloped land in the Rural Residential Zone.
5. **Previous Approvals:** The subject property is a legal acreage parcel known as Parcel 30, described by deed recorded in the Prince George’s County Land Records in Liber 22896 at folio 307. The property is subject to Preliminary Plan of Subdivision (PPS) 4-18017 (PGCPB Resolution No. 19-116), which was approved on October 10, 2019 for 104 lots and 6 parcels, for the development of 104 single-family attached dwellings. A final plat of subdivision must be submitted prior to October 31, 2021, the date the PPS expires. The site also has a Stormwater Management (SWM) Concept Approval, No. 57206-2018-00, which was issued on April 5, 2019.
6. **Design Features:** The subject site is approximately 19.11 acres and is located on the west side of US 301 (Robert Crain Highway). The subject DSP proposes to construct 104 single-family attached (townhouse) dwelling units. A SWM area is provided in the central green area on-site and is designed to serve as an amenity for the entire community. This feature provides privacy for the units that are central to the site where their rear yards

face this amenity, and the feature further unifies pedestrian circulation and connection on-site. The site layout of the subdivision is condensed to preserve land for a future phase of development, which will be located on Parcels B and C dedicated to the homeowners association. An open play area is being proposed on the southwest corner of the site.

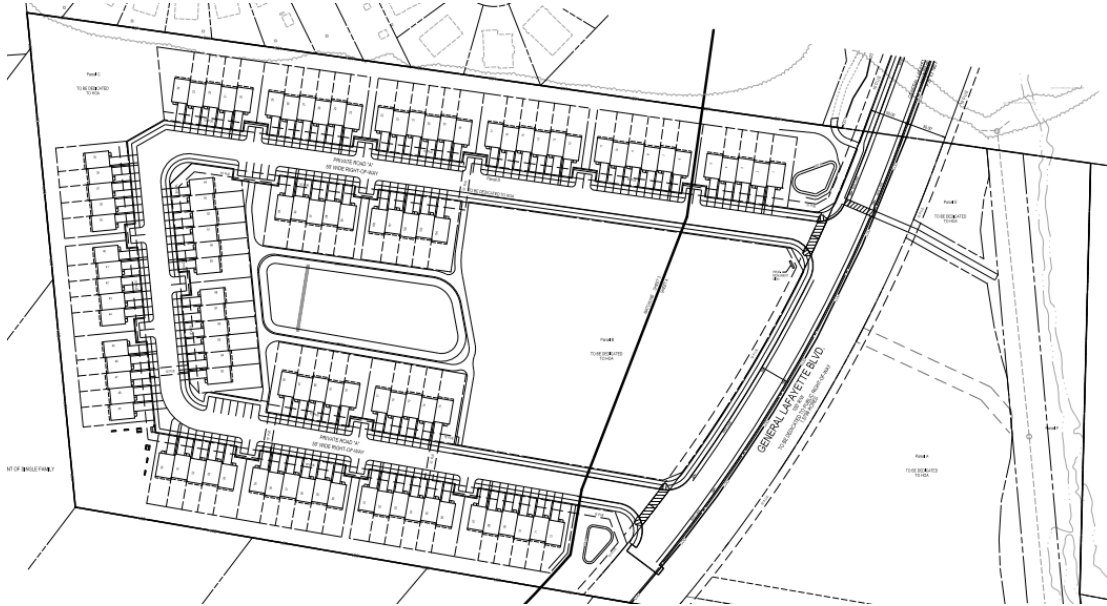


Figure 1: Site Plan



Figure 2: Phase 2 Location

Architecture

A single architecture model is being proposed as part of this application which is referred to as the Dupont Model. The model is 20 feet wide and has a finished floor area of 1,621 square feet. The units will be grouped in sticks of five or six units. The front facades will be varied to provide for architectural interest between the facades. The front facades will have a combination of vinyl horizontal siding veneer with paneled shutters and brick veneer with brick soldier course and rowlock sill. The roof will consist of asphalt shingles. Each unit will have a one-car garage and a driveway designed to provide a second off-street parking space. There will be 38 additional parking spaces provided throughout the community for visitor parking, totaling 246 parking spaces that will be provided on-site. A condition has been included herein, stating that all lots visible from public spaces and streets, as described in Section 27-433(d)(5) of the Prince George's County Zoning Ordinance, should be designated as high-profile sides.





Figure 2: Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-T Zone and the site plan design guidelines of the Zoning Ordinance, as follows:
 - a. The application is subject to the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. Townhomes are permitted in the R-T Zone, pursuant to Footnote 125, which states that the DSP is in conformance with the applicable site design guidelines and the requirements of the R-T Zone.
 - b. The DSP generally conforms with Section 27-433 of the Zoning Ordinance, Regulations for the R-T Zone.

8. **Preliminary Plan of Subdivision 4-18017:** The Prince George's County Planning Board approved PPS 4-1817 for Enclave at Brandywine on October 10, 2019 (PGCPB Resolution No. 19-116), for 104 lots and 6 parcels to support development of 104 townhouse units. The conditions that are relevant to the review of this DSP warrant the following discussion:
 1. **Prior to signature approval of this preliminary plan of subdivision, the plan shall be revised to:**
 - a. **Create a fifth parcel containing approximately 1.7 acres of the subject property, consistent with Staff Exhibit 'A', and label as dedication to the Maryland-National Capital Park and Planning Commission (M-NCPPC) and revise the acreage for Parcel A accordingly.**

This revision to PPS 4-18017 was accomplished prior to its certification and labeled as Parcel F. The DSP shows Parcel F as 1.67 acres in area instead of 1.7 acres and is not labeled as to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC), as required by this condition. A portion of the original 1.7 acres has been used to accommodate a stormwater outlet in the southeast corner of the site, decreasing the total acreage shown on the approved PPS. However, the total acreage meets the minimum acreage requirement and design described by Finding 7 in the PPS resolution. A condition has been included herein, to label Parcel F to be dedicated to M-NCPPC.

- b. **Show the proposed property lines for Parcel C, where Parcel C meets the private road (Parcel D), in the northwest and southwest corners of the site.**

This revision to PPS 4-18017 was accomplished prior to its certification, as required.

4. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (57206-2018-0) and any subsequent revisions.**

The proposed DSP does not conform with the approved SWM concept plan (57206-2018-0). A new SWM concept plan is needed. The applicant has indicated that a revision to the SWM concept plan is being submitted to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A copy of the revised SWM concept plan was not

submitted by the applicant as part of this application. A condition has been included herein, stating that the revised SWM concept plan should be approved by DPIE, and a copy of the approved SWM concept plan and approval letter should be submitted by the applicant for review prior to certification of this DSP. The revised SWM concept plan should depict development in general conformance with the DSP and Type 2 tree conservation plan (TCP2).

7. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2013 Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. Standard sidewalks along both sides of all internal roads, unless modified by Prince George's County Department of Public Works and Transportation/Prince George's County Department of Permitting Inspections and Enforcement.**

Standard sidewalks are provided along both sides of all internal roads.

8. 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 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

- a. A standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard from the site's northern property line to Chadds Ford Drive, as shown on the bicycle and pedestrian impact statement exhibit.**

This DSP shows a standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard. Conformance to this condition will be further reviewed prior to approval of the first building permit.

9. Prior to acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, and details of the off-site sidewalk improvements approved with PPS 4-18017, consistent with Section 24-124.01(f) of the Subdivision Regulations.

The applicant provided an exhibit illustrating the off-site sidewalk improvements approved with PPS 4-18017.

10. At the time of final plat, ±1.7 acres of parkland, as shown as Staff Exhibit 'A', shall be conveyed to M-NCPPC. The land to be conveyed shall be subject to the following conditions:

- a. **An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, in Upper Marlboro, Maryland, along with the application of the first final plat.**
- b. **With the exception of the master plan trail (or other improvements associated therewith) within the area to be dedicated to M-NCPPC, M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs, and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.**
- c. **The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.**
- d. **With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, the land to be conveyed shall not be disturbed, or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). Other than the improvements depicted on the TCP1 for utilities and stormwater facilities, if the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary, or required by M-NCPPC development approval process. The bond, or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks, prior to applying for grading permits.**
- e. **All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures (with the exception of any existing underground utilities) shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.**
- f. **Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to, or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.**
- g. **With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, no stormwater management facilities, or tree conservation, or utility easements shall be proposed on land owned by, or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by**

DPR, a performance bond, maintenance, and easement agreements shall be required, prior to issuance of grading permits.

The 1.67 acres of land to be conveyed to M-NCPPC is shown on the DSP, however, the parcel to be dedicated (Parcel F) is not labeled "to be dedicated to M-NCPPC". A condition has been included herein, to provide this label on the DSP. Conformance with these conditions shall be reviewed prior to the issuance of grading permits.

- 11. Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George's County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.**

The applicant has provided construction plans for an eight-foot-wide asphalt trail.

- 12. Prior to approval of a final plat:**
 - b. The final plat shall grant a 10-foot-wide public utility easement along both sides of the area to be dedicated for General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.**
 - c. The final plat shall reflect 100 feet of right-of-way dedication along General Lafayette Boulevard, in accordance with the approved preliminary plan of subdivision.**

This DSP depicts 10-foot-wide public utility easements along both sides of General Lafayette Boulevard, in accordance with the approved PPS. The DSP also reflects 100 feet of right-of-way dedication along General Lafayette Boulevard. Conformance to this condition shall be reviewed prior to approval of the final plats.

- 13. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2019. The following note shall be placed on the final plat of subdivision:**

"Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, 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 Conservation Ordinance. 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 DSP is in general conformance with Type 1 Tree Conservation Plan TCP1-004-2019.

9. **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) because it has previously approved tree conservation plans. TCP2-023-2021 was submitted with this DSP application.

The overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of 100-year floodplain woodlands, and has a woodland conservation threshold of 3.50 acres (20 percent). This site proposes to clear 14.98 acres of woodland, and 0.06 acre of 100-year floodplain woodlands resulting in a woodland conservation requirement of 9.04 acres.

The submitted TCP2 has a woodland conservation worksheet that shows inaccurate calculations. Staff believes that the excel spreadsheet used by the applicant has become corrupted, which has resulted in the invalid requirement numbers shown on the plan. This worksheet must be revised to show the corrected woodland conservation requirement of 8.04 acres. The TCP2 proposes to meet the woodland requirement with 2.50 acres of on-site preservation and the remaining requirement to be met with off-site woodland conservation. This is consistent with the previously approved TCP1-004-2019. With the adjusted requirement, the applicant will be required to meet the additional acreage with approximately 5.55 acres of off-site woodland credits to meet the requirement.

A required master planned trail was shown adjacent to General Lafayette Boulevard going through a new woodland clearing area towards the on-site primary management area. The proposed trail ends at the on-site existing sanitary sewer line easement. This easement area goes in a southerly direction towards the adjacent off-site proposed master planned trail connection. The trail will be located within this sanitary easement, which is assumed to be cleared of woodlands.

10. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets, of the Landscape Manual. The required plantings and schedules are provided in conformance with the Landscape Manual and are acceptable.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit for more than 5,000 square feet of disturbance. The requirement for the R-T Zone is 15 percent, which is 2.87 acres, or 124,865 square feet for this property.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
- a. **Subdivision**—In a memorandum dated September 13, 2021 (Heath to Butler), incorporated herein by reference, the Subdivision Section stated that the DSP has been found to be in substantial conformance with the approved PPS.

- b. **Environmental Planning**—In a memorandum dated September 16, 2021 (Schneider to Butler), incorporated herein by reference, the Environmental Planning Section provided a response to previous conditions of approval and the applicable WCO requirements that have been included in the findings of this report. The Environmental Planning Section noted conditions to the TCP2 that have been included in staff recommendations, as outlined below.
 - c. **Permits**—In a memorandum dated September 13, 2021 (Chaney to Butler), incorporated herein by reference, comments were provided by the Permit Review Section and are included as conditions of this technical staff report, as appropriate.
 - d. **Community Planning**—In a memorandum dated September 10, 2021 (Calomese to Butler), the Community Planning staff noted that they had no comments.
 - e. **Bicycle and Pedestrian Facilities**—In a memorandum dated September 13, 2021 (Benjamin to Butler), staff concluded that the pedestrian and bicycle transportation site access and circulation of this plan is acceptable.
 - f. **Transportation Planning**—In a memorandum dated September 13, 2021 (Masog to Butler), staff determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.
 - g. **Historic Preservation**—In a memorandum dated August 2, 2021 (Smith to Butler), staff stated that the proposal will not impact any historic sites, historic resources, or significant archeological sites.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 16, 2021 (Giles to Butler), DPIE has provided comments that will be addressed as part of their permitting process.
 - i. **The Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated September 16, 2021 (Burke to Butler), incorporated herein by reference, DPR indicated that they have reviewed and evaluated this DSP for conformance with the requirements and conditions of prior approvals as they pertain to public parks and recreational facilities. DPR noted conditions that have been included in staff recommendations outlined below.
13. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved with the proposed conditions below, represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20054 and Type 2 Tree Conservation Plan TCP2-023-2021 for Enclave at Brandywine, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Label Parcel F to be dedicated to The Maryland-National Capital Park and Planning Commission.
 - b. Provide the sign square footage on the sign detail.
 - c. All end units visible to public view from streets should be designated as high visibility units.
 - d. A revised stormwater management (SWM) concept plan consistent with this DSP should be approved by the Prince George's County Department of Permitting, Inspections and Enforcement, and a copy of the approved SWM concept plan and approval letter should be submitted by the applicant.
 - e. Provide a notation to the Rose Creek connector trail section east of General Lafayette Boulevard indicating "future trail installation by M-NCPPC".
2. Prior to the issuance of the 60th building permit:
 - a. The applicant shall execute a right-of-entry agreement with the Prince George's County Department of Parks and Recreation, for the section of the Rose Creek connector trail to the north of this site to be improved on The Maryland-National Capital Park and Planning Commission owned property.
 - b. The applicant and the applicant's heirs, successors, and/or assignees shall remove the excess section of the existing Rose Creek connector trail and construct an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to the shared-use path proposed along the General Lafayette Boulevard frontage.

3. Prior to certification of this Type 2 tree conservation plan, the following revisions shall be made, or information shall be provided:
 - a. Replace the existing woodland conservation worksheet with a corrected worksheet.
 - b. Add a tree protection fence to the required areas and add the symbol and label to the legend.
 - c. Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and 200 feet along the proposed water/sewer and stormwater management utility lines.
 - d. Have the plans signed and dated by the qualified professional who prepared them.

ENCLAVE AT BRANDYWINE

Detailed Site Plan

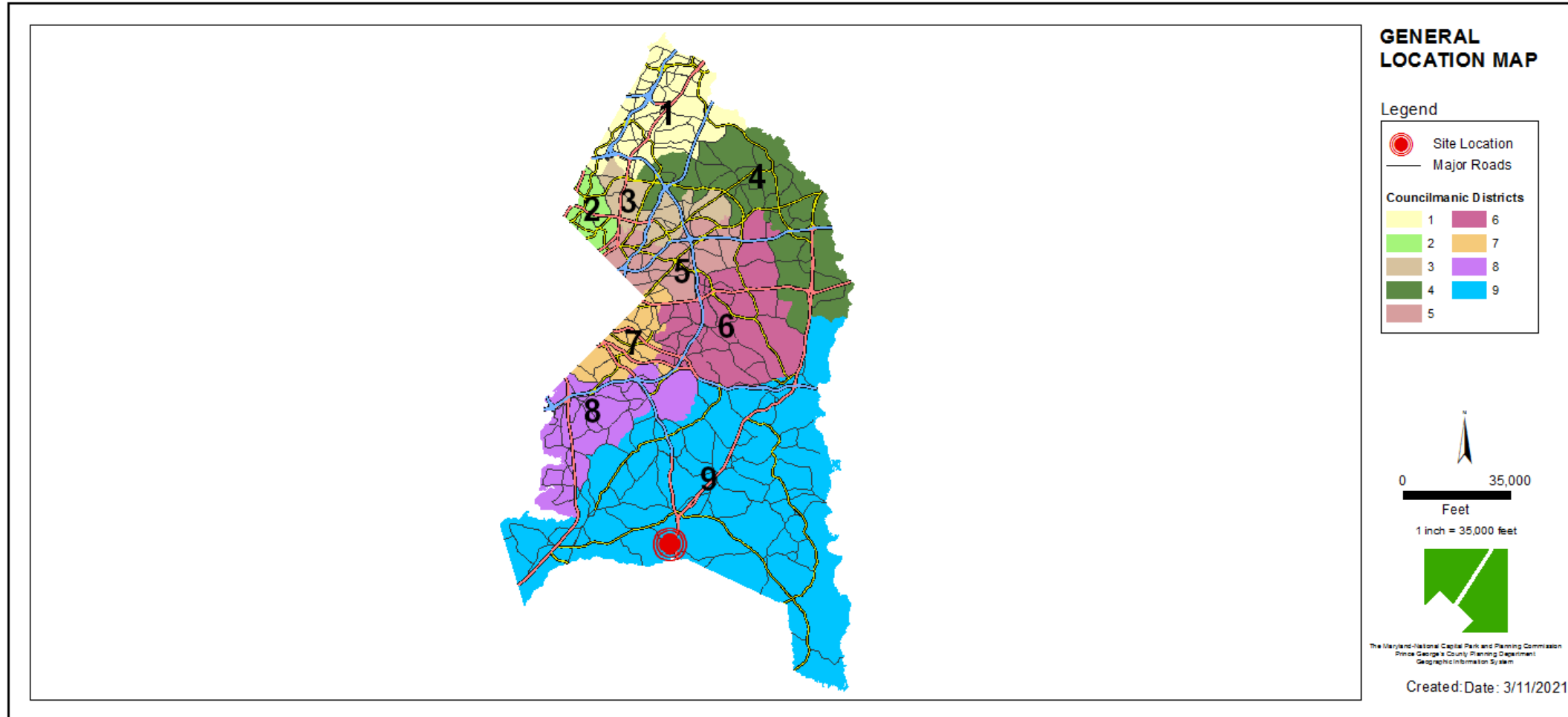
Staff Recommendation: APPROVAL with conditions



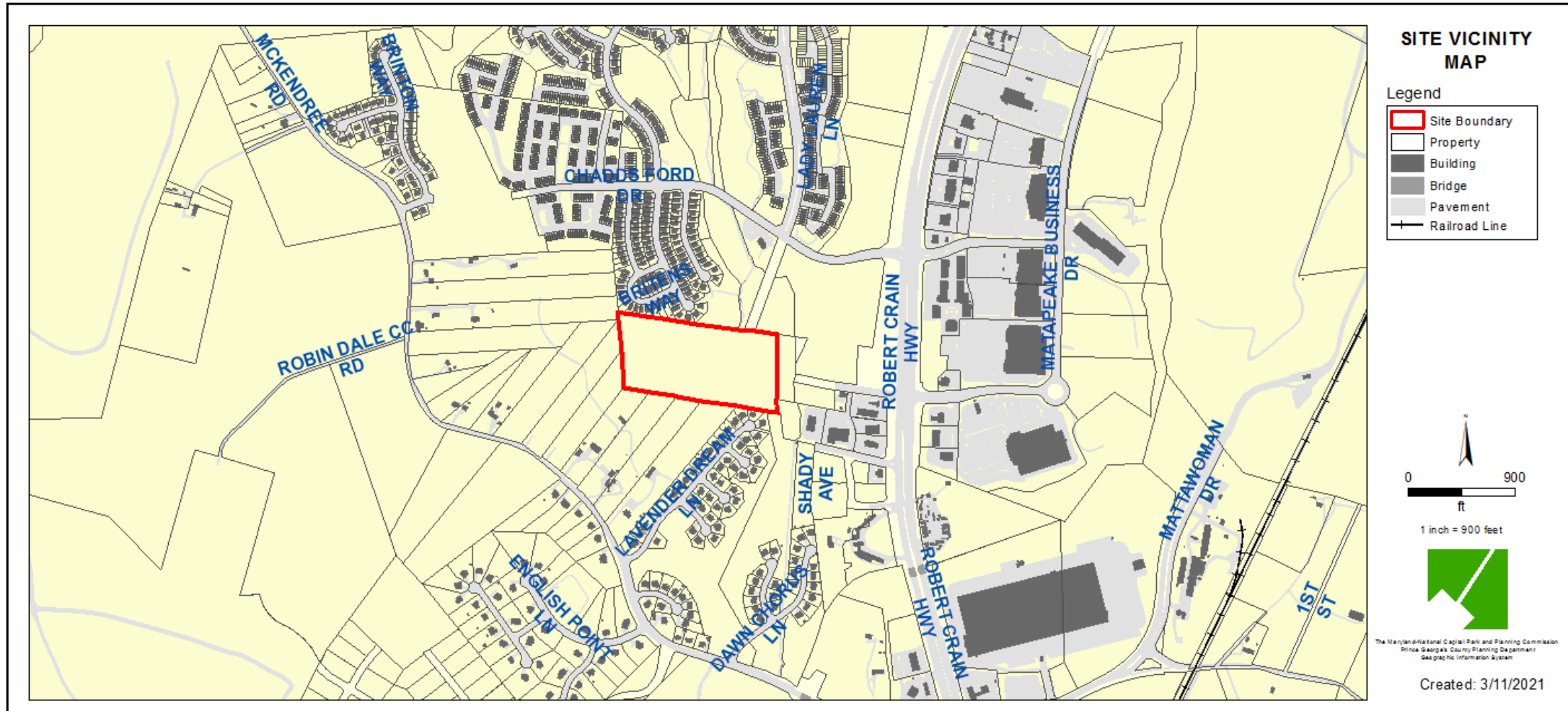
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

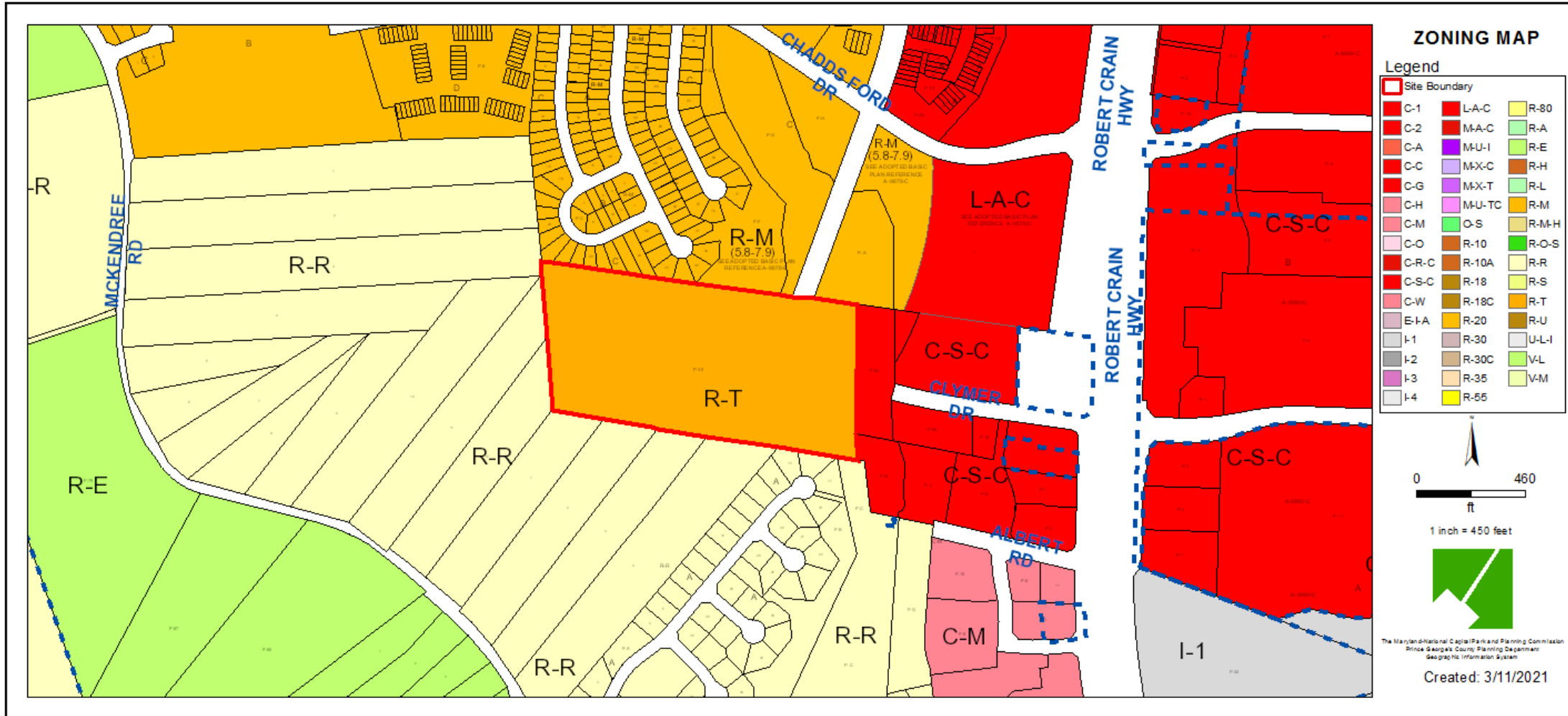


SITE VICINITY MAP



ZONING MAP

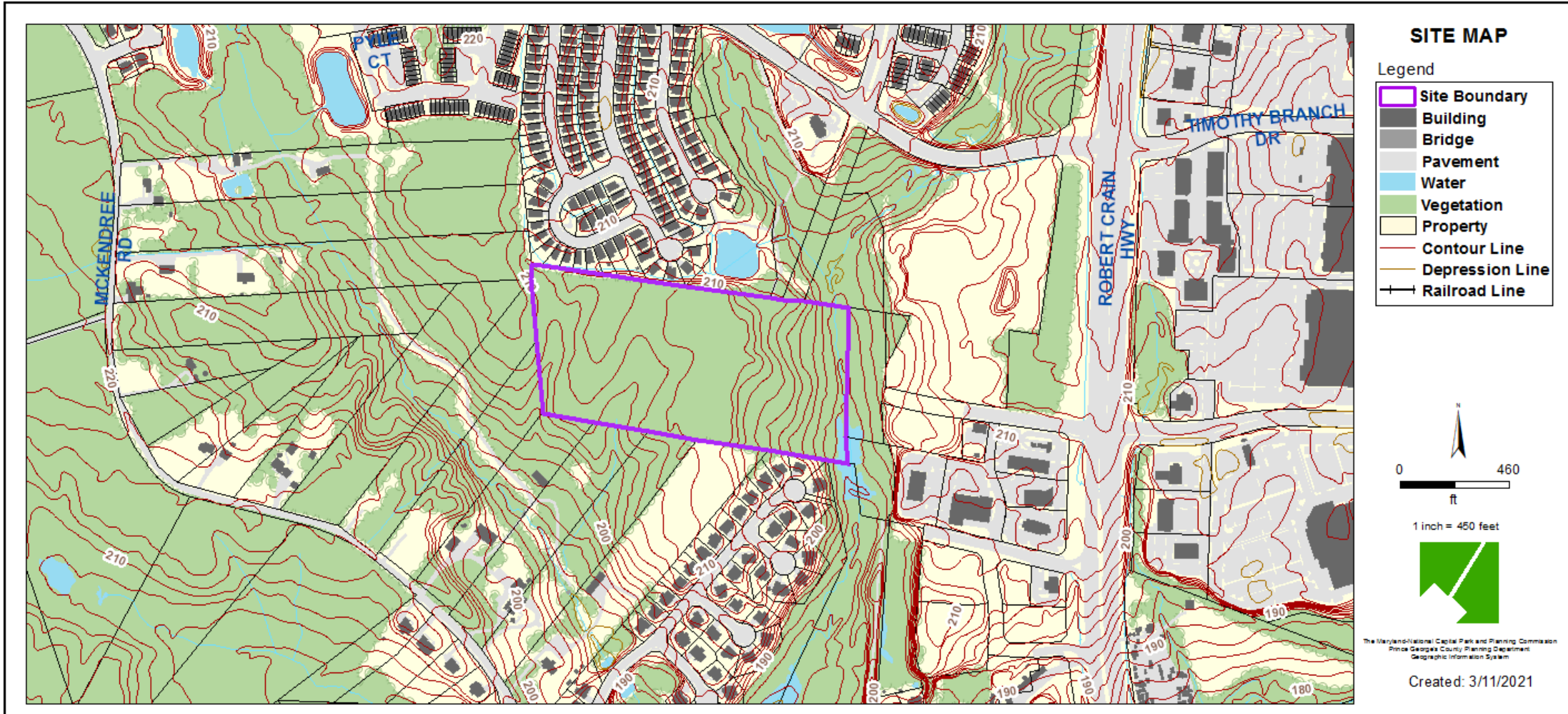
Property Zone: R-T



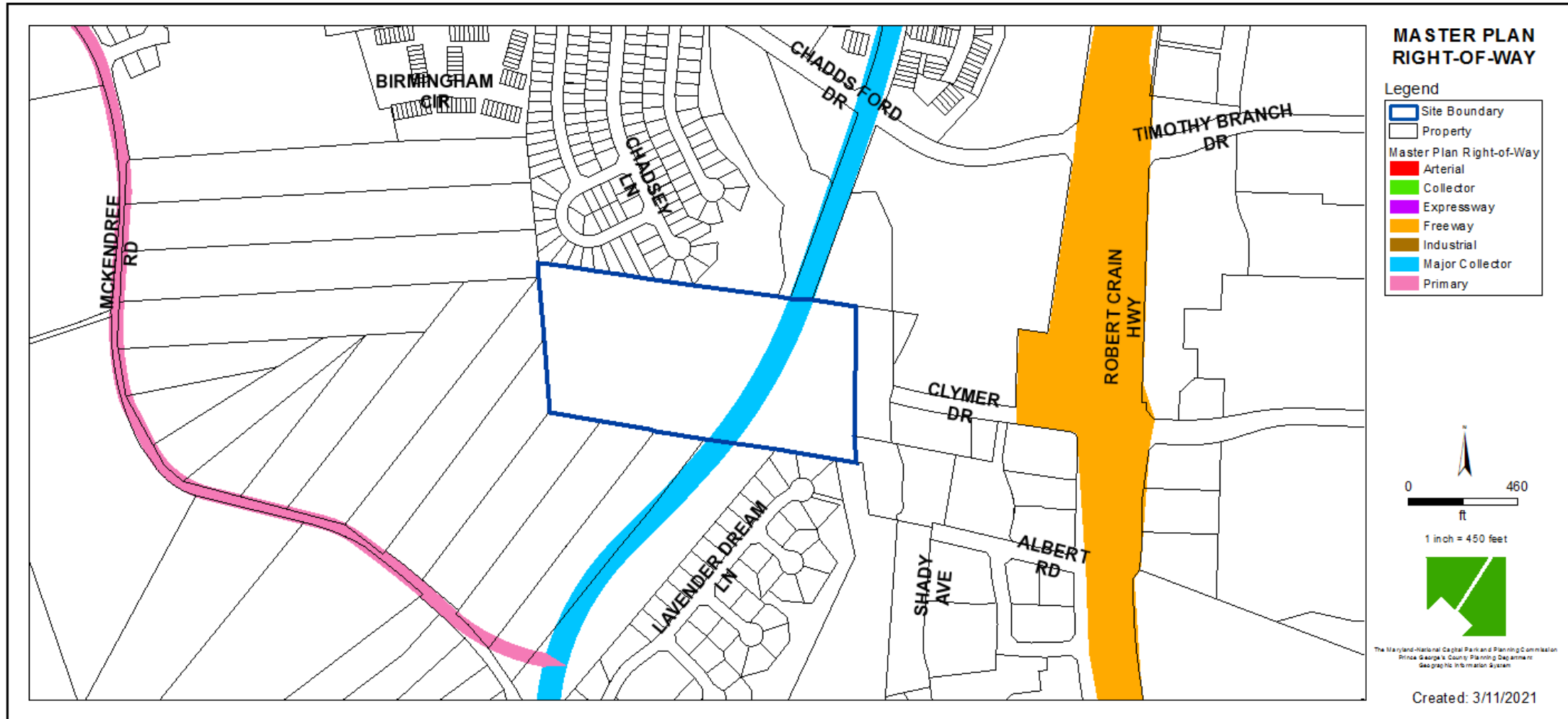
AERIAL MAP



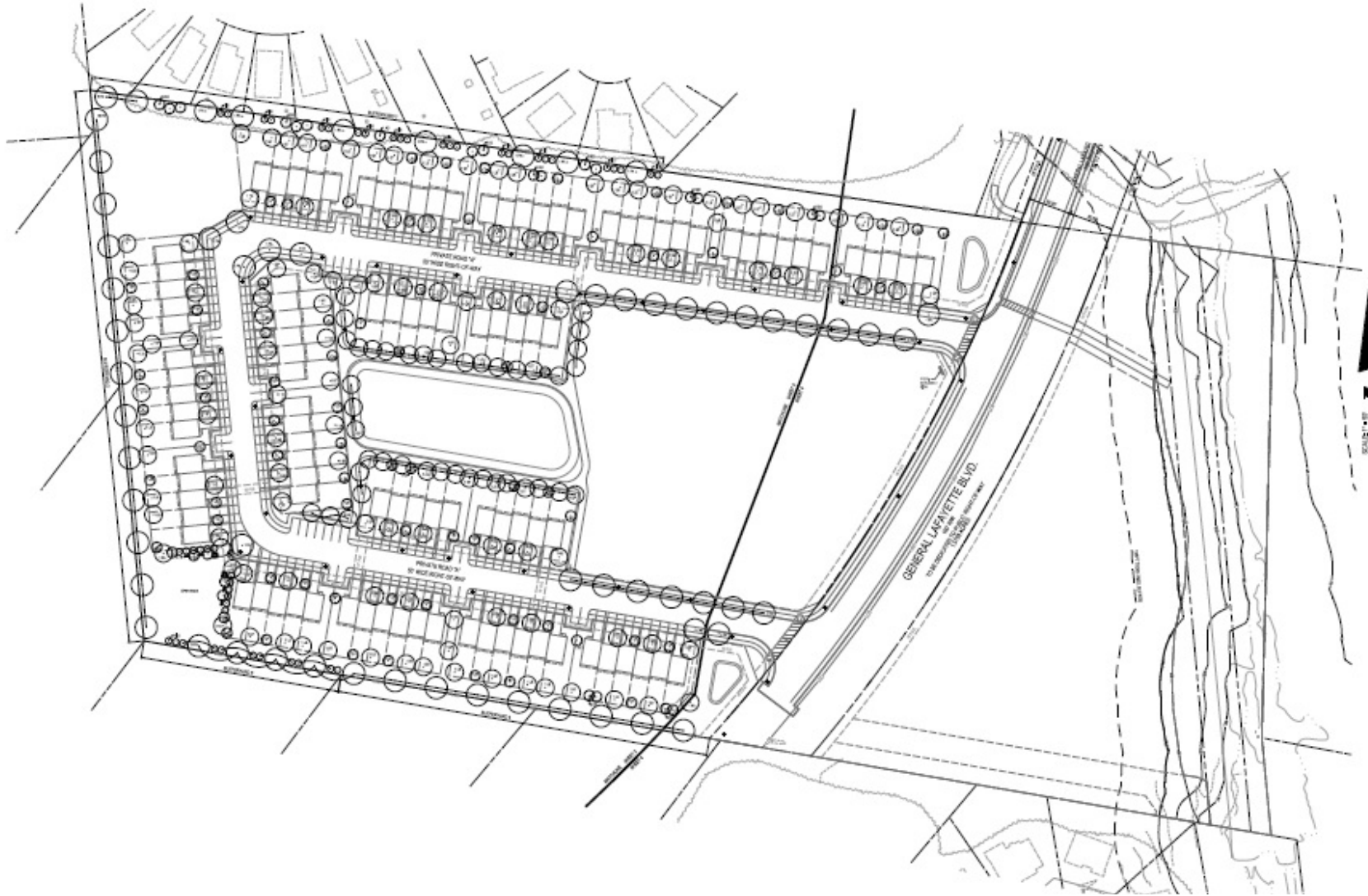
SITE MAP



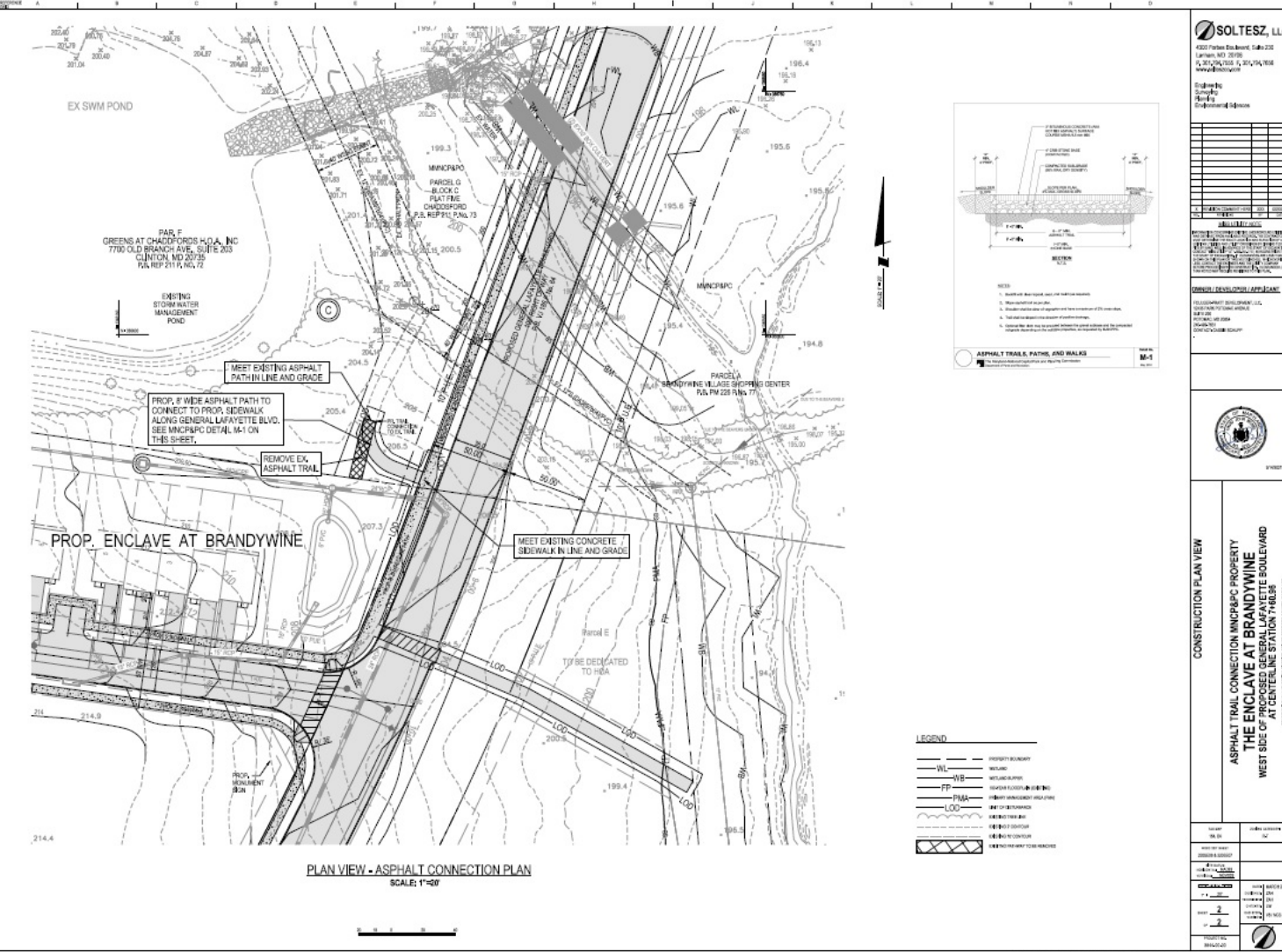
MASTER PLAN RIGHT-OF-WAY MAP



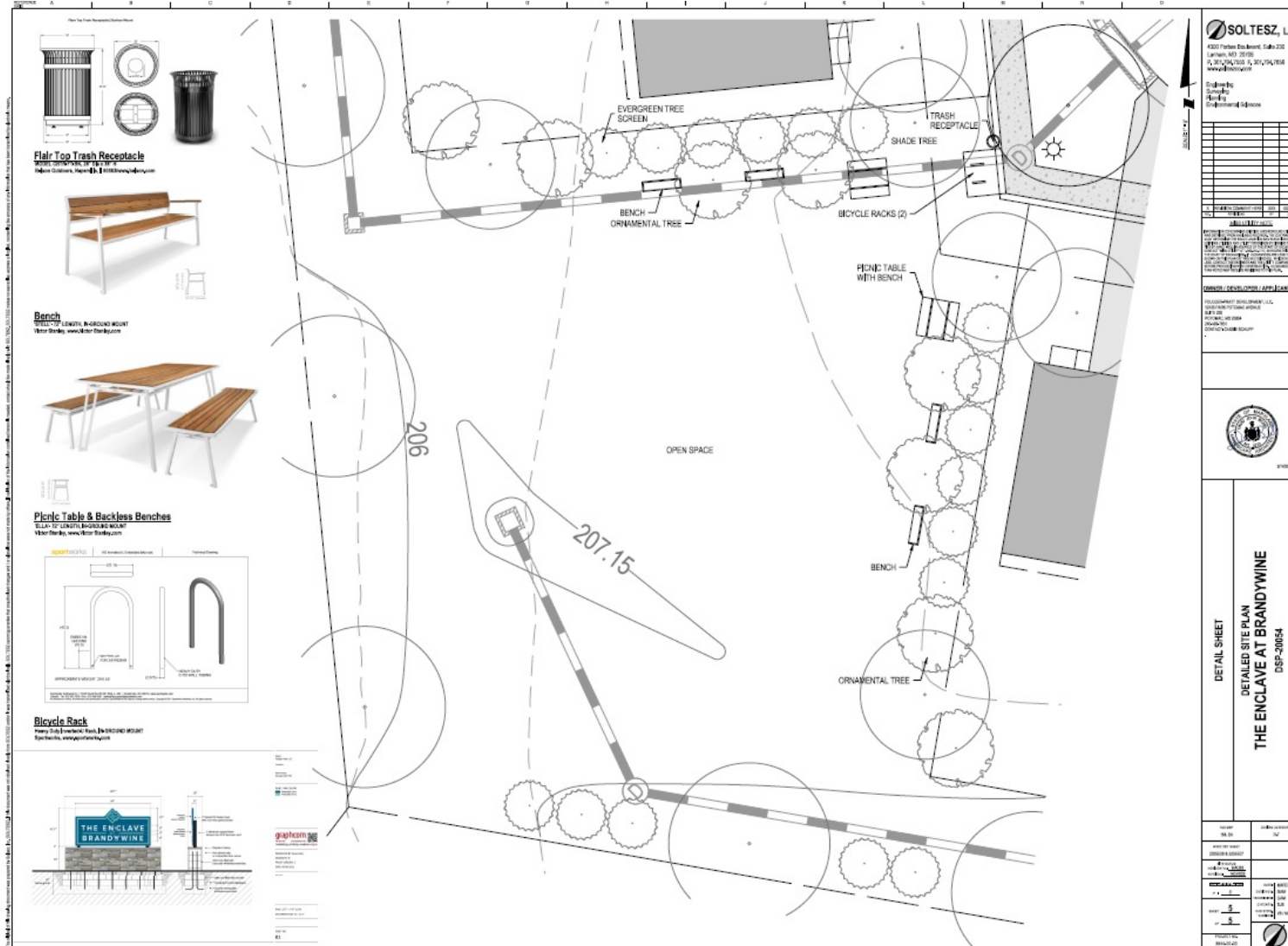
OVERALL SITE AND LANDSCAPE PLAN



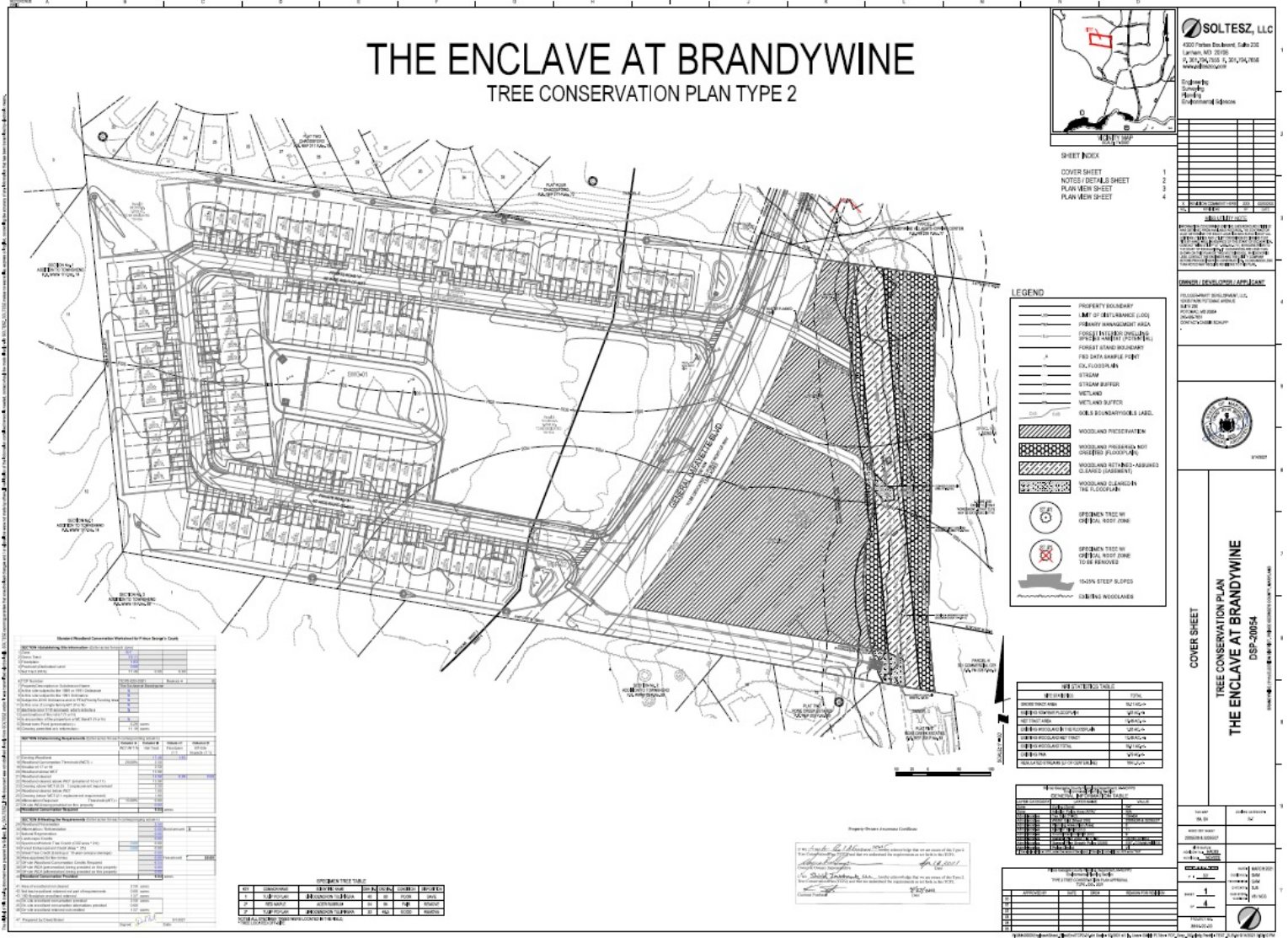
PEDESTRIAN PATH EXHIBIT



SITE DETAILS



TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with 3 conditions

STATEMENT OF JUSTIFICATION
ENCLAVE AT BRANDYWINE
FOULGER-PRATT, LLC
DSP-20054
MAY 4, 2021



Applicant

Foulger-Pratt Development, LLC
1245 Park Potomac Avenue, Suite 20D
Potomac, Maryland 20854
Contact: Cassie Schupp
301-636-6111

Attorney

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

Engineer

Soltesz
4300 Forbes Boulevard, Suite 230
Lanham, Maryland 20706
Contact: Tim Davis
301-794-7555

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1.0 INTRODUCTION/OVERVIEW

Foulger-Pratt, LLC (the "Applicant") is the contract purchaser of 19.11 acres referenced as Parcel 30 on Tax Map 154 in Brandywine Maryland (the "Subject Property"). The Subject Property is zoned R-T. The proposed development, known as the Enclave at Brandywine, proposes the development of 104 townhouse units. The Subject Property is located on the west side of Robert Crain Highway (US 301). The only access to the property is from General Lafayette Boulevard, a proposed major collector with a right of way width of 100 feet. Although dedicated to the property line, General Lafayette Boulevard is not constructed south of its intersection with Chaddsford Drive. Pursuant to meetings with the Department of Permitting, Inspections and Enforcement, the Applicant will be required to construct a half section of General Lafayette Boulevard from Chaddsford Drive to the southern boundary of the Subject Property. General Lafayette Boulevard is ultimately planned to extend approximately 1,500 feet to the south to intersection with McKendree Road and will allow access to developments on the west side of US 301 without having to utilize that roadway, which carries high volumes of out of County traffic. The Subject Property is presently vacant and wooded.

The Subject Property is bounded by the Chaddsford development in the R-M (5.8-7.9 dua) zone to the north, vacant land zoned C-S-C to the east, and mostly undeveloped land in the R-R zone to the south and west, although three lots in the Rose Creek subdivision do about the southeast corner of the Subject Property. The Subject Property is proposed to be rezoned during the pending Countywide Map Amendment to the RSF-A zone, which also permits the development of townhouses.

2.0 RECENT ZONING HISTORY OF THE SUBJECT PROPERTY

The subject property was placed in the R-T Zone as a result of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (Subregion 5 Master Plan and SMA), which rezoned the property from the Rural Residential (R-R) Zone to the R-T Zone. The Master Plan included the extension of a major collector right of way through the property from North to south. The right of way is partially constructed north of the Subject Property, and is known as General Lafayette Boulevard. It is this roadway from which the Subject Property will gain access.

In October, 2019, Preliminary Plan of Subdivision 4-18017 was approved for the development of 104 townhouse units, subject to 15 conditions. The approval is embodied in Prince George's County Planning Board Resolution PBCPB No. 19-116. The conditions which are applicable to this detailed site plan are addressed in greater detail below. The approved preliminary plan of subdivision depicted the extension of General Lafayette Boulevard through the property in accordance with the alignment depicted in the Master Plan. The right of way is shown as a 120 foot wide major collector. All of the proposed units are shown to be located to the west of the major collector right of way. The portion of the Subject Property to the east of the right of way is to be conveyed to the homeowners association and is shown on the proposed TCP 2 as woodland conservation.

3.0 SUMMARY OF DEVELOPMENT PROPOSAL

The Approved Preliminary Plan of Subdivision for the subject property (4-18017) approved 104 townhouse units, which is the maximum number of dwelling units permitted for townhouses in the R-T Zone. The proposed detailed site plan also proposes the construction of 104 townhouses, albeit in a slightly modified configuration to that shown on the approved preliminary plan.

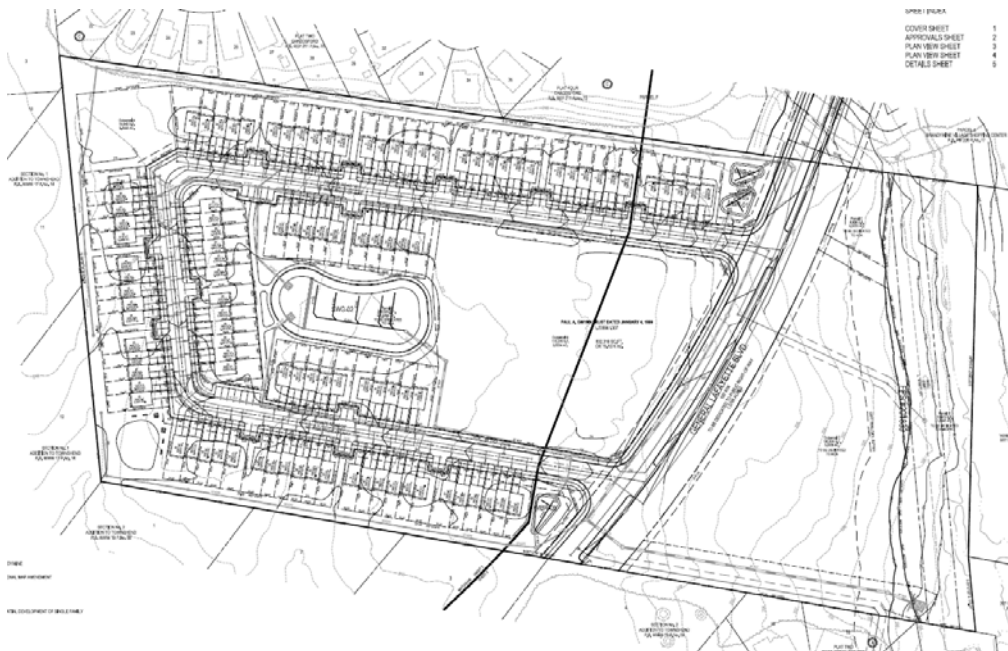
As of the filing of this application, the Countywide Map Amendment to implement the new Zoning Ordinance is pending, although no public hearing date has yet to be announced. The Subject Property is proposed to be rezoned to the RSF-A zone in accordance with the Guide to New Proposed Zones adopted by the Prince George's County Council, sitting as the District Council, pursuant to CR-27-2019. Under the provisions of Section 27-4202 of the new Zoning Ordinance, the density permitted for the development of townhouses in the RSF-A zone is 16.33 dwelling units per acre. In this application, the Applicant is proposing to maintain the same basic layout approved by the preliminary plan of subdivision, but to shift the location of the units to make space to allow for the additional townhouses to be located on the property once the new Zoning Ordinance is implemented.

A Pre-Application Meeting was held with representatives of the Maryland-National Capital Park and Planning Commission to explore the feasibility of modifying the layout depicted on the approved preliminary plan of subdivision to allow for a phased approach to the development of the Subject Property. This meeting occurred on February 5, 2021. As was noted in that

meeting, the approved preliminary plan depicted all of the proposed lots on the west side of General Lafayette Boulevard. The approved preliminary plan is depicted below:



The proposed revision to the lot layout would retain the design concept, with all proposed lots being located west of General Lafayette Boulevard. The layout would be compressed, however, to preserve land for a future second phase. The proposed revised layout is depicted below:



Comments on the proposed lot layout revision were received from the Subdivision Review Division, Urban Design Division, Environmental Planning Division, Transportation Division and Community Planning Division. The Subdivision Review Division determined that the proposed revisions to the lot layout conceptually presented at that time were in substantial conformance with the preliminary plan and could be approved at the time of final plat without the need for a new preliminary plan of subdivision. The Urban Design Division expressed the need to ensure that the first phase of the development, approved under current regulations, would have appropriate open space create that, if developed in the future, would create a unified community. A rendering of the proposed revised layout, reproduce below, shows that the project can be phased in a manner that creates an attractive community which will ultimately be able to achieve a cohesive development if a second phase is constructed. The first phase is developed with a perimeter road, consistent with the preliminary plan layout. A stormwater management area is provided in the central green area and designed as an amenity for lots to back to. This feature provides privacy at the rear of the unit as well as a unifying pedestrian connection. This feature can be extended to accommodate a future phase and unify the community around a common feature.



In the detailed site plan, a single model is proposed, referenced as the Dupont. This unit is twenty feet wide and has a finished floor area of 1,621 square feet. Units will be grouped in sticks of five or six units. Renderings of the five unit sticks and the six unit sticks are shown below:



Five Unit Stick



Six Unit Stick

None of the proposed stick will exceed six units. The design of the front facades will be varied to provide for architectural interest between the facades.

Each unit will have a one car garage, and each driveway is design to provide a second off street parking space. In addition to the garage and driveway spaces available to each unit, and 38 parking spaces are spaced throughout the community to provide ample visitor parking. Pursuant to Section 27-568 of the Zoning Ordinance, a minimum of 2.04 parking spaces is required, for a total of 213 spaces. A total of 246 spaces are provided.

In this case, the Preliminary Plan was approved based upon the mandatory dedication requirements for parkland being satisfied by through the conveyance of land to the Maryland-National Capital Park and Planning Commission.

4.0 ANALYSIS OF CONFORMANCE WITH THE CONDITIONS OF PRELIMINARY PLAN OF SUBDIVISION 4-18017

The Preliminary Plan of Subdivision was approved on October 30, 2019, subject to 15 conditions. There are several conditions which are required to be complied with prior to certification, prior to final plat or prior to the issuance of building permits. Those conditions are not relevant to the subject Detailed Site Plan. The conditions of approval which are relevant to the approval of the Detailed Site Plan are listed and addressed below.

- 3. Total development within the subject property shall be limited to uses, which generate no more than 73 AM and 83 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

COMMENT: The number of units proposed in this Detailed Site Plan does not exceed the number approved for development by the preliminary plan.

- 4. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (57206-2018-0) and any subsequent revisions.**

COMMENT: The development proposed with the Detailed Site Plan is in conformance with the approved Stormwater Concept Plan.

7. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2013 Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. Standard sidewalks along both sides of all internal roads, unless modified by Prince George's County Department of Public Works and Transportation/Prince George's County Department of Permitting, Inspections and Enforcement.

COMMENT: The Detailed Site Plan depicts standard sidewalks along both sides of all internal roads.

9. Prior to acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, and details of the off-site sidewalk improvements approved with PPS 4-18017, consistent with Section 24-124.01(f) of the Subdivision Regulations.

COMMENT: An exhibit illustrating the location, limits and details of the off-site sidewalk improvements has been provided.

11. Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George's County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.

COMMENT: An exhibit illustrating construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way will be provided to the Department of Parks and Recreation prior to acceptance.

- 13. Development of this subdivision shall be in compliance with an approved Type 1 Tree Conservation Plan (TCP1-004-2019).**

COMMENT: The development conforms with the approved Type 1 Tree Conservation Plan, as amended pursuant to the conditions of the preliminary plan. A Type 2 Tree Conservation Plan is included with the Detailed Site Plan.

Based upon the above, the proposed DSP conforms to all applicable conditions adopted by the Planning Board as part of the Preliminary Plan of Subdivision.

5.0 CONFORMANCE WITH THE GENERAL PURPOSES OF DSP'S

The general purposes of Detailed Site Plan (DSP) are contained in §27-281(b) of the Zoning Ordinance, and are expressed as follows:

(b) General purposes.

- (1) The general purposes of Detailed Site Plans are:**
- (A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;**

COMMENT: The Subject Property is located in Brandywine, adjacent to the Community Center as designated in the Subregion 5 Master Plan and Sectional Map Amendment ("SMA") and as the Brandywine Local Center in Plan Prince George's 2035. Due to its proximity to the Community Center, the Subregion 5 SMA rezoned the property from the R-R Zone to the R-T Zone, noting at the time that the rezoning was consistent with the 2002 General Plan's designation of the Brandywine area as a future community center. The Brandywine concept plan envisioned development with residential densities ranging from 4-20 dwelling units per acre. The R-T zone (at 6 dwelling units per acre) and the RSF-A zone (at 16.33 dwelling units per acre) are both consistent with this vision. During the Pre-Application meeting on February 5, 2021, the Community Planning Division confirmed that there were no Master Plan conformance issues with the development proposal.

- (B) To help fulfill the purposes of the zone in which the land is located;

COMMENT: The specific purposes of the R-T Zone are set forth in Section 27-433(a)(2) of the Zoning Ordinance. Those purposes are as follows:

- (2) The specific purposes of the R-T Zone are:
 - (A) To provide the maximum possible amount of freedom in the grouping, layout, and design of townhouses and other attached dwellings;
 - (B) To encourage variety in the design and mix of dwelling unit types, and in site design;
 - (C) To protect or enhance (where feasible) important or distinguishing natural features of the site through innovative site layout and green area design;
 - (D) To avoid the monotony of similarly designed or sited rows of attached dwellings commonly known as "row houses," by encouraging variety in the number of dwelling units per building group and the relationship between building groups and parking;
 - (E) To provide the maximum possible amount of visible open space for the development;
 - (F) To provide recreational and other community facilities which are normally associated with less dense zoning categories and are easily accessible to all residents;
 - (G) To permit the greatest possible amount of freedom in the type of ownership of attached dwelling unit development;
 - (H) To prevent detrimental effects on the use or development of adjacent properties and the neighborhood; and

(I) To promote the health, safety, and welfare of the present and future inhabitants of the County.

COMMENT: The proposed development advances many of the specific purposes set forth above. The proposed development sets the stage for a future phase of townhouse development at a higher density, consistent with both the General Plan and the proposed new RSF-A zone. The proposed site plan provides the flexibility inherent in the purposes of the R-T zone. As proposed, the design of the project protects a buffer to the stream running along the eastern boundary of the Subject Property, protecting natural features through an innovative site layout. The layout avoids monotony by mixing five and six unit sticks of townhouses, with a variety of architectural treatments. The units are designed around a stormwater management pond which will provide privacy to the rear of the units and create visible open space. Recreational amenities are provided through the dedication of land to the Maryland-National Capital Park and Planning Commission and the construction of a trail connection. The development of the Property will include construction of an important roadway connection (MC-502) which will ultimately connect to McKendree road and benefit the entire area.

In view of the above, the Applicant submits that the purposes of the R-T Zone are met and satisfied.

(C) To provide for development in accordance with the site design guidelines established in this Division; and

COMMENT: The Site Design Guidelines, contained in Section 27-274, are addressed in detail below.

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: The Subject Property is zoned R-T and is located adjacent to the Brandywine Community Center. The proposed development will add additional residents consistent with the Master Plan and General Plan recommendations, and support the commercial development in the area.

6.0 CONFORMANCE WITH SPECIFIC PURPOSES OF THE DETAILED SITE PLAN

Sec. 27-281 (c) lists the specific purposes of a detailed site plan. There are four specific purposes listed, each of which is addressed below:

Sec. 27-281 (c) (1)(A): To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site.

COMMENT: The submitted Detailed Site Plan demonstrates the location of the existing and proposed buildings, parking facilities, streets and green areas, as required. While each of the units will include a one car garage, driveways of sufficient depth are provided to allow off street parking, and there are additional spaces being provided for guests. All of these facilities are depicted on the detailed site plan.

Sec. 27-281 (c)(1)(B): To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site.

COMMENT: The submitted DSP included in this application shows the specific grading and landscape planting areas proposed for the site. There is also an approved stormwater management concept plan.

Sec. 27-281 (c)(1)(C): To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site.

COMMENT: The satisfaction of the recreational requirements of this subdivision was achieved through mandatory dedication. Specifically, land along the stream valley was dedicated to the M-NCPPC and Condition 11 of the Preliminary Plan required the construction of an 8-foot wide asphalt trail connection. These details are included with the detailed site plan.

Sec. 27-281 (b)(1)(D): To describe any maintenance agreements, covenants, or construction contract documents

that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

COMMENT: The community will have a homeowners association which will ensure the maintenance of all common areas, including the recreational facilities. The homeowners association will be established through the recordation of covenants which will be recorded among the Land Records and which will be referenced on the final plats of subdivision.

7.0 CONFORMANCE WITH CRITERIA OF APPROVAL--DETAILED SITE PLANS

The Planning Board must find that the Detailed Site Plan satisfies the criteria of approval set forth in Section 27-285(b) of the Zoning Ordinance. These criteria are set forth below.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

Comment: The Applicant submits that the proposed DSP for Foulger-Pratt represents a reasonable alternative for satisfying the site design guidelines. The property is strategically located adjacent to the Brandywine Center and will include an important north-south roadway connection that will eventually connect to McKendree Road. The project will also protect a major environmental feature on the east side of General Lafayette Boulevard. As designed, the layout is in substantial conformance with the approved preliminary plan while at the same time preserving land for the development of additional homes under the regulations of the new Zoning Ordinance. The design satisfies the site design guidelines without requiring unreasonable costs. The proposed architecture is of high quality and is designed to provide a variety of facades to meet

the needs of marketplace.

The design guidelines are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development. The design guidelines themselves, set forth in Section 27-274, address parking, loading and circulation, lighting, views from public areas, green area, site and streetscape amenities, grading, service areas, public spaces and architecture. Each of these guidelines is addressed below:

Section 27-274(a)(1) General. The proposed plan should promote the purposes of the Conceptual Site Plan. The purposes of Conceptual Site Plans are listed in Section 27-272. The General Purposes include providing for development in accordance with the Master Plan and helping fulfill the purposes of the zone in which the land is located. Conformance with the Master Plan and General Plan are addressed above.

The Specific Purposes of Conceptual Site Plans include explaining the relationships between the proposed uses and illustrating approximate locations of building and parking. The proposed DSP clusters the units on the west side of General Lafayette Boulevard to protect the stream buffer on the east side of the Subject Property.

Parking, Loading and circulation

General guidance is given regarding the location of parking and loading facilities. The proposed townhouses will provide adequate parking for both the residents and guests. The parking loading and circulation on site were designed to provide safe and efficient circulation. The parking is predominantly provided in the form of integrated garages and tandem driveways with sufficient depth to accommodate additional vehicles. These tandem parking spaces will ensure that sufficient parking is available to accommodate not only the residents but guests as well. In addition to the garage and driveways spaces, 38 parking spaces are spaced throughout the community to provide additional guest parking. These spaces are spread throughout the community, eliminating the need for a large parking lot and

allowing the spaces to be located more convenient to the units they serve.

Lighting

A lighting plan is provided with the detailed site plan. The lighting plan demonstrates that the internal roadways and other public areas of the site are adequately lit, but that such light will not spill off site.

Views

The majority of the townhouses are clustered on the western end of the site. The majority of the land abutting General Lafayette Boulevard is being retained as open space for a future expansion of the community. Views from the road will be addressed in greater detail during that future phase. The units abutting the northern property line will back up to the rear of units in the Chaddford development, constructed in the R-M zone. The units are accessed through a "U" shaped road with creates a large central development area. This area has been enhanced through construction of the stormwater facility which will provide attractive views and privacy from the rear of the townhouses.

Green Area

As noted above, a central green area is being designed in the middle of the site surrounding the stormwater management devices to provide attractive views and privacy for the residents. This area will be generously and attractively landscaped and a path system will be incorporated to allow the residents to walk through the community safely. Woodlands have been preserved on the east side of General Lafayette Boulevard, which will also benefit the community.

Site and Streetscape amenities

The residents will have site amenities provided that will enhance their quality of life. Trails, trail connections, streetlights and street trees will create an attractive streetscape throughout the community.

Grading

The site will be graded in accordance with the detailed site plan and an approved erosion and sediment control plan at the time of development.

Service Areas

No service areas are associated with the proposed single family attached homes.

Public Spaces

There are no public spaces designed into the proposed development, but open space owned and maintained by the HOA are provided and will be available for use by the residents.

Architecture

The proposed architecture uses high quality materials and attractive design to create a community that will benefit the surrounding area. All of the units are front loaded with one car garages There are three widths of townhouses proposed in addition to both front a rear load units. The multiple façade variations and materials to provide a diversity of product choices.

Townhouses

Section 27-274(a)(11) addresses townhouses and three family dwellings. The general layout of the site was determined during the preliminary plan of subdivision. As noted above, the units have been shifted to be closer to one another in order to provide an opportunity for a second phase of development in the future. Notwithstanding, the general layout and the woodlands shown for preservation in the preliminary plan continue to be preserved in this detailed site plan. Groups of townhouses are not being arranged on curving streets. All of the townhouses are oriented facing the roadway serving the development, and the townhomes that back to other townhomes are separated by a storm water management area that will be landscaped. The architecture of the units is designed to provide variability in terms of building facade finishes and a mix of building materials, with

the emphasis being on a higher percentage of brick as required by the Zoning Ordinance. As designed, none of the rears of town houses face the public streets or parking lots.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

COMMENT: This criterion is inapplicable as no conceptual site plan was required for the Subject Property.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

COMMENT: The proposed Detailed Site Plan is not an infrastructure site plan and therefore this criterion is not applicable to the subject Detailed Site Plan.

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: In addition to this specific finding, Section 27-282(e)(10) requires that a Statement of Justification be submitted describing how the proposed design preserves and restores the regulated environmental features to the to the fullest extent possible. For the Subject Property, the regulated environmental features were identified during the Preliminary Plan of Subdivision. Three impacts were identified and approved. One impact was for a stormwater management outfall structure, a second impact was for a sewer line connection and a third impact was for a water line extension. The Planning Board

found in its Resolution that "the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the need for a sewer connection and to safely convey stormwater. Therefore, the Planning Board can find, as it did during the preliminary plan, that regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

8.0. CONCLUSION

In conclusion, the Applicant submits that the proposed DSP represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. In addition, the Planning Board can find that regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible. For these reasons, the Applicant respectfully requests approval of the DSP.

Respectfully submitted,



Thomas H. Haller, Esq.
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033 (O)
301-306-0037 (F)
thaller@gibbshaller.com

C O R R E C T E D R E S O L U T I O N

WHEREAS, Paul A Gwynn Trust is the owner of a 19.11-acre parcel of land known as Parcel 30, recorded in the Prince George's County Land Records in Liber 22896 folio 307, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Townhouse (R-T); and

WHEREAS, on May 6, 2019, Shield Investments, LLC filed an application for approval of a Preliminary Plan of Subdivision for 104 lots and 4 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-18017 for The Enclave at 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 on October 10, 2019, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on October 10, 2019, 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 TCP1-004-2019, and further APPROVED Preliminary Plan of Subdivision 4-18017 for 104 lots and 4 parcels, with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Create a fifth parcel containing approximately 1.7 acres of the subject property, consistent with Staff Exhibit 'A', and label as dedication to the Maryland-National Capital Park and Planning Commission (M-NCPPC) and revise the acreage for Parcel A accordingly.
 - b. Show the proposed property lines for Parcel C, where Parcel C meets the private road (Parcel D), in the northwest and southwest corners of the site.
2. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

3. Total development within the subject property shall be limited to uses, which generate no more than 73 AM and 83 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
4. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (57206-2018-0) and any subsequent revisions.
5. Prior to approval of any building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA) land as identified on the approved preliminary plan of subdivision and detailed site plan (DSP). Land to be conveyed shall be subject to the following:
 - a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division (DRD), in Upper Marlboro, Maryland.
 - b. All waste matter of any kind shall be removed from the property by the developer, and all disturbed areas shall have a full stand of grass, or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to an HOA shall be in accordance with an approved DSP. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD, in accordance with the approved DSP.
 - f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
6. Prior to approval of a building permit for each dwelling unit, a fee calculated as \$1,338 multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George's County Council Resolution CR-9-2017, shall be determined. All fees shall be paid to Prince George's County (or its designee), to be indexed by the

appropriate cost indices to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement.

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Standard sidewalks along both sides of all internal roads, unless modified by Prince George's County Department of Public Works and Transportation/Prince George's County Department of Permitting, Inspections and Enforcement.
8. 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 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:
 - a. A standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard from the site's northern property line to Chadds Ford Drive, as shown on the bicycle and pedestrian impact statement exhibit.
9. Prior to acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, and details of the off-site sidewalk improvements approved with PPS 4-18017, consistent with Section 24-124.01(f) of the Subdivision Regulations.
10. At the time of final plat, ± 1.7 acres of parkland, as shown as Staff Exhibit 'A', shall be conveyed to M-NCPPC. The land to be conveyed shall be subject to the following conditions:
 - a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, in Upper Marlboro, Maryland, along with the application of the first final plat.
 - b. With the exception of the master plan trail (or other improvements associated therewith) within the area to be dedicated to M-NCPPC, M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
 - c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

- d. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, the land to be conveyed shall not be disturbed, or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). Other than the improvements depicted on the TCP1 for utilities and stormwater facilities, if the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary, or required by M-NCPPC development approval process. The bond, or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks, prior to applying for grading permits.
 - e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures (with the exception of any existing underground utilities) shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to, or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to, or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - g. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, no storm water management facilities, or tree conservation, or utility easements shall be proposed on land owned by, or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance, and easement agreements shall be required, prior to issuance of grading permits.
11. Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George's County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.
 12. Prior to approval of a final plat:
 - a. The applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section of the Development Review Division, to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.

- b. The final plat shall grant a 10-foot-wide public utility easement along both sides of the area to be dedicated for General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.
- c. The final plat shall reflect 100 feet of right-of-way dedication along General Lafayette Boulevard, in accordance with the approved preliminary plan of subdivision.
- d. A conservation easement shall be described by bearings and distances. The conservation easement shall contain the floodplain, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement, and all stream buffers shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

13. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2019. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, 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 Conservation Ordinance. 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.”

14. Prior to approval of permits 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.”

15. Prior to issuance of any permits, which impact wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

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 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 subject property is currently known as Parcel 30, recorded in the Prince George's County Land Records in Liber 22896 folio 307, and has never been the subject of any previous preliminary plan of subdivision (PPS). This PPS approves 104 lots and 4 parcels for the development of 104 single-family attached townhouse units in the Townhouse (R-T) Zone. The four approved parcels include three open space parcels (Parcels A-C), and one private road parcel (Parcel D).

The subject property was placed in the R-T Zone as a result of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA), which rezoned the property from the Rural Residential (R-R) Zone to the R-T Zone. During review of the subject PPS, the Planning Board considered the applicability of Section 27-223(i) of the Zoning Ordinance, to the proposed PPS application. Section 27-223(i) states if not classified as R-T prior to the initiation of the SMA, that no property may be zoned R-T, except where the most recent SMA involving the property was approved prior to 1990, unless: 1) The proposed development on the property to be rezoned to R-T will consist of one-family attached metropolitan dwelling units; or 2) the property to be rezoned to R-T is located within a mixed-use activity center designated as "Transit Village" in the applicable Area Master Plan. Section 27-223(i) essentially creates a conditional zoning scenario, for which the rezoning of a property to the R-T Zone would require the development of one-family attached metropolitan dwelling units.

Upon further review of Section 27-223(i) of the Zoning Ordinance, and as detailed in a memorandum from Legal Counsel dated July 10, 2019 (Borden and Dumais to Checkley), incorporated by reference herein, it was determined that the limiting of the use of a property to one-family attached metropolitan dwelling units through the rezoning of a property in a SMA would not be allowed by state law, as such a condition would constitute conditional zoning outside the scope of the zoning map amendment process. Given the determination that Section 27-233(i) is not legally enforceable, the subject PPS has been reviewed and is found to be in compliance with the requirements for the "Townhouse, all others" use, as established in Section 27-442 of the Zoning Ordinance.

The applicant filed a variance to Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) for the removal of two specimen trees, with this PPS. However, the specimen trees, which are to be removed, are located off-site, for which a Subtitle 25 variance is not required. The variance request was subsequently withdrawn on September 17, 2019, and discussion on the specimen trees is further detailed in the Environmental finding.

3. **Setting**—The property is located on Tax Map 154 in Grid F-4 and is within Planning Area 85A. The property is 19.11 acres, and is located south of General Lafayette Boulevard, approximately 850 feet southwest of the intersection of General Lafayette Boulevard and Chadds Ford Drive. The site is currently undeveloped and covered mostly by wooded areas.

The site is bounded by single-family detached dwellings in the Residential Medium Development (R-M) Zone to the north; by a vacant, undeveloped Commercial Shopping Center (C-S-C) Zone parcel to the east, with Clymer Drive beyond; and by properties developed with single-family residential dwellings in the R-R Zone to the south and west.

4. **Development Data Summary**—The following information relates to the subject PPS and the approved development.

	EXISTING	APPROVED
Zone	R-T	R-T
Use(s)	Vacant	Single-Family Attached
Acreage	19.11	19.11
Lots	0	104
Outparcels	0	0
Parcels	1	4
Dwelling Units:	0	104
Variance	No	*[Yes] No *[25-122(b)(1)(G)]
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee on May 17, 2019.

5. **Community Planning**—The *Plan Prince George's 2035 Approved General Plan* (Plan 2035) locates the subject site in the Established Communities area. The vision for the Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan

The Subregion 5 Master Plan and SMA (CR-80-2013) recommends Residential Medium-High land use on the subject property, with a density of between eight and twenty dwelling units per acre, and a mix of dwelling unit types including apartments (page 31). This PPS includes 104 townhouse dwelling units on a net tract area of 17.48 acres, for a density of 5.9 dwelling units per acre. While the density is beneath the recommended density range outlined in the master plan, the maximum allowed density for townhouses in the R-T Zone is 6.0 dwelling units

*Denotes Correction
 Underlining indicates new language
 [Brackets] and strikethrough indicate deleted language

per acre, pursuant to the regulations of the R-T Zone found in Section 27-442. In addition, the master plan recommends a major collector roadway, MC-502, through the subject property, which is shown to be dedicated on the PPS. This road is a segment of the loop road that will allow residents to circulate through the Brandywine Community/Town Center without needing to drive on MD 5 (Branch Avenue).

Sectional Map Amendment/Zoning

The Subregion 5 Master Plan and SMA, SMA Change No. 11 (CR-81-2019) reclassified the subject property from the R-R Zone to the R-T Zone, consistent with the master plan's recommendations for development within the Brandywine Community Center.

Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application conforms to the Subregion 5 Master Plan and SMA because the townhouse development is a recommended future land use on the subject site, and the application proposes the extension of General Lafayette Boulevard, MC-502, through the subject property in accordance with the master plan.

6. **Stormwater Management**—An approved Stormwater Management (SWM) Concept Plan (57206-2018-0) and approval letter were submitted with the subject application and were approved on April 5, 2019, with conditions requiring the use of micro-bioretenion and a fee-in-lieu of providing on-site attenuation for stormwater runoff. The concept approval expires April 5, 2022. Development shall conform with the SWM concept approval and any subsequent revisions to ensure no on-site or downstream flooding occurs.
7. **Parks and Recreation**—This PPS has been reviewed and evaluated for conformance with the requirements and recommendations of the Subregion 5 Master Plan and SMA; the 2017 *Land Preservation, Parks and Recreation Plan* for Prince George's County; the *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*; and the Subdivision Regulations as they pertain to public parks and recreation facilities.

The subject property is a 19.11-acre, R-T zoned vacant property located west of Clymer Drive in Brandywine, Maryland. Adjacent M-NCPPC parkland is located at the northeast and southeast corners of this property. Master plan roadway General Lafayette Boulevard will be provided with a northeast/southwest alignment through the eastern portion of the property, bisecting the property into a proposed developed western portion and an undeveloped eastern portion. The PPS provides a 104-unit, single-family attached residential development with private on-site recreational facilities for the western portion of this property. On the eastern portion, the applicant will provide passive homeowners association open space encumbered by woodland conservation easements outside of the 100-year floodplain.

Per Section 24-134(a)(1) of the Subdivision Regulations, the mandatory dedication of parkland requirement for this subdivision is 1.31 acres of land usable for active and/or passive recreation. There is a high need for both parkland and recreation facilities in the area of this SE Park Community. A shared roadway trail (MC-502) is proposed along General Lafayette Boulevard according to the area master plan. In addition, paved hiker/biker trails exist on adjacent Prince

George's County Department of Parks and Recreation parkland on both the northeastern and the southeastern sides of this property.

While the applicant proposed onsite recreational facilities to meet the mandatory dedication of parkland requirement, the Planning Board approved that the applicant dedicate approximately 1.7 acres of the subject property for the provision of meeting the dedication of parkland requirement, as shown on Staff Exhibit 'A'.

Specifically, the applicant shall dedicate the 1.63 acres of 100-year floodplain area on the eastern edge of the property and a 30-foot-wide strip of parkland dedication connecting the floodplain area to the General Lafayette Boulevard right-of-way, as shown on Staff Exhibit 'A'. This window shall be located opposite the subdivision's northern interior roadway intersection with the proposed master plan General Lafayette Boulevard roadway. This will enable the connection of existing parkland to the northeast with existing parkland to the southeast. In addition, it will allow for the construction of a trail connection from the trail located on the adjacent northeastern M-NCPPC property, to the trail located on the adjacent M-NCPPC property to the southeast. This dedication and subsequent trail construction would allow M-NCPPC to facilitate the vital, and currently absent, connecting segment of the Rose Creek Connector Trail in this area. Construction of a connector trail from the existing trail on the northern M-NCPPC property to the sidewalk along General Lafayette Boulevard shall be provided in order to provide pedestrian access from the subject subdivision to the existing trail system in existing parkland.

8. **Trails**—The site is covered by the MPOT and Subregion 5 Master Plan and SMA. Due to the site's location partially within the Branch Avenue Corridor, it is subject to the requirements of Section 24-124.01 of the Subdivision Regulations and the 2012 "Transportation Review Guidelines, Part 2." A bicycle and pedestrian impact statement scoping meeting was conducted with the applicant on July 18, 2017. Per Section 24-124.01(c), the site has a cost cap of \$31,200 for the 104 townhouse units.

Master Plan Conformance

One master plan trail impacts the subject property with the Subregion 5 Master Plan and SMA recommending a trail along General Lafayette Boulevard. This trail has been constructed along the east side of the road to the north of the subject site. The applicant is constructing the western half of the ultimate right-of-way to serve the subject site, and the master plan trail will be provided along the east side of General Lafayette Boulevard when the full road is built either through future development, or with a Department of Public Works and Transportation capital improvement plan project.

The Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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.

Consistent with the policies of the MPOT, standard sidewalks are provided along both sides of all internal roads. The cross section submitted with this PPS includes these sidewalks, but the configuration of the perpendicular on-street parking and the sidewalk may need to be evaluated at the time of DSP to ensure that the parking doesn't encroach into the pedestrian zone.

Review of the Proposed Off-Site Improvements:

The applicant has proffered a sidewalk connection along a half-section of General Lafayette Boulevard between the subject site and Chadds Ford Drive. This sidewalk will connect the subject site to the surrounding community and its network of sidewalks and trails. The Planning Board supports off-site improvements proffered by the applicant.

Demonstrated nexus between the subject application and the off-site improvements:

The off-site sidewalk proffered by the applicant will provide a safe and accessible pedestrian route from the subject site to the existing residential community to the north. It will also provide the future residents of the subject site with access to existing trails to the north and the at-grade crossing to the Brandywine Crossing commercial center.

Finding of Adequate Bicycle and Pedestrian Facilities:

Based on requirements and criteria contained in Section 24-124.01 and the sidewalks proposed by the applicant on- and off-site, the Planning Board finds the bicycle and pedestrian facilities are adequate to serve the subject property. The sidewalk proffered by the applicant will accommodate safe pedestrian access from the subject site to the abutting residential neighborhood. The sidewalk will also provide future residents of the site with access to the area's trail network. The off-site improvement proffered is within the specified cost cap in Section 24-124.01(c) and improves the sidewalk network consistent with the guidance of Section 24-124.01(d).

9. **Transportation**—The PPS is required to subdivide an existing parcel into 104 lots to support the development. Transportation-related findings related to adequacy are made with this PPS, along with any determinations related to dedication, access, and general subdivision layout. Access and circulation are provided by means of private streets and driveways from existing public roadways. Because this subdivision is expected to generate more than 50 peak-hour trips, a traffic impact study (TIS) was submitted and reviewed with this PPS.

The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6), is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the "Transportation Review Guidelines, Part 1."

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. A three-part process is employed for two-way stop-controlled intersections: (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 delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

Analysis of Traffic Impacts

This PPS is for a residential subdivision. The table below summarizes trip generation in each peak-hour that will be used in reviewing traffic and developing a trip cap for the site:

Trip Generation Summary: 4-18017: Enclave at Brandywine								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Townhouses	104	residences	15	58	73	54	29	83
Total Proposed Trips			15	58	73	54	29	83
Recommended Trip Cap					73			83

A March 2019 TIS was submitted and accepted as part of this PPS. The following tables represent results of the analyses of critical intersections under existing, background and total traffic conditions.

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	AM	PM	AM	PM
US 301/MD 5 and Matapeake Business Drive	1,095	1,541	B	E
US 301/MD 5 and Chadds Ford Drive	1,161	1,423	C	D
Chadds Ford Drive and General Lafayette Boulevard	10.9*	10.8*	--	--

*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.

None of the critical intersections identified above are programmed for improvement 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.” Background traffic has been developed for the study area using 18 approved, but unbuilt developments within the study area. A two percent annual growth rate for a period of six years has been assumed. A second analysis was done to evaluate the impact of the background developments. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	US 301/MD 5 and Matapeake Business Drive	1,564	2,269	E
US 301/MD 5 and Chadds Ford Drive	1,607	2,065	F	F
Chadds Ford Drive and General Lafayette Boulevard	13.4*	15.9*	--	--
*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 following critical intersections, interchanges and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the “Transportation Review Guidelines, Part 1” including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	US 301/MD 5 and Matapeake Business Drive	1,565	2,270	E
US 301/MD 5 and Chadds Ford Drive	1,631	2,084	F	F
Chadds Ford Drive and General Lafayette Boulevard	21.2*	16.1*	--	--
*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.				

In lieu of providing improvements to the failing intersections noted above, the subject site is required to contribute to the Brandywine Road Club (recommended pursuant to CR-9-2017), as a means of satisfying the adequacy requirements of Section 24-124. The critical intersections of US 301/MD 5 and Matapeake Business Drive and US 301/MD 5 and Chadds Ford Drive are two of the intersections for which relief is planned by means of the Brandywine Road Club. For that reason, adequacy is determined consistent with Section 24-124(a)(8). For each townhouse residence, a fee calculated as \$1,338 (adjusted for inflation) per unit is required to satisfy the requirements of the Brandywine Road Club.

Master Plan Site Review

General Lafayette Boulevard (MC-502) is a master plan major collector roadway with a proposed width of 100 feet. The plan reflects this right-of-way correctly, and it shall be shown and dedicated at the time of final plat.

Access and circulation are acceptable. The details of the private street sections are included on the plan. These sections are acceptable and will be further reviewed in the context of the DSP when that application is submitted.

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision, as required, in accordance with Section 24-124.

10. **Use Conversion**—The total development included in this PPS is for 104 single-family attached dwellings in the R-T Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.
11. **Schools**—This PPS has been reviewed for impact on school facilities, in accordance with Section 24-122.02. An analysis was conducted, and the results are as follows:

**Impact on Affected Public School Clusters
 Single-Family Attached Dwelling Units**

Affected School Clusters #	Elementary School Cluster #6	Middle School Cluster #6	High School Cluster #6
Dwelling Units	104	104	104
Pupil Yield Factor	0.145	0.076	0.108
Subdivision Enrollment	15	8	11
Actual Enrollment in 2018	4,795	1,923	2,471
Total Enrollment	4,810	1,931	2,482
State Rated Capacity	6,401	2,490	3,754
Percent Capacity	75%	78%	66%

Section 10-192.01 of the Prince George’s County Code establishes school facilities surcharges and an annual adjustment for inflation. The current amount is \$16,698, as this project falls outside of I-95/I-495 (Capital Beltway). This fee is to be paid to Prince George’s County at the time of issuance of each building permit.

12. **Public Facilities**—In accordance with Section 24-122.01 of the Subdivision Regulations, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated September 6, 2019 (Saunders Hancock to Davis), incorporated by reference herein.

13. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a), when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUE) is 10 feet wide along both sides of all public rights-of-way. The property currently abuts the southern terminus of a currently platted, but unbuilt portion of the 100-foot-wide public right-of-way General Lafayette Boulevard. This public right-of-way is a master plan major collector roadway, MC-502, which runs through the subject property. This PPS includes right-of-way dedication for the southwestern extension of General Lafayette Boulevard, which will bisect the subject property in order to provide access to the proposed townhouse development. The application requires a PUE on both sides of the proposed extended General Lafayette Boulevard and the required PUEs have been delineated on the PPS.

Section 24-128(b)(12) of the Subdivision Regulations states that “private roads shall have a public utility easement contiguous to the right-of-way. Said easement shall be at least ten (10) feet in width and shall be adjacent to either right of way line.” The subject PPS locates a PUE on one side of the development’s private right-of-way parcel, Parcel D, and the this required PUE has been delineated on the PPS.

14. **Historic**—The subject property was once part of Pheasant’s Thicket (documented property 85A-022), a late 18th to early 19th-century plantation established by Zadock Robinson and occupied through the early 20th century by members of the Robinson family. The manor house was located approximately 500 feet northeast of the subject property. A Phase I archeological survey was requested by the Historic Preservation Section’s archeologist, and the Phase I survey was conducted on the subject property in April 2019. A total of seven artifacts, including bottle and vessel glass, porcelain, and a possible nail were recovered. The few materials found were clustered and did not suggest a dwelling or other building or feature. As a result, no sites were recorded.

The Planning Board finds that no additional archeological investigations are necessary on the subject property. There are no historic sites or resources on, or adjacent to the subject property. This proposal will not impact any historic sites or resources or significant archeological sites.

15. **Environmental**—The following applications are previously reviewed for the subject property:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-171-2018	N/A	Staff	Approved	2/5/2019	N/A
4-18017	TCP1-004-2019	Planning Board	Approved	10/10/2019	19-116

Proposed Activity

This PPS is approved for 104 townhouse lots, interior roadways, and a master-planned road with various SWM structures.

Grandfathering

The project is subject to the current regulations of Subtitles 25 (2010 Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 that came into effect on September 1, 2010 and February 1, 2012 because the application is for a new PPS.

2013 Subregion 5 Master Plan and Sectional Map Amendment

The Environmental Infrastructure section contains goals, policies, recommendations, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Implement the master plan's desired development pattern while protecting the sensitive environmental features and meeting the full intent of environmental policies and regulations.

POLICY 2: Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.

POLICY 3: Protect, preserve, and enhance the identified green infrastructure network within Subregion 5.

The project site does contain regulated environmental features, woodland areas, and elements of *The Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Countywide Green Infrastructure Plan). The site is required to provide bio-retention and infiltration per the approved SWM Concept Letter (57620-2018-02). Impacts to regulated environmental features have been limited to those required, or only necessary for development, such as one stormwater outfall and a sewer line connection. Conformance with the Countywide Green Infrastructure Plan is discussed in a following section.

POLICY 4: Encourage restoration and enhancement of water quality in degraded areas and the preservation of streams.

POLICY 5: Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.

This PPS is for the construction of a residential subdivision on a fully wooded parcel. The SWM design is required to be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE) to address surface water runoff issues, in accordance with Subtitle 32, the Water Quality Resources and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable. An approved SWM Concept Plan (57620-2018-02) and associated approval letter were submitted with this PPS. The concept plan

shows the entire development and proposes to construct 18 micro-bioretenion facilities and 2 submerged gravel wetlands. The application proposes one stormwater outfall, one sewer line, and one water line connection that will impact the 100-year floodplain and stream buffer. No wetlands or streams would be directly affected by the proposed concept.

POLICY 6: Ensure that, to the extent that is possible, land use policies support the protection of the Mattawoman Creek.

POLICY 7: Conserve as much land as possible, in the Rural Tier portion of the watershed as natural resource land (forest, mineral, and agriculture).

POLICY 8: 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.

The site is within the Mattawoman Creek watershed and not in the Rural Tier. All of the development will be outside environmentally sensitive areas except for impacts for a new stormwater outfall and to tie into an existing sewer manhole. The remaining sensitive areas will be preserved.

POLICY 9: Enhance the County's Critical Area protection management in response to local, regional, and statewide initiatives and legislative changes.

The subject property is not located in the Chesapeake Bay Critical Area.

POLICY 10: Reduce air pollution through transportation demand management (TDM) projects and programs.

POLICY 11: Promote "climate-friendly" development patterns through the planning processes and land use decisions.

POLICY 12: Increase awareness of the sources of air pollution and green-house gas emissions.

Air quality is a regional issue that is currently being addressed by the Council of Governments.

POLICY 13: Encourage the use of green building techniques that reduce resource and energy consumption.

This instant PPS does not include the review of buildings on the site. The development applications for the subject property that will require architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy

consumption. The use of green building techniques and energy conservation techniques are encouraged to be implemented to the greatest extent possible.

POLICY 14: Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.

The 104 townhouse lots are located off General Lafayette Boulevard (not constructed at this time), which is designated as a master-planned major collector roadway. This development will not generate enough traffic to produce noise above the state standard.

Conformance with the Green Infrastructure Plan

According to the *Countywide Green Infrastructure Plan*, the whole site is within either a regulated, or an evaluation area within the designated network of the plan. The regulated area contains a perennial stream, associated stream buffers and adjacent woodlands. Impacts are proposed within both the regulated and evaluation areas for the proposed residential development.

The following policies support the stated measurable objective of the *Countywide Green Infrastructure Plan*. The text in **BOLD** is the text from the Green Infrastructure Plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, protect, enhance, or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject site is within either a regulated or evaluation area, both of which are fully wooded. Any development within the on-site woodland will impact a portion of the green infrastructure network. However, based on the review of this PPS, the areas of highest priority are to be preserved.

POLICY 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

As discussed in previous sections, the site has an approved stormwater concept, which addresses surface water runoff issues in accordance with Subtitle 32, the Water Quality Resources and Grading Code. The PMA associated with this application are located along the eastern boundary of the site. The application proposes one stormwater outfall structure and one sewer connection that will impact the PMA and the remaining PMA will be preserved woodlands. A water line connection is requested in the PMA statement of justification (SOJ); however, the connection is not shown on the plans and will be further evaluated in detail with the DSP.

POLICY 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The 2002 General Plan has been superseded by Plan 2035. The property is subject to the WCO. The overall site contains a combined total of 19.11 acres of net tract and floodplain woodlands. The plan proposes to clear 15.44 acres of net tract woodland and 0.16 acre of wooded floodplain. The site will have approximately 8.68 acres of woodland conservation requirement mostly provided through off-site woodland conservation and some on-site preservation.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

Natural Resource Inventory Plan/Existing Features

An approved Natural Resources Inventory (NRI-171-2018), which included a detailed forest stand delineation (FSD), was submitted with the application. The site is fairly flat along the western portion of the site and then sloping to the east towards the on-site stream system. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This site contains 17.48 acres of net tract woodlands, 1.63 acres of 100-year floodplain woodlands and one specimen tree.

Woodland Conservation

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size, and it contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-004-2019) was submitted with the preliminary plan application.

The overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of 100-year floodplain woodlands and has a woodland conservation threshold of 3.50 acres (20 percent). This site proposes to clear 15.44 acres of woodland, 0.16 acre of 100-year floodplain woodlands, and 0.07 acre of off-site woodlands resulting in a woodland conservation requirement of 8.68 acres. The TCP1 shows that the requirement will be met with 2.04 acres of on-site preservation, 0.47 acre of on-site reforestation, and 6.17 acres of off-site woodland conservation.

During the Subdivision and Development Review Committee meeting on May 17, 2019, a trail was recommended along General Lafayette Boulevard and through the on-site PMA area south toward an existing trail connection. The trail alignment should be collocated with the proposed utility connections to the extent possible.

Specimen Trees

This PPS will not impact any on-site specimen trees as part of the development. A proposed master-planned roadway has been shown to access the subject property. This roadway has not been constructed at this time and is located across land owned by others. There are two specimen trees that will be removed as part of the construction of the master-planned access road (General Lafayette Boulevard), for which no Subtitle 25 variance is required.

**Preservation of Regulated Environmental Features/
Primary Management Area (PMA)**

Impacts to regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with County Code.

The master-planned roadway, which will access the subject property, has not been constructed at this time and is located across land owned by others. There are regulated environmental features located within this proposed master-planned right-of-way that will be impacted as part of the road construction. The impact of this roadway construction is not part of this application.

According to the TCP1, impacts to the PMA are to construct one SWM outfall structure, one sewer line, and one water line connection. An SOJ was received with the application on April 17, 2019, for the impacts to the PMA and stream buffer.

Statement of Justification

The SOJ includes a request for two separate PMA impacts totaling 10,245 square feet (0.24 acre), or approximately 12 percent of the 1.95 acres of PMA mapped on the property. The submitted PMA impact SOJ contains an impact table with totals that do not show the correct total impact areas, and the impact exhibits do not show the proposed water line that is described in the SOJ. This report summary adjusted the totals to the corrected numbers.

Analysis of Impacts

Based on the revised SOJ, a total of two impacts were requested as described below:

Impact 1: Water/Sewer Connection

Impacts to the PMA related to the water and sewer connection account for 1,202 square feet of stream/wetland buffer and 3,074 square feet of 100-year floodplain for a total of 4,246 square feet of PMA impact.

The sewer line is within proposed General Lafayette Boulevard and goes downhill through the PMA to the existing sewer line and connects to an existing manhole. This proposed sewer line will service the entire subdivision with sanitary sewer. The PMA impact request also includes an off-site loop water line connection to an existing water line at the end of Clymer Road.

The sewer connection is unavoidable and is necessary to convey sanitary sewage from the subdivision to the existing sewer line manhole. Additional information regarding the proposed water line connection must be provided with the DSP. The impacts associated with the sewer connection are approved.

Impact 2: Stormwater Outfall Structure

Impacts to PMA related to the proposed stormwater outfall structure account for 1,280 square feet of wetlands buffer, 928 square feet of wetlands, 3,791 square feet of floodplain, 2,208 square feet of stream/wetland buffer, 3,791 square feet of 100-year floodplain, and 4,532 square feet of total PMA impact. The proposed stormwater line receives from several stormwater facilities and roadside stormdrains. This stormdrain line is within the General Lafayette Boulevard extension and goes downhill through the PMA to an outfall, and on to the on-site stream system.

The stormwater outfall impact is unavoidable and is necessary to safely convey stormwater to the on-site stream system. DPIE has reviewed and approved the outfall design and location. The stormwater outfall structure impact is approved.

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the need for a sewer connection and to safely convey stormwater.

16. **Urban Design**—Conformance with the following Zoning Ordinance regulations is required for the development at the time of DSP review, including, but not limited to the following:
- a. Section 27-433 regarding requirements in the R-T Zone;
 - b. Section 27-441(b) regarding the Table of Uses for the R-T Zone;
 - c. Section 27-442 regarding regulations in the R-T Zone; and
 - d. Parts 11 and 12 regarding parking and signage.

Conformance with the 2010 Prince George's County Landscape Manual

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), and the following will be reviewed at the time of DSP:

- a. Section 4.1, Residential Requirements;
- b. Section 4.6, Buffering Development from Streets;
- c. Section 4.7, Buffering Incompatible Uses;
- d. Section 4.9, Sustainable Landscaping Requirements; and
- e. Section 4.10, Street Trees along Private Streets.

While the application appears to meet the spacing requirements of the Landscape Manual, based upon the lot layout provided, there are concerns about the site's conformance with the requirements of Sections 4.6, 4.7, and 4.10. The approved layout shows stormwater facilities within the locations where Sections 4.6 and 4.7 bufferyards may be located. In addition, the street sections, as proposed, would require alternative compliance from the requirements of Section 4.10 for the private streets due to the location of the sidewalk directly adjacent to the roadway. As

the subject site is large enough to accommodate the necessary improvements, the DSP should reflect a site layout, which addresses the requirements of the respective sections of the Landscape Manual and eliminates the need for alternative compliance.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of GFA, or disturbance, and requires a grading permit. Properties zoned R-T are required to provide a minimum of 15 percent of the gross tract area in tree canopy coverage. The subject site is 19.11 acres in size and requires 2.87 acres of tree canopy coverage. Compliance with this requirement will be further evaluated at the time of DSP review.

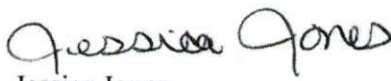
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

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, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, October 10, 2019, in Upper Marlboro, Maryland.

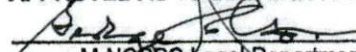
Adopted by the Prince George's County Planning Board this 31st day of October 2019 *and corrected administratively on November 15, 2019.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:CD:gh

APPROVED AS TO LEGAL SUFFICIENCY


M-NOPPC Legal Department

Date 12/4/19

*Denotes Correction
Underlining indicates new language
[Brackets] and strikethrough indicate deleted language

September 13, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Antoine Heath, Senior Planner, Subdivision Section **AH**
SUBJECT: DSP-20054, Enclave at Brandywine

The subject property is a legal acreage parcel known as Parcel 30, recorded in the Prince George's County Land Records in Liber 22896 at folio 307. The property is a total of 19.11 acres in area. The property is in the Townhouse (R-T) Zone, and it is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. Detailed Site Plan DSP-20054 proposes 104 lots and 6 parcels to construct 104 single-family attached dwellings. The site is currently vacant.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-18017 (PGCPB Resolution No. 19-116), which was approved on October 10, 2019 for 104 lots and 6 parcels, for the development of 104 single-family attached dwellings. A final plat of subdivision must be submitted prior to October 31, 2021, the date the PPS expires.

PPS 4-18017 was approved subject to 15 conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

1. **Prior to signature approval of this preliminary plan of subdivision, the plan shall be revised to:**
 - a. **Create a fifth parcel containing approximately 1.7 acres of the subject property, consistent with Staff Exhibit 'A', and label as dedication to the Maryland-National Capital Park and Planning Commission (M-NCPPC) and revise the acreage for Parcel A accordingly.**

This revision to the PPS 4-18017 was accomplished prior to its certification and labeled as Parcel F. The DSP shows Parcel F as 1.67 acres in area instead of 1.7 acres, and is not labeled as to be dedicated to M-NCPPC as required by this condition. A portion of the original 1.7 acres has been used to accommodate a stormwater outlet in the southeast corner of the site,

decreasing the total acreage shown on the approved PPS. However, the total acreage meets the minimum acreage requirement and design described by Finding 7 in the PPS resolution. The acreage and design of the proffered parkland should be further reviewed by the Prince George's County Department of Parks and Recreation (DPR) for conformance with this condition.

- b. Show the proposed property lines for Parcel C, where Parcel C meets the private road (Parcel D), in the northwest and southwest corners of the site.**

This revision to the PPS 4-18017 was accomplished prior to its certification as required.

- 2. Substantial revision to the mix of uses on the subject property that affect Subtitle 24 adequacy findings, as set forth in this resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.**

The DSP does not propose any uses that are a substantial revision to those approved under the PPS. The Subtitle 24 adequacy findings of 4-18017 will not be affected.

- 3. Total development within the subject property shall be limited to uses, which generate no more than 73 AM and 83 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

This DSP proposes 104 residential dwelling units, which is the same number as approved with PPS 4-18017. The proposed development should be reviewed by the Transportation Planning Section to determine if the trip cap established by the PPS has been exceeded.

- 4. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (57206-2018-0) and any subsequent revisions.**

The proposed DSP does not conform with the approved SWM concept plans (57206-2018-0). A new SWM Concept plan is needed. The applicant has indicated that a revision to the SWM concept plan is being submitted to the Department of Permitting and Inspections (DPIE). A copy of the revised SWM concept plan was not submitted by the applicant as part of this application. This revised SWM concept should be approved by DPIE and a copy of the approved SWM concept plan and approval letter should be submitted by the applicant for review prior to certification of this DSP. The revised SWM Concept plan should depict development in general conformance with the DSP and TCP1. Urban Design Section and Environmental Planning Section should further review the SWM Concept plan prior to certification of the DSP and TCP2.

- 7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

- a. Standard sidewalks along both sides of all internal roads, unless modified by Prince George's County Department of Public Works and Transportation/Prince George's County Department of Permitting,**

Inspections and Enforcement.

Standard sidewalks are provided along both sides of all internal roads. The DSP should be further reviewed by the Transportation Planning Section to ensure conformance with this condition.

- 8. 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 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

- a. A standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard from the site's northern property line to Chadds Ford Drive, as shown on the bicycle and pedestrian impact statement exhibit.**

This DSP demonstrates a standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard. Conformance to this condition shall be reviewed prior to approval of the first building permit.

- 9. Prior to acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, and details of the off-site sidewalk improvements approved with PPS 4-18017, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

The applicant provided an exhibit illustrating the off-site sidewalk improvements approved with 4-18017. The exhibit should be further reviewed by the Transportation Planning Section for conformance with this condition.

- 10. At the time of final plat, ±1.7 acres of parkland, as shown as Staff Exhibit 'A', shall be conveyed to M-NCPPC. The land to be conveyed shall be subject to the following conditions:**

- a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, in Upper Marlboro, Maryland, along with the application of the first final plat.**
- b. With the exception of the master plan trail (or other improvements associated therewith) within the area to be dedicated to M-NCPPC, M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.**
- c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.**

- d. **With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, the land to be conveyed shall not be disturbed, or filled in any way without the prior written consent of the Prince George’s County Department of Parks and Recreation (DPR). Other than the improvements depicted on the TCP1 for utilities and stormwater facilities, if the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary, or required by M-NCPPC development approval process. The bond, or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks, prior to applying for grading permits.**
- e. **All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures (with the exception of any existing underground utilities) shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.**
- f. **Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to, or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to, or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.**
- g. **With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, no storm water management facilities, or tree conservation, or utility easements shall be proposed on land owned by, or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance, and easement agreements shall be required, prior to issuance of grading permits.**

The 1.67 acres of land to be conveyed to M-NCPPC is shown on the DSP, however the parcel to be dedicated (Parcel F) is not labeled “to be dedicated to M-NCPPC”. This label shall be provided on the DSP. Conformance with these conditions shall be reviewed prior to the issuance of grading permits.

- 11. **Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George’s County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.**

The applicant has provided construction plans for an eight-foot-wide asphalt trail. This condition should be further reviewed by the Transportation Planning Section.

12. Prior to approval of a final plat:

- b. The final plat shall grant a 10-foot-wide public utility easement along both sides of the area to be dedicated for General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.**
- c. The final plat shall reflect 100 feet of right-of-way dedication along General Lafayette Boulevard, in accordance with the approved preliminary plan of subdivision.**

This DSP depicts 10-foot-wide public utility easements along both sides of General Lafayette Boulevard, in accordance with the approved PPS. The DSP also reflects 100 feet of right-of-way dedication along General Lafayette Boulevard. Conformance to this condition shall be reviewed prior to approval of the final plats.

13. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2019. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, 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 Conservation Ordinance. 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 DSP is in general conformance with TCP1-004-2019. The DSP should be further reviewed by the Environmental Planning Section for conformance with the TCP1 and this condition.

Recommended Conditions:

- 1. Prior to certification, the detailed site plan shall be modified as follows:
 - a. Label Parcel F to indicate that this parcel is to be dedicated to M-NCPPC.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the DSP and must be consistent with the property’s legal description, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3650

September 16, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section

VIA: Megan Reiser, Supervisor, Environmental Planning Section

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section

SUBJECT: The Enclave at Brandywine; DSP-20054 and TCP2-023-2021

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan and Type 2 Tree Conservation Plan (TCP2) stamped as received on July 20, 2021. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on August 6, 2021. Additional plan revisions were received September 2, 2021. The Environmental Planning Section recommends approval of DSP-20054 and TCP2-023-2021 subject to the conditions listed at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-171-2018	N/A	Staff	Approved	2/5/2019	N/A
4-18017	TCP1-004-2019	Planning Board	Approved	10/10/2019	19-116(C)
DSP-20054	TCP2-023-2021	Planning Board	Pending	Pending	Pending

Proposed Activity

This Preliminary Plan proposes to construct 104 townhouse lots, interior roadways, and a master planned road with various stormwater management (SWM) structures.

Grandfathering

The project is subject to the current regulations of Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, because the application has a recently approved preliminary plan of subdivision.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions to be considered with this application.

Preliminary Plan of Subdivision 4-18017, approved by the Planning Board on October 10, 2019: The environmental conditions of approval found in PGCPB No. 19-116 were addressed prior to signature approval, except for the following:

12. Prior to approval of a final plat:

- d. A conservation easement shall be described by bearings and distances. The conservation easement shall contain the floodplain, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement, and all stream buffers shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

13. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-2019. The following note shall be placed on the final plat of subdivision:

"Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, 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 Conservation Ordinance. 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."

14. Prior to approval of permits 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.”

These conditions shall be met at time of final plat.

- 15. Prior to issuance of any permits, which impact wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This requirement shall be met at the time of the first permit.

Environmental Review

Natural Resource Inventory Plan/Existing Features

An approved Natural Resources Inventory (NRI-171-2018), which included a Detailed Forest Stand Delineation (FSD), was submitted with the application. The site is flat along the western portion of the site and then sloping to the east towards the on-site stream system. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This site contains 17.48 acres of net tract woodlands, 1.63 acres of 100-year floodplain woodlands, and one specimen tree.

No additional information is required regarding the NRI.

Woodland Conservation Plan

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved Tree Conservation Plans. A Type 2 Tree Conservation Plan (TCP2-023-2021) was submitted with the detailed site plan application.

The overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of 100-year floodplain woodlands, and has a woodland conservation threshold of 3.50 acres (20%). This site proposes to clear 14.98 acres of woodland, and 0.06 acres of 100-year floodplain woodlands resulting in a woodland conservation requirement of 9.04 acres.

The submitted TCP2 has a woodland conservation worksheet that shows inaccurate calculations. Staff believes that the excel spreadsheet used by the applicant has become corrupted which has resulted in the invalid requirement numbers shown on the plan. This worksheet must be revised to show the corrected woodland conservation requirement of 8.04 acres. Currently, the TCP2 proposes to meet the woodland requirement with 2.50 acres of on-site preservation and the remaining requirement to be met with off-site woodland conservation. This is consistent with the previously approved TCP1 (TCP1-004-2019). With the adjusted requirement, the applicant will be required to meet the additional acreage with approximately 5.55 acres of off-site woodland credits to meet the requirement.

A required master planned trail was shown adjacent to General Lafayette Boulevard going through a new woodland clearing area towards the on-site Primary Management Area (PMA). The proposed trail ends at the on-site existing sanitary sewer line easement. This easement area goes in a

southerly direction towards the adjacent off-site proposed master planned trail connection. The trail will be located within this sanitary easement, which is assumed cleared of woodlands.

Specimen Trees

The proposed application will not impact any on-site specimen trees as part of the development. A proposed master planned roadway has been shown to access the subject property. This roadway has not been constructed at this time and is located across a land owned by others. There are several off-site specimen trees that will be removed as part of the construction of the master planned access road (General Lafayette Boulevard). The removal of these off-site specimen trees is not part of this application.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

During the PPS review, PMA impacts were approved for water/sewer line connections and a stormwater outfall structure. For this DSP review these approved impacts have moved to the south but are in the general area as the previous impacts. According to the TCP2, impacts to the PMA are proposed for the required improvements to construct one stormwater management outfall structure, one sewer line, and one water line connection. The TCP2 shows the master planned trail stopping at the PMA limits and existing sanitary easement with no proposed impacts. The sanitary sewer easement area follows the PMA and this easement is assumed cleared.

A revised statement of justification was received with the application on September 2, 2021 for the proposed impacts to the PMA and stream buffer.

Statement of Justification

The revised Statement of Justification requests a revision to the two PMA impact areas approved with the PPS totaling 5,500 square feet (0.13 acres), or approximately 6 percent of the 1.95 acres of PMA mapped on the property. These PMA impact revisions have reduced the overall PMA impacts by 3,278 square feet.

Analysis of Impacts

Based on the revised statement of justification, the applicant is requesting a revision to the approved two impacts described below.

PMA Impact Summary

PMA Impact Area (square feet)	Approved with PPS	Revised and Requested with DSP	Difference
Impact Area 1			
PMA	4,246	1,500	-2,746
Stream	N/A	N/A	
Stream Buffer	1,202	1,500	+298
Wetlands	N/A	N/A	
Wetland Buffer	N/A	N/A	
100-year Floodplain	3,074	800	-2,274

Impact Area 2			
PMA	4,532	4,000	-532
Stream	N/A	N/A	
Stream Buffer	2,208	4,000	+1,792
Wetlands	928	912	-16
Wetland Buffer	1,280	2,248	+968
100-year Floodplain	3,791	2,100	-1,691

Impact 1- Sewer/Water Connection: (1,500 square feet of stream buffer, 800 square feet of 100-year floodplain, and a total 1,500 square feet of PMA impact) The sewer line is within proposed General Lafayette Boulevard and proposes to follow downhill through the PMA to the existing sewer line in order to connect to an existing manhole. This proposed sewer line will service the entire subdivision with sanitary sewer. The PMA impact request also includes an off-site loop water line connection to an existing water line at the end of Clymer Road.

The revised September 2021 PMA impact statement shows the proposed stream buffer impact at 1,500 square feet which was an increase from the previous request by 298 square feet, and a 100-year floodplain impact of 800 square feet which is reduced from the previous request by 2,274 square feet. The total for the Impact 1 request was reduced from 4,246 square feet approved with the PPS to this DSP request of only 1,500 square feet.

The sewer connection is unavoidable and is necessary to convey sanitary sewage from the subdivision to the existing sewer line manhole. Additional information regarding the proposed water line connection must be provided with the DSP. Staff recommends approval of the impacts associated with the sewer connection.

Impact 2: Stormwater outfall structure: (2,248 square feet of wetlands buffer, 912 square feet of wetlands, 2,100 square feet floodplain, 4,000 square feet of stream buffer, and 4,000 square feet of total PMA impact) The proposed subdivision shows various SWM facilities approved by DPIE. The proposed stormwater line receives water from several stormwater facilities and roadside storm drains. This storm drain line is within proposed General Lafayette Boulevard extension and goes downhill through the PMA, to an outfall to the on-site stream system.

The revised September 2021 PMA impact statement has increased the stream buffer impact by 1,792 square feet of stream buffer, wetland buffer impact by 968 square feet, and reduced the 100-year floodplain impact by 1,691 square feet. The wetlands are impacted by 16 square feet and the total PMA impact by 532 square feet.

This stormwater outfall impact is unavoidable and is necessary to safely convey stormwater to the on-site stream system. The DPIE has reviewed and approved the outfall design and location. Staff recommends approval of this impact.

Stormwater Management

A SWM Concept Approval Letter (# 57206-2018-00) and associated plan were submitted with the application for this site. The approval was issued on April 5, 2019, with this project from the DPIE. The concept plan shows the entire development and proposes to construct 18 micro-bioretenion facilities and two submerged gravel wetlands. A SWM fee of \$26,000.00 for on-site

attenuation/quality control measures is required.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of DSP-20054 and TCP2-023-2021 subject to the following findings and conditions:

Recommended Findings:

1. No specimen trees are proposed for removal with this application.
2. Based on the level of design information available at the present time, the limits of disturbance shown on the revised impact exhibit and TCP2, and the conditions recommended in this memorandum, the Regulated Environmental Features (REF) on the subject property have been preserved and/or restored to the fullest extent possible. Impacts 1 and 2 for the water/sewer connections and stormwater management outfall respectively were approved under PPS 4-18017 and were revised with this application for a 3,278 square foot PMA impact reduction.

Recommended Conditions

1. Prior to certification of the detailed site plan, the TCP2 shall be revised as follows:
 - a. Replace the existing woodland conservation worksheet with a corrected worksheet.
 - b. Add a tree protection fence to the required areas and add the symbol and label to the legend.
 - c. Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and every 200 feet along the proposed water/sewer and stormwater management utility lines.
 - d. Have the plans signed and dated by the qualified professional who prepared them.

If you have any questions concerning these comments, please contact me at 301-883-3240 or by e-mail at alwin.schneider@ppd.mncppc.org.

Date September 13, 2021

MEMORANDUM


TO: Tierre Butler, Urban Design
FROM: Tempi Chaney, Permit Review Section TMC
SUBJECT: DSP-20054, Enclave at Brandywine


1. There only appears to be on house type for this development. At time of permits, the house type name with the elevation will need to be shown on the site plan.
2. Will there be any provisions for accessory structures or fences for this project?
3. Will there be any recreational facilities associated with this project?
4. The sign details are a little hard/unclear to read. The sign should meet Section 27-624(a)(1-5).
5. On the sign details, provide the sign square footage if not shown.

September 10, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Development Review Division

Via: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Michael D. Calomese, Senior Planner, Community Planning Division 

SUBJECT: DSP-20054 Enclave at Brandywine

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan

Location: Approximately 150 feet west from terminus of Clymer Drive right-of-way

Size: 19.11 acres

Existing Uses: Wooded

Proposal: Development of 104 townhouse units

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: *Plan Prince George's 2035 Approved General Plan (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. (p. 20. Also refer to Map 1. Prince George's County Growth Policy Map, p. 18.)

Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* designates the future land use for the subject property as Residential medium, with the intent of developing between 3.5 and eight dwelling units per acre, and primarily single-family dwellings, detached and attached. (Refer to Table IV-1: Future Land Use Map Designations, Descriptions, and

DSP-20054 Enclave at Brandywine

Applicable Zones, p. 31. Also refer to Map IV-4: Brandywine Community Center and Surrounding Area, p. 49.)

Planning Area: 85A

Community: Brandywine & Vicinity

Aviation/MIOZ: This application is not located in the Military Installation Overlay Zone.

SMA/Zoning: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* changed the zoning on the subject property from the R-R (Residential-Rural) zone to the R-T (Residential-Townhouse) zone. The zoning change from the R-R Zone to the R-T Zone is consistent with the designation of the Brandywine Community Center. The Brandywine concept plan envisions this area as a mix of residential and commercial uses with residential densities ranging from 4 to 20 dwelling units per acre. The future land use map designates this property as medium-density residential and the R-T Zone is consistent with this designation. (Refer to p. 180 of the Master Plan and SMA.)

MASTER PLAN CONFORMANCE ISSUES:

None

OVERLAY ZONE CONFORMANCE ISSUES

None

cc: Long-range Agenda Notebook
Scott Rowe, AICP, CNU-A Supervisor, Long Range Planning, Community Planning Division

Map IV-4: Brandywine Community Center and Surrounding Area





Countywide Planning Division
Transportation Planning Section


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3680

September 13, 2021

MEMORANDUM

TO: Tierre Butler, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division 

VIA: Michael Jackson, Transportation Planning Section, Countywide Planning Division
Michael Jackson

SUBJECT: Detailed Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following detailed site plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the *Approved Subregion 5 Master Plan and Sectional Map Amendment* to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-20054

Development Case Name: The Enclave at Brandywine

Type of Master Plan Bikeway or Trail

Municipal R.O.W.	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.	<u> </u>	M-NCPPC – Parks	<u> X </u>
HOA	<u> </u>	Bicycle Parking	<u> X </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

Detailed Site Plan Background	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	104 Townhouse Units
Abutting Roadways	Planned General Lafayette Boulevard
Abutting or Nearby Master Plan Roadways	Planned General Lafayette Boulevard (MC-502)
Abutting or Nearby Master Plan Trails	Planned Shared Roadway: General Lafayette Boulevard
Proposed Use(s)	Residential
Zoning	R-T
Centers and/or Corridors	Branch Avenue Corridor with Limited Highway Access

Unrestricted

Prior Approvals on Subject Site	4-18017
Subject to 24-124.01	Yes

Existing Conditions, Sidewalks and Bike Infrastructure

The subject application seeks to develop a 19.11-acre parcel of land for the construction of 104 townhouse units. The subject property fronts along the south side of the General Lafayette Boulevard, which has yet to be constructed and will be the sole point of vehicular access for the development.

A network of sidewalks is included in the applicant’s submission and serves the subject site. The applicant’s submission includes an eight-foot-wide shared-use path surrounding the stormwater management pond. Additional eight-foot-wide shared-use paths are provided along the northeast and southeast portions of the pond, connecting to the sidewalk network. Crosswalks crossing the drive aisle at both points of vehicle entry have been provided. Bicycle parking has been in the open play area in the southwest portion of the development.

Previous Conditions of Approval

Approved Preliminary Plan of Subdivision (PPS) 4-18017 includes the following condition of approval related to on-site sidewalks, specific to the subject property. Condition 7 from 4-18017 is copied below:

- 7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following:
 - a. Standard sidewalks along both sides of all internal roads, unless modified by Prince George’s County Department of Public Works and Transportation/Prince George’s County Department of Permitting, Inspections and Enforcement.

Comment: The submitted plans includes standard five-foot-wide sidewalks along both sides of all internal roads.

Approved Preliminary Plan of Subdivision 4-18017 includes the following conditions of approval related to off-site improvements, specific to the subject property. Conditions 8 and 9 from 4-18017 are copied below:

- 8. 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 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency’s access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:
 - a. A standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard from the site’s northern property line to Chadds Ford Drive, as shown on the bicycle and pedestrian impact statement exhibit.
- 9. Prior to acceptance of a detailed site plan, an exhibit shall be provided that illustrates the location, limits, and details of the off-site sidewalk improvements approved with PPS 4-18017, consistent with Section 24-124.01(f) of the Subdivision Regulations

Comment: The applicant has provided an exhibit which displays the location of the off-site pedestrian facilities, specifically sidewalk and curb ramps along the west side of Chadds Ford Drive, consistent with the conditions set forth in 4-18017.

Approved Preliminary Plan of Subdivision 4-18017 includes the following condition of approval related to off-site trail connections, specific to the subject property. Condition 11 from 4-18017 is copied below:

11. Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George's County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.

Comment: The applicant has provided an exhibit which displays the location of the asphalt trail connection, which is consistent with the conditions set forth in 4-18017.

Review of Master Plan Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, which recommends the following facilities:

Planned Shared Roadway: General Lafayette Boulevard

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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 Transportation Systems Section of the *Approved Subregion 5 Master Plan and Sectional Map Amendment* makes the following recommendations:

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. (p.121)

Develop bicycle facilities in conformance with the 1999 AASHTO Guide for the Development of

Bicycle Facilities. (p.121)

Comment: General Lafayette Boulevard fronts the subject site. No additional right-of-way is being sought with this application. The Prince George's County Department of Permits, Inspections, and Enforcement (DPIE) can require the construction of the master plan recommended shared roadway along General Lafayette Boulevard as appropriate, or it may be installed by The Department of Public Works & Transportation (DPW&T) as part of a future roadway repaving or capital improvement project.

Compliance with the Zoning Ordinance

Section 27-274(a) provides the following guidelines for detailed site plans:

(2) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(ix) Pedestrian and vehicular routes should generally be separate and clearly marked.

(x) Crosswalks for pedestrians that span vehicular lanes should be identified using signs, stripes on the pavement, change of paving material, or similar techniques

(xi) Barrier-free pathways to accommodate the handicapped should be provided

(6) Site and streetscape amenities

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture should be coordinated in order to enhance the visual unity of site.

Comment: The applicant's submission includes an 8-foot-wide shared-use path surrounding the stormwater management pond. Additional 8-foot-wide shared-use paths branching off from the stormwater management pond and connecting to the sidewalk network have been provided. Bicycle parking has been provided in the open play area in the southwest corner of the development. Additionally, crosswalks crossing the drive aisle at both points of vehicle entry have been provided. These features will allow for greater and safer pedestrian movement in a central gathering area.

Conclusion

Based on the findings presented above, staff conclude that the pedestrian and bicycle transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, the relevant design guidelines for transportation, the conditions of approval for the subject property subdivision, and conclude that the submitted detailed site plan is deemed acceptable from the standpoint of bicycle and pedestrian transportation.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

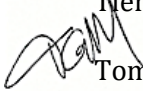
14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
 www.mncppc.org/pgco

Countywide Planning Division
 Transportation Planning Section

301-952-3680

September 17, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design Review Section, Development Review Division
FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-20054: Enclave at Brandywine

Proposal

The applicant proposes the development of townhouse residences.

Background

This detailed site plan (DSP) proposes the development. This site is subject to conditions on prior plans; the only plan is Preliminary Plan of Subdivision (PPS) 4-18017.

The site plan is required to address issues related to architecture, building siting, and relationships between the development and any open space. The site plan is also required to address general detailed site plan requirements such as access and circulation. There are no traffic-related findings required with a detailed site plan review.

The detailed site plan is required for all attached residences in the R-T Zone in accordance with Section 27-433 of the Zoning Ordinance. That section includes no traffic-related requirements.

Review Comments

The table below summarizes trip generation in each peak hour that will be used in reviewing conformance with the trip cap for the site:

Trip Generation Summary: DSP-20054: Enclave at Brandywine								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Development: DSP-20054								
Townhouses	104	Units	15	58	73	54	29	83
Trip Cap - 4-18017					73			83

The development shown on this plan is generally consistent with the approved preliminary plan from the standpoint of access and circulation. Access and circulation are acceptable.

General Lafayette Boulevard (MC-502) is a Master Plan major collector roadway with a proposed width of 100 feet. The plan reflects this right-of-way correctly.

Prior Approvals

PPS 4-18017 was approved by the Planning Board on October 10, 2019 (PGCPB No. 19-116). The Planning Board approved the PPS with three traffic-related conditions which are applicable to the review of this DSP and warrant discussion, as follows:

- 3. Total development within the subject property shall be limited to uses, which generate no more than 73 AM and 83 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

This condition establishes an overall trip cap for the subject property of 73 AM and 83 PM peak-hour trips. The proposed residential use would generate 73 AM and 83 PM peak-hour trips as noted in the table above; therefore, the proposal is within the trip cap.

- 6. Prior to approval of a building permit for each dwelling unit, a fee calculated as \$1,338 multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George's County Council Resolution CR-9-2017, shall be determined. All fees shall be paid to Prince George's County (or its designee), to be indexed by the appropriate cost indices to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement.**

This condition is enforceable at the time of building permit.

- 12. Prior to approval of a final plat:**
 - c. The final plat shall reflect 100 feet of right-of-way dedication along General Lafayette Boulevard, in accordance with the approved preliminary plan of subdivision.**

This condition is enforceable at the time of final plat.

It is therefore determined that all prior conditions are met or will otherwise be addressed with future applications.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Countywide Planning Division
Historic Preservation Section

301-952-3680

August 2, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-20054 Enclave at Brandywine

The subject property comprises 19.11-acres and is located approximately 150-feet west from the terminus of the Clymer Drive right-of-way. The subject application proposes the development of 104 townhouse units. The subject property is Zoned R-T.

A Phase I archeology survey was requested by the Historic Preservation Section's archeologist. The subject property was once part of Pheasant's Thicket (85A-022), a late eighteenth to early nineteenth-century plantation established by Zadock Robinson and occupied through the early twentieth century by members of the Robinson family. The manor house was located approximately 500-feet northeast of the subject property. A Phase I archeological survey was conducted on the subject property in April 2019. A total of 275 shovel test pits were excavated at 50-foot intervals across the property, except in areas where there was extensive tree fall. The western portion of the property contained soils that were poorly drained. This area yielded no cultural material other than some modern trash dumps. Soils in the eastern part of the property contained well drained soils along a tributary of Timothy Branch. A total of seven artifacts, including bottle and vessel glass, porcelain and a possible nail were recovered. Although the materials were clustered, they were few and did not suggest a dwelling or other building or feature. Therefore, no sites were recorded. The applicant's archeological consultant recommended no further work on the subject property.

Historic Preservation staff concurs that no additional archeological investigations are necessary on the subject property. There are no historic sites or resources on or adjacent to the subject property. This proposal will not impact any historic sites or resources or significant archeological sites. Historic Preservation Section staff recommend approval of DSP-20054 Enclave at Brandywine without conditions.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

September 16, 2021

TO: Tierre Butler, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: Enclave at Brandywine
Detailed Site Plan, DSP-20054

CR: General Lafayette Boulevard

This is in response to the Detailed Site Plan, DSP-20054, referral for the development of townhomes and associated infrastructure. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Brandywine, Maryland, located 150-feet west of the terminus of Clymer Drive.
- **General Lafayette Boulevard** is currently unimproved and is a County-maintained right-of-way running through the east portion of the subject development, requiring a 100-foot right-of-way width as per its Master Plan Classification (Master Plan Road MC-502). The Applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance to the Department of Public Works and Transportation (DPW&T) Urban Major Collector Road standard (i.e. STD 100.02).
- Provide pedestrian ramps on the north side entrance.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.

- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- The internal subdivision streets' centerline radii are to be designed and constructed in accordance with DPW&T's Table I-2 design criteria.
- Private roads to be at least 22' wide, bonded and permitted in accordance with applicable County codes, standards and specifications.
- Maintenance of private streets is not the responsibility of Prince George's County.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The Site Development Concept Plan filed under case number 57206-2018-0 approved by DPIE on April 5, 2019, is inconsistent with the current Detailed Site Plan filed under case number DSP-20054.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance to the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require a site development permit approved by DPIE.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro Clay is required.

Tierre Butler
September 16, 2021
Page 3

- The proposed project must obtain an approved floodplain delineation in accordance with DPIE's requirements.
- A floodplain easement is to be dedicated prior to issuance of any permit.
- 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 shown on plans.
 - b. Exact acreage of impervious areas has not been provided.
 - c. Propose gradings are shown on plans.
 - d. Stormwater volume computations have not been provided.
 - e. Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
 - f. Disturbance 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.
 - g. A narrative in accordance with the code has not been provide.
 - h. The applicant shall provide items (a-g) at the time of the filing of the final site permits.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, P.E., Engineer, S/RPRD, DPIE
Folger-Pratt Development, 12435 Park Potomac Avenue, Potomac, MD 20854
Soltész LLC, 4300 Forbes Boulevard, Suite 230, Lanham, MD 20706



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: September 16, 2021

TO: Tierre Butler, Senior Planner
Urban Design Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief *SME*
Park Planning and Development Division
Department of Parks and Recreation

FROM: Tom Burke, Planner Coordinator *TB*
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **DSP-20054 Enclave at Brandywine**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this detailed site plan (DSP) application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is for the development of 104 Single Family attached townhomes, four parcels, and three outparcels on General Lafayette Boulevard in Brandywine, and is being filed in accordance with the provisions of the Prince George's County Zoning Ordinance.

BACKGROUND:

This property is 19.11 acres in the Residential Townhouse (R-T) Zone and is located beyond the southern terminus of General Lafayette Boulevard.

The proposed development is located approximately 300 feet from the northern end of the Rose Creek Connector Trail which is accessed from McKendree Road near the Rose Creek Estates community and extends north for approximately 2,000 feet. Then after a break by the subject property and MNCPPC owned parklands, the trail continues north in the Chaddsford Landing community located on Chadds Ford Drive. Other nearby park facilities include the Southern Area Aquatics and Recreation Complex (SAARC) located approximately 3.5 miles north of the subject

property, and Brandywine North Keys Park approximately 5.7 miles to the northeast on North Keys Road. SAARC is a 75,000 square foot multigenerational recreation center that includes a natatorium, a double gymnasium, and flexible program spaces on the entry level. The second level of the facility includes a fitness center and running track. Brandywine-North Keys Park contains a picnic shelter, a playground, a paved walking trail, a softball field, a multipurpose field, and a Little League baseball field.

The 2013 Subregion 5 Master Plan and Sectional Map Amendment denotes that Brandywine contains approximately 261 acres of local parkland, which is sufficient to meet projected needs through 2030. Additional acquisitions are recommended to meet long term needs including the proposed acquisition of land along the Mattawoman Watershed Stream Valley Park and Timothy Branch. Timothy Branch, which is located east and west of US 301 (Crain Highway), offers many opportunities for preservation and passive recreation. A portion of Timothy Branch runs adjacent to the Rose Creek Connector Trail. The trail network will ultimately connect with the Chaddsford Landing community to the north and Mattawoman Stream Valley Park to the south.

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Preliminary Plan of Subdivision (PPS) 4-18017 was approved by the Prince George's County Planning Board on October 10, 2019, (PGCPB Resolution No. 19-116) for the development of 104 townhouse units, subject to 15 conditions, the following of which pertains to the DPR review:

- 10. *At the time of final plat, ±1.7 acres of parkland, as shown as Staff Exhibit 'A', shall be conveyed to M-NCPPC. The land to be conveyed shall be subject to the following conditions:***
 - a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, in Upper Marlboro, Maryland, along with the application of the first final plat.***
 - b. With the exception of the master plan trail (or other improvements associated therewith) within the area to be dedicated to M-NCPPC, M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.***
 - c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.***
 - d. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, the land to be conveyed shall not be disturbed, or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). Other than the improvements depicted on the TCP1 for utilities and stormwater facilities, if the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary, or required by M NCPPC***

development approval process. The bond, or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks, prior to applying for grading permits.

- e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures (with the exception of any existing underground utilities) shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.***
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to, or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to, or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.***
 - g. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, no storm water management facilities, or tree conservation, or utility easements shall be proposed on land owned by, or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance, and easement agreements shall be required, prior to issuance of grading permits.***
- 11. *Prior to acceptance of a detailed site plan, the applicant shall submit to Prince George's County Department of Parks and Recreation for review, construction plans for an eight-foot-wide asphalt trail connection from the existing asphalt hiker/biker trail located to the north, on the adjacent Maryland-National Capital Park and Planning Commission property, to the proposed sidewalk along the west side of the General Lafayette Boulevard right-of-way.***

The applicant provided an exhibit showing an eight-foot-wide trail connection from the terminus of the existing asphalt trail, located to the north, extending across the frontage to a point where it crosses General Lafayette Boulevard, and to the boundary line of the land to be dedicated to M-NCPPC. This trail will serve as an extension of the Rose Creek Trail which will ultimately connect to the Timothy Branch and Mattawoman Trails.

DISCUSSION

Mandatory dedication of parkland pursuant to Section 24-134(a) of the Prince George's County Subdivision Regulations provides for the dedication of land, the payment of a fee-in-lieu, or on-site recreational facilities. Based on the proposed density of development, 7.5-percent of the net residential lot area, equating to 1.31 acres, could be required to be dedicated to M-NCPPC for public parks. While the applicant proposes onsite recreational facilities with an open play area, benches, and picnic tables to serve the recreational needs of the community, mandatory dedication of parkland is being addressed with the dedication of 1.67 acres along the eastern boundary of the property, with a thirty-foot-wide strip connecting this area with the General Lafayette Boulevard right-of-way located in line with the northern entrance into the community. This will be a significant step towards connecting the existing parkland and the Rose Creek connector trail to the north with existing parkland and southern segment of the Rose Creek connector trail to the south.

The applicant provided an exhibit showing the removal of a small section of the existing trail to the north and a proposed new trail section to connect with a proposed shared use path on General Lafayette Boulevard. The exhibit also shows a section of trail extending from the General Lafayette Boulevard and into the land to be dedicated to M-NCPPC to the east. Staff recommends that this section of the Rose Creek connector trail not be developed with this application and be identified as "Future trail installation by M-NCPPC".

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends to the Planning Board approval of Detailed Site Plan DSP-20054 for Enclave at Brandywine with the following conditions:

1. Prior to the issuance of the 60th building permit, the applicant shall execute a right-of-entry agreement with the Department of Parks and Recreation for the section of the Rose Creek connector trail to the north of this site to be improved on the M-NCPPC owned property.
2. Prior to issuance of the 60th building permit, the applicant, their heirs, successors and/or assigns shall remove the excess section of the existing Rose Creek connector trail, and construct an 8-foot-wide asphalt shared use trail connection from the terminus of the trail on the adjacent parkland to the shared use path proposed along the General Lafayette Boulevard frontage.
3. Provide a notation to the Rose Creek connector trail section east of General Lafayette Boulevard indicating "future trail installation by M-NCPPC".

The Urban Design Section staff shall review the onsite recreational facilities for adequacy and proper siting and establish triggers for timing of construction.

cc: Bridget Stesney
Alvin McNeal

Additional Back-up

For

Detailed Site Plan DSP-20054 Enclave At Brandywine

APPLICANT'S PROPOSED REVISIONS TO CONDITIONS
ENCLAVE AT BRANDYWINE
DETAILED SITE PLAN DSP-20054
OCTOBER 14, 2021

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20054 and Type 2 Tree Conservation Plan TCP2-023-2021 for Enclave at Brandywine, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Label Parcel F to be dedicated to The Maryland-National Capital Park and Planning Commission.
 - b. Provide the sign square footage on the sign detail.
 - c. All end units visible to public view from streets should be designated as high visibility units.
 - d. A revised stormwater management (SWM) concept plan consistent with this DSP should be approved by the Prince George's County Department of Permitting, Inspections and Enforcement, and a copy of the approved SWM concept plan and approval letter should be submitted by the applicant.
 - e. Provide a notation to the Rose Creek connector trail section east of General Lafayette Boulevard indicating "future trail installation by M-NCPPC".
2. Prior to the issuance of the ~~60th~~ any building permits:
 - a. The applicant shall execute a right-of-entry agreement with the Prince George's County Department of Parks and Recreation, for the section of the Rose Creek connector trail to the north of this site to be improved on The Maryland-National Capital Park and Planning Commission owned property. **The right of entry agreement shall require the removal of the excess section of the existing Rose Creek trail and construction of an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to the shared-use path proposed along the General Lafayette Boulevard frontage in accordance with a schedule approved by DPR.**
 - b. ~~The applicant and the applicant's heirs, successors, and/or assignees shall remove the excess section of the existing Rose Creek connector trail and construct an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to the shared-use path proposed along the General Lafayette Boulevard frontage.~~

3. Prior to certification of this Type 2 tree conservation plan, the following revisions shall be made, or information shall be provided:
 - a. Replace the existing woodland conservation worksheet with a corrected worksheet.
 - b. Add a tree protection fence to the required areas and add the symbol and label to the legend.
 - c. Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and 200 feet along the proposed water/sewer and stormwater management utility lines.
 - d. Have the plans signed and dated by the qualified professional who prepared them.