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

AGENDA ITEM: 7
AGENDA DATE: 6/11/2026

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

Detailed Site Plan DET-2024-009
The Mark at College Park

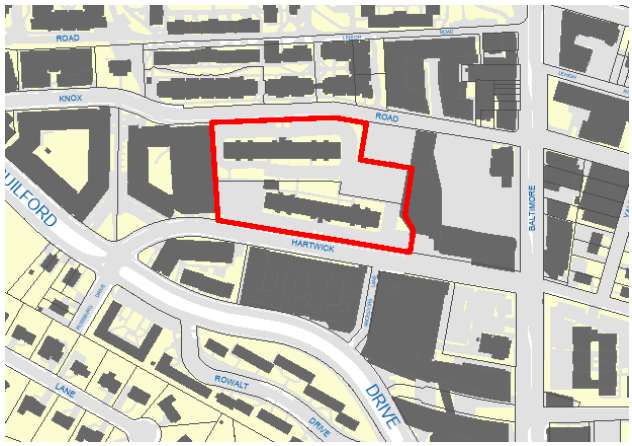
REQUEST:	STAFF RECOMMENDATION
Development of 589 multifamily dwelling units within two buildings, with associated site infrastructure and amenities, including a central promenade.	With the conditions recommended herein: • Approval of Detailed Site Plan DET-2024-009

Location: Along the north side of Hartwick Road and on the south side of Knox Road, approximately 500 feet west of US 1 (Baltimore Avenue).

Gross Acreage:	4.53
Zone:	RTO-PD
Dwelling Units:	589
Gross Floor Area:	N/A
Planning Area:	66
Council District:	03
Municipality:	College Park

Applicant/Address:
The Mark at College Park, LLC
315 Oconee Street
Athen, GA 30601

Staff Reviewer: Te-Sheng (Emery) Huang
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Planning Board Date:	06/11/2026
Planning Board Action Limit:	06/08/2026
Staff Report Date:	05/28/2026
Date Accepted:	03/30/2026
Informational Mailing:	06/04/2025
Acceptance Mailing:	03/11/2026
Sign Posting Deadline:	05/12/2026

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2024-009
The Mark at College Park

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

I. EVALUATION CRITERIA

The subject property is within the Regional Transit-Oriented Planned Development (RTO-PD) and Aviation Policy Area Overly (APAO) Zones. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff have considered the following in reviewing this detailed site plan:

A. The Prince George's County Zoning Ordinance;

B. Zoning Map Amendment (Basic Plan) ZMA-2024-002;

C. Preliminary Plan of Subdivision PPS-2024-016;

D. Certificate of Adequacy ADQ-2024-040;

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

F. The 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

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

H. Referral comments; and

I. Community feedback.

II. BACKGROUND

A. Request: The subject detailed site plan (DET) proposes development of 589 multifamily dwelling units within two buildings.

The applicant requests three waivers under Section 27-6200 of the Prince George's County Zoning Ordinance. First, pursuant to Section 27-6206(e)(2)(C), the applicant requests a waiver from the requirement in Section 27-6206(e)(2)(A), to provide vehicular cross-access between developments. Second, pursuant to Section 27-6207(b)(2), the applicant requests a waiver from the requirement in Section 27-6207(b)(1), to provide a pedestrian walkway cross-access between developments. Third, pursuant to Section 27-6208(b)(2), the applicant requests a waiver from the requirement in Section 27-6208(b)(1), to provide bicycle cross-access between developments.

B. Development Data Summary:

	EXISTING	**EVALUATED**
Zone(s)	RTO-PD/APAO*	RTO-PD/APAO
Use	Dwelling, Multifamily	Dwelling, Multifamily
Total Gross Acreage	4.53	4.53
Floodplain Acreage	0	0
Total Net Acreage	4.53	4.53
Parcels	2	1
Dwelling Units	204	589
Studio	-	28
1-bed Room	-	21
2-bed Room	-	156
3-bed Room	-	30
4-bed Room	-	191
5-bed Room	-	163

Note: *The subject property was rezoned from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, with the approval of Zoning Map Amendment (Basic Plan) ZMA-2024-002.

C. Location: The site is within the City of College Park and is located approximately 500 feet west of US 1 (Baltimore Avenue), between Hartwick Road and Knox Road.

D. Proposed Uses: The subject DET proposes "Dwelling, Multifamily" use. This use is permitted in the RTO-PD Zone, as established by ZMA-2024-002, subject to the applicable standards found in Section 27-4303 of the Zoning Ordinance, as well as the intensity and dimensional standards determined by ZMA-2024-002.

E. Surrounding Uses: The subject DET is bound to the west by multifamily dwellings in the RTO-L-E Zone; to the north by Knox Road and University of Maryland-owned student housing in the Rural Residential (RR), the Residential, Single-Family-65 (RSF-65), and Local Transit-Oriented-Edge (LTO-E) Zones beyond; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E Zone and US 1 beyond; and to the south by Hartwick Road and multifamily dwellings in the RTO-L-E Zone beyond.

F. **Previous Approvals:** The subject site is currently occupied by the 204-unit College Park Towers condominium buildings. The property, consisting of Parcels A and B, was recorded in Plat Book WWW 46, Plat No. 9, approved on December 12, 1962.

The Prince George's County District Council approved Council Resolution CR-136-2021, the Countywide Map Amendment (CMA), on November 29, 2021. CR-136-2021 translated the subject property's prior Multifamily High Density Residential (R-10) Zoning to the RTO-L-E Zone, effective on April 1, 2022.

Zoning Map Amendment ZMA-2024-002-C was approved by the District Council on February 9, 2026 (Zoning Ordinance No. 1-2026), with the final order of approval effective on February 23, 2026. This ZMA rezoned the property from the RTO-L-E Zone to the RTO-PD Zone. The ZMA includes a basic plan for the property, for development of up to 665 multifamily dwelling units.

Certificate of Adequacy ADQ-2024-040 was approved by the Prince George's County Planning Director on May 19, 2026, subject to eight conditions. This ADQ is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.

Preliminary Plan of Subdivision PPS-2024-016 will be reviewed by the Prince George's County Planning Board on May 28, 2026, for one parcel, in support of development of 600 multifamily units.

G. **Design Features:** Two proposed buildings line a central greenway/pedestrian promenade from Knox Road to Hartwick Road on the subject site. This promenade will be designed with various amenities (i.e., benches and tables with chairs), not only serving as a focal point of the proposed development, but also providing a pedestrian and bicycle connection between Hartwick Road and Knox Road. The detailed site plan also includes a greenspace/pocket park that will include a pollinator garden, public artwork, a free little art gallery, and wayfinding signage. Both the promenade and the greenspace/pocket park were proposed as public benefits, as part of the approval of ZMA-2024-002. In addition, the latter is intended to further activate the residual spaces along the eastern property line, which are currently designed to accommodate vehicular access to the proposed loading area and trash collection facilities within the eastern building. These areas are also reserved for the future construction of a public roadway, Ancestor's Lane, which will connect Hartwick Road and Knox Road. A segment of Ancestor's Lane was previously constructed to the south of the subject site, in conjunction with an approved mixed-use development under Preliminary Plan of Subdivision (PPS) 4-17021 (PGCPB Resolution No. 17-165) and Detailed Site Plan DSP-17003 (PGCPB Resolution No. 17-166). A condition is included herein requiring the applicant to delineate the area to be dedicated to public use on the plan for future construction of Ancestor's Lane.

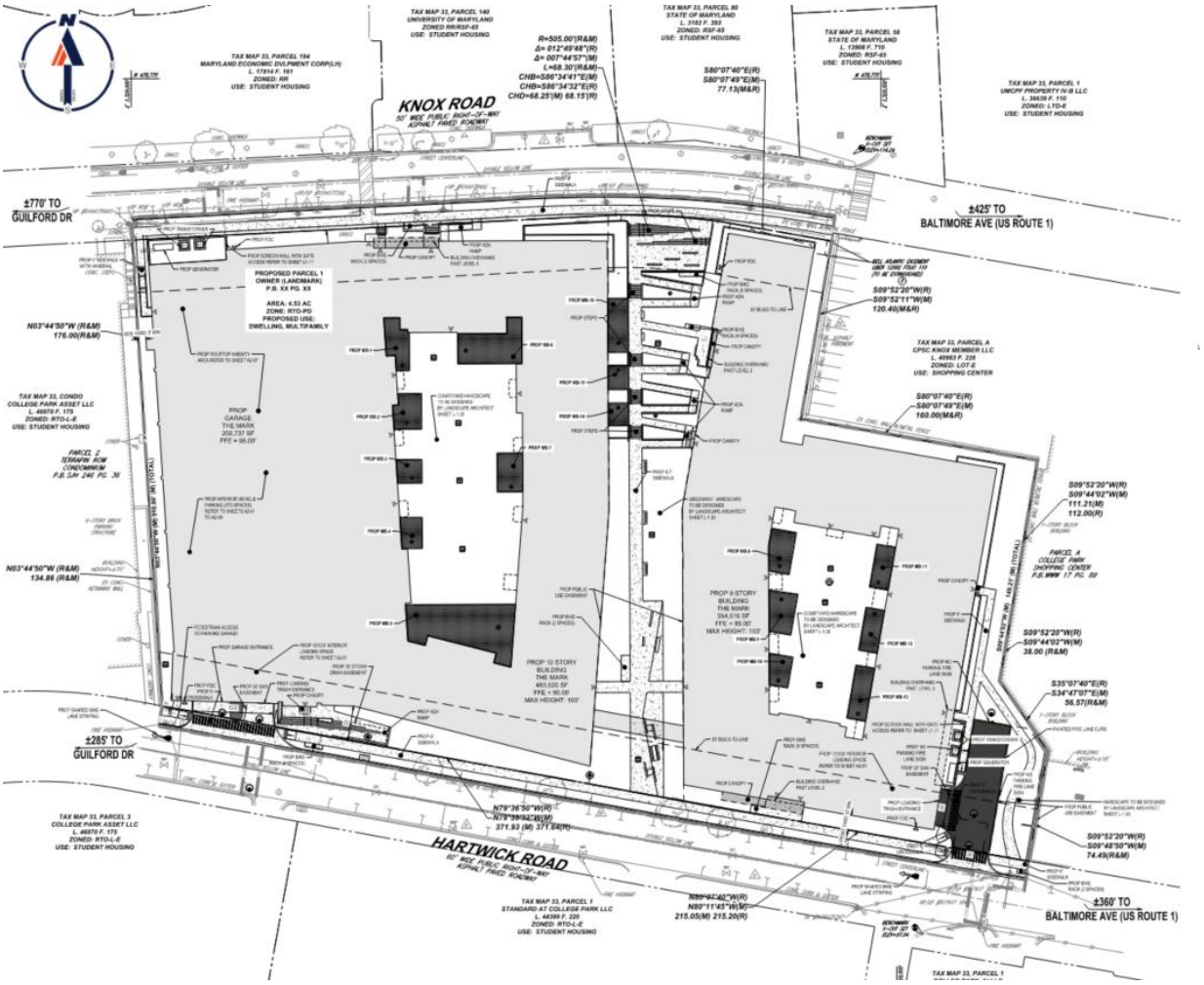


Figure 1: Site Plan

Architecture

The proposed development consists of two separate multifamily buildings. One parking structure is integrated with the western building. Each building is designed with main entrances, which are located either on Hartwick Road or on Knox Road, except for one entrance to the eastern building from the promenade. As shown in the submitted architectural elevations, both buildings are designed using a contemporary architectural approach and incorporate similar materials to ensure cohesion throughout the overall development. The architectural elevations show that both buildings are characterized by a strong horizontal composition and clearly defined base, middle, and upper sections. The building façades are articulated through a consistent grid of vertically aligned windows and are visually broken into smaller segments using changes in color and material, including multiple colors of bricks, acrylic exterior insulation and finish system (EIFS)-type finishes, metal panels, cast stones, and painted concrete, which create contrast and emphasize vertical elements. While upper levels incorporate repetitive window patterns and subtle projections or recesses to add depth, the ground level of the buildings features a darker base with expansive glazing, encouraging active uses and enhancing pedestrian engagement. Accent elements, including darker vertical bands and varied material transitions, provide visual interest and help reduce the

perceived mass, resulting in a cohesive modern building with a durable and context-sensitive material palette.



Figure 2: Architectural Elevations – Eastern Building

Parking

The subject DET meets the parking requirements (389 spaces required, 573 spaces provided, including 32 guest parking spaces). Off-Street parking spaces are located in the parking structure integrated within the western building. A total of 319 bicycle parking spaces is included in the development, of which 293 are long-term bicycle spaces and 26 are short-term bicycle spaces.

Signage

The subject DET includes five canopy signs and two projecting signs. The location and details of these signs are included in the submitted signage package. One directional sign, with a "Parking" label, for the proposed parking structure is exempt from sign standards, in accordance with Section 27-61502(b)(1) of the Zoning Ordinance.

Lighting
The subject DET proposes integrating seven types of lighting throughout the site. The submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating site access, building entryways, and walking paths. A detailed evaluation of lighting is provided in Finding III.D.6 below.



Figure 3: Architectural Elevations – Western Building

Recreation Facilities
ADQ-2024-040 determined that the provision of recreational facilities for the proposed development, to meet parks adequacy by satisfying the mandatory dedication of parkland requirement, shall be provided, in accordance with Sections 24-4507 and 24-4601 of the Subdivision Regulations. As such, the applicant provides a list of recreational facilities, with quantity and unit cost, and the associated labeling shown on Sheets DSP-1 and L-1.30, to meet the requirements. However, the total dwelling unit number of the proposed development and the total required value provided in the recreational facilities schedule on Sheet DSP-1 are

incorrect, and a condition is included herein for correction. Similarly, the total required value of the recreational facilities noted in General Note 14 is incorrect. A condition is included herein requiring the applicant to correct this value. The details of certain facilities are shown on Sheets L-1.31, L-1.32, and L-3.21 through L-3.24. However, details of certain facilities are missing from the plan set, including dimensions and materials, as applicable. A condition is included herein requiring the applicant to add the details of all proposed facilities listed on Sheets DSP-1 and L-1.30 to the plan sheets, including dimensions and materials, as applicable.

The proposed recreational facilities are organized in five separate locations throughout the development and are identified on the plan as the greenway/ pedestrian promenade and the greenspace/pocket park; the western courtyard; the eastern courtyard, and the roof terrace. The facilities located in the promenade and in the greenspace/pocket park, in addition to those amenities required by ZMA-2024-002, will further activate these spaces and foster either planned or spontaneous social activities within them. Given the size of the greenspace/pocket park, the applicant proposes a mirror/reflecting wall along the eastern property line to visually expand the space and enhance its appeal, along with additional features intended to activate and enliven the area. Staff find the mirror/reflecting wall appropriate, as it is expected to attract users and encourage a range of both temporary and longer-duration activities within the space. Both courtyards are designed in a similar manner to create multiple subspaces that accommodate a variety of activities simultaneously and support the diverse needs of future residents. The roof terrace primarily accommodates a swimming pool and the associated pool facilities.



Figure 4: Five Location with Recreational Facilities

Loading and Trash Facilities
The subject DET includes two loading spaces located within the buildings, and each building houses one loading space. Trash facilities will be located internal to the buildings. Both loading and trash facilities will be accessed from Hartwick Street.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

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

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

Based on the analysis herein, and subject to the conditions proposed by staff, in addition to evidence filed in conjunction with this application, staff find that DET-2024-009 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses. The applicable standards consist of the RTO-PD Zone's use standards, intensity and dimensional standards, and other standards (Section 27-4303(d)); and applicable Development Standards (Part 27-6), as well as applicable sections of the 2018 *Prince George's County Landscape Manual* (Landscape Manual). The analysis of conformance is addressed, in detail, in Findings III.B, C, and D below.

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

As discussed, in detail, in Finding IV below, this detailed site plan complies with the applicable conditions of ZMA-2024-002-C, PPS-2024-016, and ADQ-2024-040.

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

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

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

The proposed development is located in the RTO-PD Zone. The proposed development is in conformance with the planned development (PD) Basic

Plan (ZMA-2024-002-C) and conditions of approval that apply to the development. Conformance to the PD basic plan and the PD conditions of approval is addressed in Finding IV.A below.

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

Approved Woodland Conservation Letter of Exemption WCO-SE-2025-0088 was submitted with this detailed site plan. Therefore, this requirement is inapplicable.

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

The subject application is not a detailed site plan for infrastructure. Therefore, this requirement is inapplicable.

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

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

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

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

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

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

The proposed development does not alter, expand, or enlarge existing structures or uses. Therefore, this requirement is inapplicable.

B. Conformance to applicable Zoning Standards

1. Use Standards (Section 27-4303(d)(2)) as established in PD Basic Plan ZMA-2024-002

The detailed site plan is in conformance with the use standards established with PD Basic Plan ZMA-2024-002-C, which allowed "dwelling, multifamily" use.

2. Intensity and Dimensional Standards (Section 27-4303(d)(3)), as established in PD basic Plan ZMA-2024-002

The detailed site plan is in conformance with the applicable RTO-PD Zone intensity and dimensional standards, as established in PD Basic Plan ZMA-2024-002, as shown below:

Development Standards	REQUIRED	PROVIDED
Block length, min. | max. (ft.)	400 | 800	Met*
Lot area, min. (sf.)	5,000	197,327
Lot width, min. (ft.)	50	587**
Density, min. | max. (du/net lot area)***	20 | 150	130
Floor area ratio (FAR), min. (nonresidential and mixed-use)	No Requirement	N/A
Lot coverage, min. | max. (percent of net lot area)	No Requirement | 80	76.2
Floor area ratio (FAR), max.	No Requirement	N/A
Build-to line, min. | max. (ft.)***	0 | 35	5 | 23
Building width in build-to zone, min. (percent of lot width)	70	Hartwick Road: 78.1 Knox Road: 77.5
Front yard depth, min. (ft.)***	0	10
Side yard depth, min. (ft.)***	0	5
Rear yard depth, min. (ft.)	0	N/A
Building façade transparency, min. (percent of street-level façade area):		
Abutting or facing a street frontage or pedestrian way	25****	Hartwick Road: 48.9 (East Bldg.) and 32.3 (West Bldg.) Knox Road: 27.5 (East Bldg.) and 27.1 (West Bldg.)
Facing a transit station or public gathering space	No Requirement	N/A
Principal and accessory structure height, min |max. (ft.)	35 | 126	East Building: 103 West Building: 103

Notes: *Per evaluation below, in Finding III.B.3, a condition is included herein requiring the applicant to revise block length on the cover

page of the plan set. When a maximum block length of 800 feet was approved with ZMA-2024-002, the applicant presented a plan depicting Ancestor's Lane and the proposed promenade traversing the subject property, and no other proposed streets breaking up the block. No conditions for additional breaks in the block were imposed. It follows that the District Council found the proposed configuration to satisfy the maximum block length requirement that it set. Section 27-2500 of the Zoning Ordinance defines block length as "[t]he distance or length of a block." This section also defines that a block is "[t]he land lying within an area bounded on all sides by streets." The definition of "Street" includes: "A proposed street right-of-way or widening shown on the applicable General Plan, Area Master Plan or Sector Plan, or Functional Master Plan; or in the current Capital Improvement Program or Maryland State Consolidated Transportation Program; or on a record plat, also known as a paper street." The 2010 *Approved Central US 1 Corridor Sector Plan* (sector plan) is the applicable sector plan for the subject property. The sector plan recommends new streets to break up the existing block on which the subject property is located and provides an illustration of two streets traversing the existing block on which the subject property is located (sector plan page 81). If constructed, these streets would divide the existing block into three smaller blocks. The applicant proposes to align a proposed driveway with one of the proposed streets, known as "Ancestor's Lane." However, the full delineation of Ancestor's Lane is reliant on the adjoining property to the east also being redeveloped. The other illustrated street would be located on the property to the west of the subject property. There are some questions as to whether it will be feasible to construct streets traversing the existing block due to grade changes and an existing building on the property to the west. However, the applicant proposes a pedestrian promenade on the subject property. In addition, a pedestrian promenade has been implemented on the property to the west. These promenades will run north to south through the existing block. Therefore, even if the sector plan recommended street grid is not achieved, the existing block will be broken into three smaller walkable segments by the existing and proposed promenades. The property will be located on a segment.

**A condition is included herein requiring the applicant to revise the lot width on the cover page of the plan set.

***Standards were modified by ZMA-2024-002-C.

****Condition 2 of ZMA-2024-002-C requires at least 25 percent fenestration for the street-facing façade area of the ground floor for each building, as shown on Sheet A3-07.

3. **Other Standards (Section 27-4303(d)(4)), as established in PD basic Plan ZMA-2024-002**

The detailed site plan is in conformance with the applicable RTO-PD Zone other standards.

STANDARDS	REQUIRED	PROVIDED
Location Standards	An RTO-PD Zone may only be located on land: • Within a Regional Transit District as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time; or • Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.	This standard was evaluated and approved with ZMA-2024-002 as the subject site is located within both the Purple Line Regional Transit District and the portion of the Innovation Corridor designated. Therefore, this standard was met with approval of ZMA-2024-002.
Use Mixing	The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.	The subject DET includes one residential use as the site is located in proximity to various non-residential uses along US 1.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.	The subject DET includes one residential use as the site is located in proximity to various non-residential uses along US 1
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.	This standard is not applicable to this DET because it does not include a mixture of residential and non-residential uses.
Shopping Centers	Shopping centers shall be a minimum of two stories (multi-story).	This standard is not applicable to this DET because it does not include a shopping center.
Blocks and Alleys	The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.	The 2010 *Approved Central US 1 Corridor Sector Plan* (sector plan) envisions that future infill development, along with two new streets illustrated on page 81, will subdivide the existing large block containing the subject property into smaller blocks. As discussed in Finding II.G above, a segment of Ancestor's Lane is planned to traverse the eastern portion of the property, providing a north–south connection between Hartwick Road and Knox Road. However, significant grade

STANDARDS	REQUIRED	PROVIDED
		changes would make construction of this lane challenging. In addition, the properties on both sides of the site have already been fully developed, rendering implementation of this street infeasible at this time. In place of this planned connection, the central promenade proposed in this DET offers an alternative north–south route for pedestrian and bicycle circulation. The promenade not only provides connectivity but also separates the two proposed buildings and visually breaks up the existing large block. As such, this requirement is met.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.	The subject site fronts Knox Road to the north and Hartwick Road to the south. The subject DET will dedicate a portion of the site for future construction of Ancestor's Lane along the eastern property line.
Private Sidewalks and Private Street Trees	• Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center. • Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area. • Sidewalks shall maintain a pedestrian "clear zone" with a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object. • At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance. • Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.	This standard is not applicable to this DET because it does not include any private sidewalks and private street trees.
Connectivity	The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.	The submitted circulation plan shows the internal bicycle and pedestrian circulation systems within the site. No internal vehicular system is shown because vehicles will be parked in the proposed parking structure when immediately entering site. Cross-access is also not shown. However, as discussed in Finding II.D.1 below, the Planning Director waived the applicable pedestrian. vehicular, and bicycle cross-access requirements per the applicant's

STANDARDS	REQUIRED	PROVIDED
		requests because (1) The abutting lots are currently developed with the College Park Shopping Center to the east and the Terrapin Row Apartments to the west; and (2) The existing retaining walls between the subject site and each adjoining lot make the immediate internal cross-access not feasible.
Building Configuration	• In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.	The subject site was rezoned to RTO-PD from RTO-L-E. As such, the site is considered within the Edge area. Therefore, this regulation is not applicable.
	• In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following: ○ The corners of street intersections or entry points into the development; ○ A "main street" pedestrian and/or vehicle access corridor within the development site; ○ Parking areas, public spaces, or other site amenities on at least three sides; or ○ A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.	The subject site was rezoned to RTO-PD from RTO-L-E. As such, the site is considered within the Edge area. Therefore, this regulation is not applicable.
	• In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent setback alignment along the street frontage.	The proposed buildings are arranged to create a greenway/pedestrian promenade in the center of the site and a pocket/park green space at the southeast corner of the site. Both buildings are designed with a consistent setback alignment along street frontage to define the street edge and the distinction between the public domain of the streets and the private space of the subject site.
	• Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.	As shown in the submitted architectural elevations and discussed in Finding II.G above, both buildings are designed with a common architectural scheme to create a distinct sense of place.
Parking	• All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure. • Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales • All vehicle parking lots and structures	All parking spaces within the subject DET will be located in the proposed parking structure. As shown on the submitted floor plans, pedestrian routes are clearly identified between the parking areas and the primary pedestrian entrances to the building.

STANDARDS	REQUIRED	PROVIDED
	shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.	
Transparency	Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.	Per Condition 2 of ZMA-2024-002, the façades of the proposed buildings must be designed with at least 25 percent fenestration when abutting or facing a street frontage or pedestrian way. As shown on the table analyzing the development standards of the RTO-PD zone above, this has been met. Staff find that the level of fenestration provided allows views of interior spaces so as to enhance safety and create a more inviting environment for pedestrians.
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bound by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.	The subject DET includes both formal and informal spaces to enhance activity and identity. The proposed greenway/pedestrian promenade (consisting of the northern and southern plazas) and pocket/park green space are considered as formal open spaces as these spaces are bounded by streets and/or buildings and are intended to foster public gatherings. Informal open spaces, such as benches along walkways, are incorporated throughout the site, when possible, to encourage social interaction.

C. Aviation Policy Area Overlay (APAO) Zones (Section 27-4402(b))

(5) Modified Intensity and Development Standards for APAO Zones

Irrespective of the standards applicable in the underlying base zone, development in Aviation Policy Area Overlay Zones shall be subject to the following modified or additional performance, intensity, and development standards.

(A) General Performance Standards

(i) In all APAO Zones, development shall, to the greatest extent possible, not:

(aa) Cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft;

(bb) Emit fly ash, dust, vapor, gases, or particulate matter that may conflict with operation of the airport;

(cc) Foster a substantial increase in bird population;

(dd) Make it difficult for pilots to distinguish between airport lights and other lights, or impair pilot or ground operator visibility in the vicinity of an airport; or

(ee) Otherwise endanger the landing, taking off, or maneuvering of aircraft

Regarding subsections (aa) and (ee), two separate letters received from the Federal Aviation Administration (FAA), dated April 28, 2026, for the proposed two buildings indicate that the proposed development is not to be an obstruction and hazard to air navigation. Regarding subsection (bb), dust during construction will be in adherence to construction standards required by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). Based on the location of the subject site (approximately 4,470 feet from the airport runway) and the two letters from FAA, emissions, such as dust, vapor, and particulate, from the subject development will be unlikely to affect the operation of the airport. Regarding subsection (cc), the subject development does not include stormwater ponds or wetlands mitigation banks that often attract wildlife. As such, the subject DET will unlikely foster a substantial increase in bird population. Regarding subsection (dd), the submitted photometric plan shows that all but one light fixture will be full cut-off and are directed downward. The sole light fixture that does not meet this standard is conditioned to be removed. Therefore, no lighting with this detailed site plan will conflict with the operation of the airport.

(ii) In the APA-1 and APA-2 Zones, above-ground storage of flammable materials or other hazardous substances is prohibited.

This regulation is inapplicable to this detailed site plan because the subject property is located in the Aviation Policy Area 6 (APA-6) Zone.

(B) Density and Floor Area

(i) In the APA-3S and APA-3M Zones, the overall density of residential development shall not exceed 0.5 dwelling

units per acre in an APA0 Zone mitigation subdivision approved in accordance with Section 27-4402(b)(8), APAO Zone Mitigation Residential Subdivisions, or 0.2 dwelling units per acre for any other development.

(ii) In the APA-2, APA-3S, APA-3M, and APA-5 Zones, development on a lot shall not exceed a floor area ratio (FAR) of 0.25.

(iii) Irrespective of the above density and floor area limits, one dwelling unit may be located on any lot in the APA-2, APA-3S, APA-3M, and APA-5 Zones that was recorded before March 1, 2001.

These regulations are inapplicable to this detailed site plan because the subject property is located in the APA-6 Zone.

(C) Height

(i) In all APAO Zones, no structure or natural feature shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulations (FAR) Part 77, or the Code of Maryland, COMAR 11.03.05, Obstructions to Air Navigation, except as necessary and incidental to airport operations.

(ii) In the APA-4 and APA-6 Zones, no building permit may be approved for a structure higher than 50 feet unless the applicant demonstrates that the structure will not project or otherwise penetrate the airspace surfaces defined by FAR Part 77.

The height of the two buildings, included in the subject project, exceeds the building height restriction of APA-6. The applicant has provided two separate letters from the FAA, dated April 28, 2026, for the proposed two buildings. Both letters state that the FAA has conducted an aeronautical study under the provisions of Federal Aviation Regulation (FAR) Part 77, and determined that the proposed development "does not exceed obstruction standards and would not be a hazard to air navigation."

(D) Open Area

(i) The purpose of these open area standards is to provide strategically located open areas under flight paths to allow for successful emergency landings without the airplane hitting or damaging an occupied structure, and to allow aircraft occupants to survive the landing without serious injury.

(ii) For purposes of this Section 27-4402(b), open areas generally refer to land area occupied by stormwater management ponds, field crops, golf courses, pasture lands, streets, parking lots, and recreational facilities (such as ball parks or yards), if the area is relatively level and free of objects such as overhead lines and large trees and poles. Because a pilot's discretion in selecting an emergency landing site is reduced when the aircraft is at low altitude, open areas should be one or more contiguous acres in area.

(iii) Development shall retain open areas in accordance with the minimum standards in the following Table 27-4402(b)(5)(D), for the particular APAO Zone.

There are no requirements for properties located in the APA-6 Zone on Table 27-4402(b)(5)(D). Therefore, these regulations are inapplicable to this detailed site plan.

D. Part 27-6. Development Standards

The detailed site plan is consistent with the applicable standards in Part 27-6 of the Zoning Ordinance. The following analysis is offered:

1. Section 27-6200—Roadway Access, Mobility, and Circulation

The detailed site plan is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as follows:

a. Section 27-6202. Consistency with Plans

The design and construction of access and circulation systems associated with this detailed site plan is consistent with the transportation goals, objectives, and actions in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (sector plan) addressing transportation.

Master Plan Right-of-Way
The proposed development has frontage on Hartwick Road and Knox Road. Although these roadways are not master-planned facilities, Sheet DSP-6 depicts a 50-foot-wide right-of-way (ROW) along Hartwick Road and a 60-foot-wide ROW along Knox Road. Staff find the ROWs to be sufficient for turning movements, according to the circulation exhibits (Sheet DSP-6) provided by the applicant.

Master Plan Pedestrian and Bike Facilities
Plan 2035 includes the following policies regarding transportation improvements and network (pages 152–160).

> **Policy 1: Ensure that countywide transportation improvements are integrated with and support the 2035 vision and land use pattern.**
>
> The site plan depicts 6-foot-wide sidewalks and includes the existing shared roadway pavement markings along Knox Road and Hartwick Road. Additional bicycle and pedestrian connections are proposed through the proposed central promenade. The recommended and proposed facilities meet the policy intent.
>
> **Policy 4: Use complete and green street practices to design, operate, maintain, and retrofit the transportation network in order to improve travel conditions for pedestrians, bicyclists, transit riders and vulnerable populations consistent with the surrounding area's character.**
>
> The site plan includes minimum 5-foot-wide sidewalks internal to the site, striped crosswalks, and existing shared roadway pavement markings along Knox Road and Hartwick Road. Multiple planting areas and micro-bioretention features are integrated throughout the site's transportation network, as part of environmental site design (ESD) practices, to effectively manage stormwater runoff. The recommended and proposed facilities meet the policy intent.
>
> **Policy 5: Improve overall safety levels within the County's transportation network.**
>
> The site plan includes minimum 5-foot-wide sidewalks, in accordance with Section 27-6207(b), internal to the site, striped crosswalks, and existing shared roadway pavement markings along Knox Road and Hartwick Road to accommodate separated pedestrian, bicycle, and vehicular movement. Additional bicycle and pedestrian-only connections are proposed through a central promenade. The proposed facilities meet the policy intent.

The MPOT recommends the following facilities along the subject property's frontage:

> Knox Road – Shared Roadway (Existing)
>
> Hartwick Road - Shared Roadway (Existing)

The site plan proposes 6-foot-wide sidewalks and includes the existing shared roadway pavement markings along Knox Road and Hartwick Road.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

> **Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**
>
> The submitted site plan shows continuous sidewalks, Americans with Disabilities Act (ADA) ramps, and continental crosswalks throughout the site. The site plan also shows existing shared roadway pavement markings along the frontage of Hartwick Road and Knox Road. The improvements proposed accommodate all modes of transportation, to the greatest extent possible.
>
> **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.**
>
> The circulation plan shows circulation for pedestrians and bicyclists around the entire site via existing shared roadway markings and existing sidewalks along Hartwick Road and Knox Road. In addition, bicycle and pedestrian circulation are proposed through the proposed promenade to meet the MPOT's intent. The proposed facilities are in conformance with the applicable AASHTO standards.

The sector plan provides guidance for multi-modal circulation and Complete Streets throughout the planning area (page 109).

> **Policy 2: Facilitate bicyclists along the entire corridor and through development so that bicycle routes are enhanced or established.**
>
> The submitted site plan shows bicycle circulation throughout the site and depicts a bicycle trough to allow easier transport of bicycles through the central plaza, and a bike "fix-it" station to encourage bicycling. In addition, both Knox Road and Hartwick Road show existing shared roadway pavement

markings along the property frontage and meet the sector plan's intent.

b. Section 27-6203. Multimodal Transportation System

The site plan shows internal bicycle circulation connecting bicycles from Hartwick Road to Knox Road through the proposed promenade. Existing shared roadway pavement markings are also included on the plan sheets to accommodate cyclists. The site plan proposes 293 long-term and 26 short-term bicycle parking. Pursuant to Section 27-6203, access and circulation systems associated with development shall provide for multiple travel modes (pedestrian, transit, bicycle, and vehicular). Since micromobility is one component of a multimodal transportation system and staff find that micromobility devices are available and frequently utilized in College Park, to avoid conflicts with other modes of transportation, a designated area should be provided to park micromobility devices. A condition is included herein requiring the applicant to depict at least one area for parking micromobility devices along both Knox Road and Hartwick Road.

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

The submitted plans demonstrate pedestrian, bicycle, and vehicular circulation through the site and meet the requirements of this section. The criteria have been met.

d. Section 27-6206. Vehicular Access and Circulation

Staff find that the proposed development meets the development standards governing vehicular access and circulation, as follows:

27-6206(a) Definition of Street Functional Classification: All public streets are classified appropriately.

27-6206(b) Vehicular Accessway Classifications: All proposed access is classified appropriately. The applicant proposes direct vehicular access from the garage within the western building to Hartwick Road via a two-way driveway. Another two-way driveway from Hartwick Road is to access the loading and trash collection facilities within the eastern building. The criteria have been met.

27-6206(c) Required Vehicular Access and Circulation: The site plan shows direct parking garage access via two-way driveways proposed along Hartwick Road. The circulation plan also details turning movements for emergency vehicles. The criteria have been met.

27-6206(d) Vehicular Access Management: The site does not have frontage along an arterial, major collector, or collector. The criteria of Section 27-6206(d)(1) have been met. Per Section 27-6206(d)(2)(B), the proposed vehicular access points will follow the municipal access standards. Crosswalks are shown at each access point to connect sidewalks and provide safe crossings. The criteria have been met.

Section 27-6206(e) Cross-Access: Per Section 27-6206(e)(2)(A) of the Zoning Ordinance, vehicular cross-access to both the east and west adjacent properties is required. The abutting lots are currently developed with the College Park Shopping Center (nonresidential use) to the east and within the LTO-E Zone, and the Terrapin Row Apartments (mixed-use) to the west and within the RTO-L-E Zone. Cross-access between adjoining developments is not shown on the site plan because the applicant requests a waiver for vehicular cross-access, provided for in Section 27-6206(e)(2)(C) of the Zoning Ordinance. This section states that the Planning Director may waive vehicular cross-access "if the applicant clearly demonstrates that such cross–access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors." In this instance, topographic conditions prevent the provision of vehicular cross access to both the east and west. Specifically, the existing retaining walls between the subject site and each adjoining lot make the immediate internal cross-access not feasible, as shown on Sheet DSP-5. As such, the Planning Director has waived the applicable vehicular cross-access requirements.

27-6206(f) Connectivity Standards for Single-Family (Attached and Detached) Residential Development: This section is not applicable because the proposed detailed site plan is not for single-family attached or detached residential development.

27-6206(g) Pedestrian Connections: This section is not applicable because no pedestrian/bicycle access is provided from a cul-de-sac head, as demonstrated in Figure 27-6206(g).

27-6206(h) External Street Connectivity: Section 27-6206(h)(1) is not applicable because the applicant does not propose a single-family residential development. Per Section 27-6206(h)(2), the proposed future dedication of the street connecting Hartwick Road to Knox Road, as recommended by the sector plan (page 81), referenced in the basic plan, described in the applicant's statement of justification, and shown on the applicant's submitted Open Space Set-Aside and Recreation Plan exhibits. Per Section 27-6206(h)(3), a sign shall be installed with the words "FUTURE STREET CONNECTION" to inform landowners of the proposed future alignment of the street connecting Hartwick Road to Knox Road (Ancestor's Lane). Per Section 27-6206(h)(4), at the time of final plat, the applicant shall identify the stub portion of Ancestor's Lane

and include a notation that it is intended for future connection between Hartwick Road and Knox Road, with development of the abutting property to the east, which is conditioned herein to be provided.

27-6206(i) Continuation of Adjacent Streets: Hartwick Road to Knox Road are existing streets that provide access to adjacent lots. Although the subject DET does not create new streets, as discussed in Finding II.G above, there is an intent to create a north-south street connection across several urban blocks, known as Ancestor's Lane. The vehicular access to the loading and trash collection facilities within the eastern building, including the turnaround area shown on the plan, is designed as an extension of this lane to accommodate future roadway construction. An area within the site will be dedicated for future construction of Ancestor's Lane, ultimately providing access to adjacent developments for additional points of ingress and egress. A condition is included herein requiring, at the time of final plat, that the applicant shall identify the stub portion of Ancestor's Lane and include a notation that it is intended for future connection between Hartwick Road and Knox Road, with development of the abutting property to the east.

27-6206(j) Traffic-Calming Measures for Private Streets: This section is not applicable because no private streets are proposed within the development. All traffic calming measures shall be coordinated with the applicable operating agency or municipality. In this instance, both Hartwick Road and Knox Road are City of College Park ROWs. Any traffic calming measures proposed in a City ROW shall require approval by the City.

27-6206(k) Block Design: The subject site is in the RTO-PD Zone, which requires block length to be at least 200 feet, but no more than 800 feet. The subject site (approximately 587 feet wide) is interior to an existing block greater than 800 feet. However, as discussed in Finding II.G and Finding III.B.3 above, this requirement is met.

27-6205(l) Driveway Layout and Design: The submitted site plan shows that the subject DET complies with the requirements of driveway width and the dead-end driveway length. To the maximum extent practicable, the alignment of the driveway intersections aligns with the existing roadway intersection. These driveway intersections are located more than 2 feet from the adjacent properties. No medians are included in these driveway entrances.

27-6206(m) Vehicle Stacking Space: This section is not applicable because the subject DET does not include a drive-through service and is not for nonresidential and mixed-use development.

e. Section 27-6207. Pedestrian Access and Circulation

27-6207(a): The site plan shows an internal pedestrian circulation system in the form of proposed sidewalks and pedestrian paths that permit safe, convenient, efficient, and orderly pedestrian access throughout the site, and connectivity to the existing pedestrian network via 6-foot-wide sidewalks along the frontages of Knox Road and Hartwick Road. The criteria have been met.

27-6207(b): Per Section 27-6207(b)(2)(1) of the Zoning Ordinance, pedestrian cross-access to both the east and west adjacent properties is required. The abutting lots are currently developed with the College Park Shopping Center (nonresidential use) to the east; and the Terrapin Row Apartments (mixed-use) to the west. The detailed site plan does not show internal pedestrian cross-access between adjacent properties because the applicant requests a waiver for pedestrian cross-access, as allowed by Section 27-6207(b)(2) of the Zoning Ordinance. Per this code section, the Planning Director may waive cross-access "where the applicant clearly demonstrates that such cross–access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees." In this case, pedestrian cross-access is infeasible due to topographic conditions. Specifically, existing retaining walls between the subject site and each adjoining lot make the immediate internal cross-access infeasible, as shown on Sheet DSP-5. In addition, while not relevant to the required findings, access to the adjoining lots is facilitated by the public sidewalks along Knox Road and Hartwick Road. As such, the Planning Director waives this requirement.

f. Section 27-6208. Bicycle Access and Circulation

27-6208(a): The proposed site plan accommodates bicycle circulation through existing shared roadway pavement markings on the site's frontage along Hartwick Road and Knox Road, as well as further connection through the proposed central promenade. Each proposed building includes a long-term bicycle parking area. Short-term parking is located near building entrances and throughout the central promenade. Based on the bicycle facilities proposed, the "bicycle access to the development's primary use is safe, convenient and intuitive" in accordance with Section 27-6208(a)(1), and all required bicycle network improvements are shown in accordance with Section 27-6208(a)(2).

27-6208(b): Per Section 27-6208(b)(1) of the Zoning Ordinance, pedestrian cross-access to both the east and west adjacent properties is required. The abutting lots are currently developed with the College Park Shopping Center (nonresidential use) to the east, and the Terrapin Row Apartments (mixed-use) to the west. Cross-access between adjoining developments is not shown on the proposed site plan because the applicant requests a waiver for bicycle cross-access, as allowed by Section 27-6208(b)(2) of the Zoning Ordinance. The Planning Director may waive bicycle cross-access "on determining that such cross–access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable." Topographic conditions render bicycle cross-access impractical. Specifically, existing retaining walls between the subject site and each adjoining lot make the immediate internal cross-access not feasible, as shown on Sheet DSP-5. In addition, while not relevant to the required findings, bicycle access to the adjoining lots is facilitated by shared roadways along Knox Road and Hartwick Road. As such, the Planning Director waives this requirement.

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

The detailed site plan is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicle and bicycle parking requirements, as modified by ZMA-2024-002. The detailed site plan includes a parking area within a garage which consists of 573 parking spaces.

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

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

The parking area will be surfaced with concrete as shown on Sheets A2-01 through A2-06, per Section 27-6304(b), and complies with general standards in Section 27-6304(a)(1). Per 27-6304(a)(2), off-street parking areas and loading spaces are marked with painted lines and wheel stops.

The required marking and wheel stops are shown on Sheets A2-01 through A2-06, per Section 27-6304(d) and (f) of the Zoning Ordinance. Since parking spaces and loading spaces are located within the buildings, Section 27-6304(e), Exterior Lighting, is not applicable to this detailed site plan, as parking is provided within a garage.

Per Section 27-6304(c), the submitted plan sheets shows that all off-street parking and loading areas are arranged for convenient access between an adjacent street and all parking spaces and loading berths to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians.

Among the 573 parking spaces provided, there are 13 handicap-accessible parking spaces for people with physical disabilities, in accordance with Section 27-6304(g), as well as the standards in the federal ADA accessibility guidelines.

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

Off-street parking, including visitor parking and electric vehicle charging spaces, will be located in the parking structure within the site, which meets the minimum requirements, in accordance with Table 27-6305(a) of the Zoning Ordinance, based on the principal use and the extent of development, and as modified by ZMA-2024-002.

Parking Tabulations			
Required (min.)			**Provided**
Off-street parking*	0.5 per dwelling (studio and 1-bed room)	49×0.5=24.5	**-**
	0.675 per dwelling (other dwelling types)	540×0.675=364.5	**-**
	Total Parking	**389****	**573**
Standard Spaces (9 feet x 18 feet)	-	-	560
ADA parking spaces (8 feet x 18 feet)	2 percent of the total parking spaces for projects with parking spaces between 501 and 1000	12	13***
Electric Vehicle (EV) Charging stations	-	-	20****
1 Visitor Space/20 DU Section 27-6305(g)	589DU/20=29.45	30	32
Food delivery spaces	-	-	2
Total Bicycle Spaces*	Condition 4 of ZMA-2024-002	204	319*****
Loading Space* (12 feet by 33 feet)	1 space per building	2	2

Notes: *Standards for off-street parking, loading spaces, and bicycle parking spaces were modified by ZMA-2024-002.

**Section 27-6305(d) notes the maximum number of off-street parking spaces, which refers to Section 27-4204(b)(1)(D)(ii) of the Zoning Ordinance. The maximum allowance is 583 spaces. Spaces in structured parking facilities do not count toward the maximum allowed.

***Among the 13 spaces provided, 9 are standard handicap-accessible spaces and 4 are van-size handicap-accessible spaces.

****Although this requirement will take effect on or after January 1, 2027, the applicant noted on the coversheet of the plan set that 20 Level 2 electric vehicle parking spaces are included with this detailed site plan, which include three visitor parking spaces and two standard handicap-accessible spaces. A condition is included herein requiring the applicant to correct three parking spaces on Sheet A2-02 that are mistakenly labeled as electric vehicle parking spaces.

*****Sheet L-1.33 shows the location of 319 bicycle spaces proposed for the development, including 164 long-term spaces in the western building, 129 long-term spaces in the eastern building, and 26 short-term spaces are located in seven locations throughout the site.

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

All parking spaces and drive aisles meet the dimensional requirements outlined in Table 27-6306(a), as shown on Sheets A2-01 through A2-06 of the detailed site plan. Out of the 573 parking spaces provided, up to 286 (or half) of the required parking spaces may be designated as compact. The subject DET includes no compact spaces.

d. Section 27-6309 Bicycle Parking Standards

Section 27-6309(a) of the Zoning Ordinance was modified by ZMA-2024-002 to require at least 204 bicycle parking spaces. The subject DET includes a total of 319 bicycle parking spaces, as discussed above.

Section 27-6309(b): Short-term racks are on paved surfaces in seven locations throughout the site, all of which are visible, well-lighted areas conveniently accessible to the primary entrances of the proposed buildings. These racks are at least 3 feet away from the principal buildings, and are more than 30 inches apart from each other. A long-term bicycle storage room is proposed within each proposed building and complies with the requirements of Section 27-6309(b)(3) of the Zoning Ordinance, as shown on Sheet L-1.33 of the plans. The details for the short-term bicycle racks are shown on Sheet L-3.21, while the details for the long-term bicycle racks are missing from the plan set. A condition is included herein requiring the applicant to add the details for the long-term bicycle racks to the plan.

e. Section 27-6310 Loading Area Standards

As modified by ZMA-2024-002, each building shall include at least one loading space. Sheet A2-01 shows that both the eastern and western buildings include one loading space, which meets the dimensional requirements of Section 27-6310(b), as shown on Sheet A2-01. The locational standards for loading spaces in Section 27-6310(c) are met, as follows. Each loading space is located within the respective building. The emergency/loading vehicle turning plan, as shown on Sheet DSP-7, shows that vehicles using these loading spaces can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public ROWs, parking spaces, parking lot aisles, or pedestrian pathways. Finally, both proposed loading spaces are set back a minimum of 50 feet from any residential use or vacant land in a residential or rural and agricultural zone.

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

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

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

Table 27-6403 provides the minimum amounts of open space set-aside area, based on the use classification. Residential uses in PD Zones have a 7.5 percent open space set-aside requirement. The subject site is approximately 4.53 acres and requires at least 0.34 acre of open space set-asides. The applicant provided an open space set-aside plan (Sheet L-1.20) showing approximately 15.65 percent of the site (0.71 acre) as open space being provided as passive recreation, plazas, landscape areas, public access easements with paths, and stormwater management (SWM) areas.

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

Pursuant to Table 27-6404(a), all proposed open space areas on the subject property are eligible to be counted towards the open space set-aside. Three locations of micro-rotation features are counted toward the open space set-aside requirements because they support passive recreation uses. Since the subject site is located in the RTO-PD Zone, no less than 50 percent of the total required minimum open space set-aside area shall be a square, forecourt, or plaza. The submitted open space set-aside plan (Sheet L-1.20) depicts two plazas, for a total of 0.19 acre, which is more than the required approximately 0.17 acre. A condition is included herein requiring the

applicant to add a note to the open space set-aside plan indicating the required 0.17 acre (approximately 3.75 percent of the site).

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

The proposed open space set-aside areas do not include the areas that cannot be counted as open space set-asides per Section 27-6405.

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

The proposed open space set-asides complies with the design standards in Section 27-6406, as applicable. As required by Section 27-6406(a), the proposed open spaces are readily accessible and useable by residents and visitors and serve as focal points within the development. The proposed open space set-aside areas are contiguous or interconnected, to the maximum extent practicable. Entrances to the proposed building are designed to face the required open space set-aside areas. These spaces are integrated into the design of the central promenade and the greenspace/pocket park, where they are intended for public use and serve as focal elements of the development.

Per Section 27-6406(b), the proposed open space set-aside areas are contiguous or interconnected to the maximum extent practicable. As shown on the Open Space Set-Aside exhibit (Sheet L-1.20), various types of open space set-asides are interconnected and integrated into the design of the proposed promenade and greenspace/pocket park, serving as focal elements of the overall development within this detailed site plan. There are no existing or planned public trails, parks, or other public open space area land to which the open space might connect.

Per Section 27-6406(c), entrances to the proposed building are designed to face the required open space set-aside areas. Although the main entrances to two proposed buildings are located on Hartwick Road and Knox Road, two side entrances to the eastern building and one side entrance to the western building face the proposed promenade that is incorporated with multiple open space set-asides.

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

The proposed development within open space set-asides consists only of improvements appropriate to each open space set-aside, as shown on Sheet L-1.20.

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

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

4. Section 27-6500—Landscaping

The detailed site plan is in conformance with the applicable standards of the Landscape Manual. Detailed findings and conditions for landscaping are discussed in Finding V below.

5. Section 27-6600—Fences and Walls

The subject DET includes three types of fences and walls. First, two separate 6-foot-tall fences, each with a gate, are located on the northern and southern ends of the sliver of land along the western property line, as shown on Sheets A2-01 and A2-04. Second, a 6-foot-tall mirror/reflecting wall is located in the greenspace/pocket park, along the eastern property line, as shown on Sheet L-1.30. Third, various retaining walls are located in multiple locations on the site, as shown on Sheet DSP-5. These fences and walls comply with the requirements of Section 27-6602, General Standards; Section 27-6603, Height Standards; Section 27-6604, Materials; and Section 27-6606, Appearance, of the Zoning Ordinance, as demonstrated on Sheets A2-01 and A2-04, and Sheets L-1.32 and L-3. However, certain specifications for the fences and the mirror/reflective wall are missing. Conditions are included herein requiring the applicant to provide these details, such as dimensions. Each gate associated with the respective fence needs to comply with Section 27-6607 of the Zoning Ordinance. A condition is included herein requiring the applicant to add notes associated with the gate details specifying that (a) all gates shall be equipped with hardware to secure them in a closed position, and (b) all unattended gates, as well as gates opening onto a public sidewalk, shall be self-closing, self-latching, and locked when not in use. Finally, all of the proposed retaining walls are approximately 2 feet in height and comply with the requirements of Section 27-6609, Retaining Walls, of the Zoning Ordinance, as modified by ZMA-2024-002.

In addition to three types of fences and walls proposed, transformers located around the buildings and visible from the public streets are required to be screened, pursuant to Section 4.4 of the Landscape Manual. However, the details for these screening walls/fences are not included in the plan set. A condition is included herein requiring the applicant to provide these details and revise the fence and wall heights to comply with Section 27-6603(a) of the Zoning Ordinance.

6. Section 27-6700—Exterior Lighting

A photometric plan (Sheet L-1.50) was submitted with this detailed site plan, demonstrating conformance to the applicable standards in this section.

a. Section 27-6704. Prohibited Lighting

No prohibited lighting types are proposed.

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

Section 27-6706(a) does not apply because the applicant does not propose public, civic, and institutional uses, commercial uses, mixed-uses, or industrial uses.

Per Section 27-6706(b), as shown on the photometric plan, all exterior luminaries will be full cut-off fixtures and will not be directed above a horizontal plane through the lighting fixture, except one uplight fixture shown on Sheet L-1.51. A condition is included herein requiring the applicant to remove the uplight fixtures from this detailed site plan.

Maximum illumination measured in foot candles, at ground-level, at the lot lines may not exceed the maximums listed in Section 27-6706(c)(1) of the Zoning Ordinance. The maximum illumination level at lot line for residential uses in the RTO-PD Zone is 2.0-foot candles. The submitted photometric plan shows more than 2.0-foot candles along the eastern property lines in the proposed greenspace/pocket park. A condition is included herein requiring the applicant to revise the photometric plan to meet the requirements.

The proposed 14-foot-tall exterior lighting fixtures within the subject site are within the maximum height limit of 20 feet for Transit-Oriented/Activity Center base and PD Zones in Table 27-6706(d).

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

Sheet L-1.51 includes several specific exterior lightings, including two pole-mounted lights (L1 and L2), bollard lights (L3), and wall-mounted lights (L4), with details. However, details of some lighting fixtures are missing. A condition is included herein requiring the applicant to provide all details of all lighting fixtures proposed for the subject DET. The submitted photometric plan demonstrates that the internal driveway and walkways, within the subject site, are adequately lit, in accordance with Section 27-6707(e) of the Zoning Ordinance.

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

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

An approved Natural Resources Inventory Plan (NRI-115-2024) was included in the application and confirms that the site does not contain woodland or REF.

b. Section 27-6803. Trees and Vegetations

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

c. Section 27-6804. Floodplain Management

According to NRI-115-2024, the site does not contain 100-year floodplain. The detailed site plan is in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the Prince George's County Code.

d. Section 27-6805. Erosion and Sedimentation Control

Development shall comply with the requirements for sedimentation and erosion control, in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code. The County requires an Erosion and Sediment Control Plan (CSC 23-25), which was approved on February 20, 2025.

e. Section 27-6806. Stormwater Management

A SWM Concept Plan (SIT-00111-2024), which was approved on February 3, 2025, and expires on February 3, 2028, shows the use of microbioretention and an underground detention system. Due to the presence of Christiana clays and the proximity of stormwater devices to building foundations, inground water infiltration is not permitted.

f. Section 27-6807. Chesapeake Bay Critical Area

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

g. Section 27-6808. Regulated Environmental Features

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

h. Section 27-6809. Unsafe Lands

In accordance with Section 27-6809 of the Zoning Ordinance, this application was reviewed for unsafe land restrictions. According to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, the predominant soils include Urban land-Christiana-Downer complex. Christiana clay is mapped on the site, but there are no geotechnical concerns with the proposed development.

i. Section 27-6810. Noise Control

This section is inapplicable because the subject property is within a Transit-Oriented/Activity Center PD Zone, is not within the Military Installation Overlay (MIO) Zone, and is not adjacent to existing or planned streets classified as arterial or higher.

8. Section 27-6900—Multifamily, Townhouse, and Three-Family Form and Design Standards

27-6903(a) Site Access
The proposed development will have direct access from both the Knox Road and Hartwick Road ROWs, which run along the northern and southern boundaries of the property, respectively. This will accommodate emergency vehicles. No primary vehicular access along a local street serves existing single-family detached dwellings.

27-6903(b) Location of Off-Street Parking
As shown on the submitted site plans, parking spaces will be located within the proposed parking garage, which include guest and overflow parking. Accordingly, the locational standards for off-street parking are met.

27-6903(c) Building Orientation and Configuration
The proposed buildings are designed to orient towards Knox Road and Hartwick Road. As such, the primary entrances of the buildings will face either Knox Road and/or Hartwick Road. The eastern building is designed with one main entrance facing Knox Road, and one main entrance facing Hartwick Road, while the eastern building has its main entrance facing Hartwick Road.

27-6903(d) Maximum Building Length
This requirement is not applicable because the property is located in the RTO-PD Zone.

Building Façades
The requirements of building façades in Section 27-6903(e)(1) and (2) were modified by ZMA-2024-002. The submitted architectural elevations show that the façades of the proposed buildings facing a street will incorporate building massing articulation, such as projections, recesses, and/or changes

in material in the façade plane to provide visual interest and match the character of contextual buildings.

Pursuant to Section 27-6903(e)(3) of the Zoning Ordinance, the street-facing façades of multifamily buildings must be designed with a minimum of three design features. As indicated on the architectural elevations, the subject DET includes at least three listed design features, including a recessed entrance, multiple windows with a minimum 4-inch-wide trim, and integrated planters that incorporate landscaped areas or places for sitting.

27-6903(f) Roofs
As modified by ZMA-2024-002-C, the proposed buildings will be designed with flat roofs that are concealed by parapets designed with a horizontal coping element to provide a finished appearance and create a defined skyline profile.

27-6903(g) Building Façade Fenestration/Transparency
Per Condition 2 of ZMA-2024-002-C, at least 25 percent of the street-facing façade area of the ground-level floors of the proposed buildings will be occupied by windows and/or doorways, as depicted on Sheet A3-07.

27-6903(h) Materials
As shown on the architectural elevations, the proposed primary façade materials extend along any side façade that is visible from a street, for a minimum of 20 feet; and materials changes occur along a horizontal line, where two forms meet, or where materials occur as accents.

27-6903(i) Garage Standards
These regulations are not applicable to the subject DET because the proposed parking garage is not detached nor freestanding.

27-6903(j) Outdoor Activity Areas
This regulation is not applicable to the subject DET because no single-family dwellings are adjacent to the subject site.

9. Section 27-61500—Signage

27-61502: The subject DET includes three canopy signs and one projecting sign to which the signage standards apply. Pursuant to Section 27-61502(b)(1) of the Zoning Ordinance, one directional sign for the proposed parking structure, with a "parking" labeling, is exempt from sign standards because it meets the definition of "Sign, directional," as discussed in Finding II.G above.

27-61503: No prohibited sign types are proposed.

27-61504: The signs proposed are designed with static illumination and are not made of materials listed in Section 27-61504(b). The detailed site plan does not include digital displays and signs located within ROWs.

27-61505: The submitted signage package includes details of all proposed canopy signs and shows that these signs are located a minimum of 10 feet behind the street line and are not located on top of the canopy. Can-12 and Can-13 are mistakenly identified as wall signs on page 3 of the signage package, which is conditioned herein for correction. The total sign area of all proposed canopy signs does not exceed 200 square feet and meets the requirement. A condition is included herein requiring the applicant to add a sign schedule to the signage package that specifies the square footage of each canopy sign and the total square footage of all proposed signs. The submitted signage package also shows that each proposed building is equipped with one projecting sign. Details for projecting signs are included on page 9 of the signage package, demonstrating conformance to Section 27-61505 of the Zoning Ordinance.

10. Section 27-61600—Green Building Standards

The proposed development meets the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units, as noted in the following table. However, pursuant to Condition 3 of Zoning Map Amendment ZMA-2024-002, the proposed development must earn 8 points.

Table 27-61603(b): Green Building Point System	**Points Earned**
Development as a Transit-Oriented/Activity Center Planned Development (PD) zone	1.25
Redevelopment of an existing parcel within a Neighborhood Reinvestment Area as designated on the Strategic Investment Map in the General Plan, a designated Priority Funding Area, or an area targeted for reinvestment by the Federal, State, or County government*	1.0
Meet ASHRAE standards for lighting**	0.75
Construct the principal building(s) to meet or exceed LEED® Bronze certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's *International Green Construction Code****	0.75
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.0
All showerheads and handheld showers are 2.0 GPM or less	0.5
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.5
All toilets are 1.28 GPF or less.	0.5
Provide an electric vehicle (EV) Level 2 charging station that is made available to those using the building	0.75
Provide a covered and secure bicycle parking room that protects parked bicycles from the elements and from theft	1.0
Total	8.0

Notes: *Based on the Maryland Department of Planning, the subject property is located within the Priority Funding Area (PFA) of Prince George's County.

**Standard for the Design of High-Performance Green Buildings, American Society of Heating, Refrigerating, and Air-Condition Engineers (ASHRAE), 2014, as amended, or other appropriate ASHRAE standards, as amended.

***The applicant included a score card on the cover page of the plan set noting that the proposed development will achieve the sliver standard of the National Green Building Standard™/NGBS Green.

Based on the analysis of the applicable Part 27-6 development standards herein, in addition to the evidence filed in conjunction with this application, staff find that DET-2024-009 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses.

IV. COMPLIANCE WITH PRIOR APPROVALS

A. Zoning Map Amendment (Basic Plan) ZMA-2024-002: ZMA-2024-002 was approved by the District Council (Zoning Ordinance No. 1-2026) with 11 conditions and one consideration. The conditions relevant to the review of this detailed site plan are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text.

2. At least 25 percent fenestration for the street-facing façade area of ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.

Sheet A3-07 shows that at least 25 percent of the street-facing façade area of the ground-level floors of the proposed buildings within the subject development will be occupied by windows and/or doorways.

3. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

The subject DET will achieve eight Green Building Points, as discussed in Finding III.D.10 above and as shown on the coversheet of the plan set.

4. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

The subject DET includes a total of 319 bicycle parking spaces, as discussed in Finding III.D.2 above. Twenty-six spaces are short-term bicycle parking and 293 spaces are long-term bicycle parking.

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

The plan set submitted with this detailed site plan shows a publicly accessible greenway/pedestrian promenade to be located between two proposed buildings, with amenities. Sheet DSP-4 indicates the proposed public use easement for this promenade, but does not clearly delineate the area of this easement. A condition is included herein requiring the applicant to clearly delineate the boundary of the proposed public use easement for the proposed publicly accessible greenway/pedestrian promenade.

a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade.

The subject DET features a publicly accessible greenway/pedestrian promenade between the proposed two buildings. Two plazas are located at the north and south ends of this promenade, which are identified as the northern plaza and the southern plaza and depicted on the site plan.

b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

In addition to stairways, the submitted site plan shows that the proposed promenade will be designed to include an ADA-compliant ramp ascending the steep portion at the northern end of the promenade.

c. One piece of public art (1). The detailed site plan shall identify the type(s) of artwork and shall show the approximate size and location of the artwork.

The greenway/pedestrian promenade will be designed to include one piece of public art, identified as a stair mural on the greenway staircase leading to and from the north plaza. The applicant includes an image of this stair mural on Sheet L-1.32 and an elevation of this mural on Sheet L-1.34, and depicts its size of approximately 15 feet by 54 feet. This stair mural adds color and visual interest to the promenade, while providing opportunities for user interaction. Since the promenade descends from north to south, the mural creates a focal point when viewed from the southern end, looking northward. As such, staff find that this stair mural is appropriate and recommends approval, in terms of the type, size, and location of this artwork. A condition is included herein requiring the applicant to

provide the final design and associated details of this stair mural to be reviewed and approved by the Urban Design staff of the Development Review Division (DRD) of the Prince George's County Planning Department and the City of College Park, as designee of the Planning Board, prior to installation.

d. At least four benches/seating areas.

Sheet L-1.30A identifies four long benches, with an image of this bench model shown on Sheet L-1.31 and its details shown on Sheet L-3.21.

e. At least one bicycle repair/"fix it" station.

Sheet L-1.30A depicts one bicycle repair/"fix it" station located in the southern plaza, to satisfy this condition. Its associated image and details are shown on Sheet L-1.31.

f. One bicycle trough.

One bicycle trough is proposed alongside the staircase of the promenade, as shown on Sheet L-1.30A, with details shown on Sheet L-3.20.

g. At least one piece of interactive artwork (1). The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

One piece of interactive artwork, identified as one outdoor interactive board and located in the southern plaza, is identified on Sheet L-1.30A. The associated image and details of this interactive artwork are shown on Sheet L-1.31, while Sheet L-34 shows its dimensions of approximately 10 feet by 10 feet. This interactive board can be used by promenade users as a gathering space for discussions on a variety of topics or other creative displays, based on its functionality and flexible design. When people gather for these activities, they attract additional visitors to the promenade, further activating the space and fostering a strong sense of place. As such, staff find that this interactive artwork is appropriate and recommend approval, in terms of the type, size, and location of this artwork. A condition is included herein requiring the applicant to provide the final design and associated details of this interactive artwork to be reviewed and approved by DRD Urban Design staff and the City of College Park, as designee of the Planning Board, prior to installation.

h. At least two trash and two recyclable receptacles.

This condition is met, as Sheet L-1.30A identifies two sets of one trash and one recycle receptacle. One set is located in the northern

plaza, while the other set is located in the southern plaza. The image and details of these trash and recycle receptacles are shown on Sheet L1.31.

i. At least two wayfinding signs.

Two wayfinding signs are depicted on Sheet L-1.30A. One sign is located at the entrance to the northern plaza, while the other sign is located at the entrance to the southern plaza. Sheet L-1.31 includes an illustrative image of wayfinding signs. A condition is included herein requiring the applicant to add the details of wayfinding signs to the plan, including dimensions and materials.

6. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

The plan set submitted with this detailed site plan shows a publicly accessible greenspace/pocket park to be at the southeast corner of the site, with amenities. Sheet DSP-4 indicates the proposed public use easement for this greenspace/pocket park, but does not clearly delineate the area of this easement. A condition is included herein requiring the applicant to clearly delineate the boundary of the proposed public use easement for the proposed publicly accessible greenspace/pocket park.

a. One piece of public artwork (1). The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

One steel sculpture is depicted on Sheet L-1.30A as a piece of public artwork, located inside the proposed pollinator garden and measuring approximately 2 feet by 6 feet. The images of this steel sculpture shown on Sheets L-1.32 and L-1.34 are for illustrative purposes only. The associated number of the image/details for this artwork is mistakenly labeled as P3, instead of P1 on Sheet L-1.30A, which is conditioned herein for correction. The proposed sculpture will enhance the garden's overall character and visual appeal. Therefore, staff find that this sculpture is appropriate and recommend approval, in terms of its type, size, and location. A condition is included herein requiring the applicant to provide the final design and associated details of this artwork to be reviewed and approved by DRD Urban Design staff and the City of College Park, as designee of the Planning Board, prior to installation.

b. One beehive, free little art gallery, or free little library.

This condition is met, as Sheet L-1.30A identifies one free little art gallery, with an illustrative image shown on Sheet L-32. A condition is included herein requiring the applicant to add the details of this

free little art gallery to the plan set, including dimensions and materials.

c. One bench/seating area.

The submitted site plan identifies one curved bench within this garden area, with image and details shown on Sheet L-1.32.

d. A pollinator garden.

As shown on the submitted sit plan, the greenspace/pocket park will be designed to include a pollinator garden.

e. One wayfinding sign.

One wayfinding sign is depicted at the entrance to the greenspace/ pocket park. A condition is included herein requiring the applicant to add the details of wayfinding signs to the plan set, including dimensions and materials.

7. At the time of Detailed Site Plan review, the Site Plan shall include a section on required public benefits as outlined in Conditions 1 through 5, their required features, and how the site plan satisfies these requirements.

Condition 7 inadvertently states Conditions 1 through 5. However, it should be Conditions 2 through 6. All conditions are satisfied with this detailed site plan, with the proposed conditions to be addressed, prior to certification of the detailed site plan.

8. At the time of Detailed Site Plan review, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.

The side yard depth, as shown on the submitted plan set, provides adequate light for dwellings impacted by the proposed development of the subject property, and meets applicable fire safety standards. With respect to adequate light for dwellings, adequate natural light is provided for all residential dwelling units through fenestration in all living areas and the provided separation between adjacent buildings, as shown in the cross-section of the buildings on Sheet A3-06. With respect to fire safety standards, pages 11 through 12 of the statement of justification, dated April 30, 2026, indicates that both proposed buildings are Type IB construction with sprinkler protection, and comply with applicable fire separation distance requirements from adjacent buildings under the International Building Code.

9. **At the time of Detailed Site Plan review, the Site Plan shall demonstrate that a minimum number of 20 electrical charging spaces are provided for the proposed parking structure.**

   The subject DET includes 20 Level 2 electrical charging spaces within the western building. Four spaces are located on level 1 of the building (Sheet A2-01), while 16 spaces are located on level 2 of the building (Sheet A2-02).

10. **Prior to certification of the Detailed Site Plan, Applicant and the City of College Park shall submit evidence of the agreement and declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80% of the Area Median Income, and the reduced rent that will be charged per bed. Upon submission of this evidence by Applicant and the City of College Park, the ZHE shall include that evidence into the record.**

    The applicant will provide evidence of its agreement with the City of College Park, prior to certification of the detailed site plan. As such, this condition is carried forward with this detailed site plan.

Considerations:

1. **The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.**

   As shown on the submitted plan set, the proposed greenway/pedestrian promenade serves as the central organizing feature of the development. Amenities, access points, and other site elements are oriented toward the promenade to activate the space and create a cohesive design theme. Wayfinding signage, lighting, public art, and landscaping are incorporated to enhance visual interest and support navigation toward the University of Maryland.

B. **Preliminary Plan of Subdivision PPS-2024-016:** PPS-2024-016 is to be heard prior to this detailed site plan application. The recommended conditions proposed by staff for the PPS, that are relevant to the review of this detailed site plan, are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text.

2. **Prior to certification of a detailed site plan, the plan shall include a sign at the end of the future Ancestor's Lane road dedication, with sign details that provide the words "FUTURE STREET CONNECTION."**

The submitted site plan does not include this sign indicating future street connection, which is included herein to be provided.

3. **At the time of detailed site plan, the open space set-aside areas required by Section 27-6400 of the Prince George's County Zoning Ordinance shall be delineated on the plans for placement under an easement or covenant.**

   The open space set-aside areas required by Section 27-6400 of the Zoning Ordinance are delineated on Sheet L-1.20 and identified for placement under an easement or covenant. Prior to approval of a building permit, an easement or covenant shall be established for the open space to ensure continued use for open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.

5. **In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment,* the applicant and the applicant's heirs, successors, and/or assignees shall provide the following and show the facilities on the detailed site plan:**

   a. **All pedestrian and bicycle facilities are to be provided on the plan sheets.**

   b. **Provide crosswalks and Americans with Disabilities Act curb ramps at all vehicular access points and to the building entrances.**

   c. **Provide short- and long-term bicycle parking details and locations on-site, in accordance with Section 27-6309(a)(3) of the Prince George's County Zoning Ordinance.**

   Staff find the pedestrian and bike facilities, crosswalk, ADA curb ramps, and long- and short-term bicycle parking, shown on the proposed site plan, to be adequate.

6. **Development of this site shall be in conformance with approved Stormwater Management Concept Plan SIT-00111-2024, and any subsequent revisions.**

   A SWM Concept Plan (SIT-00111-2024) was submitted with the subject DET, showing that the proposed development is in conformance with it.

C. **Certificate of Adequacy ADQ-2024-040:** ADQ-2024-040 was approved by the Planning Director on May 19, 2026, subject to eight conditions. The conditions relevant to the review of this detailed site plan are listed below in **bold** text. Staff's analysis of the project's conformance to the condition follows, in plain text.

1. Total development within the subject property shall be limited to uses that would generate no more than 330 AM and 432 PM peak-hour vehicle trips.

The subject application is consistent with the approved ADQ and does not exceed the established trip cap. This condition has been met.

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

A bicycle and pedestrian facilities plan (Sheet DSP-6) was submitted with this detailed site plan and identified the on-site improvements. However, details for off-site improvements are not included in the submission, which is conditioned herein to be provided.

4. The applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for and provide adequate on-site recreational facilities.

The proposed recreational facilities are organized in five separate locations throughout the development and are identified on Sheet L-1.30 as the greenway/pedestrian promenade, the greenspace/pocket park, the western courtyard, the eastern courtyard, and the roof terrace.

6. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Parks and Recreation Facilities Design Guidelines, with the review of the detailed site plan. Timing for construction shall also be determined at the time of the detailed site plan.

A detailed breakdown of the on-site private recreation facilities, including their values and quantity, was submitted with this detailed site plan, as shown on Sheets DSP-1 and L-1.30. A detailed discussion of these facilities is provided in Finding II.G. However, timing for construction of these recreational facilities is missing from the plan sheet. A condition is included herein requiring the applicant to add the timing for construction of these recreational facilities to the Recreational Facilities schedule on the cover page of the plan set.

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

The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.4, Screening Requirements; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The submitted landscape plans show conformance to these requirements. However, some corrections need to be made. In Schedule 4.1-4, trees located in public ROWs are mistakenly added for calculation. A condition is included herein requiring the applicant to remove the number of trees located within ROWs from Schedule 4.1-4. Some information in Schedule 4.8-2 is not completed correctly. Pursuant to Section 4.4, screening is required for transformers that are located around the buildings and visible from the public streets. Evaluation of this requirement has been discussed in Finding III.D.5 above. Pursuant to Section 4.8, a building frontage zone shall be provided where a building's primary front façade, front entrance, or any building façade (front, rear, or side) that includes doors and/or windows facing onto, and is within 40 feet of the boundary of a common open space area (such as a park, square, or plaza). As such, the building façades facing the greenway/pedestrian promenade require the evaluation of Schedule 4.8. A condition is included herein requiring the applicant to revise Schedule 4.8-2 to ensure accuracy and to include an evaluation of both building façades that face the greenway/ pedestrian promenade.

Finally, pursuant to Section 4.9(e), 30 percent is the maximum allowable proportion for any single species, when the total number of trees or shrubs ranges from 51 to 100. Conditions are included herein requiring the applicant to correct the percentage of one type of evergreen trees in Schedule 4.9-1 and the number of evergreen trees in the plant schedule, accordingly. With this detailed site plan, the applicant proposes to remove two existing specimen trees with diameters at breast height (DBH) of 37 inches and 45 inches, for a combined total of 82 inches DBH. Pursuant to Section 4.9(e)(7)(F)(i), each healthy specimen tree removed from an established tree protection zone must be replaced with one or more trees of the same type, providing a total caliper equivalent to the DBH of the specimen trees removed. This requirement is satisfied through the provision of 24 on-site shade trees at 3-inch caliper each and 7 off-site shade trees at 2-inch caliper each, yielding a total of 86 inches DBH. The provision of the seven off-site shade trees complies with Section 4.9(e)(7)(F)(ii), as shown on Sheet L-1.41B.

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

The subject DET is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. The site received a letter of exemption from the WCO (WCO-SE-2025-0088) on December 29, 2025, and it remains valid until December 29, 2030.

Specimen Trees

The site contains two specimen trees, which are required to be protected under Section 25-122(b)(1)(G) of the WCO. However, the site is exempt from specimen tree regulations, per the approved letter of exemption WCO-SE-2025-0088. Therefore, the

development is subject to the specimen tree regulations contained in Section 4.9(e)(7), Sustainable Landscaping Requirements – Specimen Trees, of the Landscape Manual for tree replacement of the two existing specimen trees to be removed, which is evaluated in Finding V above.

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

The Tree Canopy Coverage Ordinance requires a minimum percentage of the site to be covered by tree canopy for building or grading that proposes more than 2,500 square feet of gross floor area or disturbance. Pursuant to Section 25-128 of the Tree Canopy Coverage Ordinance, properties zoned RTO-PD are required to provide a minimum of 15 percent of the net tract area covered by tree canopy. The net acreage of the subject property is 4.53, and the required tree canopy coverage (TCC) is approximately 0.68 acre (or approximately 29,599 square feet). The site plan proposes sufficient TCC through the proposed landscaping trees to meet the minimum requirement. However, the total square footage required for TCC in the TCC schedule is incorrect. A condition is included herein requiring the applicant to revise the TCC schedule.

VIII. REFERRAL COMMENTS

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

A. **Community Planning**—In a memorandum dated May 8, 2026 (Carothers to Huang), the Community Planning Division indicated that master plan conformance is not required for this application. Nonetheless, the proposed development aligns with Plan 2035 recommendations for the University of Maryland East Local Campus Center by providing a medium-high residential development near downtown College Park and in proximity to the College Park Metro Station. The site design and architecture proposed with this detailed site plan are also consistent with the recommendations of the sector plan, related to land use, environment, living area, and circulation and transportation.

B. **Transportation Planning**—In a memorandum dated May 8, 2026 (Roff to Huang), the Transportation Planning Section provided a review of conditions attached to prior approvals, and a review of applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section determined that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.

C. **Environmental Planning**—In a memorandum dated April 10, 2026 (Meoli to Huang), the Environmental Planning Section finds the application to be in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 of the Zoning Ordinance.

D. **Subdivision**—In a memorandum dated May 11, 2026 (Bartlett to Huang), the Subdivision Section provided a review of conditions attached to prior approvals, which are incorporated into the findings above.

E. **Historic Preservation**—In a memorandum dated April 24, 2026 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources.

F. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated May 1, 2026 (Thompson to Huang), DPR noted that the proffered recreation facilities fulfill the requirements of Section 24-4601 of the Subdivision Regulations, per the requirements of ADQ-2024-040, and indicated that DPR has no additional comments.

G. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 14, 2026 (Abdullah to Barlett), the Site/Road Plan Review Division of DPIE noted that the subject property is in water and sewer Category 3, with existing water and sewer lines located in both Knox Road and Hartwick Road.

H. **Prince George's County Fire/EMS Department**—In a memorandum dated April 19, 2026 (Reilly to Huang), the Fire/EMS Department requested the applicant to delineate fire lane markings and sign locations and indicate the location of any proposed fire department connections on the site plan, which are depicted on Sheet DSP-4.

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

J. **Prince George's County Health Department**—In a memorandum dated April 1, 2026 (Adepoju to Huang), the Health Department noted that noise and dust should not be allowed to adversely impact activities on the adjacent properties during the construction phase. Adherence to construction standards will be required by DPIE.

K. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.

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

M. **Public Utilities**—The plan was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company (PEPCO), and Washington Gas, for review and comments, on March 30, 2026. AT&T indicated that AT&T Local Network Server (LNS) has no existing facilities at this location. At the time of the writing of this technical staff report, other public utility companies did not offer comments on this application.

N. **City of College Park**—The subject property is located within the geographical boundary of the City of College Park. The detailed site plan application was referred to the municipality for review on March 30, 2026. The application was heard at the

City Council meeting on May 12, 2026, and final recommendations are expected during the June 2, 2026 meeting.

IX. COMMUNITY FEEDBACK

On December 16, 2025, the applicant conducted a pre-application neighborhood meeting in the City of College Park, specifically at 7401 Baltimore Avenue, College Park, beginning at 6:30 p.m., in accordance with Section 27-3402 of the Zoning Ordinance. Prior to the meeting, the required mailing and sign posting were completed by the applicant. A written summary of the meeting was included in the detailed site plan submission. At the time of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject application.

X. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2024-009, for The Mark at College Park, subject to the following conditions:

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

    a. Revise the lot width on Sheet DSP-1.

    b. Correct three parking spaces on Sheet A2-02 that are mistakenly labeled as electric vehicle parking spaces.

    c. Add the details for the long-term bicycle parking racks to the plan set.

    d. Update the Open Space Set-Aside schedule, indicating that no less than 50 percent (0.17 acre) of the required open space set-side is to be a square, forecourt, or plaza.

    e. Regarding the recreational facilities:

        (1) Revise the total required value of the recreational facilities noted in General Note 14 on Sheet DSP-1.

        (2) Revise the total dwelling number of the development and the total required value of the recreational facilities in the Recreational Facilities schedule on Sheet DSP-1.

        (3) Add details, including dimensions and materials (as applicable), of all proposed recreational facilities to the plan set, which are listed on Sheets DSP-1 and L-1.30.

        (4) Add the timing for construction of the recreational facilities to the Recreational Facilities schedule on Sheet DSP-1, indicating that:

(1) The recreational facilities located within the two proposed buildings (e.g., the western courtyard, the eastern courtyard, and the roof terrace) shall be constructed, prior to issuance of the final certificate of occupancy for each respective building; and (2) The recreational facilities located within the greenway/pedestrian promenade and the greenspace/pocket park shall be constructed, prior to issuance of the final certificate of occupancy for the overall development.

f. Add the details for two separate fences, each with a gate, to the plan set, and add notes associated with the gate details specifying that (a) all gates shall be equipped with hardware to secure them in a closed position, and (b) all unattended gates, as well as gates opening onto a public sidewalk, shall be self-closing, self-latching, and locked when not in use.

g. Add the details for the mirror/reflecting wall to the plan set.

h. Regarding lighting:

(1) Remove the uplight fixtures shown on Sheet L-1.51 from the proposed development.

(2) Revise the photometric plan to ensure that the maximum illumination level at lot line for residential uses in the RTO-PD Zone does not exceed 2.0-foot candles.

(3) Add the details of all lighting fixtures proposed for the development.

i. Regarding signage:

(1) Revise signs labeled as Can-12 and Can-13 on page 3 of the signage package to be canopy signs.

(2) Add a sign schedule to the signage package that specifies the square footage of each canopy sign and the total square footage of all proposed signs.

j. Regarding the required facilities by Zoning Map Amendment (Basic Plan) ZMA-2024-002:

(1) Clearly delineate the boundary of the proposed public use easement for the proposed publicly accessible greenway/pedestrian promenade on Sheet DSP-4.

(2) Clearly delineate the boundary of the proposed public use easement for the proposed publicly accessible greenspace/pocket park.

(3) Revise the associated number of the image/details for the proposed steel sculpture, to be labeled as P1, not P3, on Sheet L-1.30A.

(4) Add the details of this free little art gallery, including dimensions and materials, to the plan set.

(5) Add the details of wayfinding signs, including dimensions and materials, to the plan set.

k. Depict at least one area for parking micromobility devices along both Knox Road and Hartwick Road on the plan, with details.

l. Revise the block length on the cover page of the plan set (Sheet DSP-1) to indicate the block length is met in accordance with applicable approvals and findings made herein.

m. Delineate the area to be dedicated to public use on the plan, for future construction of Ancestor's Lane.

n. Depict the location of a sign on the plan, indicating "Future Street Connection" and provide details of this sign.

o. Provide details for off-site pedestrian and bicycle adequacy improvements, including the location, limits, and specifications.

p. Include a sign at the end of the future Ancestor's Lane road dedication, with sign details that provide the words "FUTURE STREET CONNECTION."

q. Prior to certification of the detailed site plan, the applicant and the City of College Park shall submit evidence of the agreement and Declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80 percent of the area median income, and the reduced rent that will be charged per bed. Upon submission of this evidence by the applicant and the City of College Park, the Prince George's County Zoning Hearing Examiner shall include that evidence in the record.

2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:

a. Remove the number of trees located within rights-of-way from Schedule 4.1-4.

b. Revise Schedule 4.8-2 to ensure accuracy and to include an evaluation of both building façades that face the greenway/pedestrian promenade.

c. Add the details for the proposed screening walls/fences to the plan set and revise their heights to comply with Section 27-6603(a) of the Prince George's County Zoning Ordinance.

d. Revise the total square footage required for tree canopy coverage (TCC) in the TCC schedule.

3. Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide the final design and associated details of the following items to be reviewed and approved by the Urban Design staff of the Development Review Division of the Prince George's County Planning Department and the City of College Park, as designee of the Planning Board:

    a. One proposed stair mural located in the central greenway/pedestrian promenade.

    b. One proposed interactive artwork identified as one outdoor study board and is located in the central greenway/pedestrian promenade.

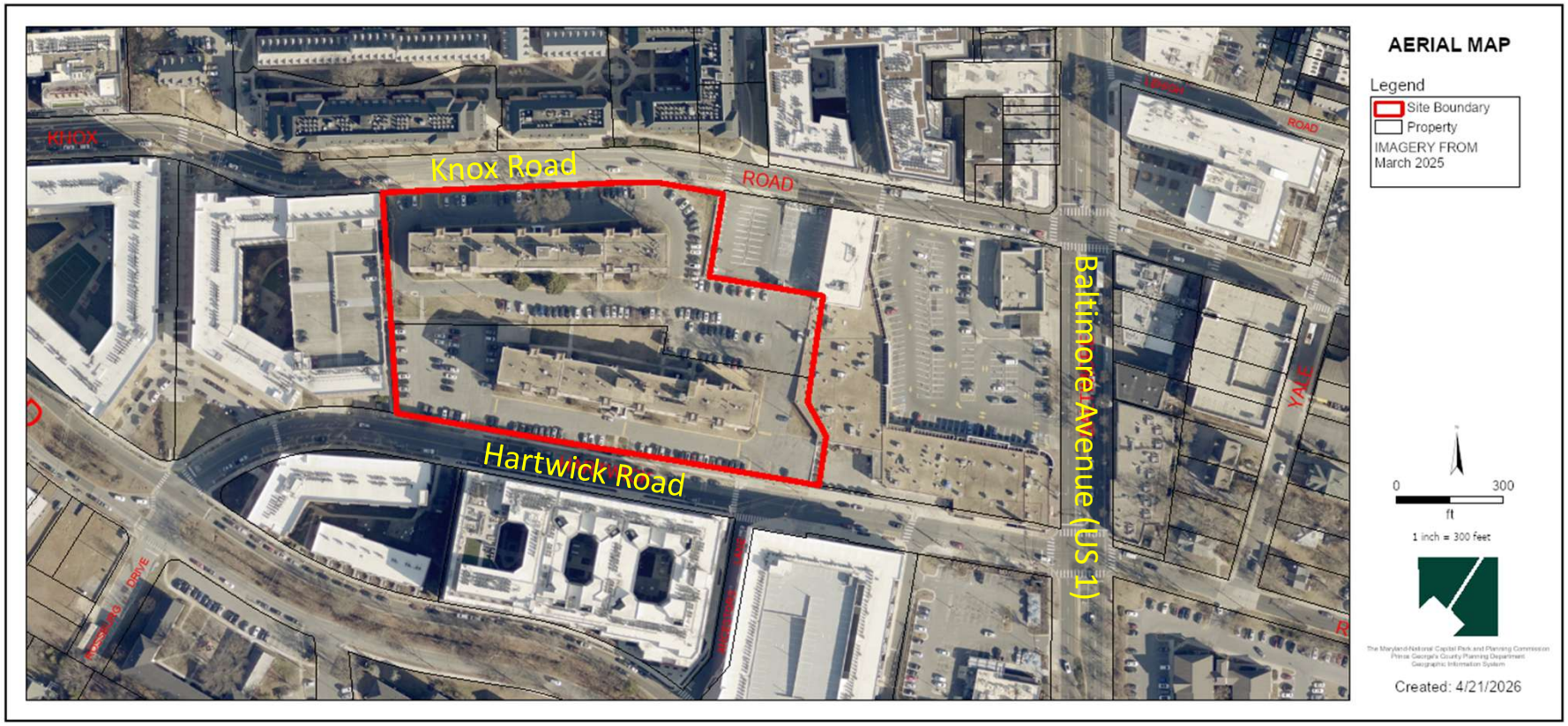
    c. One proposed steel sculpture located in the greenspace/pocket park.

4. At the time of final plat, the applicant shall identify the stub portion of Ancestor's Lane and include a notation that it is intended for future connection between Hartwick Road and Knox Road, with development of the abutting property to the east.

THE MARK AT COLLEGE PARK

Detailed Site Plan

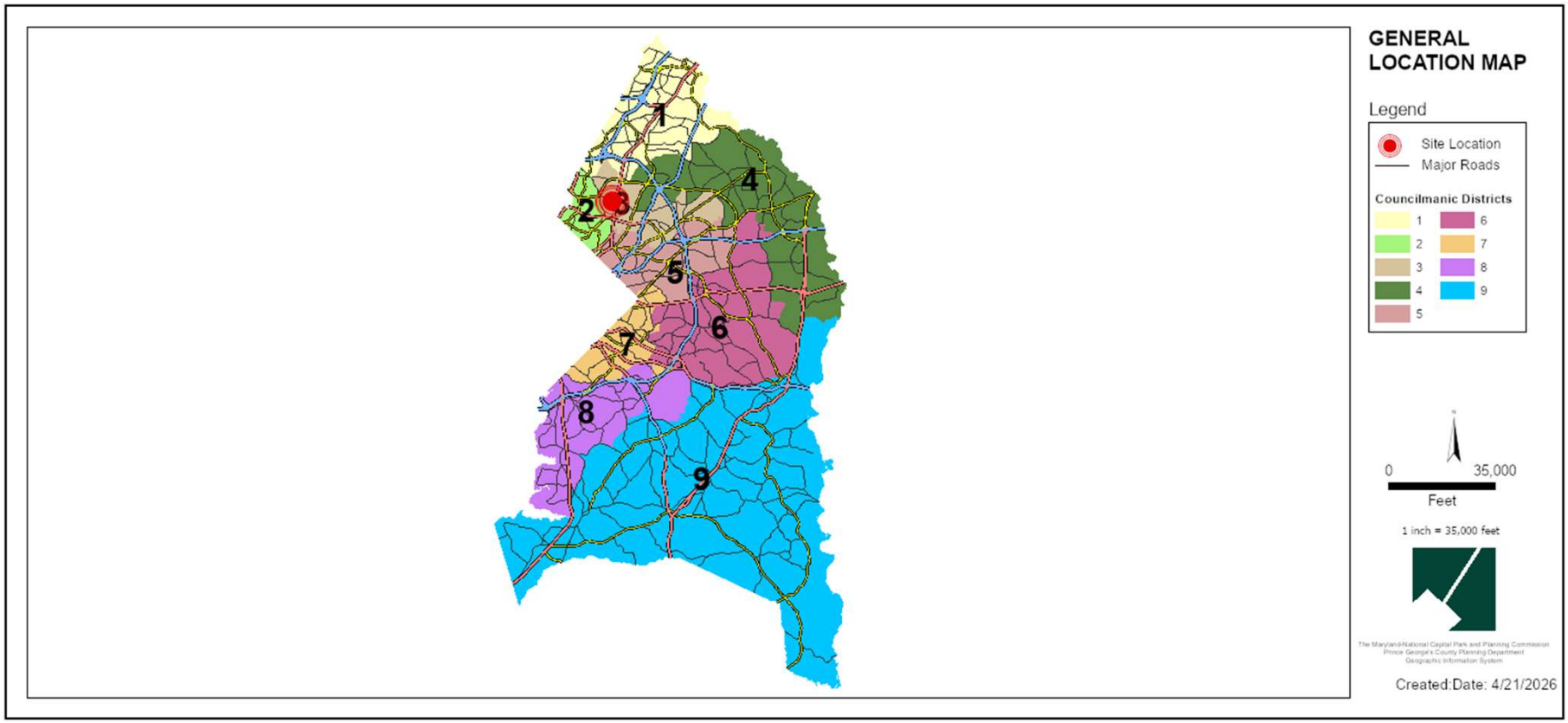
Staff Recommendation: APPROVAL with conditions



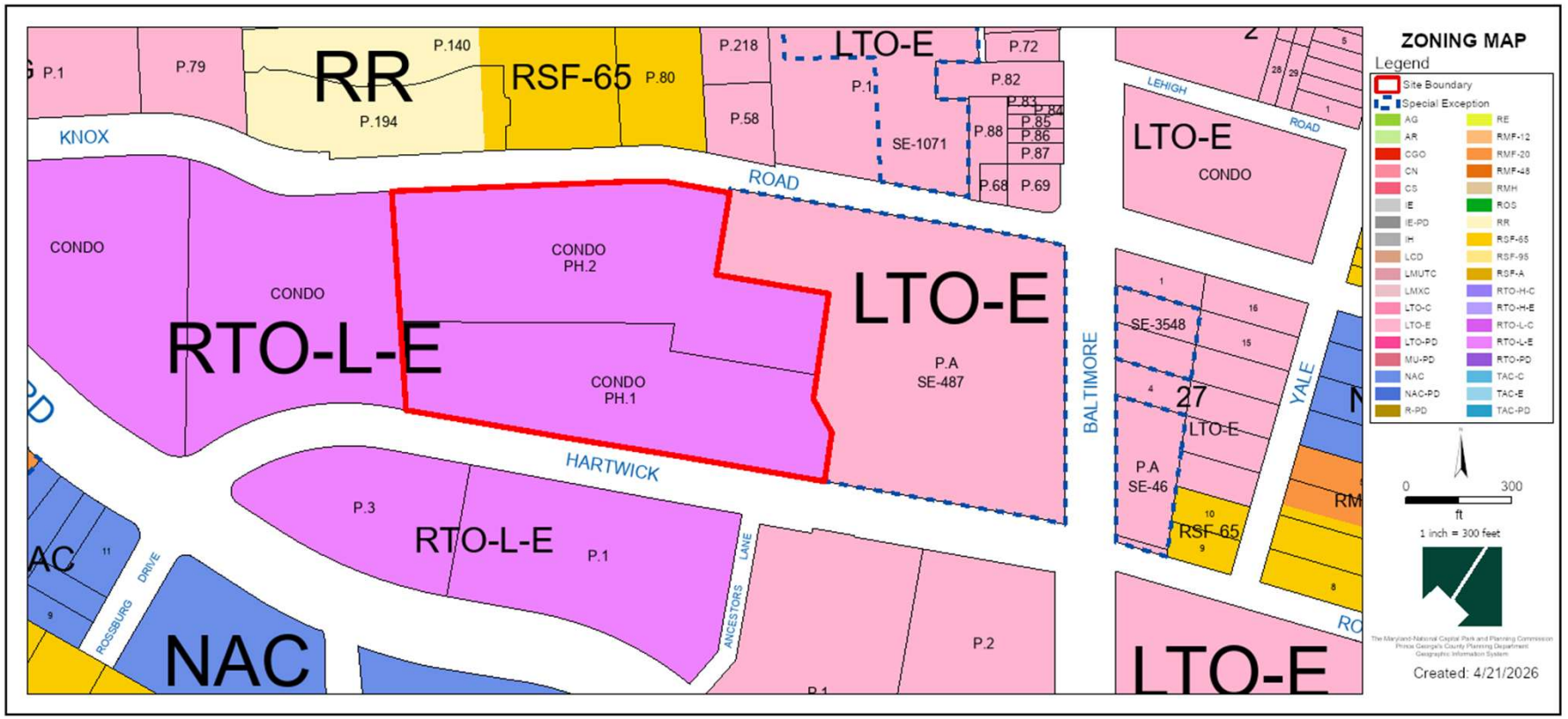
GENERAL LOCATION MAP

Council District: 03

Planning Area: 066



ZONING MAP



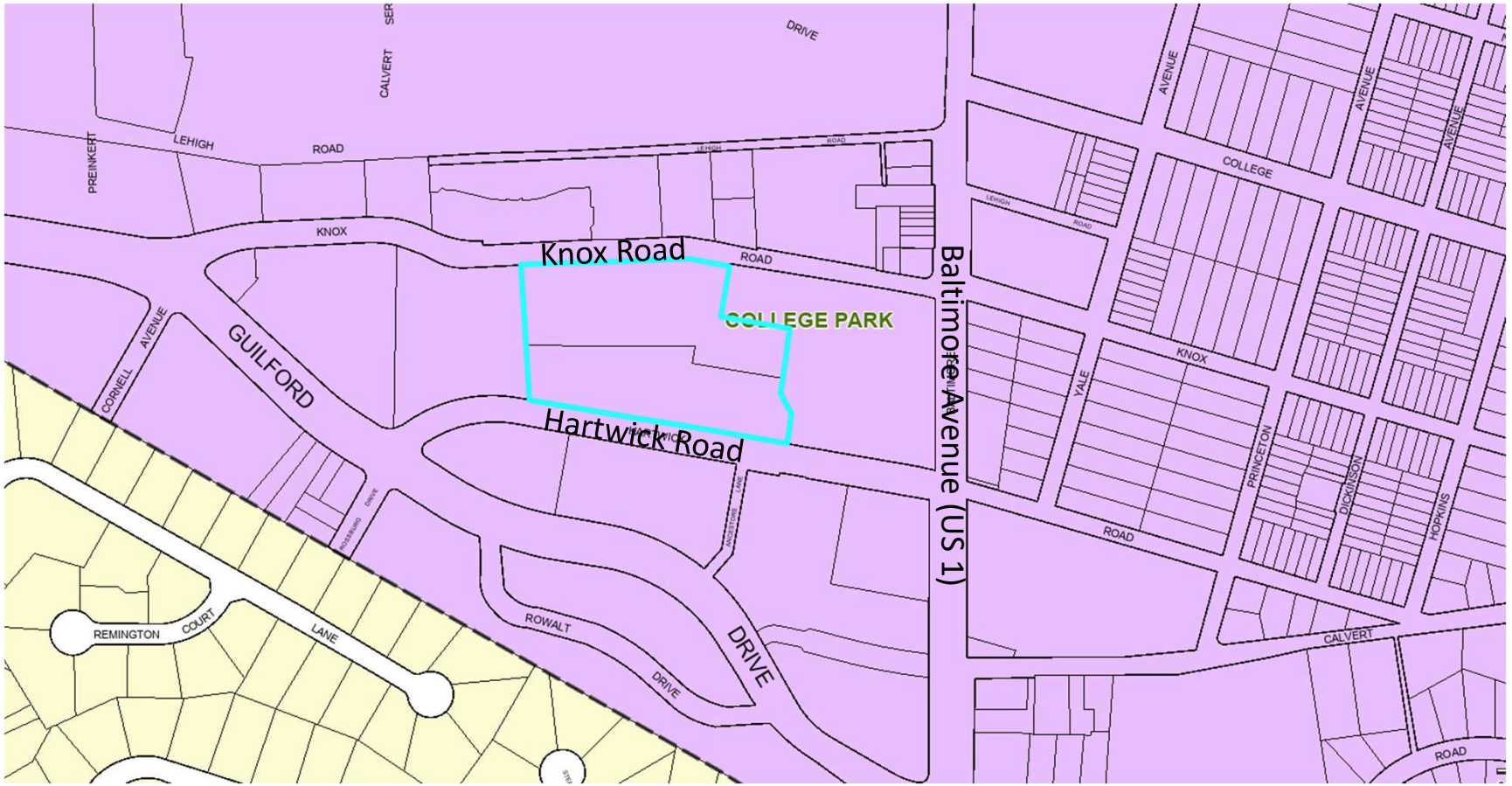
Current Zoning Map: RTO-PD (rezoned via ZMA-2024-002)

OVERLAY MAP

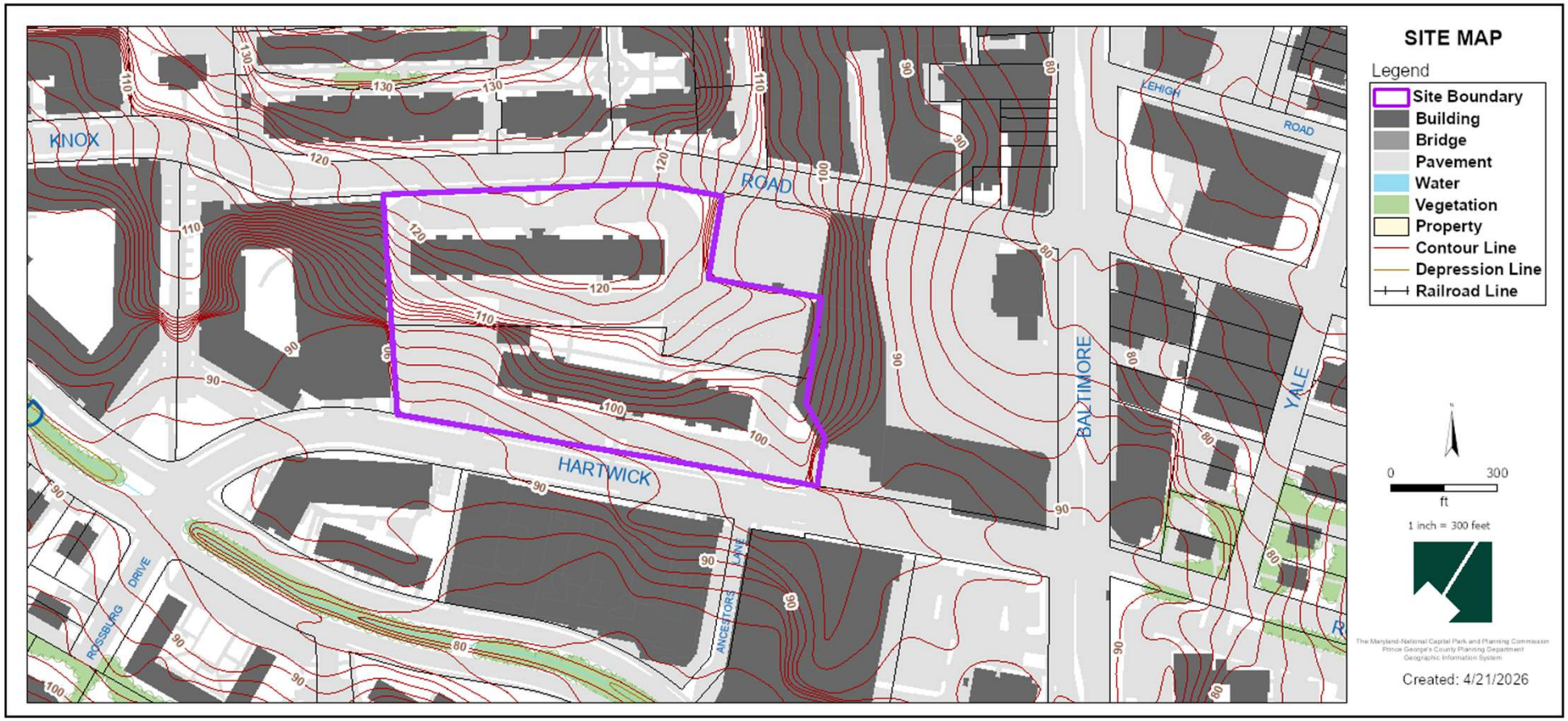


Current Overlay Map: APAO (the APA-6 Zone)

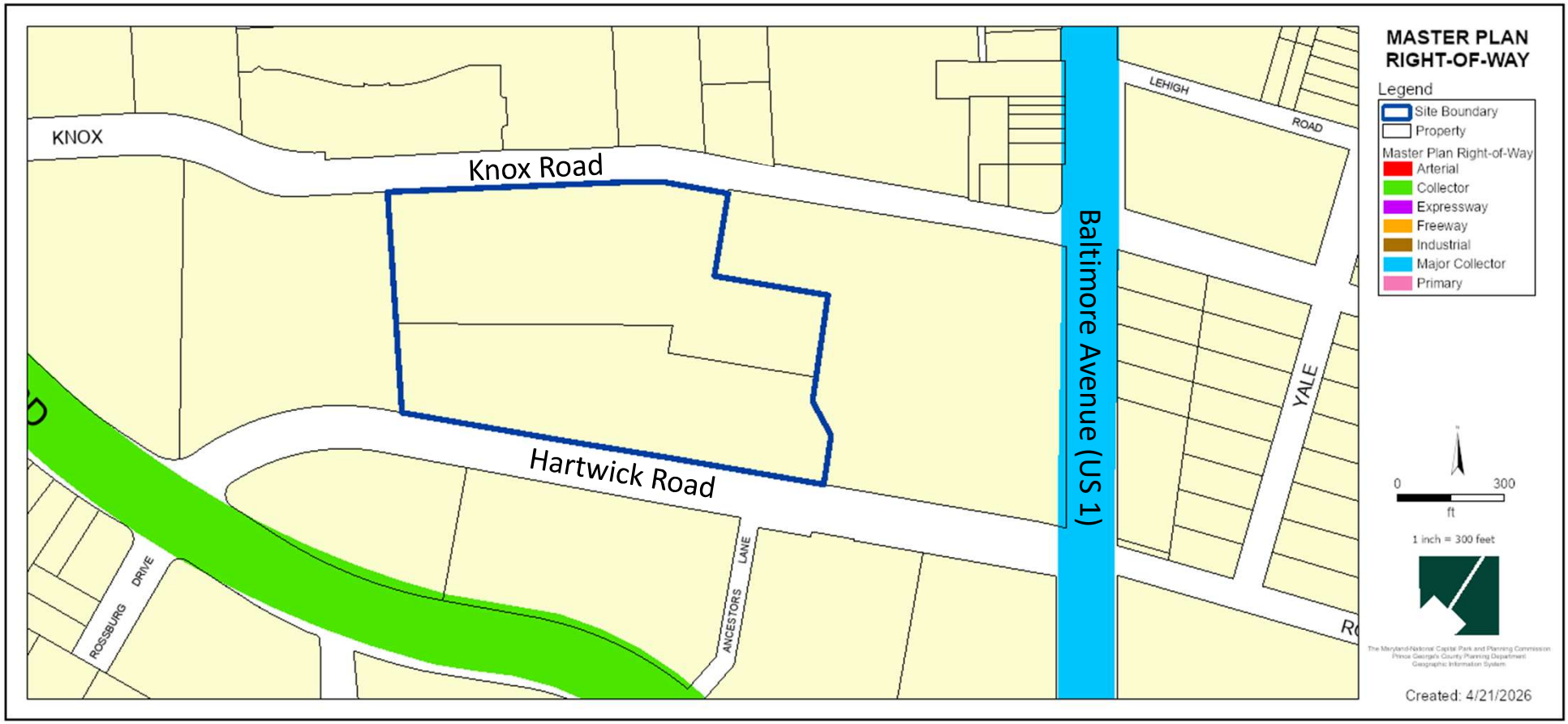
MUNICIPAL BOUNDARY (COLLEGE PARK)



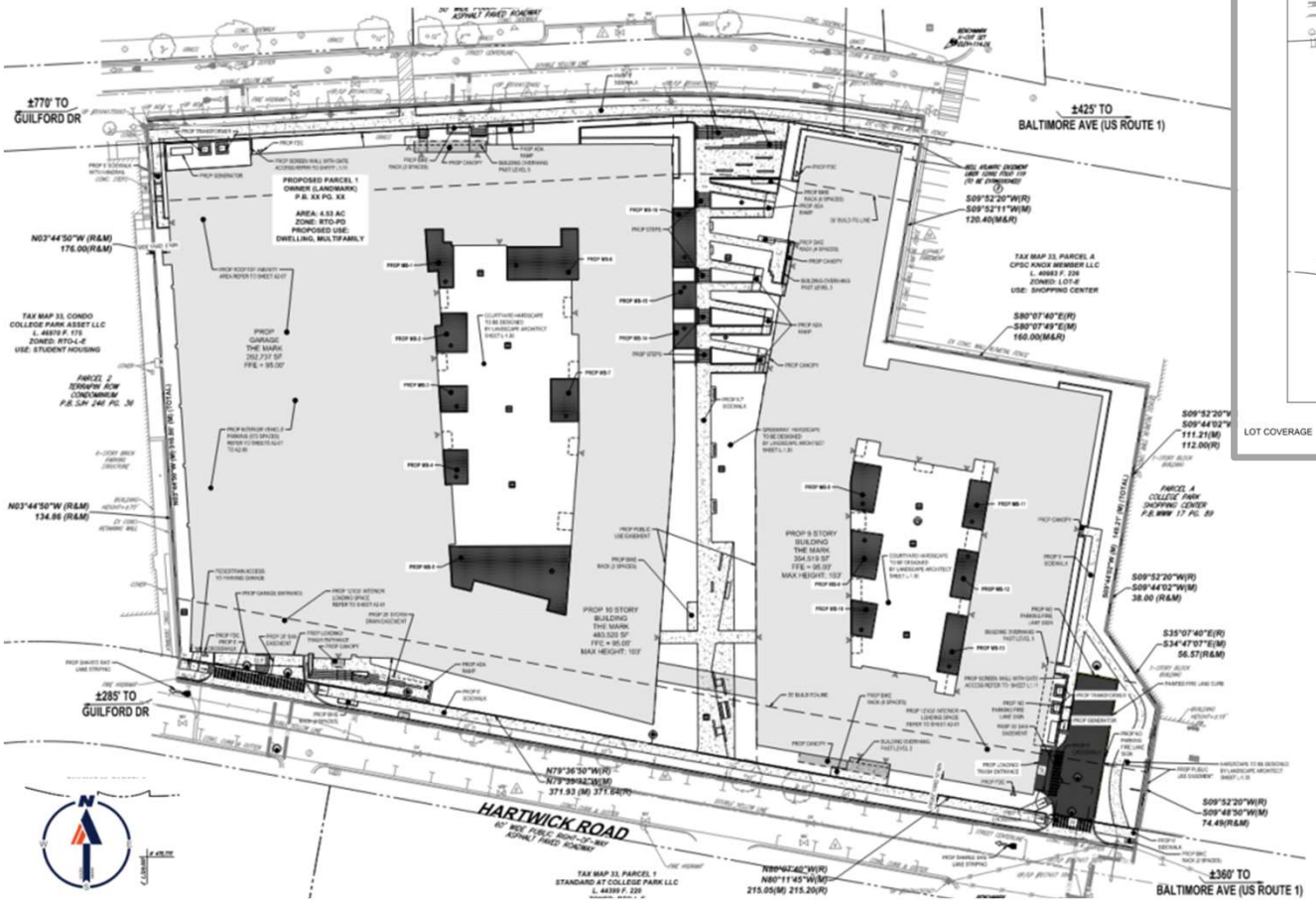
SITE MAP

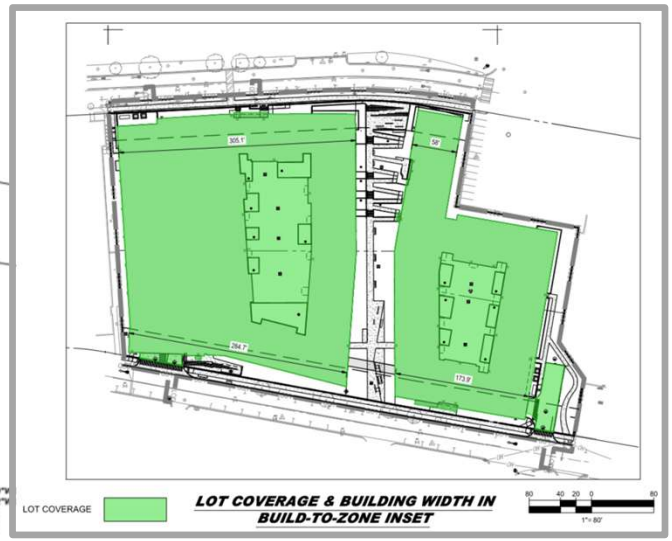

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
KNOX
ROAD
HARTWICK
LEHIGH
ROAD
BALTIMORE
YALE
ROSSBURG
DRIVE
ANCESTOR
LANE
0
300
ft
1 inch = 300 feet
Created: 4/21/2026

MASTER PLAN RIGHT-OF-WAY MAP

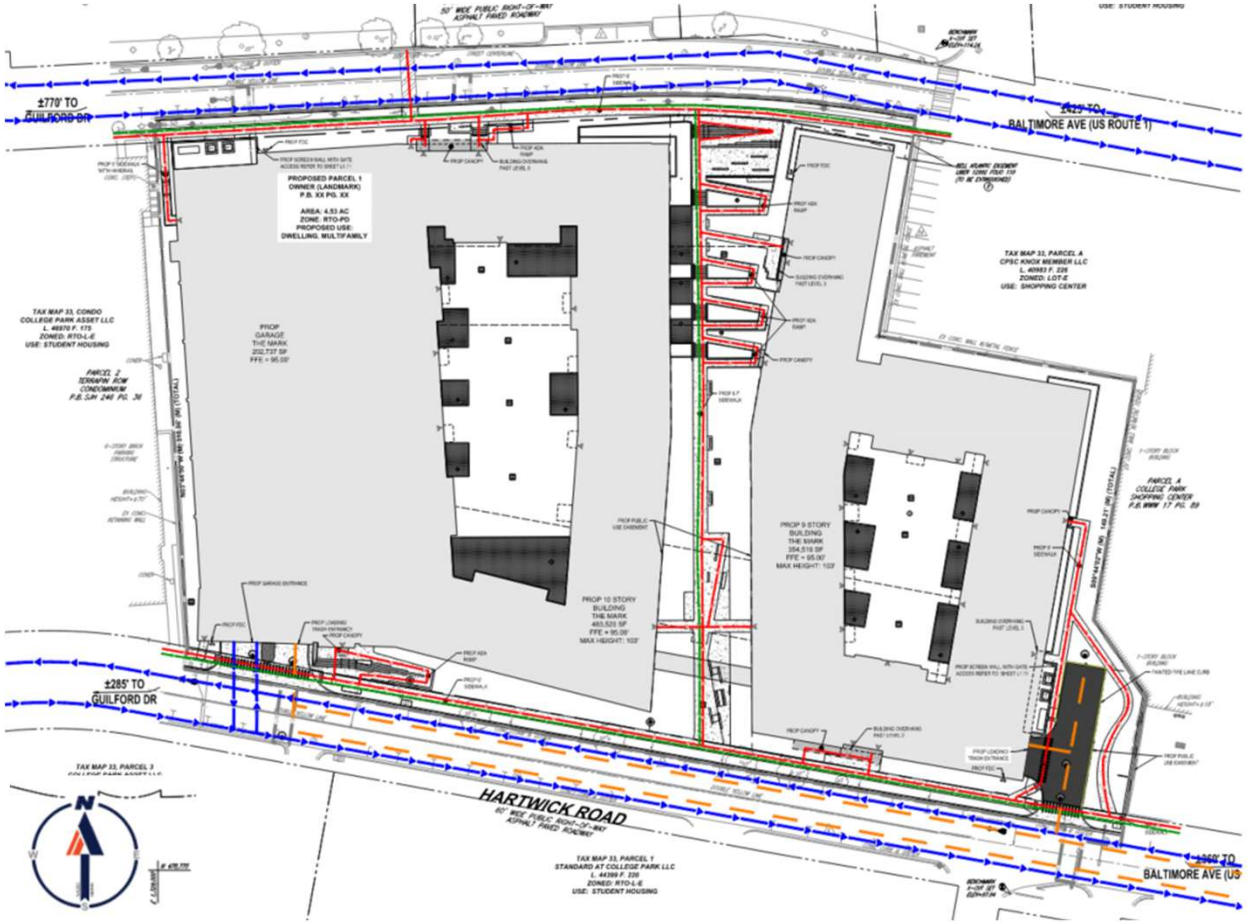


DETAILED SITE PLAN



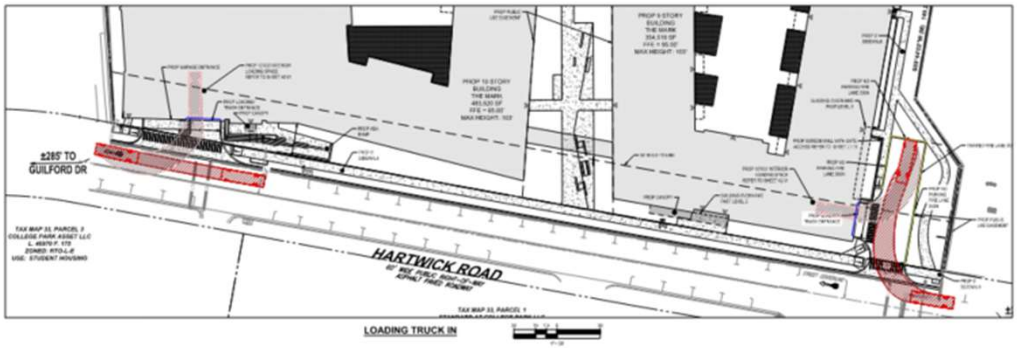


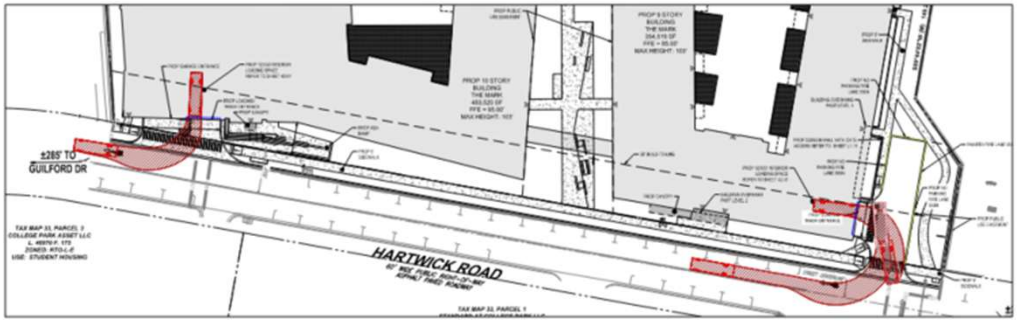
CIRCULATION PLAN

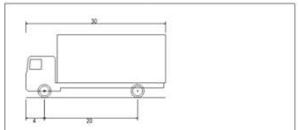


LEGEND	
VEHICULAR CIRCULATION	
LOADING CIRCULATION	
PEDESTRIAN CIRCULATION	
BICYCLE CIRCULATION	

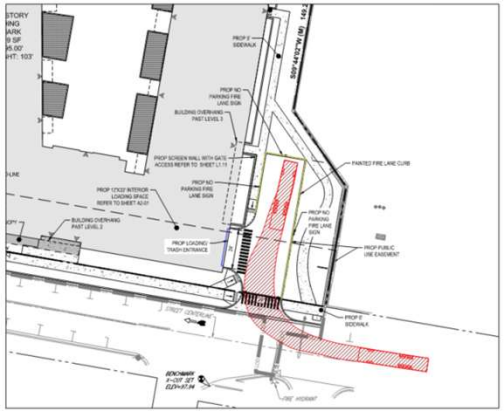
TRUCK TURNING PLAN

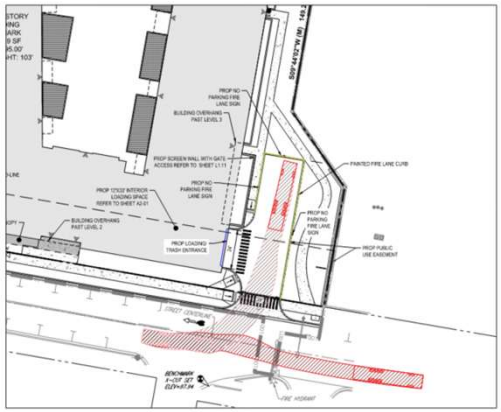


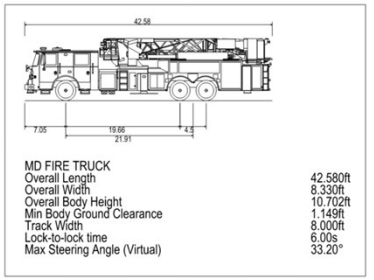




SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°







MD FIRE TRUCK	
Overall Length	42.580ft
Overall Width	8.330ft
Overall Body Height	10.702ft
Min Body Ground Clearance	1.149ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	33.20°

FACILITIES REQUIRED BY ZMA-2024-002



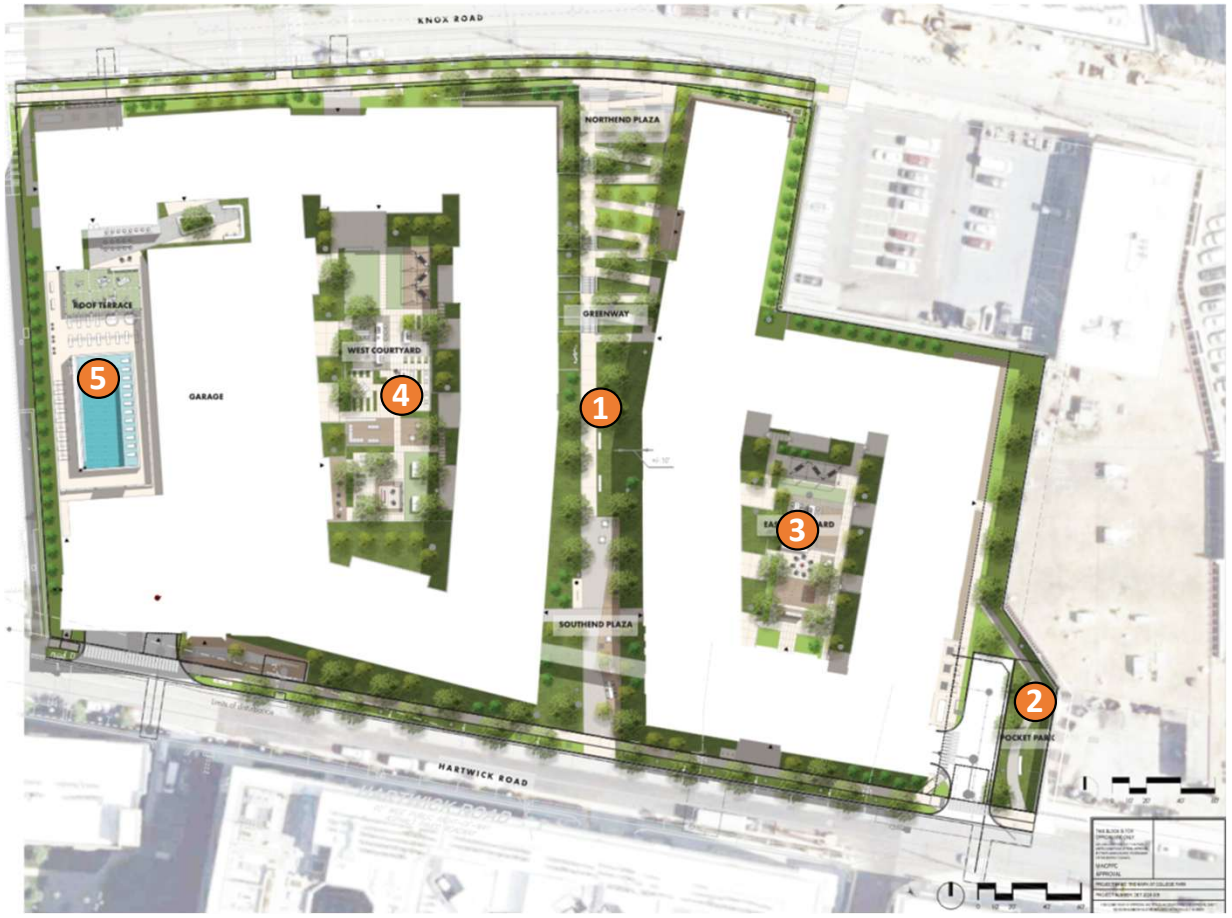
GREENWAY & STREETSCAPE

KEY	QTY	ITEM	Details
	2	PLAZA AREA	
AS SHOWN		ADA-COMPLIANT RAMPS	
AS SHOWN		STAIRWAYS	
S16	1	PUBLIC ART INSTALLATION	1/ L1.34
S6	4	BENCHES	L1.31
S1	1	BICYCLE REPAIR ("FIX-IT") STATION	L1.31
AS SHOWN		BICYCLE TROUGH	
S15	1	INTERACTIVE ART INSTALLATION	3/L1.34
S12	2	TRASH RECEPTACLE AND RECYCLING RECEPTACLE	L1.31
S13	2	WAYFINDING SIGN	L1.31

POCKET PARK

KEY	QTY	ITEM	Details
P3	1	PUBLIC ART INSTALLATION: SCULPTURE	2/ L1.34
P4	1	FREE LITTLE ART GALLERY	2/ L1.34
P5	1	CURVED BENCH	L1.32
S13	1	WAYFINDING SIGN	L1.31
AS SHOWN		POLLINATOR GARDEN	

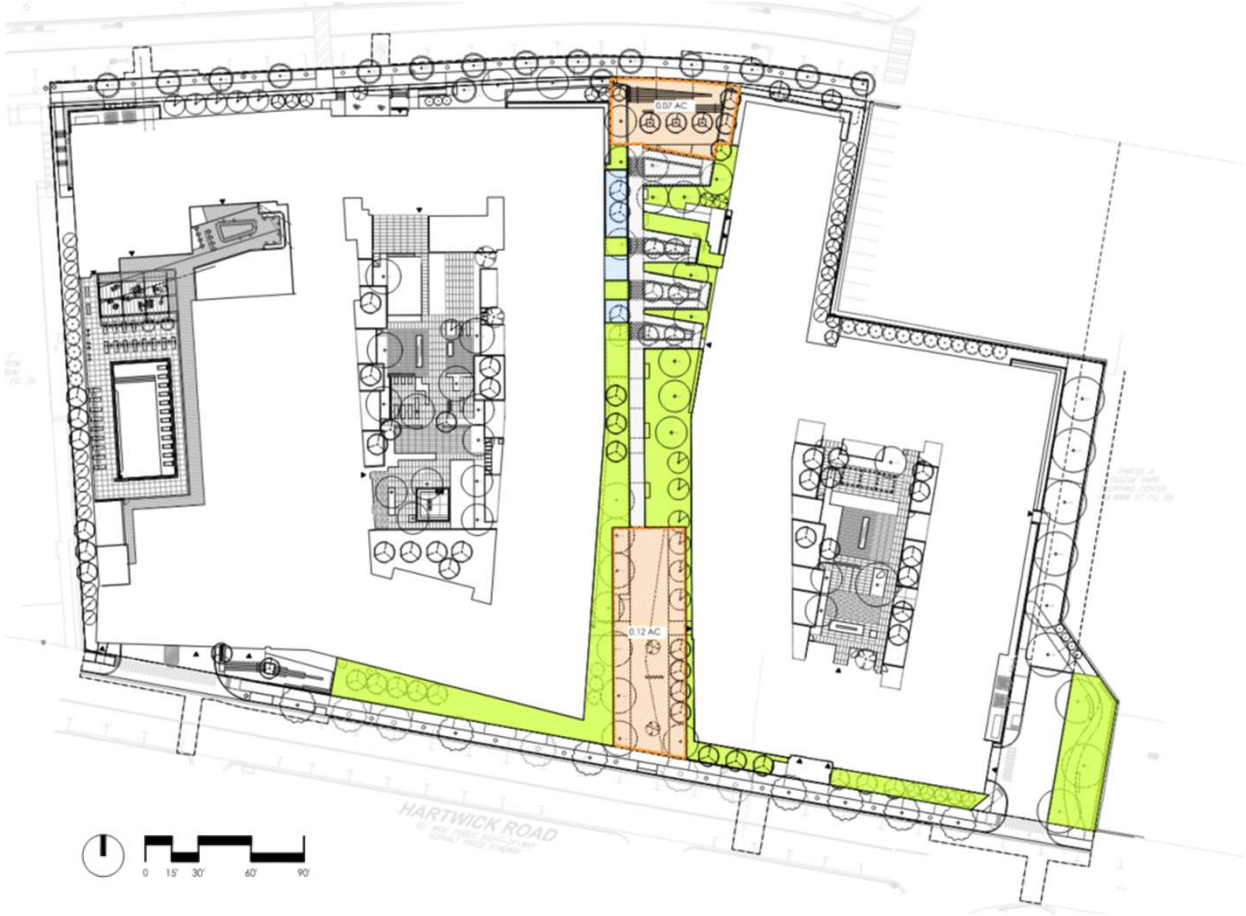
LANDSCAPE PLAN



Five locations with recreational facilities:

1. **Greenway/pedestrian promenade**
2. **Greenspace/pocket park**
3. **Eastern courtyard**
4. **Western courtyard**
5. **Roof terrace**

OPEN SPACE SET-ASIDE EXHIBIT

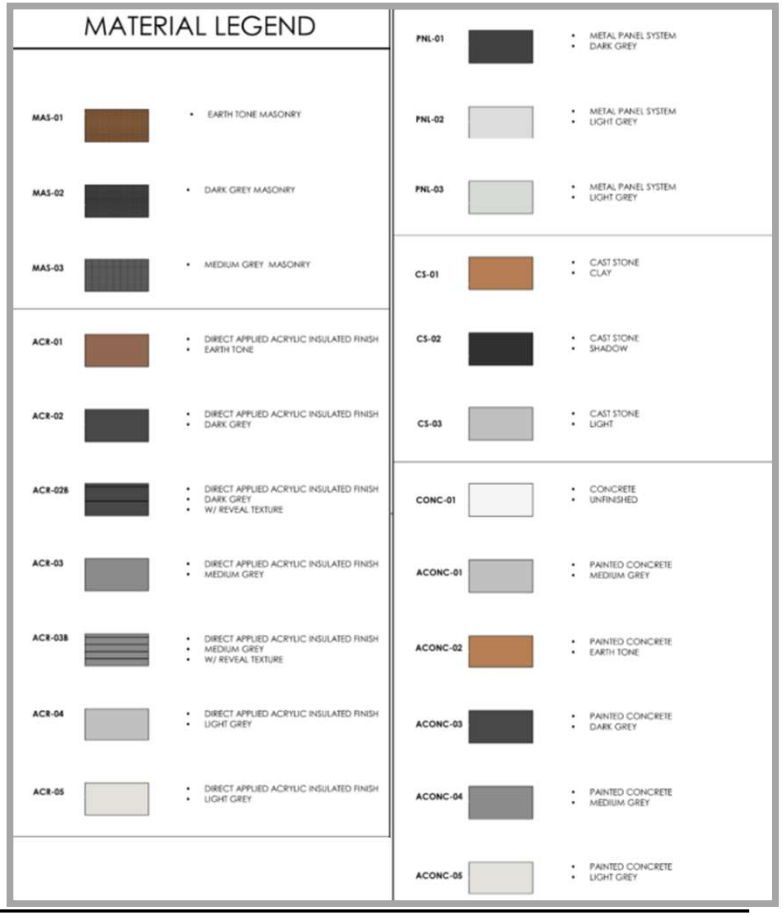


Legend

- PASSIVE RECREATION
- SQUARES, FORECOURTS, AND PLAZAS
- PUBLIC ACCESS EASEMENT
- STORMWATER MANAGEMENT AREAS TREATED AS SITE AMENITIES

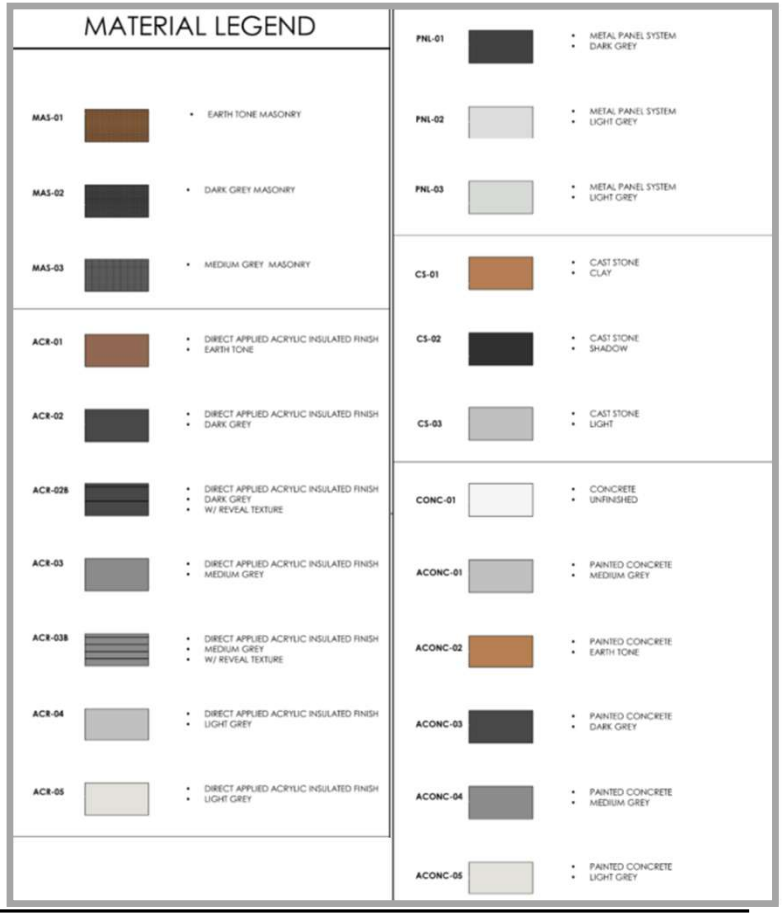
ELEVATIONS – WESTERN BUILDING



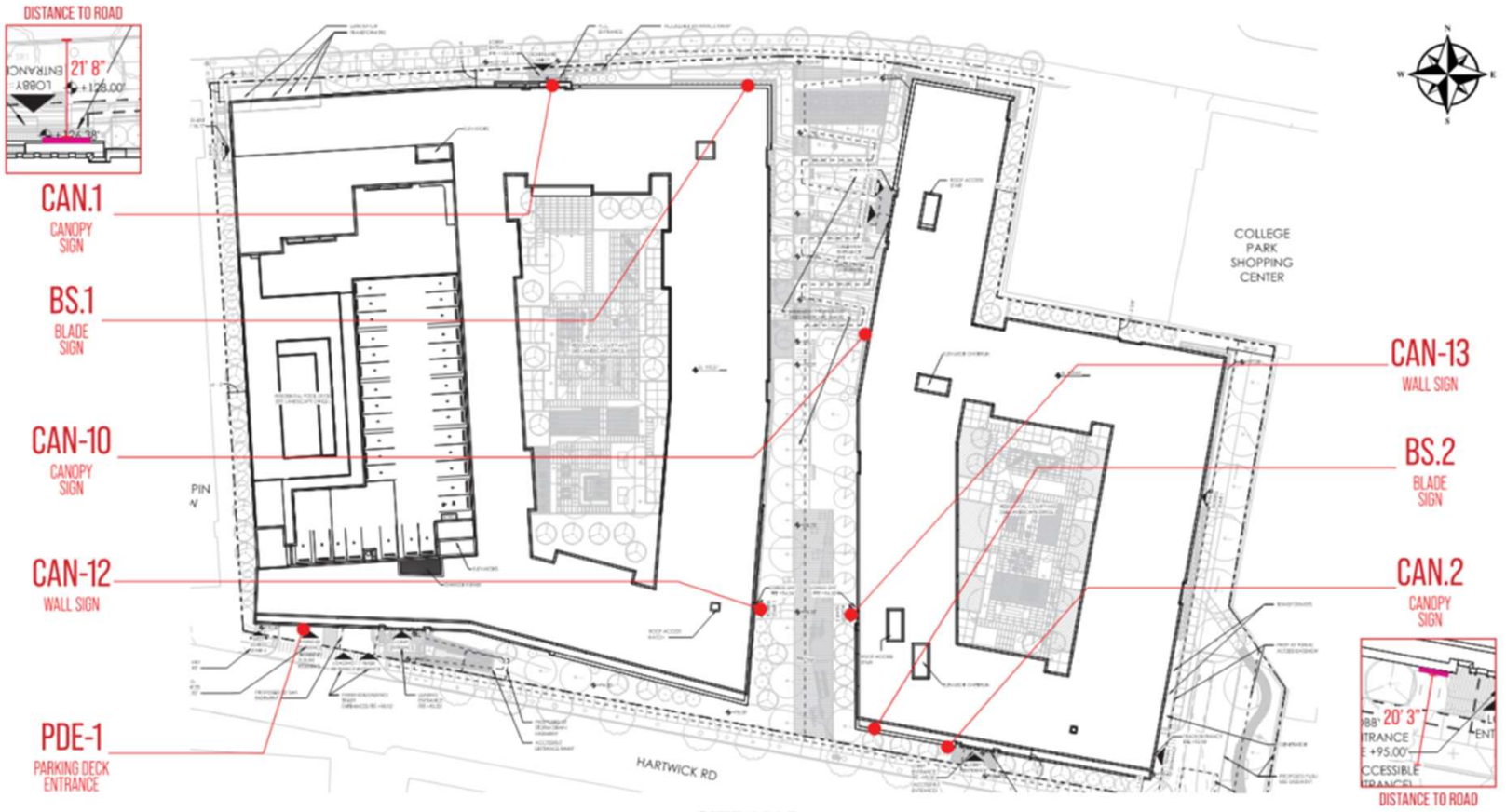


ELEVATIONS-EASTERN BUILDING





SIGNAGE PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DET-2024-009

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 06/04/2025
- Acceptance Mailing: 03/11/2026

DETAILED SITE PLAN

DET-2024-009

STATEMENT OF JUSTIFICATION

THE MARK AT COLLEGE PARK

Dated: April 30, 2026

I. INTRODUCTION

The Mark at College Park, LLC (the "**Applicant**"), by and through the undersigned parties, submits this Detailed Site Plan ("**DET**") Justification Statement (the "**Statement**") to demonstrate that the proposed development of two (2) high-density purpose-driven multifamily buildings on the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "**Zoning Ordinance**"), *2014 Plan Prince George's 2035 Approved General Plan* (the "**General Plan**"), *2010 Approved Central US 1 Sector Plan and Sectional Map Amendment* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property consists of ±4.53 acres located north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue) (the "**Property**"). The Property is currently zoned RTO-PD (Regional Transit-Oriented, Planned Development) pursuant to the Zoning Ordinance and the Planned Development ("**PD**") Zoning Map Amendment, ZMA-2024-002-C.

As described in detail herein and shown on DET-2024-009, the Applicant proposes to develop ±589 purpose-driven multifamily dwelling units within two (2) high-density multifamily buildings (the "**Proposed Development**").[1] The Proposed Development will provide open space and outdoor recreational facilities for the future residents of the Proposed Development, environmental site design, including stormwater management facilities, and additional outdoor open-space and recreational areas for use by both future residents and the public on the Property. The Proposed Development is proposed in accordance with the Zoning Ordinance, relevant multifamily dwelling guidelines, prior approvals, and other relevant review criteria. Accordingly, the Applicant respectfully requests approval of DET-2024-009.

[1] The Applicant is submitting this DET for approval of the Proposed Development. This DET may be amended from time to time to accurately reflect modifications or changes to the Proposed Development on the Property. Further, this DET application is submitted together with the associated Preliminary Plan of Subdivision application, PPS-2024-016, and Certificate of Adequacy application, ADQ-2024-040.

II. PROPERTY DATA

Location:	4330 Hartwick Road and 4313 Knox Road, College Park, MD 20740.
Tax Map #:	33-C4.
Frontage:	Knox Road (to the north). Hartwick Road (to the south).
Election District:	1.
Legislative District:	21.
Councilmanic District:	3.
Acreage:	±4.53 Acres.
Current Zoning:	RTO-PD (Regional Transit-Oriented, Planned Development).
Municipality:	College Park.
Subdivision:	College Park Towers Condominium Phase 1 and Phase 2.
Existing Water Category:	W-3.
Existing Sewer Category:	S-3.
Historic:	N/A.
Master Plan & SMA:	*The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*.
General Plan:	*Plan Prince George's 2035.*
Growth Policy Area:	UMD East (Future Purple Line) Local Center; Innovation Corridor.

III. PROPERTY & SURROUNDING AREA

The Property is located in the City of College Park in the RTO-L-E Zone north of Hartwick Road and south of Knox Road, approximately 347 feet west of the

intersection of Hartwick Road and US 1 (Baltimore Avenue). The Property is bound to the west by the Terrapin Row Apartments and the Aspen Heights College Park apartment complexes in the RTO-L-E Zone; to north by the Knox Road right-of-way and University of Maryland-owned student housing in the RR (Rural Residential) and the RSF-65 (Residential, Single-Family-65) Zones; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E (Local Transit-Oriented, Edge) Zone and US 1 (Baltimore Avenue); and to the south by the Hartwick Road right-of-way and the Standard at College Park in the RTO-L-E Zone. Further to the west past the Terrapin Row Apartments and the Aspen Heights College Park Apartments and across the Guilford Drive right-of way are the Hope Lutheran Church and Student Center and the Catholic Student Center in the RMF-20 (Residential, Multifamily – 20) Zone; to the north past the University of Maryland-owned student housing buildings and across the Lehigh Road right-of-way is the University of Maryland South Campus in the RR Zone; to the east past the College Park Shopping Center and across the US 1 (Baltimore Avenue) right-of-way are various commercial and retail uses in the LTO-E Zone and two (2) single-family residential homes in the RSF-65 (Residential, Single-Family – 65) Zone; and to the south past the Standard at College Park apartment complex and across the Guilford Drive right-of-way are Maryland State-owned student housing buildings in the NAC (Neighborhood Activity Center) Zone and single-family residential homes in the RSF-65 Zone.

IV. PROPOSED DEVELOPMENT

The Proposed Development consists of developing ±589 purpose-driven multifamily dwelling units within two (2) high-density multifamily buildings, which is permitted by right in the RTO-PD Zone established by ZMA-2024-002-C.

The Proposed Development will provide open space and outdoor recreational facilities for exclusive use the future residents of the Proposed Development and their guest, such as the east and west courtyard, each of which will provide for seating, gathering and recreational activities for the residents. In addition, the Proposed

Development will include a greenway/pedestrian promenade, which will serve as a focal point of the Proposed Development, provide seating and gathering space within the promenade and its plazas located at the north and south ends, enhance pedestrian and bicycle mobility across the Property, and provide public and interactive artwork, high-quality landscaping and tree plantings, which together will provide a sense of place. Further, the Proposed Development will include a pocket/park greenspace, which will include a pollinator garden, public artwork, a little free library or art gallery, and wayfinding signage. With respect to the proposed buildings, each of the proposed buildings has been designed with exceptional materials and quality, which enhance the surrounding neighborhood and views of the building, and ground floor fenestration in excess of what is required to allow for views of the into and out of the ground floor towards the streetscape and greenway/pedestrian promenade. Finally, the Proposed Development provides a sizeable stormwater management facility and plant a much greater number of trees than currently exist on the Property.

V. LAND USE BACKGROUND

A. Prior Development Approvals

i. PD Zoning Map Amendment, ZMA-2024-002-C

On May 22, 2025, the Planning Board recommended approval (with conditions) of Planned Development (PD) Zoning Map Amendment, ZMA-2024-002-C, pursuant to PGCPB No. 2024-037, to rezone the Property from the Regional Transit-Oriented (Low Intensity – Edge) (RTO-L-E) Zone to the RTO-PD Zone. On December 4, 2025, the Zoning Hearing Examiner (ZHE) filed with the District Council its recommendation of approval (with conditions) of ZMA-2024-002-C. On February 23, 2026, the District Council conditionally approved (with conditions) ZMA-2024-002-C pursuant to Zoning Ordinance No. 1-2026, which approval will become final upon written notice from the Applicant that it accepts the conditions of approval in accordance with Sec. 27-3602(b)(8)(D) of the Zoning Ordinance.

ii. Preliminary Plan of Subdivision, PPS-2024-016

DET-2024-009 application is submitted together with and will be subject to the associated Preliminary Plan of Subdivision application, PPS-2024-016, which remains under review.

iii. Certificate of Adequacy, ADQ-2024-040

DET-2024-009 application is submitted together with and will be subject to the associated Certificate of Adequacy application, ADQ-2024-040, which remains under review.

B. Applicable Conditions of Previous Approvals

i. PD Zoning Map Amendment, ZMA-2024-002-C

An analysis of ZMA-2024-002-C's applicable conditions of approval is provided below, with the District Council's conditions (pending Applicant's notice of acceptance) enumerated in italics.

1. *Revise the Basic Plan to change the acreage to 4.53 acres; identify the specific accessory and temporary uses that will be allowed, and to attach the PD Conditions of Approval.*

Comment: Condition #1 is applicable to the PD Basic Plan. Accordingly, this condition is inapplicable to DET-2024-009.

2. *At least 25 percent fenestration for the street-facing façade area of the ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.*

Comment: As shown on the architectural elevations submitted together with DET-2024-009, As shown on DET-2024-009, the street-facing façade area of the ground floor of the Proposed Development will have at least 25% fenestration, composed of windows and doors, as follows:

- East building:

- Facing Knox Road: ±27.5%
- Facing Hartwick Road: ±48.9%

- West building:
  - Facing Knox Road: ±27.1%
  - Facing Hartwick Road: ±32.3%

3. *The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.*

Comment: As discussed below, the Proposed Development will achieve 8.0 Green Building Points.

4. *At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.*

Comment: As shown on DET-2024-009, the Proposed Development will provide 293 long term bicycle parking spaces and 26 short term bicycle parking spaces.

5. *In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:*

Comment: As shown on DET-2024-009, the Proposed Development will include a publicly accessible greenway/pedestrian promenade meeting the requirements of Condition #5.

   a. *Two plazas, one each at the north and south ends of the greenway/pedestrian promenade*

Comment: As shown on DET-2024-009, two plazas are proposed in connection with the publicly accessible greenway/pedestrian promenade, one each at the north and south ends of the greenway/pedestrian promenade.

b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include an Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

c. One piece of public art (1) The detailed site plan shall identify the type(s) of artwork and shall show the approximate size and location of the artwork.

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include one piece of public art, identified as a staircase mural on the greenway staircase leading to and from the north plaza. The specific detail and size of the staircase mural will be finalized at the appropriate stage of the development process.

d. At least four benches/seating areas

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include at least four benches/seating areas.

e. At least one bicycle repair/"fix it" station

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include at least one bicycle repair station.

f. One bicycle trough

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include a bicycle trough alongside the promenade's staircase.

[g.] At least one piece of interactive artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.[2]

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include one piece of interactive artwork, which is shown on DET-2024-009 as the frameless outdoor chalkboard. The frameless outdoor chalkboard can be used by the residents of the Proposed Development and of the neighborhood for as a gathering place for work, study, or other creative displays. The approximate size and location of the frameless outdoor chalkboard are shown on DET-2024-009.

[h.] At least two trash and two recyclable receptacles[3]

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include at least two trash and two recyclable receptacles.

i. At least two wayfinding signs

Comment: As shown on DET-2024-009, the greenway/pedestrian promenade will be designed to include at least two wayfinding signs, the location of which are shown on the DET.

6. *In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:*

Comment: As shown on DET-2024-009, the Proposed Development will include a publicly accessible greenspace/pocket park meeting the requirements of Condition #6. It should be noted that the greenspace/pocket park is not intended to be a "pocket park" as defined by Park and Recreation Facilities Design Guidelines. Instead, the pocket park/greenspace was proposed as part of ZMA-2024-002 as a public benefit

[2] Zoning Ordinance No. 1-2026 inadvertently lists this Condition #5(g) as Condition #5(f).
[3] Zoning Ordinance No. 1-2026 inadvertently lists this Condition #5(h) as Condition #5(g).

that will utilize and activate the residual space along the eastern boundary of the Property created by the extension of the Ancestor's Lane city right-of-way.

a. *One piece of public artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.*

Comment: As shown on DET-2024-009, the greenspace/pocket park will be designed to include one piece of public art. The approximate size and location of the interactive artwork is shown on DET-2024-009, and the exact type, size detail of the artwork will be provided at the appropriate stage of development.

b. *One beehive, free little art gallery, or free little library*

Comment: The greenspace/pocket park will be designed to include one (1) free little art gallery, the location of each being shown on DET-2024-009.

c. *One bench/seating area*

Comment: As shown on DET-2024-009, the greenspace/pocket park will be designed to include a bench/seating area.

d. *A pollinator garden*

Comment: As shown on DET-2024-009, the greenspace/pocket park will be designed to include a pollinator garden.

e. *One wayfinding sign*

Comment: As shown on DET-2024-009, the greenspace/pocket park will be designed to include a wayfinding sign, and the proposed location is shown on the DET.

7. *At the time of Detailed Site Plan review, the Site Plan shall include a section on required public benefits, as outlined in Conditions 1 through 5, their required features, and how the site plan satisfies these requirements.*[4]

Comment: This Statement, together with the detail provided on DET-2024-009, show the design of the required public benefits, their required features and how DET-2024-009 satisfies the public benefits requirements.

8. *At the time of Detailed Site Plan review, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.*

Comment: As shown on DET-2024-009, the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property and meets applicable fire safety standards. With respect to fire safety standards, both proposed buildings are construction type IB with sprinkler protection. For the portion of the building exterior in the west building at the southwest corner of the site, the Fire Separation Distance ("**FSD"**) is between 5' and 10'. As required per Table 705.5, these exterior walls are 1 hour fire-rated. Per table 705.8, the percentage of openings at this location in the building is less than 25%. For the portions of the building exterior in the west building in the west elevation and in the east building on the east elevation, the FSD is between 10' and 15'. As required per table 705.5 these exterior walls are 1 hour fire-rated. Where the FSD is between 10' and 15', per table 705.8, the percentage of openings at this location in the building is less than 45%. For the portions of the building exterior in the east building on the east elevation, the FSD is between 10' and 15'. As required per table 705.5 these exterior walls are 1 hour rated. Where the FSD is over 20', per table 705.8, the percentage of openings at this location in the building are unlimited.

[4] Zoning Ordinance No. 1-2026 inadvertently states that the public benefits are contained in "Conditions 1 through 5." The public benefits are contained in Conditions #2 through #6.

With respect to adequate light for dwellings, adequate natural light is provided for all residential dwelling units through fenestration in all living areas and the provided separation between adjacent buildings.

9. *At the time of Detailed Site Plan review, the applicant shall demonstrate that a minimum number of 20 electrical charging spaces are provided for the proposed parking structures.*

Comment: As shown on DET-2024-009, the Applicant will design the Proposed Development to provide 20 parking spaces used as EV charging stations within the proposed parking structure.

10. *Prior to certification of the Detailed Site Plan, Applicant and the City of College Park shall submit evidence of the agreement and Declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80% of the Area Median Income, and the reduced rent that will be charged per bed. Upon submission of this evidence by Applicant and the City of College Park, the ZHE shall include that evidence into the record.*

Comment: The Applicant will provide evidence of its agreement with the City of College Park at the appropriate stage in the development process.

11. *On Page 52 of the ZHE Decision, the ZHE inadvertently references the requirements of the NAC-PD Zone when intending to refer to the RTO-PD Zone. This final decision refers to the RTO-PD Zone.*

Comment: This condition is applicable to the ZHE Decision on the PD-ZMA application. Accordingly, this condition is inapplicable to DET-2024-009.

Considerations:

1. *The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.*

Comment: As shown throughout DET-2024-009, the Applicant has incorporated, to the maximum extent possible, the design considerations contained in Consideration #1 into the design of the Proposed Development by orienting amenities and access points toward the pedestrian promenade, a cohesive design that will render the Proposed Development a gateway to the University of Maryland, and providing wayfinding and lighting within the Proposed Development that provides architectural interest and wayfinding towards the University.

ii. Preliminary Plan of Subdivision, PPS-2024-016

DET-2024-009 application is submitted together with and will be subject to the associated Preliminary Plan of Subdivision application, PPS-2024-016, which remains under review. The Proposed Development will conform to any applicable conditions of approval of PPS-2024-016 at the appropriate stage of the development process.

iii. Certificate of Adequacy, ADQ-2024-040

DET-2024-009 application is submitted together with and will be subject to the associated Certificate of Adequacy application, ADQ-2024-040, which remains under review. The Proposed Development will conform to any applicable conditions of approval of ADQ-2024-040 at the appropriate stage of the development process.

C. Applicable Plans

i. 2014 *Plan Prince George's 2035 General Plan*

The Property is located within the General Plan's UMD East (Future Purple Line) Local Center, and the Innovation Corridor. The General Plan stipulates that Local Centers are "focal points for development . . . based on their access to transit or major highways" and "support[] walkability." Further, the General Plan recommends "concentrate[ing] medium- to high-density housing development in . . . Local Centers with convenient access to jobs, schools, child care, shopping, recreation, and other

services to meet projected demand and changing consumer preferences."[5] Finally, the General Plan seeks to "prioritize public investment in . . . streetscape improvements that include landscaping and lighting, public facilities, parks, public art, and other amenities in . . . the Innovation Corridor."[6] The Proposed Development advance these General Plan goals, policies and recommendations by providing high-quality and high-density multifamily residential development in a location that supports walkability and provides residents with convenient access to the University of Maryland, transit, shopping, and recreation. Additionally, the Proposed Development will provide significant streetscape improvements, including the proposed greenspace/pocket park, the greenway/pedestrian promenade, and the associated public art, plazas, and other amenities provided therein. Further, the siting and scale of the Proposed Development is compatible with the surrounding high-density multifamily residential developments.

The Property is also located in the Mixed-Use generalized future land use area. The General Plan stipulates that properties within the Mixed-Use future land use area should be used as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses." Further, the General Plan provides that Local Centers should be the "focal points of concentrated residential developments . . . serving [] Established Communities." The Proposed Development is designed in a way that significantly advances these General Plan goals by providing concentrated residential development serving the University of Maryland-centric as the residential component of the Mixed-Use generalized future land use area.

ii. 2010 *Approved Central US 1 Sector Plan and Sectional Map Amendment*

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which designates the Property in the Residential High

[5] General Plan, Housing and Neighborhood Policies and Strategies, Policy 1.
[6] General Plan, Housing and Neighborhood Policies and Strategies, Policy 1, HN1.2.

future land use area. The Master Plan stipulates that properties in the Residential High land use area should be developed with "[d]etached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre." The Proposed Development advances these Master Plan recommendations and goals by providing attached residential multifamily dwelling units at high densities exceeding twenty (20) dwelling units per acre. Further, the development of high-density purpose driven multifamily housing within the walkable node in close proximity to the University of Maryland advances various Master Plan goals, policies, recommendations and strategies, such as:

- Concentrating higher density residential development in the walkable nodes;[7]
- Concentrating student housing in locations that are adjacent and in close proximity to the University of Maryland;[8] and
- Preserving the character of the surrounding residential neighborhood.[9]

VI. ANALYSIS

A. Compliance with Zoning Ordinance

1. §27-3605(c) Detailed Site Plan Submittal Requirements

(5) A detailed site plan application shall include the following (unless otherwise waived by the Planning Director):

(A) A signed application form, which shall include:

(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;
(ii) The requested use of the property;

[7] *See* Master Plan, Housing Policy 1; Master Plan, Economic Development and Revitalization Policy 5; and Master Plan, Land Use and Urban Design Goals (Page 51).
[8] *See* Master Plan, Housing Policy 1.
[9] *See* Master Plan, Land Use and Urban Design Goals (Page 51).

(iii) The street address of the property, name of any municipality the property is in, and name and number of the Election District the property is in;

(iv) The total area of the property (in either acres or square feet);

(v) The property's lot and block number, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers.

(vi) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation must be signed by those officers empowered to act for the corporation; and

(vii) The name, address, and telephone number of the correspondent.

Comment: A signed application form meeting the requirements of this subsection have been submitted together with this Statement.

(B) A vicinity map;

Comment: A vicinity map has been submitted together with this Statement.

(C) A zoning sketch map with the subject property outlined in red;

Comment: A zoning sketch map with the subject property outlined in red has been submitted together with this Statement.

(D) A copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing;

Comment: The Applicant will submit a copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing at the appropriate time.

(E) Any required State Ethics Commission affidavits (when accompanied by a variance);

Comment: Any required State Ethics Commission affidavits have been submitted together with this Statement.

(F) One copy of a detailed site plan, which shall include the following:

(i) Location map, north arrow, and scale;
(ii) A property boundary survey, using bearings and distances (in feet); and either the subdivision lot and block, or liber and folio numbers, outlined in red;
(iii) Zoning categories of the subject property and all adjacent properties;
(iv) Locations and types of major improvements that are within fifty (50) feet of the subject property and all land uses on adjacent properties;

Comment: A copy of the DET meeting the requirements of this subsection has been submitted together with this Statement.

(v) An approved Natural Resource Inventory;

Comment: Natural Resources Inventory, NRI-115-2024, was approved for the Property on November 5, 2024 and has been submitted together with this DET.

(vi) Street names, rights-of-way, and pavement widths of existing streets and interchanges within and adjacent to the site;
(vii) Existing rights-of-way and easements (such as railroad, utility, water, sewer, access, and storm drainage) within and adjacent to the site;

Comment: A copy of the DET meeting the requirements of this subsection has been submitted together with this Statement.

(viii) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual, or a Standard Letter of Exemption;

Comment: The Applicant has submitted the approved Woodland Conservation Letter of Exemption, WCO-SE-2025-0088, together with this Statement.

(ix) A statement of justification detailing;

(aa) How the property conforms to the requirements of the Zoning Ordinance and Subdivision Regulations, as applicable, including all conditions of approval in any development approvals and permits to which the detailed site plan is subject;

(bb) How the proposed design preserves and restores the regulated environmental features in a natural state to the fullest extent possible, in accordance with the requirements of Subtitle 24: Subdivision Regulations;

(cc) How any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenants or other documents); and

(dd) How the development proposed in the detailed site plan can exist as a unit capable of sustaining an environment of continuing quality and stability.

Comment: This Statement is submitted in satisfaction of this subsection.

(x) An approved stormwater management concept plan and approval letter, and any other documentation relating to any stormwater management facilities located off-site of the proposed development but which will serve the proposed development;

Comment: The Applicant has submitted a copy of the approved Site Development (Stormwater Management) Concept Plan, SIT-00111-2024, together with this DET.

(xi) Proposed system of internal streets including rights-of-way and pavement widths;

(xii) Proposed lot lines and the dimensions (including bearings and distances, in feet) and the area of each lot;

(xiii) Exact location and size of all buildings, structures, sidewalks, paved areas, parking lots (including striping), and designation of waste collection storage areas; and the use of all buildings, structures, and land;

(xiv) Proposed grading, using one- or two-foot contour intervals, and any spot elevations that are necessary to describe high and low points, steps, retaining wall heights, and swales;

Comment: A copy of the DET meeting the requirements of this subsection has been submitted together with this Statement.

(xv) A landscape plan prepared in accordance with the provisions of the Landscape Manual showing the exact location and description of all plants and other landscaping materials, including size (at time of planting), spacing, botanical and common names (including description of any plants that are not typical of the species), and planting method;

Comment: A landscape plan prepared in accordance with the provisions of the Landscape Manual has been submitted together with this Statement.

(xvi) Exact location, size, type, and layout of all proposed recreation facilities;

(xvii) Exact location and type of such accessory facilities as paths, walks, walls, fences (including widths or height, as appropriate), entrance features, and gateway signs;

(xviii) Architectural elevations of facades for all sides of all proposed buildings, preliminary floor plans, and other illustrative drawings, photographs, or renderings deemed appropriate by the Planning Director;

Comment: A copy of the DET meeting the requirements of this subsection has been submitted together with this Statement.

(xix) A circulation plan in accordance with Section 27-6204, Circulation Plan or Site Plan Required;

Comment: A copy of the DET meeting the requirements of this subsection has been submitted together with this Statement.

(xx) A parking plan in accordance with Section 27-6303, Parking Plan or Site Plan Required;

Comment: A parking plan has been submitted together with this Statement.

(xxi) A lighting plan, including a photometric plan, in accordance with Section 27-6703, Lighting Plan;

Comment: A lighting plan has been submitted together with this Statement.

(xxii) Any requested security exemption plans in accordance with Section 27-6610, Security Exemption Plan, and Section 27-6709, Security Exemption Plan;

Comment: This provision is inapplicable to DET-2024-009.

(xxiii) A noise study prepared by a qualified professional to demonstrate compliance with Section 27-6810, Noise Control;

Comment: The Applicant does not propose any of the principal uses listed in Section 27-6810(a) of the Zoning Ordinance within the Proposed Development. Accordingly, this provision is in applicable to the Proposed Development.

(xxiv) A signage plan;

Comment: A signage plan has been submitted together with this Statement.

(xxv) Identification of all proposed green building requirements in accordance with Section 27-61603, Green Building Standards; and

Comment: All proposed green building requirements in accordance with Section 27-61603 of the Zoning Ordinance have been submitted together with this Statement.

(xxvi) Any other pertinent information.

Comment: Applicant will continue to submit any other pertinent information throughout the application process.

2. §27-3605(e) Detailed Site Plan Decision Standards

A detailed site plan may only be approved upon a finding that all of the following standards are met:

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

Comment: The Proposed Development represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs, and it does not detract substantially from the utility of the proposed development for its intended use. The Applicant has analyzed the site design guidelines and proposes a high-quality, high-density, purpose-driven multifamily residential development that advances the development objectives of the Master Plan and the RTO-PD Zone.

(2) The proposed development complies with all conditions of approval in any development approvals and permits to which the detailed site plan is subject;

Comment: DET-2024-009 has been submitted together with PPS-2024-016 and ADQ-2024-040 for contemporaneous review. DET-2024-009 will be subject to and will comply with any relevant conditions of approval contained in the PPS-2024-016 and ADQ-2024-040 approvals.

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

Comment: No regulated environmental features are present on the Property. Accordingly, this provision is inapplicable to DET-2024-009.

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

Comment: As shown on DET-2024-009 and throughout this Statement, the Proposed Development will be in conformance with the PD Basic Plan and the PD Conditions of Approval.

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

Comment: The Applicant has submitted the approved Woodland Conservation Letter of Exemption, WCO-SE-2025-0088, together with this Statement.

(6) The development in the detailed site plan (minor and major) shall be consistent with the General Plan and shall conform to the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, applicable Functional Master Plans, and the Growth Policy Map as it relates to centers in the 2014 General Plan, Plan Prince George's 2035, for the subject property and its surrounding area (unless the subject property has been rezoned pursuant to a Zoning Map Amendment subsequent to the adoption of the relevant Area Master Plan, Sector Plan, or Functional Master Plan);

Comment: As detailed in Section V.C., above, the Proposed Development is consistent with the General Plan and conforms to the relevant goals, policies, and strategies of the Master Plan and Growth Policy Map.

(7) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of Part 27-6: Development Standards, prevents off-site 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; and

Comment: DET-2024-009 is not a detailed site plan for infrastructure. Accordingly, this regulation is not applicable.

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

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

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

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

Comment: The Proposed Development does not feature a place of worship. Accordingly, this regulation is not applicable to DET-2024-009.

3. §27-4301. General Provisions for All Planned Development Zones

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

Comment: DET-2024-009 meets several of the purposes of PD Zones provided in Section 27-4301(a) of the Zoning Ordinance. DET-2024-009 uses innovative land planning and site design to efficiently develop the Property with high-quality, purpose driven multifamily dwellings, provide a high quality of life and housing for University of Maryland students and College Park residents, promoting environmental sensitivity and energy efficiency. Further, the Applicant proposes to integrate open space into the Proposed Development by providing the design amenity of a pedestrian, bicycle and ADA-accessible greenway that is open to the public, provides for a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property. In addition to the pedestrian and bicycle circulation improvements provided by the pedestrian, bicycle and ADA accessible greenway, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant has proposed to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property, which will enhance vehicular access across the Property and meet a significant priority of the City of College Park. Finally, the Applicant proposes building massing and form that are more compatible with adjacent existing development, such as the Standard at College Park and the Union on Knox developments, and that conform to the Master Plan.

4. **§27-4303(d) – RTO-PD Zone Standards**

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

(B) To capture the majority of the County's future residential and employment growth and development;

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

(H) To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

(J) To provide a range of housing options.

Comment: DET-2024-009 meets several of the purposes of the RTO-PD Zone provided in Section 27-4303(d) of the Zoning Ordinance, including:

- Establishing high-quality, vibrant, high-density, and transit-accessible purpose driven multifamily housing that supports economic development,

reduces automobile dependency, supports walkable areas, and provides significant opportunities for pedestrian and bicycle travel to and from the University of Maryland and the core areas of the City of College Park;

- Providing a critical mass of high-density purpose-driven multifamily housing in proximity to the University of Maryland;
- Incorporating key elements of walkable and bikeable areas, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus;
- Encouraging a dynamic live and work (and/or study) environment in close proximity to the University of Maryland, which serves as an economic driver for the Regional Transit Districts that the Property is located within;
- Providing multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments to the south of the Property through the developments to the north of the Property to and through the University of Maryland campus, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus and the provision of the Ancestor's Lane extension on the Property, in a manner that prioritizes transit, pedestrian, and bicyclist access;
- Arranging and designing the proposed buildings, open spaces, and other site elements, such as the pedestrian, bicycle and ADA-accessible greenway in a manner that creates an inviting, walkable, safe, socially interactive environment;
- Including distinctive and engaging public spaces, such as the greenway between the proposed buildings, that will help create an identity and sense of place for the proposed RTO-PD zone; and
- Providing a range of unit types and sizes within the purpose driven multifamily housing development.

(2) Use Standards

The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

Comment: The multifamily dwelling use proposed by DET-2024-009 is a permitted use within the principal uses established in the PD Basic Plan.

(3) Intensity and Dimensional Standards – RTO-PD Zone (Edge area) – As established by the PD Basic Plan:

TABLE §27-4303(d)(3) – RTO-PD – Intensity and Dimensional Standards	
Standard	**Proposed Standard**
Block length, min. | max. (ft.)	400 | 800
Lot area, min. (sf.)	5,000
Lot width, min. (ft.)	50
Density, min. (du/net lot area)	20.00
Floor area ratio (FAR), min. (nonresidential & mixed-use)	No Requirement
Lot coverage, min. | max. (% of net lot area)	No Requirement | 80
Density, max. (du/net lot area)	150
Floor area ratio (FAR), max.	No Requirement
Build-to line, min. | max. (ft.)	0 | 35
Building width in build-to zone, min. (% of lot width)	70
Front yard depth, min. (ft.)	0
Side yard depth, min. (ft.)	0
Rear yard depth, min. (ft.)	0
Building façade transparency, min. (% of street-level façade area)	
Abutting or facing a street frontage or pedestrian way	No Requirement (*per §27-4303(d)(3)*) [**At least 25% percent fenestration for the street-facing façade area of the ground floor for each building shall be composed of windows and doors (*per Condition No. 2 of ZMA-2024-002*)**]
Facing a transit station or public gathering space	No Requirement
Principal and accessory structure height, min | max. (ft.)	35 | 126

Comment: As shown on DET-2024-009, the Proposed Development conforms to the Intensity and Dimensional Standards established by the PD Basic Plan, as follows:

- *Block length, min. / max. (ft.) – 400 / 800* – As shown on DET-2024-009, the proposed block length within the Proposed Development is 586 feet.
- *Lot area, min. (sf.) – 5,000* – As shown on DET-2024-009, the proposed lot area within the Proposed Development is 4.53 acres (197,327 square feet).
- *Lot width, min. (ft.) – 50* – As shown on DET-2024-009, the proposed lot width within the Proposed Development is 385 feet.
- *Density, min. (du/net lot area) – 20.00* – As shown on DET-2024-009, the proposed density for the Proposed Development is ±130.24 du/ac, which exceeds the density minimum of 20.00 du/ac.
- *Floor area ratio (FAR), min. (nonresidential & mixed-use)* – The Applicant does not propose any nonresidential or mixed uses within the Proposed Development. Accordingly, this regulation is inapplicable to DET-2024-009.
- *Lot coverage, min. / max. (% of net lot area) – No requirement / 80* – As shown on DET-2024-009, the proposed lot coverage within the Proposed Development is 75%.
- *Density, max. (du/net lot area) – 150.00* – As shown on DET-2024-009, the proposed density for the Proposed Development is ±130.24 du/ac, which does not exceed the density maximum of 150.00 du/ac.
- *Floor area ratio (FAR), max. – No requirement* – The Applicant does not propose any nonresidential or mixed uses within the Proposed Development. Accordingly, this regulation is inapplicable to DET-2024-009.
- *Build-to line, min. / max. (ft.) – 0 / 35* – As shown on DET-2024-009, the proposed build-to lines within the Proposed Development range between 5 feet and 22 feet.
- *Building width in build-to zone, min. (% of lot width) – 70* – As shown on DET-2024-009, the proposed building widths in the build-to zone along Hartwick Road is 455 feet (77% of build-to-zone) and along Knox Road is 363 feet (91% of build-to-line).
- *Front yard depth, min. (ft.) – 0* – As shown on DET-2024-009, the proposed front yard depth is 5 feet.

- *Side yard depth, min. (ft.) – 0* – As shown on DET-2024-009, the proposed side yard depth is 6 feet.
- *Rear yard depth, min. (ft.) – 0* – As shown on DET-2024-009, there are no rear yards within the Proposed Development. Accordingly, this regulation is inapplicable to the DET-2024-009.
- *Building façade transparency, min. (% of street-level façade area)*:
    - *Abutting or facing a street frontage or pedestrian way – No requirement* – As shown on DET-2024-009, the street-facing façade area of the ground floor of the Proposed Development will have at least 25% fenestration, composed of windows and doors, as follows:
        - East building:
            - Facing Knox Road: ±27.5%
            - Facing Hartwick Road: ±48.9%
        - West building:
            - Facing Knox Road: ±27.1%
            - Facing Hartwick Road: ±32.3%
    - *Facing a transit station or public gathering space – No requirement* – As detailed in the PD Basic Plan, façade areas facing a transit station or public gathering space are not required to provide fenestration.
- *Principal and accessory structure height, min. / max. (ft.) – 35 / 126* – The proposed maximum height for the principal and accessory buildings within the Proposed Development is 103 feet.

(4) Other Standards

Location Standards

An RTO-PD Zone may only be located on lands:

• Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or

• Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.

Comment: This provision applies to the PD Zoning Map Amendment process and is inapplicable this DET.

Use Mixing

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Comment: This standard is applicable to the PD-ZMA process and is inapplicable to this DET.

Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Comment: The Proposed Development does not contain a mix of residential and nonresidential uses. Accordingly, this standard is inapplicable to this DET.

Horizontal Mixing of Residential and Nonresidential

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Comment: The Proposed Development does not contain a mix of residential and nonresidential uses. Accordingly, this standard is inapplicable to this DET.

Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story).

Comment: The Applicant does not propose to develop a shopping center within the Proposed Development. Accordingly, this standard is inapplicable to this DET.

Blocks and Alleys

The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Comment: This standard is applicable to the PD-ZMA process and is inapplicable to this DET.

Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Comment: The Applicant does not propose any private streets within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

Private Sidewalks and Private Street Trees

- *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.*

Comment: The Applicant does not propose private streets nor private street trees within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-002.

- *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.*

Comment: The Applicant does not propose any private sidewalks nor private streets within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-002.

- *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.*

Comment: The Applicant does not propose any private sidewalks nor private streets within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-002.

- *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.*

Comment: The Applicant does not propose any private sidewalks nor private streets within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-002.

- *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

Comment: The Applicant does not propose any private sidewalks nor private streets within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-002.

Connectivity

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Comment: Any proposed internal vehicular, bicycle, and/or pedestrian circulation systems within the Proposed Development have been designed, to the maximum extent practicable, to allow vehicular, bicycle, and/or pedestrian cross-access between the internal system and adjoining lots and development. Further, as discussed below, cross-access between the Proposed Development and College Park Shopping Center to the east and/or Terrapin Row to the west is not feasible because: (1) both adjacent properties are fully developed rendering any potential cross-access infeasible without the express agreement of the adjoining property owners, and (2) there are existing retaining walls between the Property and each adjoining property. Such retaining walls support the structural integrity of the Property and each adjoining development and cannot be altered to allow for cross-access without risking structural integrity and/or significant expenditure by the Applicant and the adjoining property owners. Further, access to the adjacent properties is facilitated by the public sidewalks along the rights-of-way on to the north and south of the Property.

Building Configuration

- *In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.*

Comment: Prior to its rezoning to the RTO-PD Zone, the Property was located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to this DET.

- *In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:*
    - *The corners of street intersections or entry points into the development;*
    - *A "main street" pedestrian and/or vehicle access corridor within the development site;*
    - *Parking areas, public spaces, or other site amenities on at least three sides; or*
    - *A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.*

Comment: Prior to its rezoning to the RTO-PD Zone, the Property was located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to this DET.

- *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.*

Comment: As shown on DET-2024-009, the two (2) proposed buildings within the Proposed Development have been designed with a consistent setback alignment along street frontages to define the street edge and the distinction between the public domain of the street and the private space of individual lots.

- *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

Comment: As shown on DET-2024-009, the two (2) proposed buildings within the Proposed Development have been designed with a common architectural scheme to create a distinct sense of place. Further, the Proposed Development includes a pedestrian, bicycle and ADA-accessible greenway that is open to the public, seamlessly unifies the two proposed buildings, provides a connection between Hartwick Road and Knox Road, and distinctly creates a sense of place.

Parking

- *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.*

Comment: As shown on DET-2024-009, off-street parking within Proposed Development will be provided within an off-street parking structure.

- *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.*

Comment: The Applicant does not propose any surface parking lots within the Proposed Development. Accordingly, this provision is inapplicable to this DET.

- *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas*

Comment: As shown on the DET-2024-009 parking structure floor plan, the parking structure proposed within the Proposed Development will provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrances to the buildings on the Property to be served by the parking areas. The parking structure floor plan identifies these pedestrian paths and routes as hatched areas around the primary pedestrian entrances.

Transparency

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Comment: Street-level façade areas within the Proposed Development shall be comprised of transparent window or door openings to allow views of interior spaces. The proposed street-facing, ground floor façade areas will provide at least 25 percent fenestration.

Open Space Design

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

Comment: Open space within the Proposed Development will be used to enhance activity and identity and be designed in a hierarchy of formal and informal spaces, such as the ADA-compliant and pedestrian and bicycle accessible greenway that is open to the public, bounded by the proposed buildings and the Hartwick and Knox Road rights-of-way, provides for a park-like setting with seating and plantings that promotes its use as a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property.

5. §27-4402(b) Aviation Policy Area Overlay (APAO) Zones

(5) Modified Intensity and Development Standards for APAO Zones

Irrespective of the standards applicable in the underlying base zone, development in Aviation Policy Area Overlay Zones shall be subject to the following modified or additional performance, intensity, and development standards.

(A) General Performance Standards

(i) In all APAO Zones, development shall, to the greatest extent possible, not:

(aa) Cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft;

(bb) Emit fly ash, dust, vapor, gases, or particulate matter that may conflict with operation of the airport;

(cc) Foster a substantial increase in bird population;

(dd) Make it difficult for pilots to distinguish between airport lights and other lights, or impair pilot or ground operator visibility in the vicinity of an airport; or

(ee) Otherwise endanger the landing, taking off, or maneuvering of aircraft

Comment: The Proposed Development will comply with this provision, to the greatest extent possible.

(ii) In the APA-1 and APA-2 Zones, above-ground storage of flammable materials or other hazardous substances is prohibited.

Comment: The Proposed Development is not located in the APA-1 or APA-2 Zone. Accordingly, this provision is inapplicable to DET-2024-009.

(B) Density and Floor Area

(i) In the APA-3S and APA-3M Zones, the overall density of residential development shall not exceed 0.5 dwelling units per acre in an APA0 Zone mitigation subdivision approved in accordance with Section 27-4402(b)(8), APAO Zone Mitigation Residential Subdivisions, or 0.2 dwelling units per acre for any other development.

Comment: The Proposed Development is not located in the APA-3S or APA-3M Zone. Accordingly, this provision is inapplicable to DET-2024-009.

(ii) In the APA-2, APA-3S, APA-3M, and APA-5 Zones, development on a lot shall not exceed a floor area ratio (FAR) of 0.25.

Comment: The Proposed Development is not located in the APA-2, APA-3S, APA-3M, or APA-5 Zone. Accordingly, this provision is inapplicable to DET-2024-009.

(iii) Irrespective of the above density and floor area limits, one dwelling unit may be located on any lot in the APA-2, APA-3S, APA-3M, and APA-5 Zones that was recorded before March 1, 2001.

Comment: The Proposed Development is not located in the APA-2, APA-3S, APA-3M, or APA-5 Zone. Accordingly, this provision is inapplicable to DET-2024-009.

(C) Height

(i) In all APAO Zones, no structure or natural feature shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulations (FAR) Part 77, or the Code of Maryland, COMAR 11.03.05, Obstructions to Air Navigation, except as necessary and incidental to airport operations.

Comment: No structure or natural feature within the Proposed Development will be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulations (FAR) Part 77, or the Code of Maryland, COMAR 11.03.05, Obstructions to Air Navigation, except as necessary and incidental to airport operations.

(ii) In the APA-4 and APA-6 Zones, no building permit may be approved for a structure higher than 50 feet unless the applicant demonstrates that the structure will not project or otherwise penetrate the airspace surfaces defined by FAR Part 77.

Comment: No structure within the Proposed Development will project or otherwise penetrate the airspace surfaces defined by FAR Part 77.

(D) Open Area

(i) The purpose of these open area standards is to provide strategically located open areas under flight paths to allow for successful emergency landings without the airplane hitting or damaging an occupied structure, and to allow aircraft occupants to survive the landing without serious injury.

(ii) For purposes of this Section 27-4402(b), open areas generally refer to land area occupied by stormwater management ponds, field crops, golf courses, pasture lands, streets, parking lots, and recreational facilities (such as ball parks or yards), if the area is relatively level and free of objects

such as overhead lines and large trees and poles. Because a pilot's discretion in selecting an emergency landing site is reduced when the aircraft is at low altitude, open areas should be one or more contiguous acres in area.

(iii) Development shall retain open areas in accordance with the minimum standards in the following Table 27-4402(b)(5)(D), for the particular APAO Zone.

Table 27-4402(b)(5)(D): Minimum APAO Zone Open Area Retention (Percent of Net Lot Area)						
APA-1	***APA-2***	***APA-3S***	***APA-3M***	***APA-4***	***APA-5***	***APA-6***
100(1)	*50*	*20*	*20*	*30*	*No requirement*	*No requirement*
NOTES: (1) *In accordance with FAA standards.*						

Comment: The Property is located in the APA-6 Zone. Accordingly, the Proposed Development is not subject to a minimum open area retention requirement.

(6) Notification Requirements

(A) The General Aviation Airport Environment Disclosure Notice, in a form approved by the Planning Board, shall be included as an addendum to the contract for sale of any residential land located within an APAO Zone.

Comment: The Applicant will comply with this requirement.

(B) All development with an APAO Zone shall be subject to the following requirements:

(i) Developments with a Homeowners Association

(aa) Prior to final plat approval (see Subtitle 24: Subdivision Regulations), the Declaration of Covenants of the homeowners' association documents shall include . . .

Comment: The Proposed Development will not include a Homeowners Association. Accordingly, this provision is inapplicable to DET-2024-009.

(ii) Developments without a Homeowners Association

(aa) A disclosure clause shall be placed on final plats and deeds for all lands that notifies prospective purchasers that the land has been identified as within approximately one mile of a general aviation airport.

(bb) The disclosure clause shall include the cautionary language from the General Aviation Airport Environment Disclosure Notice.

Comment: The Proposed Development will comply with this requirement at the appropriate stage of the development process.

(iii) Other Developments

For development within an APAO Zone that is not subject to Section 27-4402(b)(6)(B)(i) or Section 27-4402(b)(6)(B)(ii) above, an application to the Department of Permitting, Inspections, and Enforcement for a building or use and occupancy permit, if submitted by or on behalf of a prospective or contract purchaser, shall be accompanied by a copy of the General Aviation Airport Environment Disclosure Notice signed by the purchaser.

Comment: The Applicant will comply with this requirement at the appropriate time.

6. §27-6200 Roadway Access, Mobility, and Circulation

a. §27-6201. Purpose and Intent

The purpose of this Section is to ensure that developments are served by a coordinated multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, transit, bicyclists, and pedestrians within the development and between the development and external transportation systems, neighboring development, and local destination points such as places of employment, schools, parks, and shopping areas. Such a multimodal transportation system is intended to: (a) Provide transportation options; (b) Increase the effectiveness of local service delivery; (c) Reduce emergency response times; (d) Promote healthy walking and bicycling; (e) Facilitate use of public transportation; (f) Contribute to the attractiveness of the development and community; (g) Connect neighborhoods and increase opportunities for interaction between neighbors; (h) Reduce vehicle miles of travel and travel

times; (i) Reduce greenhouse gas emissions; (j) Improve air quality; (k) Minimize congestion and traffic conflicts; and (l) Preserve the safety and capacity of County transportation systems.

Comment: The Proposed Development promotes healthy walking and bicycling, facilitates the use of public transportation, contributes to the attractiveness of the development and community, and encourages reduced greenhouse gas emissions.

b. §27-6202 Consistency with Plans

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

Comment: As analyzed in Section V.C. above, the Proposed Development is designed and shall be constructed consistent with the transportation goals, objectives, and actions in the General Plan and Master Plan.

c. §27-6203. Multimodal Transportation System

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

Comment: The Applicant will incorporate multiple travel modes (including pedestrian, transit, bicycle, and vehicular) for access to the Proposed Development into the PPS as required by MNCPPC and applicable operating agencies.

d. §27-6204. Circulation Plan or Site Plan Required

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

Comment: The Applicant has submitted a site plan demonstrating all circulation through the Proposed Development, which site plan has been previously submitted in connection with PPS-2024-016.

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

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

Comment: The Applicant will comply with this requirement.

f. §27-6206. Vehicular Access and Circulation

(a) Definition of Street Functional Classification

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

Comment: The Applicant will comply with this provision.

(b) Vehicular Accessway Classifications

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

Comment: The Applicant will comply with this provision.

(1) Driveways

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

Comment: The Proposed Development will comply with this provision.

(2) Alleys

(A) Alleys make up a specialized classification of accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for dwellings designed to have no driveway access from the fronting street, or access may be provided through a combination of an alley and a driveway from a fronting street. Alleys may not provide primary vehicular access for dwellings that do not have a fronting street, unless such dwellings front instead on common open spaces such as a mews or courtyards.

Comment: The Proposed Development does not propose the development of any alleys. Accordingly, this regulation is not applicable.

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

Comment: The Proposed Development does not propose the development of any alleys. Accordingly, this regulation is not applicable.

> ***(3) Connectivity***
>
> ***The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.***

Comment: The Proposed Development will be accessed by the Knox Road and Hartwick Road rights-of-way along the northern and southern boundaries of the Property, connect the publicly accessible Ancestor's Lane extension to the Hartwick Road right-of-way, and follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks and SHA design standards.

> ***(c) Required Vehicular Access and Circulation***
>
> ***A new development shall be served by a system of vehicular accessways and internal circulation (including driveways, and alleys connecting from public or private streets, as well as any required fire***

lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development, as defined by the standards in Subtitle 23: Roads and Sidewalks.

Comment: The Proposed Development will be accessed by the Knox Road and Hartwick Road rights-of-way along the northern and southern boundaries of the Property, with access to the parking structure from Hartwick Road and access to the eastern building service area from the proposed Ancestors' Lane extension, all of which shall accommodate appropriate circulation and access to the Proposed Development of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles, in compliance with the applicable standards in Subtitle 23: Roads and Sidewalks.

(d) Vehicular Access Management

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

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

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

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

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

Comment: The Applicant does not propose access to the entrances of the Proposed Development or of the parking structure directly from an arterial, major collector, or collector road. Accordingly, this regulation is not applicable.

(2) Limitation on Direct Driveway Access along Other Streets The following standards shall apply to vehicular access along a street other than an arterial, major collector, or collector street.

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

Comment: The Applicant does not propose any single-family detached, two-family, nor three-family dwellings within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

(B) For townhouse and multifamily dwellings, and for uses in the Public, Civic, and Institutional; Commercial; and Industrial Use Categories, the number of vehicular access points along a public street shall follow State, County, or municipal access standards, as applicable, to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks.

Comment: The Proposed Development will follow all applicable State, County, and municipal access standards.

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

Comment: As shown on DET-2024-009, the Proposed Development provides access to lots from Hartwick Road, Know Road and access to the service area in the eastern building by Ancestor's Lane extension, each of which are the lowest-classified road possible.

> *(3) Shared Driveways*
>
> *(A) Driveway access shared between adjoining lots is encouraged and, in the case of County or State access spacing requirements that do not allow individual lot frontages to be served individually, may be required to limit direct vehicular access along streets.*

Comment: The Proposed Development does not propose shared driveways. Accordingly, this regulation is not applicable.

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

Comment: The Proposed Development does not propose shared driveways. Accordingly, this regulation is not applicable.

> *(e) Cross-Access*
>
> *(1) Purpose*

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

Comment: The Proposed Development shall be served primarily by the Hartwick Road and Knox Road rights-of-way, with access to the parking structure from Hartwick Roads and access to the eastern building service area from the proposed Ancestor's Lane extension, all of which allow for connectivity between the Proposed Development and the surrounding neighborhoods.

(2) Cross-Access Between Adjoining Developments

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

(A) The internal vehicular circulation system shall be designed and constructed to provide vehicular cross-access between the development's vehicular use areas and those on adjoining parcels containing a nonresidential or mixed-use development, or to the boundary of adjoining vacant land in a Transit-Oriented/Activity Center base or PD zone or a Nonresidential zone (see Figure 27-6206(e)(2): Cross-Access Between Parking Areas of Adjoining Developments).

Comment: Due to the scale of the Proposed Development and its urban context surrounded by fully developed properties, an internal vehicle circulation system is

not feasible nor necessary and will not be provided. Accordingly, this provision is inapplicable to the Proposed Development.

> *(f) Connectivity Standards for Single-Family (Attached and Detached) Residential Development*
>
> > *(1) Minimum Connectivity Index Score Required*
> >
> > *New single-family residential subdivisions processed with a preliminary plan of major subdivision . . .*

Comment: The Proposed Development does not consist of any single-family residential dwellings. Accordingly, this provision is inapplicable to DET-2024-009.

> *(g) Pedestrian Connections*
>
> > *(1) A right-of-way (at least ten feet wide) shall be provided for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path, if the cul-de-sac head or street turnaround:*
> >
> > > *(A) Is within a half-mile of significant pedestrian generators or destinations such as transit stops, schools, parks, public trails, greenways, employment centers, mixed use development, retail centers, or similar features; and*
> > > *(B) Can be connected to an existing or proposed sidewalk, trail, greenway or other type of pedestrian connection.*

Comment: The Proposed Development does not propose any cul-de-sac or street turnarounds. Accordingly, this regulation is not applicable.

> > *(2) Vacant adjacent land that could be developed in the foreseeable future with sidewalks, trails, greenways, or other types of pedestrian connections to which the pedestrian and bicycle access can be connected.*

Comment: There is no vacant land adjacent to the Proposed Development that could be developed in the foreseeable future. Accordingly, this regulation is not applicable.

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

Comment: This provision is not applicable to the Proposed Development.

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

Comment: This provision is not applicable to the Proposed Development.

(h) External Street Connectivity

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

Comment: The Proposed Development is not adjoined to any lands where the adjoining lands are undeveloped and deemed appropriate for future development. Accordingly, this regulation is not applicable.

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

Comment: The Proposed Development is does not abut vacant lands. Accordingly, this regulation is not applicable.

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

Comment: The Applicant will comply with this regulation to the extent applicable to the proposed extension of Ancestor's Lane along the eastern boundary of the Property.

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

Comment: The Applicant will comply with this regulation to the extent applicable to the proposed extension of Ancestor's Lane along the eastern boundary of the Property.

(i) Continuation of Adjacent Streets

Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable, be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.

Comment: The Applicant will comply with this regulation to the extent applicable to the proposed extension of Ancestor's Lane along the eastern boundary of the Property.

(j) Traffic-Calming Measures for Private Streets

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

Comment: DET-2024-009 does not propose any traffic calming measures on the County right-of-way or on the Proposed Development.

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

Comment: DET-2024-009 does not propose any traffic calming measures on the County right-of-way or on the Proposed Development.

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

Comment: This provision is inapplicable to DET-2024-009.

> *(4) Any physical installations that narrow the roadway and extend curbs toward the street centerline, such as bulbouts and chicanes, are discouraged on streets less than 24 feet wide, but are encouraged on wider streets as a traffic calming device and to reduce crossing distance for pedestrians, where practicable.*

Comment: The Proposed Development does not propose physical installations that narrow any roadways and extend any curbs toward the existing street centerline. Accordingly, this provision is inapplicable to this DET.

(k) Block Design

(1) Block Length

Where blocks are used in the Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone, block length shall be at least 200 feet, but no more than 800 feet. In all other zones block length shall be at least 200 feet, but no more than 1,000 feet in length.

Comment: As shown on DET-2024-009, the proposed block length within the Proposed Development is 586 feet.

(2) Block Width

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

Comment: The Proposed Development is for the development of one lot. Accordingly, this provision is inapplicable to the Proposed Development.

(3) Through-Block Access

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

Comment: The Proposed Development is located in the RTO-PD Zone. Accordingly, this provision is inapplicable.

(4) General Accessway Layout and Design

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

Comment: The Applicant is not aware of any existing or planned transit route abutting the Proposed Development that will require additional facilities.

(l) Driveway Layout and Design

(1) Driveway Width

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

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

Comment: The Proposed Development does not propose the development of any one-way driveways. Accordingly, this regulation is not applicable.

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

Comment: The proposed two-way driveway that provides access to the Proposed Development's parking structure will be at least 22 feet wide.

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

Comment: As shown on DET-2024-009, no dead-end driveways longer than 150 feet are proposed within the Proposed Development. Accordingly, this regulation is not applicable.

(3) Driveway Intersections

Driveway intersections shall also comply with the following standards . . .

Comment: As shown on DET-2024-009, no driveway intersections are proposed within the Proposed Development. Accordingly, this regulation is not applicable.

(m) Vehicle Stacking Space

(1) For Drive-through and Related Uses . . .

Comment: DET-2024-009 does not propose any drive-through service facilities. Accordingly, this provision is inapplicable to DET-2024-009.

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

Nonresidential and mixed-use development (excluding industrial uses) shall provide stacking lanes between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway (see Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway). In the event the number of parking spaces requires a stacking lane distance of 150 feet or greater, this requirement will supersede that of Section 27-6206(l)(2), Dead-End Driveway Length.

Comment: The Applicant does not propose any nonresidential nor mixed-use development within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

g. §27-6207. Pedestrian Access and Circulation

(a) Required Pedestrian Access

(1) General Pedestrian Access

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

public parks, greenways, schools, community centers, and shopping areas:

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

(B) Off-street parking bays;

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

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

Comment: The Applicant has submitted a Bicycle and Pedestrian Plan, which has previously been submitted and is currently under review in connection with PPS 2024-016. The Bicycle and Pedestrian Plan shows sidewalks, bicycle facilities and crosswalks. The Proposed Development will include sidewalk along the northern and southern frontages of the Property along the Knox Road and Hartwick Road rights-of-way, which sidewalks will be connected by the greenway/pedestrian promenade with public pedestrian (ADA-accessible) and bicycle access.

(2) Sidewalks Required

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

Comment: The Applicant has submitted a Bicycle and Pedestrian Plan, which has previously been submitted and is currently under review in connection with PPS 2024-016. The Bicycle and Pedestrian Plan shows sidewalks, bicycle facilities and crosswalks. The Proposed Development will include sidewalk along the northern and southern frontages of the Property along the Knox Road and Hartwick Road rights-

of-way, which sidewalks will be connected by the greenway/pedestrian promenade with public pedestrian (ADA-accessible) and bicycle access.

> ***(B) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.***

Comment: There is sufficient right-of-way width along the Knox Road and Hartwick Road rights-of-way for the provision of the required sidewalks.

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

Comment: Pedestrian circulation between the proposed parking structure within the Proposed Development and adjoining lots is not feasible due to site constraints. Further, the parking structure shall solely serve the Proposed Development.

Additionally, pedestrian cross-access between the Proposed Development and College Park Shopping Center to the east and/or Terrapin Row to the west is not feasible because: (1) both adjacent properties are fully developed rendering any potential cross-access infeasible without the express agreement of the adjoining property owners, and (2) there are existing retaining walls between the Property and each adjoining property. Such retaining walls support the structural integrity of the

Property and each adjoining development and cannot be altered to allow for cross-access without risking structural integrity and/or significant expenditure by the Applicant and the adjoining property owners. Further, access to the adjacent properties is facilitated by the public sidewalks along the rights-of-way on to the north and south of the Property. Accordingly, the Applicant respectfully requests that the Planning Director waive the cross-access requirements contained in this regulation.

> *(4) Pedestrian Walkways through Large Vehicular Parking Areas and Parking Garages*
>
> > *(A) General Standards*
> >
> > > *(i) All vehicular parking areas and parking structures containing more than 150 parking spaces shall provide a clearly identified and protected pedestrian path between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access from the furthest extent of the parking area to the primary building entrance(s).*

Comment: As shown on DET-2024-009, the proposed parking structure will provide a clearly identified and protected pedestrian path between parking areas and the primary pedestrian entrances to the buildings served by the parking areas and/or to a pedestrian walkway providing direct access from the furthest extent of the parking area to the primary building entrances.

> > > *(ii) Vehicular parking areas containing more than 150 parking spaces shall, at a minimum, include one pedestrian walkway every 6 parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension (see Figure 27-6207(b)(4): Walkways Through Vehicular Parking Area). The pedestrian walkway shall be constructed of a paved surface with concrete similar to that used for sidewalk*

standards for public streets. Other hardscape materials, such as brick pavers, may be used provided that they allow smooth surfaces along pedestrian paths and at vehicle crossings.

Comment: All parking for the Proposed Development will be provided within the proposed parking structure. Accordingly, this provision is inapplicable to DET-2024-009.

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

Comment: The Applicant will comply with this standard.

(B) Walkway Standards

Required pedestrian walkways shall:

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

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

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

Comment: All required pedestrian walkways in connection with the Proposed Development are at least five (5) feet wide, are distinguishable from vehicular traffic lanes and provide lighting similar to lighting standards for residential streets in the County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23.

h. §27-6208. Bicycle Access and Circulation

(a) Required Bicycle Access

(1) Internal and Adjoining Bicycle Access

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

Comment: The Applicant has submitted a Bicycle and Pedestrian Plan, which has previously been submitted and is currently under review in connection with PPS 2024-016. The Bicycle and Pedestrian Plan shows sidewalks, side paths, bicycle facilities and crosswalks.

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

Comment: The proposed bicycle parking facilities at the Proposed Development will be located within 50 feet of building entrances and key amenity spaces, including the proposed greenway/pedestrian promenade and pocket park/greenspace, ensuring convenient and accessible bicycle access throughout the Proposed Development.

(B) Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector

Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;

Comment: As shown on the circulation plan submitted as part of DET-2024-009, the Applicant has proposed bicycle connections to existing on-street bicycle facilities, which connections are subject to M-NCPPC approval.

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

Comment: The Applicant is not aware of any designated or planned transit rail transit or bus stops and shelters on-site or adjacent to the Proposed Development.

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

Comment: The recreational facilities proposed in connection with the Proposed Development include access to the proposed bicycle facilities. The Proposed Development has been designed to provide bicycle access to all recreational facilities, including the two plaza at the north and south ends of the pedestrian promenade/greenway. Further, the proposed bicycle facilities are integrated into the publicly accessible portions of the Proposed Development and are directly accessible from the adjacent public rights-of-way. Finally, the Proposed Development proposes bicycle racks and bicycle "fix-it"/repair stations that are strategically located within the plaza areas to support both residents of the Proposed Development and the public.

(2) Required Bikeway Network Improvements

(A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The

facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.

Comment: Where feasible, bike lanes, bike paths and other bike improvements will be provided in coordination with and as required by M-NCPPC. Further, as shown on DET-2024-009, the proposed greenway/pedestrian promenade allows for bicycle access with the provision of a bicycle trough alongside the greenway's staircases.

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

Comment: Where feasible, bike lanes, bike paths and other bike improvements will be provided in coordination with and as required by M-NCPPC.

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

Comment: Where feasible, bike lanes, bike paths and other bike improvements will be provided in coordination with and as required by M-NCPPC.

(b) Bicycle Connectivity Between Developments

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

(1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and

any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

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

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

Comment: Except for the proposed bicycle trough within the proposed pedestrian promenade/greenway, the Proposed Development does not include an internal bicycle circulation system. Accordingly, this provision is inapplicable to the Proposed Development.

(c) General Bikeway Layout and Design

(1) Off-Street Bicycle Facilities

Required bicycle paths shall:

(A) Allow two-way bicycle circulation;

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

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

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

Comment: No on-site bicycle paths are proposed or required in connection with the Proposed Development. Accordingly, this provision is inapplicable.

(2) On-Street Bicycle Facilities

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

Comment: No on-site bicycle lanes are proposed or required in connection with the Proposed Development. Accordingly, this provision is inapplicable.

7. §27-6300 Off-Street Parking and Loading

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

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

bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.

Comment: DET-2024-009 has been submitted together with this Statement in satisfaction of this provision.

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

(a) Use of Parking and Loading Areas

(1) General

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

Comment: The Proposed Development will comply with this requirement.

(2) Identified as to Purpose and Location

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

Comment: As shown on DET-2024-009, the proposed parking structure will include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles.

(b) Surfacing

(1) General

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

Comment: All off-street parking and loading areas within the Proposed Development will be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material.

(B) Parking for uses in the Rural and Agricultural base zones may be allowed on non-engineered surfaces of grass, gravel, dirt or similar materials, provided, the following uses shall comply with Section 27-6304(b)(1)(A) above . . .

Comment: The Property is not located in the Rural nor Agricultural base zones. Accordingly, this provision is inapplicable to DET-2024-009.

(2) Pervious or Semi-pervious Surfacing

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

Comment: No pervious or semi-pervious surfacing is proposed in connection with the Proposed Development's parking areas.

(c) Location and Arrangement

(1) Safe and Convenient Access

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

Comment: As shown on DET-2024-009, the proposed parking structure within the Proposed Development will be arranged for convenient access between the adjacent Hartwick Road right-of-way and all parking spaces to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians and will have adequate, unobstructed means for the ingress and egress of vehicles, and connect to a public street.

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

Comment: As shown on DET-2024-009, the proposed parking structure will be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.

(C) Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without having to move another automobile, unless within an automated or mechanical parking deck or garage, or part of valet or tandem parking in accordance with Section 27-6307, Off-Street Parking Alternatives.

Comment: As shown on DET-2024-009, the proposed parking structure will be arranged so automobiles may be parked or un-parked without having to move another automobile.

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

Comment: As shown on DET-2024-009, no loading berth extends into the required aisle of the parking structure.

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

Comment: As shown on DET-2024-009, the proposed parking structure and loading areas will be arranged so no vehicle is required to back out from such areas directly onto a street.

> *(d) Markings*
>
> *(1) Each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, and parking of vehicles. Such markings—including striping, directional arrows, lettering on signs and in disabled-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times. The following uses are exempt from the requirements to mark parking and loading areas:*
>
> > *(A) Single-family detached dwellings;*
> > *(B) Two-family dwellings;*
> > *(C) Three-family dwellings; and*
> > *(D) Uses in the Rural and Agricultural base zones, other than agricultural research facilities; farm supply sales or*

farm machinery/implement sales, rental, or repair; and cemeteries.

Comment: As shown on DET-2024-009, the proposed parking structure and its spaces, as well as the loading berths will be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, and parking of vehicles.

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

Comment: As shown on DET-2024-009, two-way accesses into the proposed parking structure will be identified with directional arrows.

(e) Exterior Lighting

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

Comment: As shown on the lighting plan submitted as part of DET-2024-009, proposed lighting in the proposed parking structure will comply with the standards of Section 27-6700, Exterior Lighting.

(f) Wheel Stop Requirements

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

Comment: As shown on DET-2024-009, the proposed parking structure is completely enclosed. Accordingly, the landscaping standards of the Landscape Manual are not applicable to the parking structure.

(2) Any parking space in a gravel, crushed stone, or similar material lot, at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than five percent, or at the edge of a parking lot where the parking

surface ends at a concrete curb or vertical divider, shall include a permanently anchored wheel stop installed at the end of the parking space opposite the drive aisle.

Comment: No parking spaces are proposed within the Proposed Development in a gravel, crushed stone, or similar material lot, at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than five percent, nor at the edge of a parking lot where the parking surface ends at a concrete curb or vertical divider.

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

Comment: When used within the Proposed Development, wheel stops will be made of concrete, metal, or other material of comparable durability, and shall be at least six feet long and at least six inches high.

(g) Accessible Parking for Persons with Physical Disabilities

Development providing off-street parking spaces shall ensure that a portion of the total number of off-street parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act Accessibility Guidelines.

Comment: As shown on DET-2024-009, the proposed parking structure will designate, locate and reserve a portion of the total number of off-street parking spaces for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act Accessibility Guidelines.

(h) Maintained In Good Repair

(1) Maintained at All Times

All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to

constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

Comment: The Applicant will comply with this regulation.

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

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

Comment: The Applicant does not propose any large vehicular use areas (which the diagrams and standards in the Zoning Ordinance exterior and surface vehicular areas, as opposed to parking enclosed in a parking structure) in connection with the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

c. 27-6305. Off-Street Parking Space Standards

(a) Minimum Number of Off-Street Parking Spaces

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

TABLE 27-6305(a) (as amended by ZMA-2024-002-C): Minimum Number of Off-Street Parking Spaces – Household Living Uses – Dwelling, Multifamily (RTO-PD, Edge): 0.5 per DU (all studio and 1 BR); 0.675 per DU (all other unit types)

Comment: The Applicant currently proposed to develop a total of 49 studio and one-bedroom dwelling units and 540 other dwelling unit types, which results in a required minimum of 389 off-street parking spaces. As shown on DET-2024-009, the Applicant proposes 539 resident parking spaces, 32 guest parking spaces, and 2 food delivery parking spaces within the proposed parking structure serving the Proposed Development, which exceeds the required 389 parking spaces.

(b) Unlisted Uses

An applicant proposing to develop a use that is unlisted in Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this Subsection. On receiving the application proposing to develop a use not expressly listed in Table 27-6305(a), with the proposed amount of parking, the Planning Director shall . . .

Comment: The Proposed Development does not propose any use that is unlisted in Table 27-6305(a) of the Zoning Ordinance. Accordingly, this provision is inapplicable to DET-2024-009.

(c) Mixed-Use Developments and Shared Parking

(1) Developments consisting of a mix of uses shall provide parking based on their potential to share parking between uses and thus reduce the overall parking footprint that would result from each individual use meeting minimum standards . . .

Comment: The Proposed Development is solely for multifamily dwelling use and does not consist of a mix of uses. Accordingly, this provision is inapplicable to DET-2024-009.

(d) Maximum Number of Off-Street Parking Spaces

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

Table 27-6305(d): Maximum Number of Off-Street Parking Spaces – RTO-PD (Edge) – Per Sec. 27-4204(d)(ii): 150% of minimum required parking spaces

Comment: The Proposed Development is designed to provide 573 parking spaces, which is less than the maximum of 584 (150% of minimum of 389 spaces).

(e) Electric Vehicle (EV) Charging Stations

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

Comment: As shown on DET-2024-009, the Applicant proposes to provide twenty (20) parking spaces to be used as EV charging stations within the parking structure. Such parking spaces used as EV charging stations will consist as one or more group(s) of contiguous spaces located in both the secured and unsecured portions of the parking structure. The proposed parking structure will include signage that makes such EV parking spaces readily identifiable by drivers of EV vehicles. The Applicant will take all practicable efforts to discourage use of EV parking spaces by non-electric vehicles.

(f) Driveways Used to Satisfy Standards

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

Comment: This provision is inapplicable to the Proposed Development.

(g) Visitor Parking

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

Comment: In addition to the 539 resident parking spaces proposed by DET-2024-009, the Proposed Development will provide an additional thirty-two (32) guest parking spaces and two (2) food delivery spaces within the proposed parking structure (which exceeds the 30 visitor parking spaces required by this provision).

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

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

Comment: Private passenger vehicle parking shall be permitted at the Proposed Development's proposed parking structure.

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

Comment: The Property is not located in the ROS, AG, AR, RE, RR, RSF-65, RSF-95, nor RMH Zones. Accordingly, this provision is inapplicable to DET-2024-009.

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

(a) General

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

Table 27-6306(a): Minimum Dimensional Standards for Parking Spaces and Aisles (1)					
Parking Angle (degrees)	Stall Width (ft)	Stall Depth Perpendicular to Curb (ft)	Aisle Width (ft) (2)	Stall Length along Curb (ft)	Double Row + Aisle, Curb to Curb (Ft)
A	B	C	D	E	F
Residential, Public, Civic, and Institutional, and Commercial Uses ONLY					
0 (parallel parking)	8	8	11	22	27
45	9	19	12	13	50
60	9	20	15	10	50
90	9	18	22	9	58
Compact Spaces	8	16	11	8 (3)	27

Table 27-6306(a): Minimum Dimensional Standards for Parking Spaces and Aisles (1)					
Parking Angle (degrees)	Stall Width (ft)	Stall Depth Perpendicular to Curb (ft)	Aisle Width (ft) (2)	Stall Length along Curb (ft)	Double Row + Aisle, Curb to Curb (Ft)
A	B	C	D	E	F

NOTES:

(1) Refer to Figure 27-6306(a).2, below, for illustrations showing how dimensions for parking spaces and aisles in various configurations (A-F) are measured.

(2) For one-way traffic. Aisles for two-way traffic shall be at least 22 feet wide (for all parking angles). The Planning Director may approve an aisle width less than the minimum on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.

(3) Stall length for compact spaces shall be 8 feet when the parking angle is 90 degrees and 16 feet when the parking angle is 0 degrees (parallel parking). For 45 or 60 degree parking angles, the stall length shall be the same as for standard parking spaces.

Comment: As shown on DET-2024-009, parking spaces within the proposed parking structure are proposed to typically have a width of nine (9) feet and a length of eighteen (18) feet. However, a limited number of compact spaces may be used, where necessary, within the proposed parking structure, which compact spaces will typically have a width of eight (8) feet and a length of sixteen (16) feet. Further, aisles within the proposed parking structure will be at least twenty-two (22) feet wide.

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

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

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

Comment: This provision is inapplicable to DET-2024-009.

(c) Vertical Clearance

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

Comment: All parking spaces within the proposed development have overhead clearance in excess of seven (7) feet. Further, certain portions of the parking structure will provide clearance of eight (8) feet, six (6) inches, in accordance with the County's accessible van clearance requirements.

(d) Compact Parking Spaces

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

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

Comment: No compact spaces are being provided within the proposed parking structure. Accordingly, this provision is inapplicable to DET-2024-009.

e. 27-6307. Off-Street Parking Alternatives

(a) General; Alternative Parking Plan

(1) An alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, may be submitted with a development application for a detailed site plan (Section 27-3605), special exception (Section 27-3604),temporary use permit (Section 27-3607), use and occupancy permit (Section 27-3608), or building permit (Section 27-3611) and may be approved by the Planning Director, except in the case of a special exception where the Planning Director shall make a recommendation on, and the ZHE may approve, such alternative parking plan application(s), in accordance with the standards listed below . . .

Comment: The Applicant does not propose the use of an alternative parking plan or other off-street parking alternatives in connection with the Proposed Development. Accordingly, the provisions of §27-6307 are inapplicable to DET-2024-009.

f. 27-6308. Reduced Parking Standards for Parking Demand Reduction Strategies

Use of alternative transportation and transportation demand reduction strategies in Subtitle 20A: Transportation allows development to reduce the amount of parking provided beyond the requirements of Section 27-6305, Off-Street Parking Space Standards . . .

Comment: The Applicant does not propose the use of alternative transportation and transportation demand reduction strategies in connection with the Proposed Development. Accordingly, the provisions of §27-6308 are inapplicable to DET-2024-009.

g. 27-6309. Bicycle Parking Standards

(a) Bicycle Racks or Lockers Required

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

Comment: The Property is located in the RTO-PD Zone. Accordingly, this provision is inapplicable to DET-2024-009.

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

Comment: As shown on DET-2024-009, the Proposed Development will provide 293 long-term bicycle parking spaces and 26 short-term bicycle parking spaces, which

exceeds the minimum required bicycle parking spaces of 204 spaces required by Condition #4 of ZMA-2024-002-C, as well as the minimum required bicycle parking spaces required by this standard.

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

Comment: As shown on DET-2024-009, all proposed bicycle racks allow a bicycle's frame to rest against the rack in two places, and for both a wheel and section of the frame to be secured to the rack simultaneously. Further, all proposed temporary outdoor bicycle parking facilities serving the Proposed Development will be designed to allow a bicycle frame to rest against the rack at two points and to enable both a wheel and a portion of the frame to be secured simultaneously.

(b) Bike Parking Rack or Locker Location

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

Comment: As shown on DET-2024-009, the bicycle racks in the Proposed Development will be installed in conformance with this standard.

> ***(2) In the RTO, LTO, TAC, and NAC base and PD zones, developments may place up to 20 percent of required bicycle parking in the public right-of-way as street furnishings (subject to the approval of the operating agency or municipality with***

jurisdiction), provided that they are all within 100 feet of the entrance of the use and that they allow sufficient space (generally 3 feet on either side of a rack) for placement and removal of bicycles. Developments may count existing bicycle parking along frontage streets and in the street right-of-way toward these requirements.

Comment: As shown on DET-2024-009, the Proposed Development provides six (6) bicycle parking spaces within public rights-of-way, which is less than 20% of the required bicycle parking spaces.

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

(A) Be located in a secure, clean and well-lighted area, whether inside a building, in an auxiliary structure, or in an outdoor covered location;

(B) Protect bicycles from weather and debris;

(C) Be signed so that directions to entrances of related uses are clearly understood;

(D) Allow sufficient spacing of racks or lockers for storage, maneuvering and removal of bicycles;

(E) Be available and accessible for all building tenants during the building's hours of operation. (For residential tenants, each space should be accessible 24 hours a day, 7 days a week);

(F) If located in an enclosed area, only be accessible to those authorized to use the space (to limit vandalism and theft);

(G) If in a parking garage for long-term bicycle parking, be clearly marked as long-term bicycle parking spaces, be in a well-lighted, visible location near the main entrance of elevators, and separated from vehicle parking by a barrier that minimizes the possibility of a

parked bicycle being hit by a car, and be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade.

Comment: As shown on DET-2024-009, the long-term bicycle parking spaces provided in connection with the Proposed Development will be designed in conformance with this standard.

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

Comment: Bicycle parking spaces and racks proposed within the Proposed Development will comply with this regulation.

h. 27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths (as amended by ZMA-2024-002-C): The minimum number of off-street loading berths per building shall be 1 loading berth.

Comment: Each of the proposed buildings within the Proposed Development is designed to contain one loading berth.

(b) Dimensional Standards for Loading Areas

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

Comment: As shown on DET-2024-002, the proposed loading berths within the Proposed Development are designed with a width of twelve (12) feet and a length of thirty-three (33) feet in compliance with this standard.

(c) Location of Loading Areas

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

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

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

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

Comment: As shown on DET-2024-002, the proposed loading berths within the Proposed Development will be located interior to the proposed buildings and will include a roll up door to screen the loading areas from the public street. Additionally, adequate turning space has been provided to accommodate truck movement for each of the proposed loading areas.

8. §27-6400 Open Space Set-Asides

   a. 27-6403. Amount of Open Space Set-Asides Required

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

         Table 27-6403: Required Open Space Set-Asides – Residential Uses – Transit-Oriented/Activity Center Base and PD Zones, MU-PD Zone: 7.5%

Comment: As shown in the Open Space Set-Aside exhibit submitted together with this DET and submitted and currently under review in connection with PPS-2024-

016, the Proposed Development complies with this requirement by providing 12.48% of Open Space Set-Asides, exceeding the required 7.5%.

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

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

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

(2) No less than 50 percent of the total required minimum open space set-aside area within the core area of a Transit-Oriented/Activity Center base or Transit-Oriented/Activity Center PD zone shall be a square, forecourt, or plaza.

Comment: As shown on the Open Space Set-Asides exhibit submitted in connection with this DET, the Open Space Set-Asides within the Proposed Development will consist of the greenway/pedestrian promenade and plazas, pocket park and other active recreation areas together with stormwater management areas and open green space. Open space in the Proposed Development shall be readily accessible and useable by occupants and users of the Proposed Development and will be intentionally designed to be usable and accessible, rather than leftover or fragmented landscape areas.

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

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

(a) Location

Open space shall be located so as to be readily accessible and useable by occupants and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the

development through prominent placement or easy visual access from streets.

Comment: As shown in the Open Space Set-Aside exhibit submitted together with this DET and submitted and currently under review in connection with PPS-2024-016, open space in the Proposed Development shall be readily accessible and useable by occupants and users of the Proposed Development and will be intentionally designed to be usable and accessible, rather than leftover or fragmented landscape areas. Further, the greenway/pedestrian promenade, plazas and pocket park provide focal points for the development through prominent placement and easy visual access from streets.

(b) Configuration

(1) Open space set-asides shall be contiguous or interconnected, to the maximum extent practicable, unless a different configuration is needed to continue an existing trail or accommodate preservation of natural, historical, and archeological resources.

Comment: As shown in the Open Space Set-Aside exhibit submitted together with this DET and submitted and currently under review in connection with PPS-2024-016, open space has been added throughout the Proposed Development wherever possible.

(2) If the development site is adjacent to existing or planned public trails, parks, or other public open space area land, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other public land.

Comment: The Proposed Development is not adjacent to an existing or planned public trail, park or other public open space.

(c) Orientation of Adjacent Buildings

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

Comment: As shown in the Open Space Set-Aside exhibit and/or DET-2024-009, the Proposed Development complies with this requirement. The proposed open space within the Proposed Development is organized around key elements, including the greenway/pedestrian promenade and associated plazas, which serve as primary amenities and focal points within the development. Each of these proposed spaces will be designed to provide accessible, functional, and interconnected open areas that support pedestrian and bicycle circulation while accommodating multiple compatible uses. The Proposed Development's open space design prioritizes high-quality urban open spaces, consistent with the intent of the Zoning Ordinance, and reinforces connections to surrounding uses and the broader public realm.

(d) Prioritization of Open Space Set-Aside

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

(A) Natural features such as riparian areas, riparian buffers, shorelines, flood hazard areas, floodplains, wetlands, steep slopes, and wildlife habitat and woodland areas;

(B) Water features such as rivers, bays, lakes, creeks, canals, natural ponds, and retention and detention ponds;

(C) Protected trees and other mature trees;

(D) Parks and trails (regardless of public or private ownership);

(E) Lands with active agricultural uses and activities;

(F) Perimeter buffers or visual transitions between different types or intensities of uses;

(G) Areas that accommodate multiple compatible open space set-aside uses rather than a single use; and

(H) Historic and archeological features.

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

Comment: As shown in the Open Space Set-Aside exhibit and/or DET-2024-009, the Proposed Development will comply with this requirement. The open space set-asides are provided based on the overall Proposed Development and will be consolidated into cohesive plazas and greenway areas, rather than being distributed as individual open spaces.

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

Development consisting of multiple industrial uses on property in the IH Zone may provide open space set-asides based upon the total development in-lieu of providing individual open space set-asides for individual uses on individual lots.

Comment: The Property is not located in the IH Zone. Accordingly, this provision is inapplicable to DET-2024-009.

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

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

Comment: As shown in the Open Space Set-Aside exhibit and/or DET-2024-009, the Proposed Development complies with this requirement.

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

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

(1) Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership;
(2) Conveyance of open space set-aside areas to a third party beneficiary such as an environmental, historical, or civic organization, a municipality, or M-NCPPC, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land;
(3) Establishment of easements or covenants; or
(4) If public stormwater management facilities are treated as site amenities, through stormwater management easements.

Comment: The Proposed Development will comply with this requirement at the appropriate stage of the development process.

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

Comment: The Proposed Development will comply with this requirement at the appropriate stage in the development process.

(c) Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides.

Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation of this Ordinance.

Comment: The Proposed Development will comply with this requirement at the appropriate stage of the development process.

9. §27-6600 Fences and Walls

a. 27-6602. General Standards

(a) General

(1) Fences and walls shall be located outside of the public right-of-way.
(2) Fences and walls are allowed on the property line between two or more parcels of land held in private ownership.
(3) Fences and walls may be located within any required yard.
(4) Nothing in this Section shall be construed to prevent the installation of temporary fencing to protect existing trees, limit sedimentation, or control erosion.

Comment: Any fence and/or wall proposed within the Proposed Development will comply with this regulation.

(b) In Utility Easements

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

Comment: No fence or wall proposed in connection with the Proposed Development is located within a utility easement. Accordingly, this provision is inapplicable.

(c) Within Required Landscaping Areas

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

Comment: As shown on DET-2024-009 and discussed above, the Proposed Development includes a greenspace/pocket park located on the southeast portion of the Property. The greenspace/ pocket park will include a reflecting wall within a landscaped area, which reflecting wall is included in the landscaping plan associated with DET-2024-009.

(d) Avoidance of Traffic Hazards

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

Comment: Any fence and/or wall proposed within the Proposed Development will comply with this regulation.

b. 27-6603. Height Standards

(a) General

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

Table 27-6603(a): Fence and Wall Height			
Location on Lot	Maximum Height (feet) (1)		
	Residential and Rural and Agricultural Base Zones, Residential PD Zones	Non- residential Base Zones and IE-PD Zone	Transit-Oriented/ Activity Center Base and PD Zones
Within a required front yard, build-to zone, corner lot side yard in front of the principal building (2)	4	4	4
Within any other required yard or in corner side yard behind the front plane of the principal building	6	6	6

Table 27-6603(a): Fence and Wall Height			
Location on Lot	Maximum Height (feet) (1)		
	Residential and Rural and Agricultural Base Zones, Residential PD Zones	Non- residential Base Zones and IE-PD Zone	Transit-Oriented/ Activity Center Base and PD Zones
Along the lot lines of a development consisting of multiple buildings, such as along the perimeter of an apartment complex, office park, or industrial park.	6	6	6
NOTES: (1) Fence or wall height may be increased through the security plan exemption in accordance with Section 27-6610, Security Exemption Plan. (2) The maximum height of a fence or wall within a front yard, corner lot side yard, or build-to zone is 8 feet when the fence or wall is required by a use-specific standard or special exception standard at this height or is part of a community garden or urban agriculture use, unless the fence may block a motorists' line of sight (see Section 27-6602(d), Avoidance of Traffic Hazards).			

Comment: Except for the existing retaining wall(s) discussed below, which are subject to the requirements of Sec. 27-6609, no wall or fence will exceed six (6) feet in height.

c. 27-6604. Materials

(a) General

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

(1) Masonry, concrete, or stone;
(2) Ornamental metal, except that fencing shall not incorporate spiked tops within a residential zone without approval of a security exemption plan in accordance with Section 27-6610, Security Exemption Plan;
(3) Painted wood, pressure treated wood, or rot-resistant wood such as cedar, cypress, or teak;
(4) Composite materials designed to appear as wood, metal, or masonry;
(5) Metal (wrought iron, welded steel; and/or electro-statically plated black aluminum, except chain-link fencing);
(6) Vinyl;
(7) Walls clad with substrate material intended to support living vegetation; and
(8) Any material demonstrated by the applicant to have a similar or equal appearance and durability as a material listed

in Subsections (1) through (7) above, as determined by the Planning Director (or decision-maker if the fence or wall is associated with a parent application).

Comment: In addition to the retaining wall discussed below, which is subject to Section 6609 of the Zoning Ordinance, the Proposed Development proposes a six (6) foot high ornamental reflection wall on the eastern boundary of the pocket park/greenspace, two (2) foot high walls running along the greenway/pedestrian promenade area, and enclosures surrounding the transformers to screen them from the transformers from public view. Each of the foregoing will be designed in compliance with this standard.

(b) Transit-Oriented/Activity Center Zones

Fences and walls in the Transit-Oriented/Activity Center base and PD zones shall be constructed of any one or more of the following materials:
(1) Native/regional stone and equivalent imitation stone;
(2) Brick;
(3) Stucco or decorative concrete block or poured concrete (only when a brick or stone coping is provided);
(4) Painted or stained wood;
(5) Metal (wrought iron, welded steel and/or electrostatically plated black aluminum), for fences and gates only; or
(6) Black vinyl-coated chain link fences, only for schools, recreational facilities, daycare facilities, and similar outdoor uses.

Comment: In addition to the retaining wall discussed below, which is subject to Section 6609 of the Zoning Ordinance, the Proposed Development proposes a six (6) foot high ornamental reflection wall on the eastern boundary of the pocket park/greenspace, two (2) foot high walls running along the greenway/pedestrian promenade area, and enclosures surrounding the transformers to screen them from the transformers from public view. Each of the foregoing will be designed in compliance with this standard.

(c) Prohibited Materials
The following fence types or materials are prohibited:

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

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

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

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

Comment: DET-2024-009 does not propose the construction of any fence and/or wall made from the materials listed in this standard. Accordingly, this provision is inapplicable to DET-2024-009.

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

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

Comment: Except for the retaining wall discussed below, which is subject to Section 6609 of the Zoning Ordinance, no perimeter fences and/or walls are proposed in connection with the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

e. **27-6606. Appearance**

(a) Finished Side to Outside

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

Comment: The transformer enclosures will be designed with the finished side to the exterior. This provision is inapplicable to the other walls and/or fences proposed within the Proposed Development.

(b) Compatibility of Materials along a Single Lot Side

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

Comment: DET-2024-009 does not proposed any fencing or wall segments along a single lot side, except for the mirror/reflecting wall within the greenspace/pocket park. The mirror/reflecting wall will be composed of a uniform style, materials, and colors.

(c) Fence and Wall Landscaping

All fences and walls exceeding 4 feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in Section 27-6606(c)(1) and Section 27-6606(c)(2) below, to soften the visual impact of the fence. These standards shall not apply to fences in any single-family residential zone (the RSF-A Zone and any other zone of lesser intensity per Section 27-4102(b)).

Comment: Except for the retaining wall discussed below, which is subject to Section 6609 of the Zoning Ordinance, no fences and/or walls in exceed of four (4) feet and

within fifteen (15) feet of a right of way are proposed in connection with the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

f. 27-6607. Fence and Wall Construction

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

Comment: All proposed fences and walls within the proposed development will comply with all applicable Building Code requirements.

g. 27-6608. Gates

Gates shall comply with the following standards:

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

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

Comment: As shown on DET-2024-009, one (1) gate is proposed within the proposed parking structure between guest and resident parking areas. Such gate will have hardware to secure the gate in a closed position and will be self-closing, self-latching and locked when not in use.

h. 27-6609. Retaining Walls (as amended by ZMA-2024-002-C)

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

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

(1) A structure's foundation wall, or

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

(3) An existing wall that is modified to manage/maintain adjacent site conditions, or

(4) As otherwise expressly allowed by this Ordinance.

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

(c) Retaining walls greater than six feet in height shall comply with the building setbacks in the zone which they are located, unless it is constructed because grades are lower on the site where it is located or because it is an existing wall that is modified to manage/maintain adjacent site conditions.

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

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

(f) Retaining walls shall be faced with stone, brick, or earth-colored materials similar to the surrounding natural landscape, unless it is an existing wall that is modified to manage/maintain adjacent site conditions.

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

Comment: As shown on DET-2024-009, retaining walls exist along the east and west boundaries of the Property. The Applicant proposed several retaining walls of less than two (2) feet in height within the proposed greenway/pedestrian promenade that will be designed in accordance with this standard. Otherwise, the Applicant does not propose to construct any new retaining walls, the development of the Proposed Development may necessitate some modification (including possible replacement) of the existing retaining walls to provide structural support. Any such modification (or

replacement) will comply with the provisions of Sec. 27-6609 that apply to existing retaining walls.

10. §27-6700 Exterior Lighting

a. 27-6703. Lighting Plan

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

Comment: A photometric plan has been provided together with this DET application.

b. 27-6704. Prohibited Lighting

The following exterior lighting is prohibited:

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

(b) Light fixtures that have a flashing or intermittent pattern of illumination, except signage with an intermittent pattern of illumination allowed in accordance with Sec. 27-61500, Signage.

(c) Privately-owned light fixtures located in the public right-of-way;

(d) Searchlights, except when used by Federal, State, or local authorities, or where they are used to illuminate alleys, parking garages, and working (maintenance) areas, so long as they are shielded and aimed so that they do not result in lighting on any adjacent lot or public right-of-way exceeding two foot-candles; and

(e) Light types of limited spectral emission, such as low-pressure sodium or mercury vapor lights. Light sources shall be color-correct types such as Halogen, LED, or metal halide.

Comment: DET-2024-009 does not propose any prohibit lighting specified by Section 27-6704 of the Zoning Ordinance.

c. 27-6705. Private Street Lighting

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

Comment: The Proposed Development does not consist of any internal private streets. Accordingly, this provision is inapplicable to DET-2024-009.

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

Comment: The Proposed Development does not consist of any internal private streets. Accordingly, this provision is inapplicable to DET-2024-009.

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

Comment: The Proposed Development does not consist of any internal private streets. Accordingly, this provision is inapplicable to DET-2024-009.

d. 27-6706. General Standards for Exterior Lighting

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

(a) Hours of Illumination

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

outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

Comment: This provision is inapplicable to the Proposed Development.

(b) Shielding with Full Cut-off Fixtures

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

Comment: As shown on the photometric plan, all exterior luminaries will be full cut-off fixtures and will not be directed above a horizontal plane through the lighting fixture.

(c) Maximum Illumination Levels

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

Table 27-6706(c).1: Maximum Illumination Levels	
Type of Use Abutting a Lot Line	**Maximum Illumination Level at Lot Line (Foot-Candles)**
Residential use or vacant land in the Rural and Agricultural base zones and the Residential zones (except multifamily, townhouse, and live/work uses, and all uses in the Group Living Use Category)	0.5
Multifamily, townhouse, and live/work uses, all uses in the Group Living Use Category, all uses in the Public, Civic, and Institutional Use Category, and residential uses in the IE, IH, and IE-PD zones.	1.0
Commercial or mixed uses, residential uses, or vacant land in the Transit-Oriented/Activity Center base and PD zones, the MU-PD zone, and the CN, CS, and CGO base zones (including parking facilities)	2.0
Industrial uses and vacant land in the IE and IH base zones, and the IE-PD zone (including parking facilities)	3.0
Parking facilities (when provided/built as stand-alone uses)	2.5

Comment: As shown on the photometric plan, lighting at the Proposed Development will comply with this standard.

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

Comment: As shown on the photometric plan, lighting at the Proposed Development will comply with this standard with all exterior lighting fixtures generating at least 80 lumens per watt.

> *(d) Maximum Height*
>
> *Except for athletic field lighting fixtures, which shall not exceed 95 feet in height, and private street lighting (see Section 27-6705, Private Street Lighting), the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 27-6706(d): Maximum Height for Exterior Lighting.*
>
> > *Table 27-6706(d) – Maximum Height for Exterior Lighting – Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone: 20 feet*

Comment: As shown on the photometric plan, no exterior lighting within the Proposed Development will exceed twenty (20) feet in height.

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

> *In addition to complying with all applicable standards in Section 27-6706, General Standards for Exterior Lighting, the specific uses and site features identified in this Section shall comply with the standards established for that type of use or site feature.*
>
> *(a) Awnings*
>
> *Awnings used for building accents over doors and windows shall not be internally illuminated (i.e., from underneath or behind the awning) unless the awning material is entirely opaque.*

Comment: Any awnings proposed in connection with the Proposed Development will not be internally luminated.

(b) Canopies

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

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

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

Comment: Any canopies proposed in connection with the Proposed Development will conform to this standard, with canopy lighting being contained within the depth of the canopy(ies), not projecting below.

(c) Sports and Performance Venues

Lighting fixtures for outdoor sports areas, athletic fields, and performance areas shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.

Comment: DET-2024-009 does not propose any outdoor sports areas, athletic fields or performance areas. Accordingly, this provision is inapplicable to DET-2024-009.

(d) Wall Pack Lights

Wall packs on the exterior of the building shall be fully shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and be of low wattage (100 watts or lower).

Comment: As shown on DET-2024-009, the Proposed Development includes wall packs on the northwest corner of the west building and along the east façade of the

east building, each where there is egress from the building to the public rights-of-way, as well as above building egress points at the south, north, and east façades of the west building and west, south, and east facades of the east building. Any such wall packs will be fully shielded to direct the light vertically downward and will be of low wattage.

(e) Pedestrian Lighting

Pedestrian light fixtures shall comply with the following:

(1) Light fixtures for sidewalks, walkways, trails, and bicycle paths shall provide at least 1.2 foot candles of illumination, but not exceed 2.0 foot candles.

(2) Pedestrian bollard lamps shall be mounted no higher than four feet above grade and shall not exceed 900 lumens for any single lamp

Comment: As shown on the photometric plan submitted together with this Statement, all pedestrian lighting within the Proposed Development will comply with this provision. Light fixtures for any sidewalks, walkways, trails, and/or bicycle paths will provide, on average, 1.52 foot candles of illumination, and pedestrian bollard lamps shall be mounted at less than four (4) feet, each with an output of ±650 lumens.

(f) Decorative Landscaping and Lighting

Outdoor light fixtures used for decorative effects shall comply with the following standards.

(1) Decorative lighting intended to enhance the appearance of a building and/or landscaping shall cast all light downward (rather than upward) against the building surface or onto a landscape feature, or shall be calibrated to illuminate features of the building or landscaping such that light spill-over and skyglow are avoided.

(2) Decorative lighting shall not exceed 100 watts of incandescent illuminance or the equivalent.

Comment: As shown on the photometric plan submitted together with this Statement, all outdoor decorative lighting within the Proposed Development will comply with this provision.

f. 27-6708. Measurement

Light-level measurements shall be made at the lot line of the land upon which light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Upon installation, the applicant shall demonstrate compliance with this Section by submitting measurements taken with a light meter to the Planning Director. The light meter shall have been calibrated within the prior two years.

Comment: As shown on the photometric plan submitted together with this Statement, the Proposed Development will comply with this provision.

11. §27-6800 Environmental Protection and Noise Controls

a. 27-6802. Natural Resource Inventory (NRI)

An approved NRI, in conformance with the Environmental Technical Manual, is required for applications for Subtitle 32, Division 2, Erosion and Sediment Control; Subtitle 32, Division 3, Stormwater Management; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation; Subtitle 5B, Chesapeake Bay Critical Area; Planned Development (PD) Zoning Map Amendment applications (Section 27-3602); special exception applications (Section 27-3604); detailed site plan applications (Section 27-3605); and preliminary plan of subdivision (minor or major) applications (Subtitle 24: Subdivision Regulations).

Comment: NRI-115-2024, which was approved for the Property on November 5, 2024, has been submitted together with this DET.

b. 27-6803. Trees and Vegetation

As described in the applicability sections of Subtitle 25: Trees and Vegetation, development shall comply with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code.

Comment: The Applicant has submitted the approved Woodland Conservation Letter of Exemption, WCO-SE-2025-0088, together with this Statement.

c. 27-6804. Floodplain Management

As described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code, development shall comply with the requirements for floodplain management in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the Prince George's County Code.

Comment: No state or County-regulated flooplain areas exist on the Property. Accordingly, this provision is inapplicable to DET-2024-009.

d. 27-6805. Erosion and Sedimentation Control

An approved Grading, Erosion, and Sediment Control Plan is required as described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code.

Comment: The Applicant submitted a conceptual Sediment Control Plan in connection with PPS-2024-016. A final Sediment Control Plan will be completed and submitted at the appropriate time. The Proposed Development will comply with all applicable provisions of Subtitle 32, Division 2 of the Prince George's County Code.

e. 27-6806. Stormwater Management

As described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code, development shall comply with the requirements for stormwater management in accordance

with Subtitle 32, Division 3, Stormwater Management, of the Prince George's County Code.

Comment: The Proposed Development will comply with Subtitle 32, Division 3 of the Prince George's County Code and the approved Site Development Concept Plan, SIT-00111-2024 (and any subsequent revisions thereof).

f. 27-6807. Chesapeake Bay Critical Area

For all land within the CBCAO Zone, see Section 27-3601, Zoning Map Amendment (ZMA), Section 27-3603, Chesapeake Bay Critical Area Overlay (CBCAO) Zoning Map Amendment, Section 27-4402(a), Chesapeake Bay Critical Area Overlay (CBCAO) Zones, and Subtitle 5B: Chesapeake Bay Critical Area, of the County Code, for applicable regulations and submittal requirements.

Comment: The Property is located outside the CBCAO Zone. Accordingly, this provision is inapplicable to DET-2024-009.

g. 27-6808. Regulated Environmental Features

All land located outside the CBCAO Zone is subject to the requirements of Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

Comment: The Property is located outside the CBCAO Zone. Accordingly, the Proposed Development is subject to and will comply with the requirements of Section 24-4300 of the Subdivision Ordinance, as analyzed in Section IV.B.3. of this Statement, below.

h. 27-6809. Unsafe Lands

All applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

Comment: This provision is inapplicable to the Proposed Development.

i. 27-6810. Noise Control

(a) For the principal uses identified below, the maximum level of noise generated by the use on a lot or parcel at any point along its boundary abutting a residential use, a commercial use, a mixed-use development, or an industrial use shall not exceed the maximum allowable noise level for that use established in Table 27-6810: Maximum Allowable Noise Levels for Receiving Lands.

Comment: The Applicant does not propose any of the principal uses listed in Section 27-6810(a) of the Zoning Ordinance within the Proposed Development. Accordingly, this provision is in applicable to the Proposed Development.

(b) Except within a Transit-Oriented/Activity Center base or PD zone or the MU-PD Zone, the following shall not be located on a lot or parcel adjacent to an existing street classified as arterial or higher unless the applicant demonstrates, through a noise study, that transportation-generated noise is less than, or will be mitigated to be less than, 55 dBA during the hours of 10:00 PM to 7:00 AM and no greater than 65 dBA during the hours of 7:00 AM to 10:00 PM at the proposed location:

(1) Any new structure intended for residential occupancy in the Residential Uses principal use classification;
(2) Day care center for children outdoor activity areas, including but not limited to playgrounds and sitting areas; and
(3) Nursing home facilities.

Comment: The Property is located within the RTO-PD. Accordingly, this provision is in applicable to the Proposed Development.

(c) Where applicable, development shall comply with the requirements for noise control in Section 27-4402(c), Military Installation Overlay (MIO) Zone.

Comment: The Proposed Development will comply with this requirement. Further, a note has been included on the General Notes of DET-2024-009 detailing that noise control in compliance with this standard will be required.

(d) Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m.

and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.

Comment: The Property is not adjacent to existing or planned streets classified as arterial or higher. Accordingly, this provision is inapplicable to the Proposed Development.

12. §27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards

Development subject to this Section shall comply with the following standards.

(a) Site Access

New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

(1) At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible.

Comment: The Proposed Development will have direct access from both the Knox Road and Hartwick Road rights-of-way, which run along the northern and southern boundaries of the Property, respectively.

(2) No primary vehicular access along a local street serving existing single-family detached dwellings—provided, however, that secondary vehicle access for emergency vehicles may be provided along such a local street if other points of access are not available.

Comment: The Proposed Development does not propose vehicular access along any local streets serving existing single-family detached dwellings. Accordingly, this provision is not applicable.

(b) Location of Off-Street Parking

(1) For multifamily dwellings only, no more than 50 percent of off-street surface parking may be located between a building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement. (see Figure 27-6903(b): Multifamily, Townhouse, or Three-Family Parking Location).

Comment: As shown on DET-2024-009, all off-street parking serving the Proposed Development will be located within the proposed parking structure.

(2) For all multifamily, townhouse, and three-family buildings:

(A) Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.

Comment: As shown on DET-2024-009, guest and overflow parking will be located within the proposed parking structure.

(B) Off-street surface parking located beside a building shall not occupy more than 35 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

Comment: As shown on DET-2024-009, guest and overflow parking will be located within the proposed parking structure.

(c) Building Orientation and Configuration

(1) Single-Building Development

The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street or a common open space such as a mews.

Comment: The primary entrances of the proposed buildings will face the street or the proposed greenway/pedestrian promenade.

(2) Multi-Building Development

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like mews or courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists.

Comment: As shown on DET-2024-009, primary building entrances within the Proposed Development will be oriented towards external streets and/or the proposed greenway/pedestrian promenade.

(d) Maximum Building Length

(1) The maximum length of any multifamily, townhouse, or three-family building shall be 150 linear feet in the RSF-A and RMF-12 zones; and 250 linear feet in the RMF-20, RMF-48, and CGO zones, regardless of the number of units.

Comment: The Property is located in the RTO-PD Zone. Accordingly, this provision is inapplicable to DET-2024-009.

(e) Building Façades (as amended by ZMA-2024-002-C)

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

(1) Façades of all buildings subject to these standards that face a street shall incorporate building massing articulation, such as projections or recesses in the façade plane, to provide visual interest and match the character of contextual buildings, unless the applicant provides a design of similar or superior quality.

(2) Wall offsets shall incorporate changes in materials and articulation.

Comment: As shown on DET-2024-009, façades of all buildings facing a street will incorporate building massing articulation, such as projections, recesses and/or

changes in material, in the façade plane to provide visual interest and match the character of contextual buildings.

> *(3) In addition to wall offsets, street-facing façades of multifamily, townhouse, and three-family buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street:*
>
> > *(A) One or more dormer windows or cupolas;*
> > *(B) A recessed entrance;*
> > *(C) A covered porch;*
> > *(D) Pillars, posts, or columns next to the doorway;*
> > *(E) One or more bay windows projecting at least twelve inches from the façade plane;*
> > *(F) Eaves projecting at least six inches from the façade plane;*
> > *(G) Raised corniced parapets over the entrance door;*
> > *(H) Multiple windows with a minimum four-inch-wide trim;*
> > *(I) Integrated planters that incorporate landscaped areas or places for sitting; or*
> > *(J) Roof form and line changes consistent with the wall offsets.*

Comment: As shown on the architectural elevations submitted together with this Statement, all street-facing facades within the Proposed Development will provide four (4) of the design features provided by this regulation, which exceeds the three (3) design features required. Such design features incorporated into the street-facing facades will be (1) a recessed entrance, (2) a covered porch, (3) multiple windows with a minimum four-inch-wide trim, and (4) integrated planters that incorporate landscaped areas or places for sitting.

> *(f) Roofs (as amended by ZMA-2024-002-C)*
>
> *For all multifamily dwellings:*
>
> > *(1) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.*

Comment: The Applicant does not propose any sloped roofs within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

> ***(2) Flat roofs shall be concealed by parapets designed with a horizontal coping element to provide a finished appearance and create a defined skyline profile.***

Comment: As shown on DET-2024-009, the proposed buildings will be designed with flat roofs that are concealed by parapets designed with a horizontal coping element to provide a finished appearance and create a defined skyline profile.

> ***(3) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.***

Comment: The Applicant does not propose alternative roof forms or pitches on the proposed buildings.

> ***(4) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.***

Comment: All roof-based mechanical equipment on the proposed buildings shall be configured and/or screened to have minimal visual impact from the street.

> ***(g) Building Façade Fenestration/Transparency***
>
> ***At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.***

Comment: At least 25 percent of the street-facing façade area of the ground level floors of the proposed buildings within the Proposed Development will be occupied by windows and/or doorways.

(h) Materials

For all multifamily, townhouse, and three-family buildings:

(1) Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, with the exception that materials may change where side or rear wings meet the main body of the structure.

Comment: As shown on the architectural elevations submitted together with this Statement, primary façade materials will extend at least 20 feet along any side façade that is visible from a street, except where side or rear wings meet the main body of the structure.

(2) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

Comment: As shown on the architectural elevations submitted together with this Statement, the Proposed Development will comply with this provision.

(3) Townhouse development shall conform with the building material requirements set forth in Section 27-61203(d), Building Materials, of this Subtitle.

Comment: The Proposed Development does not include any townhouse development. Accordingly, this provision is inapplicable to this DET.

(i) Garage Standards

For all multifamily, townhouse, and three-family buildings:

(1) Detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings. A parking structure is exempt from this requirement.

(2) Freestanding garages or carports visible from public streets outside the development shall be oriented perpendicular to the

street, or the façade facing the street shall be configured to comply with the required wall offsets and façade design features in Section 27-6903(e), Building Façades.

(3) The exterior materials, design features, and roof forms detached garages or carports should generally be compatible with the building(s) they serve.

Comment: No detached garages or carports are proposed within the Proposed Development. Accordingly, this provision is inapplicable to DET-2024-009.

(j) Outdoor Activity Areas

For all multifamily, townhouse, and three-family buildings, ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual.

Comment: The Property is not located adjacent to any single-family dwellings. Accordingly, this provision is inapplicable to DET-2024-009.

13. §27-61200 Neighborhood Compatibility Standards

a. 27-61202. Applicability

(a) General

(1) Unless exempted as provided in Section 27-61202(b), Exemptions, below, these standards apply to:

(A) Any new townhouse, multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing single-family detached dwellings, two-family dwellings, or vacant lands in the RE, RR, RSF-95, and RSF-65 zones (single-family residential zones);

(B) Any new multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing townhouse dwellings;

(C) Any expansion of an existing townhouse, multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing single-family detached dwellings, two-family dwellings, or vacant lands in a single-family residential zone, where the expansion increases the building's gross floor area by 50 percent or more; and

(D) Any expansion of an existing multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing townhouse dwellings where the expansion increases the building's gross floor area by 50 percent or more.

Comment: The Proposed Development is not one of the projects contemplated in the list above, nor is it located in any of the applicable lands listed above. Accordingly, Section 27-61202 of the Zoning Ordinance is inapplicable to DET-2024-009.

14. §27-61300 Agricultural Compatibility Standards

a. 27-61302. Applicability

(a) General

Except where exempted by Subsection 27-61302(b), Exemptions, below, the standards in this Section shall apply to all new residential and nonresidential uses (including public, civic, institutional, commercial, or industrial uses) that are proposed to be located adjacent to an ongoing agricultural use or activity in the ROS, AG, and AR base zones.

Comment: No portion of the Property is located adjacent to an ongoing agricultural use or activity in the ROS, AG, or AR Zones. Accordingly, the agricultural compatibility standards of Section 27-61300 of the Zoning Ordinance are inapplicable to DET-2024-009.

15. §27-61403. Urban Agriculture Compatibility Standards

(a) Buffer

(1) Buffer Required

Development subject to these standards shall provide and maintain a vegetative buffer along all property lines abutting land that accommodates urban agriculture in accordance with the standards of this Subsection, for as long as the urban agriculture use continues.

Comment: No portion of the Property abuts land that accommodates urban agriculture. Accordingly, the vegetative buffer requirements of Section 27-61403 (a) of the Zoning Ordinance are inapplicable to DET-2024-009.

(b) Location and Configuration of Open Space Set-Asides

In cases where new development subject to these standards includes open space set-asides, it shall be located, to the maximum extent practicable, between the abutting existing urban agriculture use and the buildings in the new development, and be configured to accommodate the buffer required in Section 27-61403(a)(1), Buffer Required.

Comment: No portion of the Property abuts land that accommodates urban agriculture uses. Accordingly, this provision is inapplicable to DET-2024-009.

(c) Preservation of Direct Access for Uses Permitted by Urban Agriculture

Development subject to these standards shall be configured to ensure uses permitted by an urban agriculture use retain direct access to adjacent streets.

Comment: No portion of the Property abuts land that accommodates urban agriculture uses. Accordingly, this provision is inapplicable to DET-2024-009.

16. §27-61500 Signage

a. 27-61503. Prohibited Signs

The following signs are prohibited in any zone:

(a) Signs located in any manner or place so as to constitute a hazard to traffic; (b) Signs that obstruct the view of traffic control devices; (c) Any moving signs or devices that attract attention, all or any part of which moves by any means, including floating, fluttering, flashing, flashing with intermittent lights, rotating, or otherwise moving devices, set in motion by movement of the atmosphere or by mechanical, electrical, or any other means including, but not limited to, pennants, flags, propellers, balloons, or discs, whether or not any

device has a written message; (d) Signs emitting sound and/or smoke to attract attention; (e) Signs which are not clean, legible, or in a state of good repair; (f) Signs or sign structures that are no longer in use, effaced, or otherwise obsolete; (g) Signs which are illegal under State or Federal laws or regulations; (h) Any permanent illuminated tubing or strings of lights outlining property lines, open sales areas, rooflines, doors, windows, edges of any building, and fencing; (i) Signs that obstruct or substantially interfere with any door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress for any building; (j) Signs that are copies or imitations of an official sign or purports to have official status; (k) Signs advertising a business no longer on the premises, or advertising products no longer stocked or sold on the premises; such signs shall be removed within 30 days of the date the business or sale of the products ceases; (l) Except in accordance with Subsection 27-61502(c)(10) above, portable signs, including any sign painted on or displayed on vehicles or trailers placed or parked in such a manner as to be used primarily for the purpose of advertising a business, but not including signs painted or displayed on vehicles and used solely to identify the owner, business, agency, or activity for which the vehicle is regularly used for transportation, service, or delivery purposes; (m) Signs projecting from a structure housing a gasoline pump, service appliance, or vending machine; (n) Outdoor advertising signs (billboards), except digital billboards and certified nonconforming outdoor advertising signs; (o) Signs that revolve; and (p) Signs having a revolving device that causes intermittent flashes of light to be projected.

Comment: DET-2024-009 does not propose any signage prohibited by this subsection.

b. 27-61504. General Standards

(a) Illumination

(1) Static Illumination

Static illumination of signs is allowed in all zones except the Rural and Agricultural base zones, for all sign types except canopy signs, provided any external light source shall be directed toward the sign and shall not cast direct light or create glare upon adjacent lands or streets.

Comment: Signage proposed within the Proposed Development will have static illumination directed towards the signage.

(2) Animated Illumination

(A) Animated sign illumination is prohibited, except in accordance with Subsection 27-61504(a)(2)(B) below.

(B) Signs on which the only copy that changes is the electronic indication of time, temperature, stock market, or similar information are permitted in all zones except the Rural and Agricultural and Residential base zones and the R-PD Zone. Changes in copy shall be spaced at least eight seconds apart and shall be accomplished without the use of animation, movement, or scrolling.

Comment: The Applicant does not propose any animated sign illumination. Accordingly, this provision is inapplicable to DET-2024-009.

(b) Materials

Permanent signs shall not be made of plywood, corrugated plastic sheets, cardboard, paper, cloth, vinyl banners, or other similar materials.

(c) Digital Display

Digital displays shall comply with the standards in this Subsection . . .

Comment: The Applicant does not propose any digital displays at this time. Accordingly, this provision is inapplicable to DET-2024-009.

(d) Signs Within Proposed Right-of-Way

(1) Sign permits may be issued for signs on land located within the right-of-way, property, or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility as shown on the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans) only if such signs are placed on:

(A) Land which:

(i) Was in reservation but is now not in reservation; and
(ii) Has not been acquired and is not being acquired; or

(B) Land which was subdivided after the adoption of the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans), but was not reserved or required to be dedicated for a street or rapid transit route or facility shown on the General Plan or other County plan.

Comment: No signage is proposed within a proposed right-of-way. Accordingly, this provision is inapplicable to DET-2024-009.

c. 27-61505. Standards for Specific Sign Types

Unless exempted in accordance with Section 27-61502(b), Exemptions, all signs except special purpose signs (see Section 27-61506, Standards for Special Purpose Signs) and temporary signs (see Section 27-61507, Standards for Temporary Signs) shall comply with the standards in Table 27-61505: Standards for Specific Sign Types, based on the zone in which the sign is located.

Table 27-61505: Standards for Specific Sign Types	
Sign Attribute	**Zones**
	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
Building Wall or Roof Sign	
Location	Allowed only on front wall of building and not less than 10 ft. above the ground
Maximum Height at Which Top of Sign May be Mounted/Located	Lowest point of building roof
Height (maximum) of Sign (from base to top)	No requirement
Area (maximum) (1), (2)	One sq. ft. for each two linear ft. along front of building.
Other Standards	Signs shall not extend more than 12 inches from a building wall and shall be placed flat against the wall so that any sign message reads parallel with the wall.

Table 27-61505: Standards for Specific Sign Types	
Sign Attribute	**Zones**
	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
Canopy Sign	
Location	No requirement for residential use, except multifamily. For all other uses, a canopy sign shall be located a minimum of 10 ft. behind the street line, and shall not be located on top of the canopy.
Height	Not allowed on the top of a canopy
Area (maximum) (1),(2)	
Canopy located over 10 and less than 30 ft. from street line	
All buildings	One sq. ft. of sign area per linear ft. of canopy in front of each individual place of business for shopping center, office building, or industrial center; otherwise, one sq. ft. of sign area per linear ft. of canopy or front of building to which canopy is attached, whichever is greater. Total sign area of all canopy signs in a development shall not exceed 200 sq. ft.
Canopy located at least 30 ft. behind street line	
In one story or single use building or within a shopping or industrial center or office complex	Not permitted
In one-story building housing at least two uses	Not permitted
In two- or three-story building housing two different uses	Three sq. ft. of sign area per linear ft. of canopy or front of building to which canopy is attached, whichever is greater. At least 60 sq. ft. of sign area is allowed under any circumstances. Total sign area of all canopy signs in a development shall not exceed 400 sq. ft.
In four-story or taller building housing two different uses	Three sq. ft. of sign area, plus one additional sq. ft. of sign area for each additional three stories, or fraction thereof, above the bottom three stories (for example, four sq. ft. of sign area is permitted for each one linear foot of building width for a six story building, while five sq. ft. of sign area is permitted for each one linear foot of building width for a seven story building). At least 60 sq. ft. of sign area is allowed under any circumstances. Total sign area of all canopy signs in a development shall not exceed 400 sq. ft.
Projecting Sign(2)	
Location	

Table 27-61505: Standards for Specific Sign Types	
Sign Attribute	**Zones**
	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
No building setback	May extend over public property, not closer than 10 ft. to curb line
All other instances	At least 2 ft. behind vertical plane of street curb line and at least 10 ft. from the vertical plane of the street line
Number (maximum)	One per building
Projection (maximum)	42 inches from vertical plane of wall to which attached
Clearance (minimum)	Minimum clearance of 10 ft. above the finished grade of a sidewalk and 18 ft. above driveways or alleys
Other Standards	Projecting signs shall not swing.
Freestanding Sign(3)	
Location	Not permitted
Number	Not permitted
Height (maximum)	Not permitted
Area (maximum) (4)	Not permitted

Comment: As shown on the signage plan submitted together with this Statement, any signage at the Proposed Development will comply with these standards.

d. 27-61506. Standards for Special Purpose Signs

(a) Permanent Real Estate Identification Sign

(1) Permanent signs identifying multifamily development are allowed if they comply with the following standards:

(A) Location: on the building or premises.
(B) Number: one for the first 100 dwelling units, plus one for each additional 100 dwelling units, up to a maximum of four signs.
(C) Area (maximum): 48 square feet for each sign, except if fewer sign(s) are erected than allowed, the square footage of the sign(s) not erected can be applied to the signs erected. (For example, if three signs are allowed

but only one identification sign is used, that sign may be 144 square feet in area).

Comment: As shown on the signage plan submitted together with this Statement, the proposed permanent real estate identification sign(s) will comply with these standards.

(b) Residential Gateway Sign

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

Comment: The Applicant does not propose residential gateway sign. Accordingly, this provision is inapplicable to DET-2024-009.

(c) Gateway Sign for Businesses or Professional Offices

A monument sign that serves as a permanent gateway sign identifying a businesses or professional office is allowed, if it complies with the following standards . . .

Comment: The Applicant does not propose any signage that serves as a permanent gateway sign identifying a businesses or professional office. Accordingly, this provision is inapplicable to DET-2024-009.

(d) Directional Sign for Public, Civic, and Institutional Uses, or Golf Courses or Country Clubs

Directional signs indicating the locations and names of public, civic, and institutional uses (except for uses in the Communication Uses and Utility Uses Principal Use Categories) or golf courses or country clubs may be placed within or on land in any Nonresidential base zone adjacent to street rights-of-way, if the directional sign complies with the following standards . . .

Comment: The Applicant does not propose any directional signage for public, civic, and institutional uses, or golf courses or country clubs. Accordingly, this provision is inapplicable to DET-2024-009.

(e) Institutional Sign

An institutional sign for a use in the Community Service Uses, Educational Uses, or Health Care Uses Principal Use Categories is allowed if it complies with the following standards . . .

Comment: The Applicant does not propose any institutional signage. Accordingly, this provision is inapplicable to DET-2024-009.

(f) Freestanding Gas Station Price Signs

(1) Freestanding gas station price signs shall comply with the following standards . . .

Comment: The Applicant does not propose any freestanding gas station price signage. Accordingly, this provision is inapplicable to DET-2024-009.

(g) Digital Billboard

Except in Residential base zones and the R-PD Zone, Transit-Oriented/Activity Center base and PD zones, and the MU-PD zone, a digital billboard may be erected in place of a nonconforming billboard in accordance with the following standards . . .

Comment: The Applicant does not propose a digital billboard. Accordingly, this provision is inapplicable to DET-2024-009.

(h) Country Inn

Signs associated with a country inn are allowed, if they comply with the following standards . . .

Comment: The Applicant does not propose any signage associated with a country inn. Accordingly, this provision is inapplicable to DET-2024-009.

(i) Sand and Gravel Wet-Processing and Surface Mining

Signs identifying sand and gravel wet-processing and surface mining shall be placed on the site (whether it is conforming or nonconforming), and shall comply with the following standards . . .

Comment: The Applicant does not propose any signage identifying sand and gravel wet-processing or surface mining. Accordingly, this provision is inapplicable to DET-2024-009.

(j) Produce Stand (Farm Products)

A sign for a produce stand is allowed if it complies with the following standards . . .

Comment: The Applicant does not propose signage for a produce stand. Accordingly, this provision is inapplicable to DET-2024-009.

(k) Home Occupation

A sign for a home occupation is allowed if it complies with the following standards . . .

Comment: The Applicant does not propose any signage for a home occupation. Accordingly, this provision is inapplicable to DET-2024-009.

(l) Office (Business or Rental) in Multifamily Dwelling

A sign for a business or rental office in a multifamily development is allowed if it complies with the following standards:

(1) Location: attached to the building.

(2) Number (maximum): one per dwelling.

(3) Area (maximum): four square feet.

Comment: Any signage for the leasing office at the Proposed Development will comply with these standards.

e. 27-61507. Standards for Temporary Signs

(b) Real Estate Sign

(1) Temporary real estate signs that are not exempted from the requirement of acquiring a sign permit in accordance with Section 27-61502(c), Exemptions from Sign Permits, are allowed in all base and PD zones, if they comply with the following standards . . .

Comment: The Applicant does not propose any temporary real estate signage at this time. Accordingly, this provision is inapplicable to DET-2024-009.

(c) Real Estate Directional Sign

(1) Temporary real estate directional signs that are not exempted from the requirement of acquiring a sign permit in accordance with Subsection 27-61502(c), Exemptions from Sign Permits, above, are allowed in all base and PD zones, if they comply with the following standards . . .

Comment: The Applicant does not propose any temporary real estate directional signage at this time. Accordingly, this provision is inapplicable to DET-2024-009.

(d) Personal Vehicle Sales and Rentals

(1) No temporary sign for a private automobile or other motor vehicle auction shall be placed on the exterior of any fence visible from the public right-of-way, nor shall any flags, banners, pennants, or similar items be mounted, suspended or otherwise displayed for advertising the private automobile or other motor vehicle auction so that they are visible from the public-right-of-way.

Comment: The Applicant does not propose any personal vehicle sales or rental signage at this time. Accordingly, this provision is inapplicable to DET-2024-009.

(e) Construction Sign

Construction signs are allowed in any zone, if they comply with the following standards:

(1) In Rural and Agricultural and Residential base zones and the R-PD zone:

(A) Location: On building or premises being constructed.

(B) Number (maximum): one for each project; plus one for each additional street the property fronts on (must face additional street frontage).

(C) Area (maximum): 24 square feet; plus 12 square feet for each additional acre in the project above two acres, to a maximum of 100 square feet.

(D) Height (maximum): 12 feet above finished grade at base of sign.

(E) Removal: The sign(s) shall be removed within one month of the date construction on the site is completed.

Comment: The Property is located in the RTO-PD Zone. Accordingly, this provision is inapplicable to DET-2024-009.

(2) In all other base and PD zones:

(A) Location: On building or premises being constructed.

(B) Number (maximum): one for each project; plus one for each additional street the property fronts on (must face additional street frontage).

(C) Area (maximum): 120 square feet.

(D) Height (maximum): 12 feet above finished grade at base of sign.

(E) Removal: The sign(s) shall be removed within one month of the date construction on the site is completed.

Comment: Any construction signs placed on the Property by the Applicant will comply with the requirements of this provision.

17. §27-61600 Green Building Standards

a. 27-61603. Green Building Standards

(a) Minimum Amount of Points Required

Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-61603(b): Green Building Point System.

(1) Minimum Requirements for Residential Development

(A) 10 to 25 units: 3 points.
(B) 25 or more units: 4 points.

Comment: In connection with ZMA-2024-002-C, the Applicant has proposed, as a public benefit, the Proposed Development will achieve at least eight (8) Green Building Points. The Proposed Development will achieve 8.00 Green Building Points with the following options:

1.25 Points	Development as a Transit-Oriented/Activity Center Planned Development (PD) zone.
1.00 Points	Redevelopment of an existing parcel within a Neighborhood Reinvestment Area as designated on the Strategic Investment Map in the General Plan, a designated Priority Funding Area, or an area targeted for reinvestment by the Federal, State, or County government
0.75 Points	Meet ASHRAE standards for lighting.
0.75 Points	Construct the principal building(s) to meet or exceed LEED® Bronze certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's International Green Construction Code.
1.00 Points	The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code.
0.50 Points	All showerheads and handheld showers are 2.0 GPM or less.
0.50 Points	All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI.
0.50 Points	All toilets are 1.28 GPF or less.
0.75 Points	Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building.

1.00 Points Provide a covered and secure bicycle parking room that protects parked bicycles from the elements and from theft.

B. Conformance with Other Applicable Review Criteria

1. Prince George's County Landscape Manual

This Application is subject to the standards and regulations provided by the Landscape Manual. The Proposed Development is designed in accordance with the applicable requirements of the Landscape Manual to ensure adequate landscaping and buffering.

2. Tree Canopy Coverage Ordinance

The Proposed Development complies with the Prince George's County Tree Canopy Coverage Ordinance. Pursuant to the Tree Canopy Coverage Ordinance, RTO-PD-Zoned properties are required to provide a minimum of fifteen percent (15%) of gross tract area in tree canopy. The Property is ±4.53 acres in gross tract area, resulting in a tree canopy coverage requirement of 0.68 acres. This application proposes 32,584 square feet (0.75 acres) of total tree canopy coverage – which exceeds the required 15% threshold.

3. Subdivision Ordinance – Section 24-4300 of the Subdivision Regulations

a. 24-4301. General

Environmental features which are impossible or difficult to reproduce, such as floodplain, wetlands, streams, steep slopes, woodlands, and specimen trees, shall be protected.

Comment: As shown on PPS-2024-016, which is being reviewed concurrently with this DET, the Applicant has identified all environmental features of special concern within the Proposed Development and has ensure that the impact to such environmental features is minimal. Where such minimal impacts are proposed for

necessary utilities, the Applicant carefully considered such impact and minimized the impact to the maximum extent practicable.

b. 24-4302. 100-Year Floodplain

(a) To ensure land is platted in a manner that protects the public against loss of life or property due to the 100-year flood, while minimizing the public and private costs of flood control measures, all subdivisions shall comply with the following standards:

(1) Except as provided in Sections 24-4302(a)(2) and 24-4302(a)(3) below, lots shall comply with the minimum net lot area required in PART 27-4: Zones and Zone Regulations, of Subtitle 27: Zoning Ordinance, exclusive of any land area within the 100-year floodplain.

Comment: The Property is not located within a 100-year floodplain area. Accordingly, this provision is inapplicable to PPS-2024-016.

(2) Where any lot contains a 100-year floodplain area in the AR and AG zones, there shall be a minimum of 40,000 contiguous square feet of area within the lot exclusive of any land within the 100-year floodplain.

Comment: The Property is located in the RTO-PD Zone. Accordingly, this provision is inapplicable.

(3) In the RE and RR zones, any area of a lot in excess of 20,000 contiguous square feet may be in the 100-year floodplain for the purposes of compliance with Section 24-4204, Private Streets and Easements, provided that the lot is to be served by a public water and sewer system, and is in a water and sewer service area Category One, Two, Three, or Four at the time of its approval.

Comment: The Property is located in the RTO-PD Zone. Accordingly, this provision is inapplicable.

(4) The floodplain areas shall be delineated in accordance with Subtitle 32, Division 4, the Floodplain Ordinance, of the County Code.

Comment: The approved NRI submitted together with this DET, NRI-115-2024, delineates floodplain areas in accordance with Subtitle 32, Division 4, the Floodplain Ordinance of the County Code. Further, The Property is not located within a 100-year floodplain area.

> ***(5) A 25-foot setback from the floodplain shall be established for dwelling units as a building restriction line.***

Comment: The Property is not located within a 100-year floodplain area. Accordingly, this provision is inapplicable.

> ***(6) In the event that the proposed subdivision is located partially or fully within an area covered by an officially adopted comprehensive watershed management plan, the proposed subdivision shall conform to such plan.***

Comment: The Proposed Development will conform to any applicable adopted comprehensive watershed management plan.

> ***(b) In the case of a proposed subdivision which includes a 100-year floodplain area along a stream, unless such area is to become a public park or recreation area maintained by a public entity, the area shall be denoted upon the final plat as a floodplain easement. Such easement shall include provisions for ingress and egress, where practicable. The floodplain easement area may be used, if necessary, for utility lines and/or stormwater drainage facilities, open-type fencing, or passive recreation, provided that no structures are built that would interfere with the flood conveyance capacity of such easement area.***

Comment: The Property is not located within a 100-year floodplain area. Accordingly, this provision is inapplicable.

c. **24-4303. Stream, Wetland, and Water Quality Protection and Stormwater Management**

> ***(a) Subdivisions shall be designed to minimize the effects of development on land, streams, and wetlands, to assist in the***

attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

Comment: PPS-2024-016, which is currently under review by M-NCPPC, shows that the Proposed Development complies with this provision. As shown on the approved Site Development Concept Plan, SIT-00111-2024, the Proposed Development uses environmental site design techniques to provide a robust stormwater management system (which incorporate micro-bioretention facilities with landscaping) with appropriate measures to control stormwater runoff, soil erosion and sediment. The stormwater management system incorporates best practices to protect and improve water quality both during and after construction of the Proposed Development incorporates best practices like sediment controls and new landscaping to help protect and improve water quality throughout construction and after. Further, the Proposed Development incorporates mitigation plantings within the micro-bioretention facilities to support healthy soil and water absorption onsite. The approved Site Development Concept Plan minimizes the effects of development on land, streams, and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

(b) A preliminary plan of subdivision (minor or major) shall not be approved until evidence is submitted that a stormwater management concept has been approved by DPIE or the municipality having approval authority, if the municipality has approval authority. Submittal materials shall include evidence that the applicable site development concept has been approved.

Comment: The Applicant has submitted approved Site Development Concept Plan, SIT-00111-2024, together with PPS-2024-016, which is being reviewed concurrently with this DET.

(c) Regulated stream buffers in Environmental Strategy Areas shall comply with the requirements in Table 24-4303(c): Regulated Stream Buffers in Environmental Strategy Areas.

Table 24-4303(c) – Required Minimum Buffer Width (Within Transit Oriented Centers): 75 feet

Comment: This provision is inapplicable to the Proposed Development.

(d) To ensure the purpose and intent of this Section is advanced, a proposed subdivision (minor or major) shall comply with the following:

(1) The preliminary plan of subdivision (minor or major) shall demonstrate adequate control of increased run-off.

(2) Stormwater control shall be provided on-site unless, upon recommendation from the County, it is demonstrated equally effective stormwater controls can be provided off-site.

(3) Environmental site design (ESD) techniques are encouraged, where appropriate.

(4) Where land is partially or totally within an area subject to an adopted Watershed Plan, the subdivision conforms to such plan.

(5) Where land is located outside the Chesapeake Bay Critical Area Overlay (CBCAO) zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature.

(6) All regulated environmental features shall be placed in a conservation easement and identified on the final plat.

(7) The approval of a Concept Grading, Erosion, and Sediment Control Plan (CS) by the Soil Conservation District, shall be required prior to final approval of the preliminary plan of subdivision (minor or major) if required by Subtitle 32: Water Resources Protection and Grading Code, of this Code.

Comment: PPS-2024-016, which is being reviewed concurrently with this DET, shows that the Proposed Development complies with this provision. As shown on the approved Site Development Concept Plan, SIT-00111-2024, the Proposed Development uses environmental site design techniques to provide a robust stormwater management system (which incorporate micro-bioretention facilities with landscaping) with appropriate measures to control stormwater runoff, soil erosion and sediment. The stormwater management system incorporates best practices to protect and improve water quality both during and after construction of the Proposed Development incorporates best practices like sediment controls and new landscaping to help protect and improve water quality throughout construction and after. Further, the Proposed Development incorporates mitigation plantings within the micro-bioretention facilities to support healthy soil and water absorption onsite. The approved Site Development Concept Plan minimizes the effects of development on land, streams, and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

d. 24-4304. Woodland and Wildlife Habitat Conservation, Tree Preservation, Clearing, and Replacement

(a) Except for land located in the Chesapeake Bay Critical Area Overlay (CBCAO) zones, development shall comply with the provisions for woodland and wildlife habitat conservation and tree preservation established in Division 2 of Subtitle 25: Woodland and Wildlife Habitat Conservation Ordinance, of the County Code, and the tree canopy requirements of Division 3 of Subtitle 25: Tree Canopy Coverage Ordinance, of the County Code.

Comment: The Applicant has submitted the approved Woodland Conservation Letter of Exemption, WCO-SE-2025-0088, together with this Statement.

(b) For land located in the CBCAO zones, all provisions regarding vegetation shall comply with the requirements of Subtitles 5B: Chesapeake Bay Critical Area, and Subtitle 27: Zoning Ordinance, of the County Code.

Comment: This provision is inapplicable to DET-2024-009.

VII. CONCLUSION

The Applicant respectfully requests the approval of DET-2024-009 for the Proposed Development. The above analysis and submitted plans establish that the subject DET satisfies the required findings that the Planning Board must make to approve a DET application in accordance with the Zoning Ordinance.

[SIGNATURE PAGES FOLLOW]

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Respectfully submitted, on behalf of the Applicant,



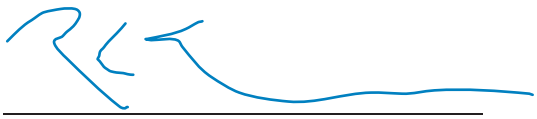
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The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 8, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Thomas Lester, Acting Supervisor, Long-Range Section, Community Planning Division TEL

FROM: Courtney Carothers, Planner II, Master Plans and Studies, Community Planning Division CC

SUBJECT: **DET-2024-009 The Mark at College Park**

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-3605 (e) Detailed Site Plan Decision Standards of the Zoning Ordinance, this detailed site plan to develop 589 multifamily dwelling units is not required to conform to the Master or Sector Plan.

Nonetheless, the proposed development aligns with Plan 2035 recommendations for the UMD East Local Campus Center by providing a medium-high residential development near downtown College Park and in proximity to the College Park Metro Station.

The site design and architecture, proposed with this DSP are also consistent with the recommendations of the master plan related to land use, environment, living area, and circulation and transportation.

BACKGROUND

Application Type: Detailed Site Plan (DET)

Planning Area: 66

Community: College Park-Berwyn Heights & Vicinity

Location: 4430 Hartwick Road and 4313 Knox Road, College Park, Maryland 20740

Size: 4.53 acres

Existing Uses: Multifamily, Residential High

Future Land Use: Residential High

Proposal: Construction of 589 multifamily dwelling units.

Zoning: Regional Transit-Oriented, Low-Intensity-Edge (RTO-L-E) and Aviation Policy Area Overlay (APAO) Zones

Applicable Zoning Ordinance: Current Subdivision Regulations

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the UMD East Local Campus Center and is within an Employment Policy Area.

The Plan Prince George's 2035 Approved General Plan (Plan 2035) designates 26 Local centers, which includes new Purple Line stations, as focal points for development and civic activity based on their access to transit or major highways. Plan 2035 contains recommendations for directing medium- to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available. Town Centers will often be larger in size and may rely more on vehicular transportation (p. 19).

Employment Areas are envisioned as areas that have the highest concentration of economic activity in our four targeted industry clusters – healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government. Plan 2035 recommends continuing to support business growth in these geographic areas – in the targeted industry clusters – concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies (p. 19).

Sector Plan: The 2010 *Approved Central US 1 Corridor Sector Plan* recommends Residential High (Map 8: Approved Land Use South, p. 60) land use on the subject property. The Master Plan defines Residential High land use as detached and attached dwelling units and associate areas at densities higher than 20 dwelling units per acre (DU/A).

The Sector Plan identifies six distinct areas to become walkable nodes and provides recommendations for each. All corridor nodes are defined as walkable nodes and are identified as desirable and appropriate locations for transit-oriented, mixed-use development at medium to high densities (p. 48). The proposed project is in the Downtown College Park walkable node.

The Sector Plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor. In designated walkable nodes, the pedestrian environment is enhanced with transit stops, street-oriented buildings with ground-floor retail, and on-street parking (p. 41).

The applicant incorporates several goals, policies, and strategies from the Master Plan into this

application such as pedestrian improvements, increased density, open spaces, and other amenities like public recreation facilities and community spaces. The Master Plan recommends the following (goals, policies, and strategies) to help advance the intent and purpose of the plan.

The application conforms to the following goals, policies and strategies of the sector plan because it creates a high-density residential area in the Downtown College Park area.

The applicant incorporates several goals, policies, and strategies from the Master Plan into this application such as pedestrian improvements, increased density, open spaces and other amenities like public recreation facilities and community spaces. The Master Plan recommends the following (goals, policies, and strategies) to help advance the intent and purpose of the plan.

Land Use and Urban Design Goals (p. 51)

Strategies

- Incorporate new civic spaces and plazas connected by a network of streets, sidewalks, and trails.
- Create attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.

Analysis: *The submitted site plan proposes three outdoor plazas, and a central promenade connecting properties south of Hartwick Road with University of Maryland. This promenade provides the opportunity for community space and includes plazas along the public rights-of-way on the northern and southern end of the promenade. A third plaza is proposed on the eastern portion of the property, and these site features are generally consistent with the public benefits approved with ZMA-2024-002. The design and programing of these spaces will be approved with this application. Staff recommend that these plazas include site furnishings, pedestrian-scale lighting, bicycle parking attractive landscaping, decorative pavements, sculptures, fountains, murals and other public art to enhance the sense of place.*

Corridor wide Policy 1: Increase mobility in College Park by adopting multimodal transportation principles and improving street network connectivity (pp. 61-62).

Strategies

1. Enhance street connectivity in College Park by creating new pedestrian-friendly street connections and cross streets at the time of redevelopment and reconnecting closed streets where possible.

9. Develop a consistent and interesting wayfinding system of directories, interpretive signage, directional signs, and other elements to help foster a sense of place and assist in informing visitors, students, and residents of the features of the Central US 1 Corridor, University of Maryland, and City of College Park. These wayfinding signs should be designed primarily for pedestrians and bicyclists. Wayfinding signs for bicyclists should be consistent with the standards of the Manual of Uniform Traffic Control Devices (MUTCD).

Analysis: *The site plan proposes a central promenade which provides a multimodal connection between the University of Maryland and properties south of Hartwick road. This connection will*

allow for increased mobility and improve connectivity in the area. Additional improvements should be considered including wayfinding signage to guide residents and pedestrians to the University of Maryland, public transportation options, and regional attractions.

Corridor wide Policy 3: Embrace the symbiotic relationship of the natural and built environments (p. 62).

Strategies

2. Reduce the amount of land consumed by development in College Park by promoting compact, walkable development.

3. Embrace green building practices by requiring all new development to incorporate sustainable design techniques. Encourage a minimum of Leadership in Energy and Environmental Design-Silver certification for new development in College Park.

4. Manage stormwater through the increased use of urban stormwater management techniques, including cisterns, green roofs, rain tanks, biofiltration measures, storage cells underneath streets and new development, and street tree planters.

Analysis: *The project is within a Priority Funding Area (PFA) which is a designation established by the State of Maryland to focus the State's growth-related spending into existing communities and locally designated growth areas. This application is consistent with supporting future growth in the area by creating new pedestrian-friendly cross-street connection between the Hartwick and Knox Roads. The proposal promotes compact, walkable development by proposing a reduced block length of two new buildings along both Knox Road and Hartwick Road. The applicant should provide street-oriented architecture that would align the building openings to the retail storefronts and promote windows on the street and the pedestrian promenade. This will increase natural surveillance, enhance and placemaking opportunities and add to a sense of place. Staff recommend that the building be designed in a way that provides a human-scaled facade and uses natural materials, colors and textures that improve the pedestrian experience.*

Staff recommend providing environmentally sensitive building design and green building techniques in the design of the public plazas and streetscape. Consider providing stormwater amenities such as but not limited to permeable pavements, rain gardens, green roof, stormwater planters and vegetated swales above storage cells underneath the streets could be used.

Walkable Node Policy 1: Develop a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor (p. 65)**.**

Strategies

4. Provide generous sidewalks along US 1 and all side streets in the walkable nodes, with a width between 15 to 20 feet along US 1 and 6 to 10 feet on the side streets. These widths provide space for outdoor dining and street trees along US 1 and a comfortable walking area on the side streets, while providing an adequate distance between the building frontages and the streets (p. 65).

8. Ensure a vertical mix of uses in the walkable nodes. The ground floor of buildings should be designed to look like storefronts, with windows and primary entrances facing the street. Retail and service uses should be provided on the ground floor of buildings within the walkable nodes (p. 66).

9. Concentrate office and residential uses above the ground floor. The residents and employees inhabiting these spaces help support retail uses on the ground floor and create demand for increased transit service at the walkable nodes (p. 66).

10. Locate service uses, such as loading facilities and trash collection, to alleys or secondary streets (p. 66).

Analysis: *A six-foot-wide sidewalk is proposed along Knox Road and Hartwick Road and is setback from roadway to provide space for landscaping/street trees and street furniture. Staff recommend that the building treatment on the first floor be designed with architectural elements to enhance the streetscape with primary entrances facing the street.*

Walkable Node Policy 2: Establish a strong sense of place along the Central US 1 Corridor by ensuring the highest quality of development (p. 67).

Strategies

3. Ensure primary building entrances are provided along the street to facilitate convenient pedestrian connections and strengthen the connection between the building and the street space (p. 67).

4. Promote plazas and pocket parks to provide gathering places for neighborhood events, enjoyment of the outdoors, and community wellbeing and exercise. Buildings along the edges of these open spaces should be oriented toward the space to provide natural surveillance (p. 67).

5. Locate most parking within the walkable nodes to mid-block parking lots and, as the market evolves, garages. Where parking garages front major streets, they should be lined with habitable space (p. 67).

6. Use high-quality, durable, and attractive materials, such as brick and stone, for all new development (p. 68).

7. Provide attractive landscaping in the walkable nodes to help establish a sense of place, with an emphasis on a more urban concept of street trees within planters set into the sidewalks and pedestrian spaces. Native species of plants should be chosen for landscaping (p. 68).

8. Provide pedestrian-scaled signage and lighting. Do not design these elements for automobiles; rather, focus on the pedestrian experience (p. 68).

Analysis: *The site plan is designed with a priority for pedestrian access. The plan ensures ADA accessibility and promotes pedestrian connectivity, by providing a connection between Knox Road and Hartwick Road. Careful consideration has been given to the site's design by separating the*

vehicular and pedestrian traffic on the site, and landscaping has been selected to integrate into the site's design to improve the public realm.

Specific recommendations for the 'Downtown College Park' node
The vision for downtown includes the re-establishment of its role as the focus of community activity. The area's tradition of multistory, multiuse buildings with retail on the first floor and either residences or offices on the upper floors should be reinstated. The range of hotel, dinning, and entertainment uses that serve the university should be increased, and parking garages should accommodate new development" (p. 79). The core of the downtown area is located at Knox Road (p. 80). The Sector Plan recommends providing central public plazas that are spatially defined by building frontages and provide human-scaled façades, storefronts, and signage for pedestrian interest. Street-oriented architecture would present doors, windows, balconies, and porches that face the street (p. 81).

Analysis: *The site plan submitted accomplishes this by providing a high-density residential project in Downtown College Park. The property is within walking distance of restaurants and entertainment venues and will enhance the community and support the local economy. However, several elements do not meet the intent of the plan. For example, the building does not include balconies and the proposed pocket park on the eastern portion of the building lacks site amenities and is located next to a loading facility. In addition, this pocket park does not connect with the other proposed plazas adjacent to the promenade or the streetscape. Staff recommend that the pocket park include decorative landscaping, program elements, and materials that are consistent with those proposed in the promenade. Additional building treatments should be proposed on the façade to improve the user experience and occupants of the building and design features such as balconies should be proposed for the dwelling units.*

Chapter 4 – Infrastructure Elements – Transportation Network (p. 109)

Walkable Land-Use Design
The best walkable neighborhoods address two primary elements:

1. A specific mix of land uses (residential, office, retail, civic, and others) arranged with streets serving as public spaces with a sense of enclosure to create "outdoor rooms"—human scaled environments where people enjoy spending time.

2. Pedestrian-oriented street and site design where lower design speeds and greater connectivity govern the planning of the use of street space (p. 109).

Walkable Land-Use Design Policy: Design land uses, including the mix of uses and the physical design of buildings and streets, to support pedestrian and bicyclist access as the primary modes of travel (p. 109).

Strategies

- Provide wider sidewalks throughout the Central US 1 Corridor, particularly within the walkable nodes. Provide amenities and features, such as safe crossings, pedestrian count-down lights, curb bump-outs at intersections to narrow crossing distances, and additional signage to facilitate pedestrian safety.

- Bring buildings closer to the street to help define the street space and foster walkability and pedestrian comfort.

- Plant street trees to enhance pedestrian comfort by providing shade.

- Provide marked bike lanes, cycle tracks, and multiuse paths where appropriate.

Analysis: *Knox Road includes an existing shared road facility. Hartwick Road proposes a planned shared road facility. However, staff note that the site plan could be improved by providing enhanced site and architectural elements such as; six- to ten-foot-wide sidewalks with street furniture such as benches and tables or a canopy of street trees and awnings on the site's frontage to provide shelter from the sun and rain. It is recommended that site features such as trash receptacles be proposed to keep the public realm clean, and appropriate short-term and long-term bicycle racks be included to improve multimodal transportation in the region. In addition, elements such as decorative pavements, public art and murals could be installed to enhance the sense of place. Provide shared-roadway signage pavement markings per the operating agency.*

Chapter 4 – Infrastructure Elements – Environmental Infrastructure (p. 109)

Green Building Construction and Sustainability Policy 5: Implement environmentally sensitive design building techniques and reduce overall energy consumption (p. 109).

Strategies

- Use at least three green building techniques on each new and redevelopment project, including but not limited to: Creation of gray water reuse system; The use of low VOC materials; Recycled and/or sustainable building materials as designated by the U.S. Green Building Council; Green roofs; Renewable/alternative energy sources, such as wind, solar, and geothermal (p. 109).

- Reduce energy consumption through the use of more effective and energy efficient indoor and outdoor lighting and air movement systems (p. 109).

- Establish maximum impervious surface percentages in urbanized areas during the evaluation of development proposals. Disconnection of large tracts of impervious surfaces should be achieved through the use of alternative pavers, soil amendments and conditioning, bioretention areas, rooftop gardens, and other landscaping techniques that increase infiltration (p. 109).

- Design parking areas as either shared or as structured lots. The use of parking garages and/or underground parking shall be priorities (p. 109).

Analysis*: The site plan incorporates environmentally sensitive building and sustainable building techniques in the design including permeable pavement bioretention cells, and high efficiency appliances in the site design.*

Chapter 5 – Community Development and Character (p. 171)

Housing Policy 1: Provide a variety of housing types with both rental and ownership opportunities to a range of incomes (p. 171).

Strategy

- Incorporate the highest densities of new residential development into mixed-use walkable nodes to establish sustainable environments where residents can live, work, shop, and play.

Neighborhoods and Sense of Community Policy 2: Address public safety issues in neighborhoods (p. 181).

Strategies

- Incorporate crime prevention through environmental design measures in all new development and redevelopment to foster "eyes on the street."
- Construct sidewalks, bicycle lanes, traffic calming devices, and streetlights where appropriate.

Analysis*: The pedestrian connection between the Hartwick and Knox roads will provide natural surveillance, and include building openings with windows and doors to increase this natural surveillance. The building orientation provides clear sightlines and proposes adequate lighting to support visibility in the evening.*

Aviation/MIOZ: This application is located within an Aviation Policy Area and is subject to the regulations of section 27-4402 for APA 6, traffic pattern areas. The height of the proposed building meets these requirements.

SMA/Zoning: The 2016 *Approved Military Overlay Zoning Map Amendment* retained the subject property into the R-10 Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the R-10 (Multifamily High-Density Residential) Zone to the RTO-L-E (Regional Transit – Oriented, Low – Intensity – Edge) Zone effective April 1, 2022.

On February 23, 2026, the district Council approved ZMA-2024-002-C which rezoned the Property from the Regional Transit-Oriented (Low Intensity-Edge) (RTO-L-E) Zone to the RTO-PD Zone.

cc: Long-Range Agenda Notebook

May 8, 2026

MEMORANDUM

TO: Te-sheng Huang, Urban Design Section, Development Review Division

FROM: Alyssa Roff, Transportation Planning Section, Countywide Planning Division

VIA: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Mark Berger, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: DET-2024-009 The Mark at College Park

Prior Conditions of Approval

The site has several prior approvals, including several Preliminary Plans of Subdivision (PPS) applications. However, the site is subject to the conditions of the Zoning Map Amendment (ZMA)-2024-002, Certificate of Adequacy (ADQ)-2024-040 and PPS 2024-016, which supersedes the prior PPS approvals. The relevant transportation conditions of approval related to the subject application are listed below:

ZMA-2024-002

> 3. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of Prince George's County Zoning Ordinance (Ordinance).

Comment: The site plan proposes 293 long-term and 26 short-term bicycle parking spaces. The criteria have been met.

> 4. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided, which shall include the following:
>
> > a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade
> > b. An Americans with Disabilities Act (ADA)-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location
> > e. At least one bicycle repair/"fix it" station
> > f. One bicycle trough
> > i. At least two wayfinding signs

Comment: The site plan shows details of the greenway/pedestrian promenade, including the above list. The criteria have been met.

PPS-2024-016

1. At the time of any detailed site plan (DET) within the boundaries of this preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following on a site plan and on a bicycle and pedestrian facilities plan:

    a. All pedestrian and bicycle facilities are to be provided on plan sheets
    b. Provide crosswalks and ADA curb ramps at all intersections and throughout the site
    c. Provide short and long-term bicycle parking details and locations on site, in accordance with Section 27-6309(a)(3)

Comment: Staff find the pedestrian and bike facilities, crosswalk, and ADA curb ramps, and long-term and short-term bicycle parking shown on the proposed site plan to be adequate.

ADQ-2024-040

1. Total development within the subject property shall be limited to uses that would generate no more than 330 AM and 432 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

Comment: The proposed development within the subject property shall be limited to uses which generate no more than 330 AM and 432 PM peak-hour vehicle trips.

2. Prior to certification of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
    A. Knox Road & Terrapin Row (See Exhibit B-2)
        i. Install 2 Solar Powered Flashing Rectangular Rapid Flashing Beacon (RRFB) Warning System (Double Sided) Including Signs, Pedestal Pole, Foundation, Pushbutton (S), cabinet, and All Necessary Equipment
    B. Guilford Drive & Rowalt Drive (See Exhibit B-3)
        i. Install 2 Solar Powered Flashing Rectangular Rapid Flashing Beacon (RRFB) Warning System (Double Sided) Including Signs, Pedestal Pole, Foundation, Pushbutton (S), cabinet, and All Necessary Equipment
    C. Guilford Road & Fordham Lane (See Exhibit B-4)
        i. Replace two pedestrian ramps to be ADA-compliant on the south side of the intersection
    D. Guilford Road & Harvard Road (See Exhibit B-5)

i. Replace Pedestrian Ramp to be ADA Compliant along the northeast corner of the intersection

E. Guilford Road & Rowalt Drive (See Exhibit B-6)
   i. Replace Pedestrian Ramp on the southeast corner of the intersection
F. Knox Road & Dartmouth Avenue (See Exhibit B-7)
   i. Replace Pedestrian Ramps to be ADA Compliant on the northwest corner of the intersection
G. Guilford Drive & Rowalt Drive (See Exhibit B-8)
   i. Install 80 Thermoplastic Continental Crosswalk, 24 in. along the southwest approach
H. Guilford Road & Fordham Lane (See Exhibit B-9)
   i. Install Thermoplastic Continental Crosswalk, 24 in. along the south approach
I. Guilford Road & Harvard Road (See Exhibit B-10)
   i. Install 280 Thermoplastic Continental Crosswalk, 24 in. along all approaches
J. Guilford Road & Rowalt Drive (See Exhibit B-11)
   i. Install 110 Thermoplastic Continental Crosswalk, 24 in. along the south approach
K. Knox Road & Dartmouth Avenue (See Exhibit B-12)
   i. Install 70 Thermoplastic Continental Crosswalk, 24 in. along the west approach
L. Hartwick Road & Terrapin Row (See Exhibit B-13)
   i. Install 2 Solar Powered Flashing Rectangular Rapid Flashing Beacon (RRFB) Warning System (Double Sided) Including Signs, Pedestal Pole, Foundation, Pushbutton(S), cabinet, and All Necessary Equipment

In the event that the above improvement does not receive approval for permit, the applicant shall provide the following alternative improvements below:

A. Calvert Road & Columbia Avenue (See Exhibit C-2)
   i. Replace 3 Pedestrian Ramps to be ADA Compliant on the north & south side of the intersection

B. Baltimore Avenue & Carleton Terrace (See Exhibit C-3)
   i. Replace two Pedestrian Ramps on the east side of the intersection

C. Baltimore Avenue & Carleton Terrace (See Exhibit C-4)
   i. Install 60 Thermoplastic Continental Crosswalk, 24 in. along the east approach

Comment: To be satisfied at the time of building permit approval.

3. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements

consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.

Comment: A bicycle and pedestrian facilities plan was provided and identified the on-site improvements. This condition has been met.

Master Plan Compliance

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Central US 1 Corridor Sector Plan*.

Right-of-Way (ROW)

The proposed development has frontage on Harwick Road and Knox Road. Although these roadways are not master planned facilities, the plan sheets identify 47.1-foot ROW along Hartwick Road and 59.6-foot ROW along Knox Road. Staff find the ROW to be sufficient for turning movements according to the circulation exhibits provided by the applicant.

Pedestrian and Bicycle Facilities

Knox Road – Shared Roadway (Existing)

Hartwick Road - Shared Roadway (Existing)

Comment: The MPOT recommends the above facilities. The site plan proposes six-foot-wide sidewalks and includes the existing shared roadway pavement markings along Knox Road and Hartwick Road.

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Comment: The proposed site plan shows continuous sidewalks, ADA ramps, and continental crosswalks throughout the site. The proposed site plan also shows existing shared roadway pavement markings along the frontage of Hartwick Road and Knox Road. Staff determined that the improvements proposed accommodate all modes of transportation to the greatest extent possible.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities.

Comment: The site plan shows bicycle circulation throughout the site, connecting bicycles from Knox Road and Hartwick Road via the central plaza. Additionally, both Knox Road and Hartwick Road show existing shared roadway pavement markings along the property frontage and meet the master plan intent. Additionally, the site plan shows a bicycle trough to allow easier transport of bicycles through the central plaza, and a bike "fix-it" station to encourage bicycling.

The 2010 *Approved Central US 1 Corridor Sector Plan* provides guidance for multi-modal circulation and Complete Streets throughout the planning area.

> **Policy 2: Facilitate bicyclists along the entire corridor and through development so that bicycle routes are enhanced or established.**

Comment: The circulation plan shows circulation for pedestrians and bicyclists around the entire site via existing shared roadway markings and existing sidewalks along Hartwick Road and Knox Road. Further bicycle and pedestrian circulation are proposed through the central plaza to meet master plan intent.

General Plan Consistency
The proposed and recommended access and circulation were evaluated per the 2035 Approved Countywide General Plan.

> **Policy 1: Ensure that countywide transportation improvements are integrated with and support the 2035 vision and land use pattern.**

Comment: The site plan proposes six-foot-wide sidewalks and includes the existing shared roadway pavement markings along Knox Road and Hartwick Road. Additional bicycle and pedestrian connections are proposed through a central plaza. The recommended and proposed facilities meet policy intent.

> **Policy 4: Use complete and green street practices to design, operate, maintain, and retrofit the transportation network in order to improve travel conditions for pedestrians, bicyclists, transit riders and vulnerable populations consistent with the surrounding area's character.**

Comment: The site plan includes six-foot-wide sidewalks internal to the site, striped crosswalks, and existing shared roadway pavement markings along Knox Road and Hartwick Road. The recommended and proposed facilities meet policy intent.

> **Policy 5: Improve overall safety levels within the County's transportation network.**

Comment: The site plan includes six-foot-wide sidewalks per Sec. 27-6207(b), internal to the site, striped crosswalks, and existing shared roadway pavement markings along Knox Road and Hartwick Road to accommodate separated pedestrian, bicycle, and vehicular movement. Additional bicycle and pedestrian-only connections are proposed through a central plaza. The proposed facilities meet the policy intent.

Transportation Planning Review
Zoning Ordinance Compliance
Section 27-3605 of the Ordinance provides guidance for the review of DET development applications. Sections within 27-6 provide guidance for the development and design standards for the current application. The relevant sections to transportation are discussed below.

Section 27-6200: Roadway Access, Mobility and Circulation

27-6202: Consistency with Plans: The proposed and recommended access and circulation were evaluated per the applicable master plans. The proposed development does not have frontage on any master planned roadways.

27-6303: Multimodal Transportation System: The site plan shows internal bicycle circulation connecting bicycles from Harwick Road to Knox Road through the central plaza. Existing shared roadway pavement markings are also included on the plan sheets to accommodate cyclists. The site plan proposes 293 long-term and 26 short-term bicycle parking.

27-6204: Circulation or Site Plan Required: The submitted plans demonstrate pedestrian, bicycle, and vehicular circulation through the site and meet the requirements of this section. The criteria have been met.

27-6206: Vehicular Access and Circulation
27-6206(a): All public streets are classified appropriately.
27-6206(b): All proposed access is classified appropriately. The applicant proposes direct vehicular access from the garage to Harwick Road via a two-way driveway. The criteria have been met.

27-6206(c): The site plan shows direct parking garage access proposed along Hartwick Road. The circulation plan also details turning movements for emergency vehicles. The criteria have been met.

27-6206(d)(1): The site does not have frontage along an arterial, major collector, or collector. The criteria have been met.

27-6206(e): Cross-access between adjoining developments is not shown on the proposed site plan. Grading constraints within the proposed development and existing structures in the adjacent College Park Shopping Center do not allow for any feasible cross-access between the proposed subdivision and the adjacent College Park Shopping Center.

27-6206(f): Not applicable as no Single-Family (Attached and Detached) Residential Development is proposed.

27-6206(g): Not applicable as no cul-de-sacs or vacant adjacent land on the adjacent parcels.

27-6206(h): Not applicable as there are no new streets or stubs proposed.

27-6206(i): Not applicable as there are no new streets proposed.

27-6206(j): All traffic calming measures shall be coordinated with the applicable operating agency or municipality. Any traffic calming measures proposed in a County right-of-way shall require approval by the Department of Permitting, Inspections and Enforcement (DPIE).

27-6206(k): The block length is 586 feet. The criteria have been met.

27-6207: Pedestrian Access and Circulation
27-6207(a): The development identifies an internal pedestrian circulation network, which allows for efficient movement within the development and to the public street. A six-foot-wide sidewalk is also proposed along the property frontage on Hartwick Road and Knox Road.

27-6207(b): The site plan shows an internal pedestrian and bicycle circulation system through the central plaza, which will connect Hartwick Road and Knox Road. The PPS does not show internal pedestrian circulation between adjacent properties due to the grading and structural constraints of the adjacent College Park Shopping Center.

27-6208: Bicycle Access and Circulation
27-6208(a): The proposed site plan accommodates bicycle circulation through existing shared roadway pavement markings on the site's frontage along Hartwick Road and Knox Road as well as further connection through the central plaza. Long-term bicycle parking is provided in a centralized location of the parking garage. Short-term parking is located near building entrances and throughout the central plaza. Bicycle parking is provided to accommodate 293 long-term bicycle parking spaces in the parking garage and 26 short-term bicycle parking spaces located throughout the site, near building entrances and in the central plaza.

27-6208(b): Cross-access between adjoining developments is not shown on the proposed site plan. Grading constraints within the proposed development and existing structures in the adjacent College Park Shopping Center do not allow for any feasible cross-access between the proposed subdivision and the adjacent College Park Shopping Center.

27-6309: Bicycle Parking Standards
27-6309(a): The site plan proposes 293 long-term bicycle parking and 26 short-term parking, exceeding the 70 bicycle parking spaces required for this development. The site plans show the location of the short term and long-term bicycle parking spaces. The site plan also includes the U-style rack detail for the short-term parking. However, staff recommend the applicant clarify the bicycle rack detail used for the long-term bicycle parking.

27-6309(b): The proposed development shows the required parking spaces located in a visible, well-lit, and near the primary open space and parking garages of the development. Staff recommend the applicant provide secure and enclosed long-term bicycle parking rooms, and interior wayfinding signs directing users to long-term bicycle parking areas.

Conclusion

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for vehicular, pedestrian, and bicycle transportation purposes if the following conditions are met:

1. Prior to certification of the Detailed Site Plan, the applicant, and the applicant's heirs, successors, and/or assigns shall:
    a. Per Section 27-6309(a), provide the bicycle rack detail for long-term bicycle parking.

b. Per Section 27-6309(b)(3)(C), provide location and details of wayfinding signs for the long-term bicycled parking areas.
c. Per Section 27-6309(b)(3)(F), provide enclosed and secured long-term bicycle parking areas limited to authorized use to limit vandalism and theft.

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Planning Department
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Countywide Planning Division
Environmental Planning Section 301-952-3650

April 10, 2026

MEMORANDUM

TO: Te-sheng (Emery) Huang, Planner IV, Urban Design Section, DRD

VIA: Suzanne Nickle, Acting Supervisor, Environmental Planning Section, CWPD *SN*

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **The Mark at College Park: DET-2024-009**

The Environmental Planning Section (EPS) has reviewed the above referenced detailed site plan (DET) application accepted on March 30, 2026, with a Subdivision and Development Review Committee (SDRC) meeting on April 10, 2026. The EPS finds the application in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within Section 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance; and recommends approval of DET-2024-009, subject to the findings at the end of this memorandum.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-115-2024	N/A	Staff	Approved	11/5/2024	N/A
ZMA-2024-002	N/A	District Council	Approved	3/6/2026	ZO No. 1 - 2026
PPS-2024-016	N/A (Exempt per WCO-SE-2025-0088)	Planning Board	Pending	Pending	Pending
DET-2024-009	N/A (Exempt per WCO-SE-2025-0088)	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a DET for the development of multifamily dwelling units.

APPLICABLE ENVIRONMENTAL REGULATIONS
The project is subject to Woodland and Wildlife Habitat Conservation Ordinance (WCO), and the environmental regulations contained in Subtitles 24, 25, and 27 because the site does not have a previously approved tree conservation plan and this is a new DET under the current subdivision regulations.

SITE DESCRIPTION
The subject property is approximately 4.53 acres with frontage on both Hartwick Road and Knox Road, west from its intersection with Baltimore Avenue (US Route 1).

The site is currently fully developed with two multifamily residential buildings and associated parking. According to the Real Property Date Search, the existing multifamily residential buildings were constructed in 1962. The current zoning for the site is Regional Transit-Oriented – Planned Development (RTO-PD) per ZMA-2024-002.

This site is within the Environmental Strategy Area 1 as designated by the 2014 *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035). The site does not contain Forest Interior Dwelling Species habitat. Christiana complexes are mapped on-site. The property is within the Lower Northeast Branch of the Anacostia River watershed, which is not a Tier II waterway. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not on the site. The site does not front on a historic or scenic roadway. The site does not front on a master-planned roadway according to the 2009 Master Plan of Transportation (MPOT).

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

Zoning Map Amendment ZMA-2024-002
The Prince George's County Planning Board (PGCPB) approved zoning map amendment ZMA-2024-002 to rezone the subject property to RTO-PD on May 22, 2025 (PGCPB Resolution No. 2024-037). On December 4, 2025, the Prince George's County Zoning Hearing Examiner issued a recommendation of approval with conditions. On February 23, 2026, the District Council issued final approval of the case subject to modified conditions of approval (Zoning Ordinance No. 1 – 2026). However, there are no conditions of approval that are environmental in nature.

ENVIRONMENTAL REVIEW

Natural Resources Inventory
Section 27-6802 of County Code requires an approved natural resource inventory (NRI) plan with DET applications. Approved NRI-115-2024 was included in the application and confirms that the site does not contain woodland or regulated environmental features. The site contains two specimen trees. No further information is needed at this time.

Woodland Conservation
This project is exempt from the provisions of the WCO because the site contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. The site received a letter of exemption from the WCO (WCO-SE-2025-0088) on December 29, 2025, and it remains valid until December 29, 2030. No additional information is required with regard to woodland conservation.

Specimen Trees
Specimen trees are required to be protected under Section 25-122(b)(1)(G) of the WCO which requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

However, the site is exempt from specimen tree regulations per approved letter of exemption WCO-SE-2025-0088. Instead, the development is subject to specimen tree regulations contained in Section 4.9(e)(7), Sustainable Landscaping Requirements – Specimen Trees, of the Landscape Manual.

Regulated Environmental Features (REF)
Regulated environmental features (REF) are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 the Zoning Ordinance; however, the site does not contain REF.

Stormwater Management
Section 27-3605(c)(F)(x) of the Zoning Ordinance requires an approved stormwater management concept was submitted with the PPS. Approved Concept Plan (#SIT-00111-2024) shows the use of micro-bioretention and an underground detention system. Due to the presence of Christiana clays and the proximity of stormwater devices to building foundations, in-ground water infiltration is not permitted. This stormwater management plan was approved on February 3, 2025, and expires on February 3, 2028.

100-year Floodplain
According to NRI-115-2024, the site does not contain 100-year floodplain. Thus, the DET is in accordance with Section 27-6804 of the Zoning Ordinance and Subtitle 32, Division 4, Floodplain Ordinance, of the Prince George's County Code.

Soils
In accordance with Section 27-6809, Unsafe Lands of the Zoning Ordinance, and Section 24-4300, Environmental Standards, of the Subdivision Regulations, this application was reviewed for unsafe land restrictions. The predominant soils found to occur, according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Urban land-Christiana-Downer complex. Christiana clay is mapped on the site, but no geotechnical issues have been identified at this time.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS has completed the review of DET-2024-009, and recommends approval, subject to the following findings:

Recommended Findings

1. The development is exempt from specimen tree regulations found in Section 25-122(b)(1)(G) and Section 25-119(d).

2. There are no regulated environmental features (REF) on the subject property.

May 11, 2026

MEMORANDUM

TO: Emery Hang, Planner IV, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Jason Bartlett, Planner II, Subdivision Section JTB

SUBJECT: DET-2024-009; The Mark at College Park

This Detailed Site Plan DET-2024-009, proposes 590 multifamily dwelling units within two buildings on one 4.53-acre parcel. The property is located in Tax Map 33, Grid C4 within the Regional Transit - Oriented - Planned Development (RTO-PD) Zone, and the Aviation Policy Areas Overlay (APAO) Zone. It is further subject to the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (sector plan). The subject property consists of two existing parcels known as Parcel A and B, recorded in the Land Records of Prince George's County, Mayland in Plat Book WWW 46, page 9, titled "Parcel A and B, College Park Towers" approved on May 2, 1962. However, this DET is being reviewed concurrently with Preliminary Plan of Subdivision PPS-2024-016, which proposes to subdivide the property into the configuration shown with this DET. New final plats are required to be recorded prior to approval of any permits, subsequent to the approval of this DET and in conformance with the PPS.

The application was accepted on April 30, 2026, and major issues were provided to the applicant during SDRC meeting on April 10, 2026. This memo is based upon revised plans received on April 24, 2026.

The property is the subject of an approved zoning map amendment (ZMA) that rezoned the property from the RTO-L-E Zone to the RTO-PD Zone (Zoning Ordinance No. 1-2026, ZMA-2024-002), approved by the Prince George's County District Council, and made effective on February 23, 2026.

This DET is subject to Preliminary Plan of Subdivision PPS-2024-016, which proposes one parcel for development of 600 multifamily residential dwelling units. This PPS shall be approved prior to the approval of this DET and this DET must conform to any relevant conditions of approval of the PPS. The recommended conditions proposed by staff for the PPS that are relevant to the review of this DET are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one in plain text:

1. At the time of detailed site plan, the open space set-aside areas required by Section 27-6400 of the Prince George's County Zoning Ordinance shall be delineated on the

plans for placement under an easement or covenant. The easement or covenant shall be reviewed and approved by the Subdivision Section of the Development Review Division of the Prince George's County Planning Department and be fully executed prior to approval of a final plat for the development. The documents shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Prince George's County Planning Board. The documents shall be recorded in the Prince George's County Land Records and the Liber/Folio indicated on the final plat, prior to recordation.

The open space set-aside areas required by Section 27-6400 of the Prince George's County Zoning Ordinance are delineated on the DET on Sheet L-1.20 of the landscape plan and identified for placement under a public use easement. This area contains 0.10 acres and also include a portion of the overall public access easements shown on Sheet DSP-4 containing paths or trails, as allowed by Section 27-6404(a). The Urban Design Section should further evaluate the DET for conformance to this condition.

2. **In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (Planning Area 66), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following and show the facilities on the detailed site plan:**

   a. **All pedestrian and bicycle facilities are to be provided on the plan sheets.**

   b. **Provide crosswalks and ADA curb ramps at all intersections and throughout the site.**

   c. **Provide short and long-term bicycle parking details and locations on site, in accordance with Section 27-6309(a)(3).**

   The Transportation Planning Section should review this DET for conformance to this condition.

3. **Development of this site shall be in conformance with approved Stormwater Management Concept Plan SIT-00111-2024, and any subsequent revisions.**

   The applicant submitted a copy of approved stormwater management (SWM) concept plan and associated approval letter (SIT-00111-2024) with the subject application. The Environmental Planning Section should determine whether the proposed development is in conformance with the approved SWM concept plan and this condition.

The property is also subject to a Certificate of Adequacy ADQ-2024-040, which is being reviewed concurrently with the PPS. Prior to approval of this DET, it must show conformance to the recommended conditions of the ADQ, of which the following are applicable to the review of this DET:

1. **Total development within the subject property shall be limited to uses that would generate no more than 330 AM and 432 PM peak-hour vehicle trips.**

   The number of dwelling units proposed with this DET are consistent with those evaluated

with the approved ADQ. Therefore, the proposed development should generate trips no more than those established.

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

A bicycle and pedestrian impact statement (BPIS) was submitted with the subject application that includes exhibits providing locations and details of the proposed on-site and off-site bicycle and pedestrian improvements. However, the Transportation Planning Section should review the BPIS and DET for conformance to this condition.

4. The applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for and provide adequate on-site recreational facilities.

6. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Parks and Recreation Facilities Design Guidelines, with the review of the detailed site plan. Timing for construction shall also be determined at the time of the detailed site plan.

A detailed breakdown of the on-site private recreation facilities has been provided with this DET in appropriate and developable areas, including their values. Triggers for construction of these recreational facilities have also been provided. The proposed recreational facilities should be further evaluated by the Urban Design Section for conformance to Conditions 4 and 6 to confirm that the adequacy, proper siting, and timing are appropriate.

Recommended Conditions:

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DET shall be in conformance with the findings and conditions of approval of the preliminary plan of subdivision being reviewed concurrently. All bearings and distances must be clearly shown on the DET and must be consistent with the final plats, or permits will be placed on hold until the plans are corrected. There are no subdivision issues at this time.

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Countywide Planning Division
Historic Preservation Section 301-952-3680

April 24, 2026

MEMORANDUM

TO: Te-sheng (Emery) Huang, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

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

SUBJECT: **DET-2024-009 The Mark at College Park**

The subject property comprises 4.53 acres and is located northwest of Hartwick Road, approximately 635 feet from its intersection with Baltimore Avenue (U.S. Route 1) in College Park. The subject property is zoned Regional Transit-Oriented, Low Intensity-Edge (RTO-L-E) and is located in the 2010 *Approved Central US 1 Corridor Sector Plan* area. The subject application is for the development of approximately 590 multifamily dwelling units within two buildings, with associated site infrastructure and amenities, including a central promenade.

The 2010 *Approved Central US 1 Corridor Sector Plan* includes goals and policies related to historic preservation (pages 193-201). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources.

Historic Preservation staff recommend approval of DET-2024-009, The Mark at College Park, with no conditions.

Outlook

DET-2024-009 The Mark at College Park

From Thompson, Ivy <Ivy.Thompson@pgparks.com>
Date Fri 2026-05-01 4:09 PM
To Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>
Cc Holley, Edward <Edward.Holley@Pgparks.com>; Quattrocchi, Dominic <Dominic.Quattrocchi@pgparks.com>; Smith, Jameka <Jameka.Smith@pgparks.com>; Zyla, Thomas <Thomas.Zyla@pgparks.com>

DPR staff reviewed and evaluated DET-2024-009 for conformance with the requirements considered in our recommendations of PPS-2024-016 as they pertain to parks and recreation facilities. This DET application covers approximately 4.53 -acres, zoned RTO-PD. The property is located northwest of Hartwick Road approximately 635 ft from the intersection of Hartwick Road and Baltimore Avenue/ US Route 1. This application is for the development of 600 multifamily dwelling units across three buildings with associated infrastructure. Preliminary Plan of Subdivision (PPS-2024-016) recommends onsite private recreational facilities to be reviewed by the Urban Design Section of the Development Review Division (DRD). The open space and landscape exhibits illustrate active and passive recreation areas within the development that include a rooftop, east and west courtyards with recreation facilities. DPR staff find the proffered recreation facilities fulfill the requirements of Subdivision Regulation 24-4507 Adequacy and Subdivision Regulation 24-4601 Mandatory Parkland Dedication per the recommendations of PPS-2024-016.

Ivy R. Thompson, AICP. Planner III
Park Planning and Environmental Stewardship Division
M-NCPPC, Department of Parks and Recreation, Prince George's County
1616 McCormick Drive, 2nd floor, Largo MD 20774
Office: 301-699-2540 | Mobile: 202-430-2106

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Department of Permitting, Inspections and Enforcement
Office of the Director

Aisha N. Braveboy
County Executive

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

MEMORANDUM

DATE: April 14, 2026

TO: Jason Barrtlett, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mariwan Abdullah, P.E., Chief Engineer
Site Road Plan Review Division, DPIE

RE: The Mark at College Park
DET 2024-009

CR: Hartwick Road (City of College Park)
Knox Road (City of College Park)

This memorandum responds to The Mark at College Park DET 2024-009. The Department of Permitting, Inspections and Enforcement (DPIE) provides the following information:

- The proposed development is located at 4330 Hartwick Road & 4313 Knox Road.
- The proposal consists of the construction of multi-family residential dwellings.
- The Mark at College Park DET2024-009 is consistent with SIT 00111-2024 approved on February 3, 2025, and expires on February 3, 2028.

DPIE Site Road Traffic Comments:

- This site solely fronts Knox Road and Hartwick Road, which are managed in this section by the University of Maryland, College Park. As such, we defer all comments on this to the University of Maryland, College Park.

DPIE Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates Condo Phase I and II in Water and Sewer Category 3 inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, planned for public sewer service.
- Water and sewer lines abut the properties in both Knox Road and Hartwick Road. Water and sewer line extensions or onsite systems may be required to service any proposed development and must be

approved by the Washington Suburban Sanitary Commission before recordation of a final plat. Both properties currently have active accounts with WSSC.

DPIE Floodplain Comments:

- There is no floodplain in this property.

DPIE Geotechnical Comments:

- There are existing retaining walls at the northeastern corner and along the western perimeter of the property. Those existing walls will take the structural loads of the proposed high-rise buildings. The evaluation of the walls with the proposed building surcharge shall be submitted, reviewed, and approved by DPIE at the time of grading and building permit.
- Due to Christiana Clay presence (CL or CH & PI/LL = 20/40 or higher), particularly near the northeastern corner of the eastern building, Over-consolidated Clay Techno-gram 005-2018 shall be followed.
- Due to Christiana Clay presence and proximity of SWM devices to building foundations, in-ground water infiltration is NOT permitted.
- Drainage, water, and sewer lines shall have water-tight joints and connections.
- Building permit for the proposed retaining walls shall be applied for PRIOR to any future grading permit issuance. Global Stability is required for that Building Permit.
- Deep foundations may be required depending on the lateral loading and N values, among other factors. For the upcoming grading permit. The applicant shall determine the type of building foundations in coordination with the Geotech Engineer of Record.

DPIE Storm Drain and Stormwater Management Comments:

- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
    a) Final site layout, exact impervious area locations are not shown on plans.
    b) The exact acreage of impervious areas has not been provided.
    c) Proposed grading is not shown on plans
    d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with the Site Development Fine Grading Permit submission.
    e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessity limit earth disturbances and impacts to natural resources, and any overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.

f) A narrative in accordance with the code has not been provided.
g) The applicant shall provide items (a-f) at the time of filing final site permits.

DPIE has no objections to The Mark at College Park DET 2024-009.

If you have any questions or require additional information, please contact Mr. Koji Harada, P.E., the District Engineer for the area at 301.636.2060.

cc: Reynaldo de Guzman, P.E., Associate Director, S/RPRD, DPIE
Rene Lord-Attivor, Chief Engineer, S/RPRD, DPIE
Koji Harada, P.E., District Engineer, S/RPRD, DPIE

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal

April 19, 2026

Te-Sheng (Emery) Huang, Planner III
Urban Design Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Dear Mr. Huang:

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for DET-2024-009 The Mark at College Park. These are our 1st comments:

1) The applicant should reach out to the Office of the Fire Marshal to coordinate the delineation of fire lanes required by Subtitle 11-277. The delineated fire lanes should be shown on the detailed site plan to include curbs to be marked as well as sign details and locations. A copy of the DSP with proposed fire lane markings and sign locations is attached. Sign details and marking specifications are included in a separate attachment. The applicant may reach out to me directly at jvreilly@co.pg.md.us or at 240-508-4931 to initiate this coordination.

2) Please provide the location of any proposed fire department connections (FDCs). Each building must have an FDC located on the front, address side of the building within 200' of a fire hydrant as hose is laid by the fire department in accordance with Subtitle 4-167. These high-rise buildings will likely require two FDC's on each building, one on each side of each building.

Sincerely,

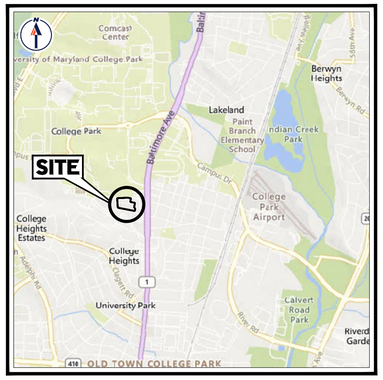
James V. Reilly
Project Coordinator III

DETAILED SITE PLAN
DET-2024-009

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

FOR

THE MARK, COLLEGE PARK



VICINITY MAP
SCALE: 1" = 2,000
SOURCE: MICROSOFT MAPS

MAPPED SOIL TYPES

MAP UNIT	SOIL DESCRIPTION	HYDRAULIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	DRAINAGE CLASS	HIGHLY ERODIBLE SOILS
UnD	URBAN LAND-CHRISTIANA-DOWNER COMPLEX, 5 TO 15 PERCENT SLOPES	D	0.00	NON-HYDRIC	NOT SPECIFIED (PER NRCS)	YES
UnB	URBAN LAND-RUSSET-CHRISTIANA COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.00	NON-HYDRIC	NOT SPECIFIED (PER NRCS)	NO (PER NRCS)

OWNER
UNIT OWNERS ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC.
4330 HARTWICK ROAD, COLLEGE PARK, MD 20740
240-535-9964

DEVELOPER
LANDMARK PROPERTIES, INC.
315 OCONEE STREET, ATHENS GA, 30601
HAMILTON REYNOLDS
404-406-4868

GENERAL NOTES:

1. PROJECT NAME: "THE MARK AT COLLEGE PARK"
2. ZONE ACREAGE
   RTO-PD: 4.53 AC
3. EXISTING ZONE: RTO-LE
4. PROPOSED USE OF PROPERTY: DWELLING, MULTIFAMILY
5. PARCELS: 1
6. NET TRACT AREA: 4.53 AC
7. DWELLING UNITS BY TYPE
   STUDIO: 27
   1 BR: 23
   2 BR: 69
   2BR - DOU: 86
   3 BR: 31
   4 BR: 191
   5 BR: 163
   TOTAL: 590
8. 200-FOOT MAP REFERENCE (WSSC): 209NE04
9. TAX MAP: 33
   GRID: C4
10. AVIATION POLICY AREA: APA-6
    AIRPORT: COLLEGE PARK AIRPORT
11. WATER/SEWER CATEGORY DESIGNATION
    EXISTING WATER/SEWER: W-3/S-3
    PROPOSED WATER/SEWER: W-3/S-3
12. STORMWATER CONCEPT NUMBER: SIT-00111-2024
13. 10' PUE PROVIDED ALONG ALL RIGHTS-OF-WAY: NO (VARIANCE REQUIRED)
14. PARK AND PUBLIC RIGHT OF WAY DEDICATION: YES
    PROPOSED COMPLIANCE ALTERNATIVE: RECREATIONAL FACILITIES PER SECTION 24-4601(4)(C)(i) EQUIVALENT OR SUPERIOR IN VALUE TO: $614,510
15. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY : NO
16. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
17. STREAMS: NO
18. WETLANDS: NO
19. 100-YR FLOODPLAIN: NO
20. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
21. SOURCE OF TOPOGRAPHY: BOHLER SURVEY (SEE REFERENCES THIS SHEET)

PREPARED BY

BOHLER

CONTACT: jdimarco@BohlerEng.com

REQUIRED SITE DATA

REQUIREMENT	REQUIRED	PROPOSED
PARKING SPACES PER ZMA-2024-002: 0.5 SPACES PER DU (STUDIO & 1 BR) + 0.675 PER DU (ALL OTHER UNIT TYPES)	0.5*(50 DU) + 0.675*(540 DU) = 390 SPACES	571 TOTAL SPACES (INCLUDES 10 ADA SPACES, 20 EV, 30 VISITOR, & 2 DELIVERY SPACES)
BICYCLE PARKING: PER ZMA-2024-002: AT LEAST 204 BICYCLE PARKING SPACES SHALL BE PROVIDED	204 SPACES	293 LONG TERM BIKE SPACES 30 SHORT TERM BIKE SPACES
LOADING SPACES: PER ZMA-2024-002: MINIMUM OF 1 OFF-STREET LOADING BERTHS PER BUILDING	2 LOADING SPACES	2 LOADING SPACES
PARKING DIMENSIONS		
PARKING SPACES	STANDARD: 9' X 18'	STANDARD: 9' X 18'
		TOTAL SPACES: 571 INCLUDES EV & ADA SPACES
PARKING AISLE WIDTH	STANDARD: 22'	STANDARD: 22' MIN
LOADING SPACES	12' X 33'	12' X 33'
BUILDING HEIGHT, MAX (FT)	126	WEST BUILDING: 103' EAST BUILDING: 103'
BLOCK LENGTH, MIN | MAX (FT)	400 | 800	595
LOT AREA, MIN (SF)	5,000	197,327
LOT WIDTH, MIN (FT)	50	385
LOT COVERAGE, MAX(%)	80	75
DENSITY, MIN | MAX	20 DU/AC (91 UNITS) | 150 DU/AC (679 UNITS)	130 DU/AC (590 UNITS)
FLOOR AREA RATIO, MIN	NONE	N/A
BUILD-TO-LINE, MIN | MAX (FT)	0 | 35	5' | 22'
FRONT YARD DEPTH, MIN (FT)	0'	5'
SIDE YARD DEPH, MIN (FT)	0'	6'
REAR YARD, DEPTH (FT)	0'	N/A
AT LEAST 25% FENESTRATION FOR THE STREET FACING FACADE AREA OF GROUND FLOOR FOR EACH BUILDING SHALL BE COMPOSED OF WINDOWS AND DOORS.		
KNOX RD	25%	EAST BUILDING: 27.6% WEST BUILDING: 33.3%
HARTWICK RD	25%	EAST BUILDING: 56% WEST BUILDING: 49.8%

RECREATIONAL FACILITIES TABLE

	VALUE	PUBLIC/PRIVATE
STREETSCAPE & GREENWAY	$1,656,325	PUBLIC
POCKET PARK	$189,689	PUBLIC
WEST COURTYARD	$291,688	PRIVATE
EAST COURTYARD	$222,498	PRIVATE
TOTAL	$2,360,180	

NOTES:
- REFER TO LANDSCAPE PLAN SHEET L-1.30 FOR DETAILED BREAKDOWN OF RECREATIONAL FACILITIES VALUE
- BUILDING AND LISTED RECREATIONAL FACILITIES TO BE BUILT IN ONE (1) PHASE.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	DSP-1
APPROVALS SHEET	DSP-2
EXISTING CONDITIONS AND DEMOLITION PLAN	DSP-3
DETAILED SITE PLAN	DSP-4
GRADING AND UTILITY PLAN	DSP-5
CIRCULATION PLAN	DSP-6
ARCHITECTURAL SHEETS	
LEVEL 1 - ROOF KEY PLAN	A2-01 - A2-09
WEST BUILDING ELEVATIONS	A3-01
WEST BUILDING ELEVATIONS - SIGNAGE	A3-01A
WEST BUILDING COURTYARD ELEVATIONS	A3-02
EAST BUILDING ELEVATIONS	A3-03
EAST BUILDING ELEVATIONS - SIGNAGE	A3-03A
WEST BUILDING 9TH FLOOR AMENITY ELEVATIONS	A3-04
EAST BUILDING COURTYARD ELEVATIONS	A3-05
BLDG SECTIONS	A3-06
LANDSCAPE ARCHITECTURE SHEETS	
COVER SHEET	L1.00
OVERALL LANDSCAPE PLAN	L1.10
HARDSCAPE PLAN	L1.11
OPEN SPACE SET-ASIDES	L1.20
REC FACILITIES VALUE	L1.30
SITE FURNISHING	L1.31 - L1.32
OVERALL LANDSCAPE PLAN	L1.40
NORTHWEST LANDSCAPE PLAN	L1.40A
NORTHEAST LANDSCAPE PLAN	L1.140B
SOUTHWEST LANDSCAPE PLAN	L1.40C
SOUTHEAST LANDSCAPE PLAN	L1.40D
WEST COURTYARD LANDSCAPE PLAN	L1.40E
EAST COURTYARD LANDSCAPE PLAN	L1.40F
LANDSCAPE SCHEDULE	L1.41A
PLANTING SCHEDULE	L1.41
REPLACEMENT OF SPECIMEN TREE	L1.41B
PLANTING DETAILS	L1.42
PLANTING SPECIFICATIONS	L1.43 - L1.44
PLANTING DETAILS	L1.45
LIGHTING LAYOUT	L1.50
SITE LIGHTING DETAILS	L1.51
ELEVATIONS & SECTIONS	L2.10
ELEVATIONS	L2.11 - L2.14
HARDSCAPE DETAILS	L3.20 - L3.24

GREEN BUILDING STANDARD POINTS

	POINTS
DEVELOPMENT AS A TRANSIT-ORIENTED/ACTIVITY CENTER PLANNED DEVELOPMENT (PD) ZONE	1.25
REDEVELOPMENT OF AN EXISTING PARCEL WITHIN A NEIGHBORHOOD REINVESTMENT AREA AS DESIGNATED ON THE STRATEGIC INVESTMENT MAP IN THE GENERAL PLAN. A DESIGNATED PRIORITY FUNDING AREA, OR AN AREA TARGETED FOR REINVESTMENT BY THE FEDERAL, STATE, OR COUNTY GOVERNMENT	1
MEET ASHRAE STANDARDS FOR LIGHTING	0.75
CONSTRUCT THE PRINCIPAL BUILDING(S) TO MEET OR EXCEED LEED® BRONZE CERTIFICATION OR EQUIVALENT STANDARDS OF THE NATIONAL GREEN BUILDING STANDARD™/NGBS GREEN OR THE INTERNATIONAL CODE COUNCIL'S INTERNATIONAL GREEN CONSTRUCTION CODE	0.75
THE USE OF ENVIRONMENTAL SITE DESIGN, INCLUDING BUT NOT LIMITED TO GRASS BUFFERS AND SWALES, BIORETENTION (RAIN GARDEN OR POROUS LANDSCAPE DETENTION, SAND FILTERS, AND PERMEABLE PAVEMENT SYSTEMS), TO MEET STORMWATER MANAGEMENTS REQUIREMENTS OF THE COUNTY CODE	1
ALL SHOWERHEADS AND HANDHELD SHOWERS ARE 2.0 GPM OR LESS	0.5
ALL LAVATORY FAUCETS FLOW RATE IS 1.5 GPM OR LESS AT 60 PSI	0.5
ALL TOILETS ARE 1.28 GPF OR LESS	0.5
PROVIDE AN ELECTRIC VEHICLE (EV) LEVEL 3 CHARGING STATION THAT IS MADE AVAILABLE TO THOSE USING THE BUILDING*	1
PROVIDE A COVERED AND SECURE BICYCLE PARKING ROOM THAT PROTECTS PARKED BICYCLES FROM THE ELEMENTS AND FROM THEFT*	1
TOTAL	8.25

*NOTE: REFER TO ARCHITECTURAL SHEET A2-01

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK — LOW — LOW
LIMIT OF DISTURBANCE — LOD — LOD
SAWCUT LINE

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL; TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X
170 / 169	CONTOUR LINE	180 / 181
TC 516.4 OR 516.4	SPOT ELEVATIONS	FF 517.00; TC 516.00 BC 515.00; WEG 516.00
SAN	SANITARY LABEL	SAN-100
ST	STORM LABEL	A-100
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	G
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	
T	TELEPHONE MANHOLE	
E	ELECTRIC BOX	E
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	TP
	BENCHMARK	
	BORING	B-1

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRE / ACRES
AD	AREA DRAIN
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT
AG	ABOVE GROUND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE
ASSOC	ASSOCIATION
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BIO	BIOGARDEN
BIT	BITUMINOUS
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
BVW	BORDERING VEGETATIVE WETLAND
CB	CATCH BASIN
CF	CUBIC FEET
CI	CURB INLET
CIT	CHANGE IN TYPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONN	CONNECTION
COORD	COORDINATE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DEC	DECORATIVE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
DET	DETENTION
DIA	DIAMETER
DMH	DRAINAGE MANHOLE
DOM	DOMESTIC
DOT	DEPARTMENT OF TRANSPORTATION
DP	DESIGN POINT
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EP / EOP	EDGE OF PAVEMENT
ES / EOS	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISH / FIRST FLOOR
FFE	FINISH / FIRST FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTIC
G	GRADE
GC	GENERAL CONTRACTOR
GEO	GEOTECH/GEOTECHNICAL
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)
GFA	GROSS FLOOR AREA
GH	GRADE HIGH (WALL)
GL	GRADE LOW (WALL)
GRT	GRATE
GT	GREASE TRAP
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
ICS	INLET CONTROL STRUCTURE
INF	INFILTRATION
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMIT OF CLEARING
LOD	LIMIT OF DISTURBANCE
LOS	LINE OF SIGHT
LOW	LIMIT OF WORK
LP	LOW POINT
LS	LANDSCAPE
LSA	LANDSCAPE AREA
MAX	MAXIMUM
ME	MATCH EXISTING
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
O&M	OPERATIONS AND MAINTENANCE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OGS	OIL AND GRIT SEPARATOR
ORD	ORDINANCE
PA / POA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF CURVATURE, CURB RETURN
PERF	PERFORATED
PG	PROPOSED GRADE
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PP	POLYPROPYLENE PIPE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS / RADII
R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REGS	REGULATIONS
RELO	TO BE RELOCATED
REQ	REQUIRED
RET	RETENTION
RET WALL	RETAINING WALL
RETO	TO BE RETURNED TO OWNER
RG	RAIN GARDEN
S	SLOPE
SAN	SANITARY SEWER
SESC	SOIL EROSION AND SEDIMENT CONTROL
SHLO	STATE HIGHWAY LAYOUT
SMH	SANITARY MANHOLE
STA	STATION
STM	STORM WATER / STORM SEWER
SWL	SINGLE/SOLID WHITE LINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBP	TO BE PROTECTED
TBR	TO BE REMOVED
TBRR	TO BE REMOVED AND REPLACED IN KIND
TBS	TO BE SALVAGED
TBV	TO BE VACATED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TELE	TELECOMMUNICATIONS / TELEDATA
TPF	TREE PROTECTION FENCE
TR	TO REMAIN
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
USGS	UNITED STATES GEOLOGICAL SURVEY
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE / WIDTH
WL	WATER LINE
WM	WATER METER
WQU	WATER QUALITY UNIT
YD	YARD DRAIN
#	NUMBER
##	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER

REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  BOHLER ENGINEERING
  DATED: 07/01/24
  JOB #: MDB230078.00
  ELEVATIONS: NGVD 1929 DATUM, NAD 83/91 DATUM
- GEOTECHNICAL INVESTIGATION REPORT:
  PARTNER ENGINEERING AND SCIENCE, INC.
  8422 BELLONA LN SUITE 301
  TOWSON, MD 21204
  DATED: 05/17/24
- TRAFFIC IMPACT ANALYSIS:
  LENHART TRAFFIC CONSULTING, INC.
  645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
  SEVERNA PARK, MD 21146
  DATED: 05/16/24
- ARCHITECTURAL PLAN:
  IKDG ARCHITECTURE
  1025 CONNECTICUT AVENUE NW, STE.300
  WASHINGTON, DC 20036
  DATED: 06/07/25
- NATURAL RESOURCE INVENTORY:
  WSSI
  DATED: 9/19/2024
  APPROVED: 11/5/2024
  JOB#: MDB230078.00
- SITE DEVELOPMENT CONCEPT PLAN:
  SIT-00111-2024
  BOHLER ENGINEERING
  DATED: 2/03/2025
  JOB#: MDB230078.00

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Mar 26, 2026
H:\2023\MDB230078.00\CAD\DRAWINGS\PLAN SET\DSP\P-CVX_CNDS-MDB230078.00—LAYOUT: DSP-1 COVR
BKK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONCEPTS CONTAINED IN THIS PLAN ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. © 2024 BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	8/20/2025	COMMENTS FROM MNCPPC	SCK / JD
2	3/20/2026	COMMENTS FROM MNCPPC	SCK / JD

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MDB230078.00
DRAWN BY: SCK
CHECKED BY: JD
DATE: 6/06/2025
CAD I.D.:

PROJECT:
DETAILED SITE PLAN
DET-2024-009
FOR
THE MARK, COLLEGE PARK
LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
I HEREBY CERTIFY ON THE 3RD DAY OF MARCH, 2026 THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34356, EXPIRATION DATE: 12/23/2026.

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
DSP-1

REVISION 2 - 3/20/2026

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M-NCPPC APPROVAL
PROJECT NAME: THE MARK AT COLLEGE PARK
PROJECT NUMBER: DET-2024-009
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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1	8/20/2025	COMMENTS FROM MNCPPC	SCK / JD
2	3/20/2026	COMMENTS FROM MNCPPC	SCK / JD

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PROJECT No.: MDB230078.00
DRAWN BY: SCK
CHECKED BY: JD
DATE: 6/06/2025
CAD I.D.:

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
I HEREBY CERTIFY that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34356, Expiration Date: 12/23/2026.
3/20/2026
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34356, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

APPROVALS SHEET

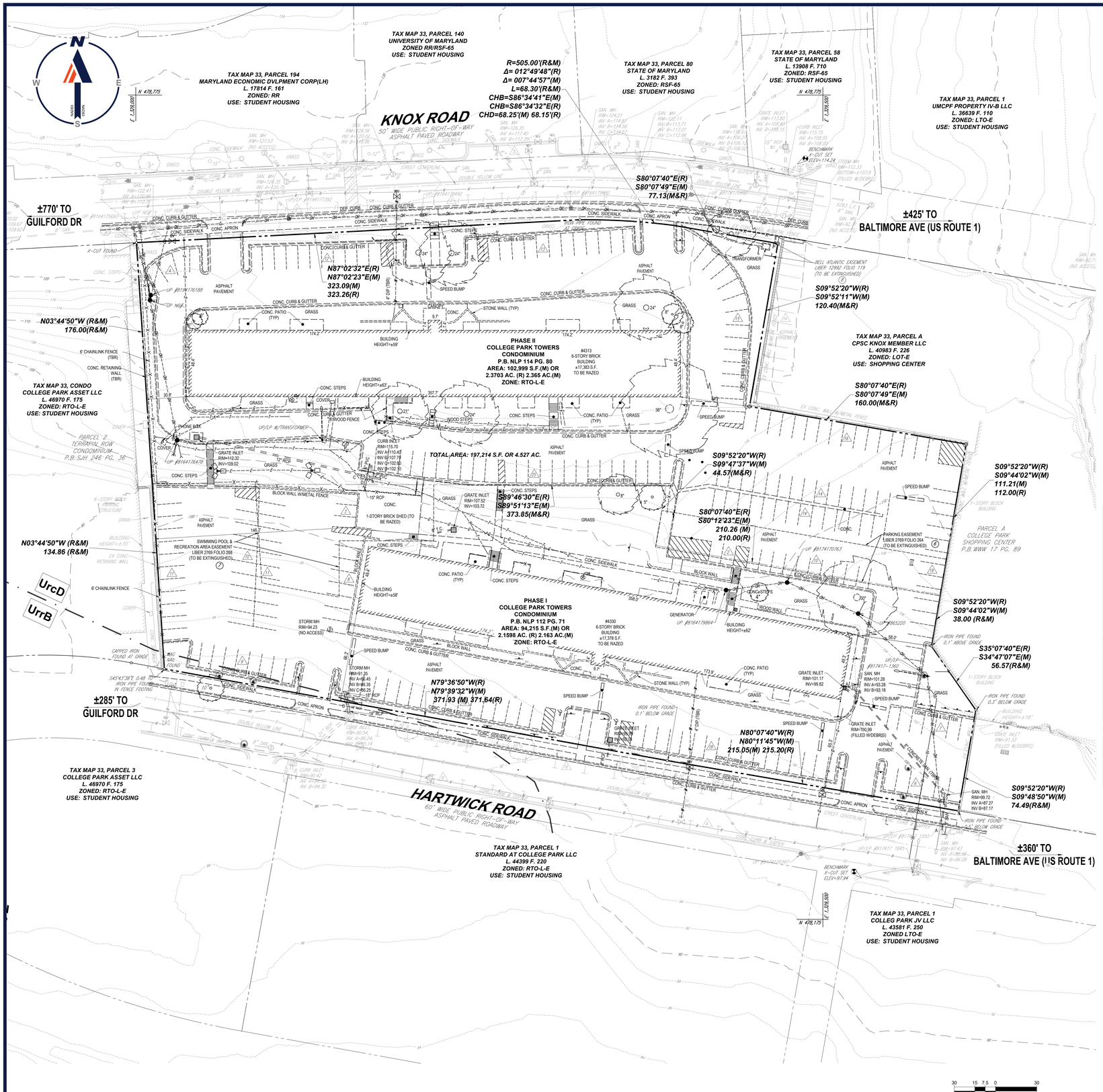
SHEET NUMBER:

DSP-2

REVISION 2 - 3/20/2026

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PROJECT NAME: THE MARK AT COLLEGE PARK	
PROJECT NUMBER: DET-2024-009	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

Mar 26, 2026
H:\2023\MDB230078.00\CAD\DRAWINGS\PLAN SET\SDP\DSP-CVR_CNDS-MDB230078.0A----LAYOUT: DSP-2 APPV
SCK



LEGEND

EXISTING STORMDRAIN PIPE	
EXISTING SANITARY SEWER	
EXISTING WATER	

SURVEY NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 20230132MD, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

4. AGREEMENT DATED SEPTEMBER 26, 1961, BY AND BETWEEN COLLEGE PARK TOWERS LIMITED PARTNERSHIP AND THE WASHINGTON SUBURBAN SANITARY COMMISSION AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2606, FOLIO 200.; **AFFECTS 4313 KNOX ROAD PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**
5. AGREEMENT DATED MAY 1, 1962, BY AND BETWEEN ROBERT I. SILVERMAN, ET AL., TENANTS IN PARTNERSHIP T/A COLLEGE PARK TOWERS AND THE WASHINGTON SUBURBAN SANITARY COMMISSION AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2705, FOLIO 461; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**
6. AGREEMENT DATED NOVEMBER 9, 1962, BY AND BETWEEN COLLEGE PARK TOWERS, EDWARD K. JONES, ET AL. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2769, FOLIO 264; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, PARKING AGREEMENT EASEMENT SHOWN.**
7. AGREEMENT DATED NOVEMBER 9, 1962, BY AND BETWEEN COLLEGE PARK TOWERS, EDWARD K. JONES, ET AL. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2769, FOLIO 268; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, SWIMMING POOL & RECREATION AREA EASEMENT SHOWN.**
8. DEED OF EASEMENT DATED NOVEMBER 19, 1998, BY AN BETWEEN COLLEGE PARK TOWERS CONDOMINIUM, INC., AND BELL ATLANTIC - MARYLAND, INC. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 12992, FOLIO 119; **AFFECTS 4313 KNOX ROAD PROPERTY, EASEMENT IS SHOWN.**
9. COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS, OBLIGATIONS, EASEMENTS, CHARGES, LIENS AND ASSESSMENTS SET FORTH IN DECLARATION COLLEGE PARK TOWER CONDOMINIUM DATED MARCH 5, 1982, BY COLLEGE PARK TOWERS LIMITED PARTNERSHIP AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5509, FOLIO 345 AND THE BY-LAWS ATTACHED THERETO, AS AMENDED BY THE FOLLOWING; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

A. FIRST AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED OCTOBER 27, 1982, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5599, FOLIO 489; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

B. AMENDED BYLAWS OF THE UNIT OWNERS' ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10123, FOLIO 252; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

C. AMENDED AND RESTATED BYLAWS OF THE UNIT OWNERS' ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC. RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 33403, FOLIO 357; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

D. AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED APRIL 19, 2022, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 47640, FOLIO 552; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

10. MATTERS SHOWN ON THE CONDOMINIUM PLATS RECORDED IN PLAT BOOK NLP 112, PAGES 70, 71, 72 AND 73, INCLUSIVE, AS AMENDED IN PLAT BOOK NLP 114, PAGES 79-82; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	8/20/2025	COMMENTS FROM MNCPPC	SCK / JD
2	3/20/2026	COMMENTS FROM MNCPPC	SCK / JD

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT NO.: MDB230078.00
DRAWN BY: SCK
CHECKED BY: JD
DATE: 6/06/2025
CAD I.D.:

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD . SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION. I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/3/2026
3/20/2026

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION

SHEET NUMBER:
DSP-3

REVISION 2 - 3/20/2026

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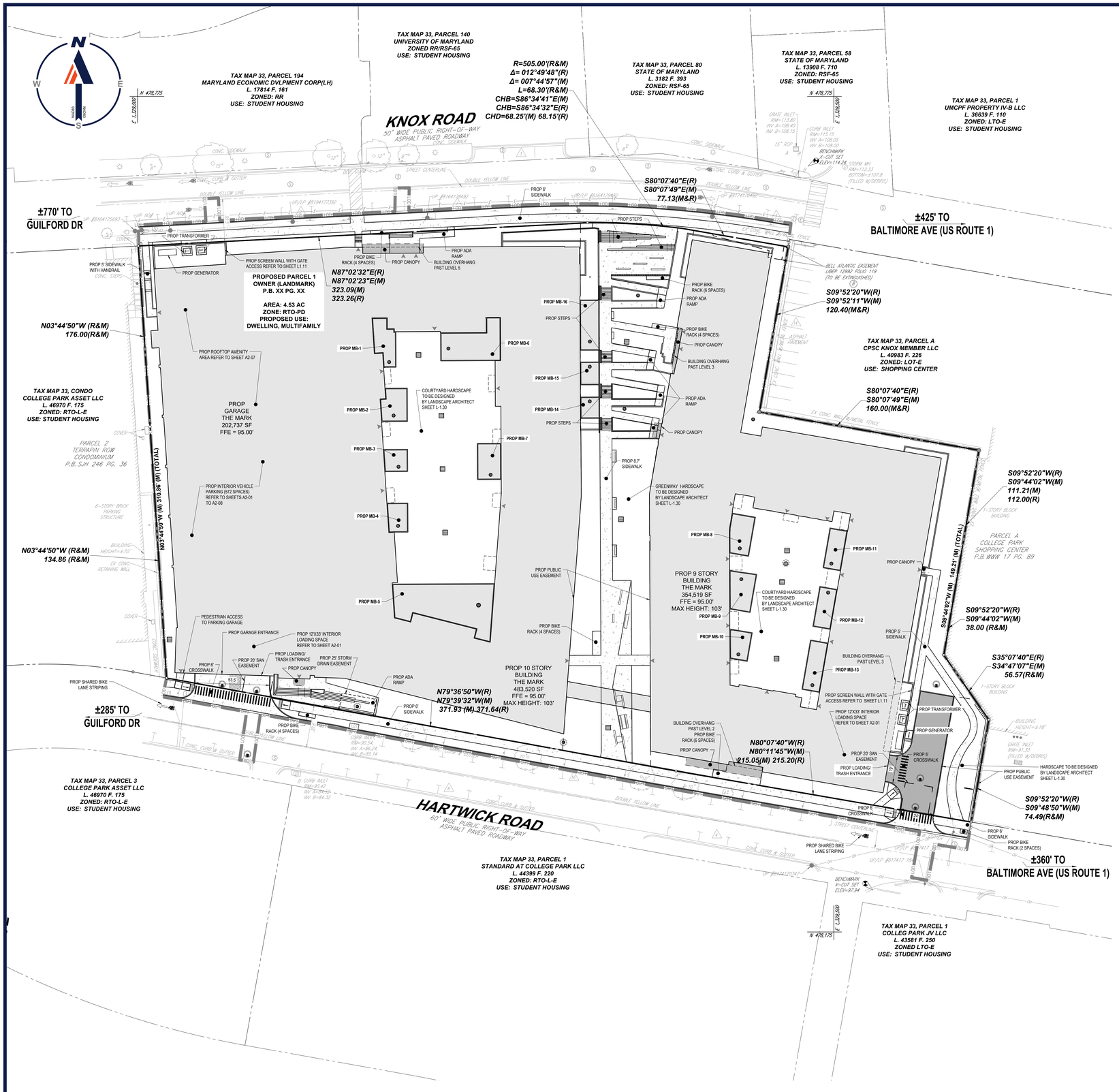
M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

Mar 26, 2026
H:\2023\MDB230078.00\CAD\DRAWINGS\PLAN SETS\DSP\P-CIVIL-EXDMI-MDB230078.00-----CLAYOUT- DSP-3.E3DM
SCK



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
DESIGN BUILD SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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2	3/20/2026	COMMENTS FROM MNCPPC	SCK / JD

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PROJECT No.:	MDB230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	6/06/2025
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
3/20/2026
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34996, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

DETAILED SITE PLAN

SHEET NUMBER:

DSP-4

REVISION 2 - 3/20/2026

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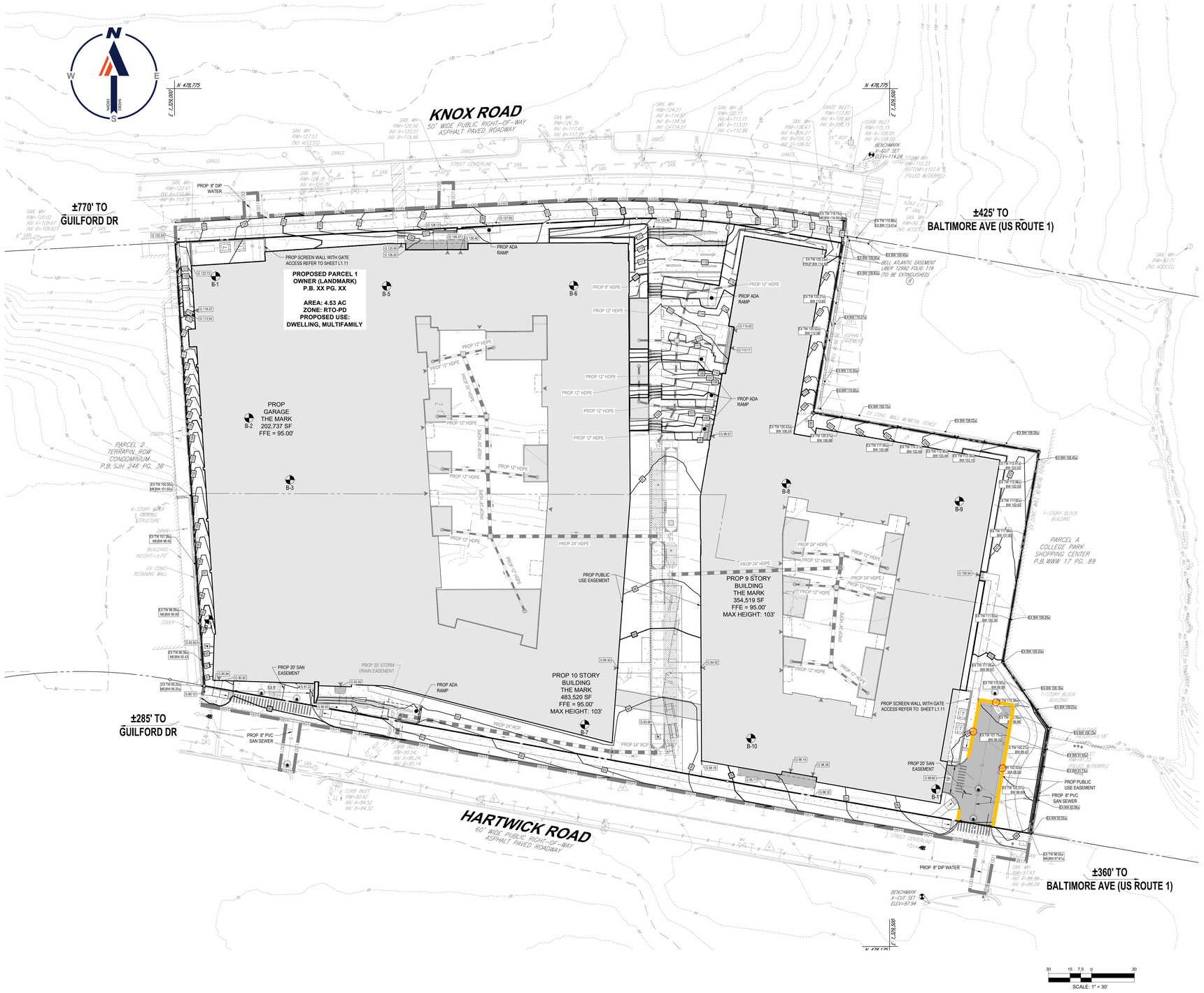
M-NCPPC APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

Mar 26, 2026
H:\2022\MDB230078.00\CAD\ENVIRO\SITE PLAN SET\SDSP\P-CIVIL_SITE_MDB230078.00-----LAYOUT: DSP-4 SITE



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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2	3/20/2026	COMMENTS FROM MNCPPC	SCK / JD

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PROJECT No.:	MDB230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	6/06/2025
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
LICENSE NO. 34356 EXPIRES: 12/23/2026
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34356, EXPIRATION DATE: 12/23/2026.

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

DSP-5

REVISION 2 - 3/20/2026

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M-NCPPC APPROVAL	
PROJECT NAME: THE MARK AT COLLEGE PARK	
PROJECT NUMBER: DET-2024-009	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

Mar 20, 2026
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SCK

Prince George's County Fire/EMS Department
Office of the Fire Marshal
Fire Prevention and Life Safety Inspections

9400 Peppercorn Place
Fifth Floor
Largo, MD 20774

301-583-1830

FIRE LANES

Fire lanes, indicated by painted curbs and signage, are required at new and existing buildings to ensure fire access is not compromised by parked cars or other obstructions. The following information is provided to guide property owners and managers through the Fire Marshal process for inspecting and installing fire lanes.



FIRE LANES:

Fire lanes are fire access roads, drive aisles, and roadways that the Office of the Fire Marshal has declared or designated as fire lanes, requiring the application of paint and the installation of signs to preserve fire access to the building. This designation must come at the direction of the fire marshal who will maintain a file of the designated fire lanes for the property. A property owner cannot create a fire lane by applying paint and signage. To be enforceable, the fire lane must be declared and recorded by the fire marshal.

The fire marshal has authority to declare fire lanes on private property such as shopping centers, apartments, and townhome developments with privately owned roads. The fire marshal cannot declare fire lanes on State, County, or municipal roads.

FIRE LANE INSPECTIONS:

For new buildings, the owner or general contractor should request a fire lane inspection from the Office of the Fire Marshal at least 60 days prior to their intended occupancy date. There is a $150.00 fee for the fire lane inspection. Payment for the fire inspection can be made online at the link below. Select “Fire Lanes” as your inspection type.

https://www.velocitypayment.com/client/princegeorges/fire/index.html

Once payment is made, a case will be created and assigned the inspector for that area. The inspector will call the provided contact to schedule the inspection.

FIRE LANE STANDARDS:

To preserve a 22’ wide drive aisle free of obstructions for fire access to a building, the fire inspector will ask for fire lane markings (paint and signage) along the most likely path or paths of fire apparatus access leading to and adjacent to the building.

Width: Fire Lanes shall be 22’ wide. Smaller driveways and aisles may still be declared as fire lanes at the discretion of the inspector.

Roads < 29’ shall be painted and signed on both sides.
Roads < 36’ shall be painted and signed on one side.
Roads > 36’ may not require markings. The inspector will determine the need for markings on a case by case basis.

Paint: Fire Lanes shall be painted with yellow DOT grade traffic paint meeting the Federal Specification TT-P-1952D, Type II requirements.

Curbs: Paint will be applied to the cap and face but not the pan of the curb. No Stenciling is required. No hatching or striping of the pavement is required.

NOTE: In certain settings, typically residential developments, the applicant may, with the approval of the inspector, paint only the top of the curb. This accommodation should allay owner or community concerns regarding the aesthetic impact of these markings in the community. This approach will also diminish scuffing and tire marks on the face of the curb. (See photo below)



Signage: Signage with the language specified in County Subtitle 11-277 shall be provided (see cut sheet below.) Signs must be mounted on appropriate posts or channel such that the bottom of the sign is 7' from the finished ground. Sufficient signs shall be provided so that every portion of the fire lane will be within 35' of a sign. Typically, signs will be placed at the curbline. The fire inspector can make case by case determinations for unique sign placement situations.



Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH
DEPARTMENT

Date: April 1, 2026

To: Tesheng Huang, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DET-2024-009 - THE MARK AT COLLEGE PARK
Tax Acc. 2328755, 2327484
Tax Map 33
Grid C4
Blocks/Lots/Parcel 2

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the Detailed Site Plan submission for the Mark at College Park located at 4330 Hartwick Road in College Park and has the following comments / recommendations:

1. This property is located in an area of the county considered a "food desert" by the US Department of Agriculture, where affordable and healthy food is difficult to obtain. Health Department permit records indicate there are no carry-out/convenience store food facilities or markets/grocery stores within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

2. The public health value of access to active recreational facilities has been well documented. ***The plan proposes to provide an outdoor recreational open space area for the residents at the east and west courtyards***.

3. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

4. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Headquarters Building
1701 McCormick Drive, Suite 200, Largo, MD 20774
Office 301-883-7834, *Fax* 301-883-7896, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH
DEPARTMENT

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Headquarters Building
1701 McCormick Drive, Suite 200, Largo, MD 20774
Office 301-883-7834, *Fax* 301-883-7896, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

Outlook

RE: POST SDRC: LCD Acquisitions, LLC 4330 Hartwick Road - The Mark at College Park - DET-2024-009 (Post SDRC Submission)

From SHEA, CHARLES <cs239m@att.com>
Date Mon 2026-05-04 2:41 PM
To AZZAM, ABDULKADER <aa9168@att.com>; LANGHORNE, DANIEL <dl9346@att.com>; Townsend, Donald <Donald.Townsend@ppd.mncppc.org>; Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>
Cc HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

At&t LNS has no existing facilities at this location.

Regards ,

Charles P. Shea
Desk: 703.288.9400 Ext. 1006
Mobile: 703-338-8024
Email: cs239m@att.com

From: AZZAM, ABDULKADER <aa9168@att.com>
Sent: Thursday, April 30, 2026 1:32 PM
To: SHEA, CHARLES <cs239m@att.com>; LANGHORNE, DANIEL <dl9346@att.com>
Cc: HWARY, AHMED ED <ah5959@att.com>; IBRAHIM, WALID <wi340d@att.com>; HASSAN, HATIM <hh9514@att.com>; AZZAM, ABDULKADER <aa9168@att.com>
Subject: FW: POST SDRC: LCD Acquisitions, LLC 4330 Hartwick Road - The Mark at College Park - DET-2024-009 (Post SDRC Submission)

Regards,

Sam Azzam
Connect USA
Email – aa9168@att.com
Mob – 304-871-6146

From: Townsend, Donald <Donald.Townsend@ppd.mncppc.org>
Sent: Thursday, April 30, 2026 12:19 PM
To: PPD-DRDapplications <DRDapplications@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Gross, Thomas <thomas.gross@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Chisholm, Amelia <Amelia.Chisholm@ppd.mncppc.org>; PPD-CPDreferrals <cpdreferrals@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Albrecht, Jill <Jill.Albrecht@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Berger, Mark <Mark.Berger@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Vatandoost, Mahsa <Mahsa.Vatandoost@ppd.mncppc.org>; DPR-DRDreferrals <DPR-DRDreferrals@pgparks.com>; Holley, Edward

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

March 6, 2026

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 1 - 2026 granting preliminary conditional zoning approval of ZMA-2024-002-C (Amendment of Conditions) The Mark at College Park, is attached.

In compliance with the provisions of Section 27-3601(d)(9) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on May 25, 2026.

CERTIFICATE OF SERVICE

This is to certify that on March 6, 2026, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2024-002-C
The Mark at College Park

Applicant: The Mark at College Park, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 1–2026

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 2024-002 (ZMA-2024-002 or application) is a request to rezone approximately 4.53 acres in the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone to the RTO-PD (Regional Transit-Oriented Planned Development) Zone for the development of up to 665 multifamily dwelling units; and[1]

WHEREAS, the site is also part of the APA (Aviation Policy Area) Overlay Zone and will remain therein upon approval of the Application; and

WHEREAS, the subject property is located between Hartwick Road and Knox Road, approximately 635 feet west of the intersection of Hartwick Road and Baltimore Avenue (US 1), College Park, Maryland; and

WHEREAS, the subject property is identified as 4313 Knox Road and 4330 Hartwick Road, College Park, and it lies within the municipal boundaries of the City of College Park; and

WHEREAS, the application was advertised, and the property was posted prior to public hearings, in accordance with all requirements of law; and

[1] The Basic Plan notes a density of 680 multifamily dwelling units, the Land Planning Analysis states 679 multifamily dwelling units, and the Planning Board Resolution states 665 multifamily dwelling units.

WHEREAS, the Technical Staff of the Planning Board, and the Planning Board recommended approval of the rezoning request subject to certain conditions; and

WHEREAS, a hearing was held before the Zoning Hearing Examiner (ZHE) on August 6, 2025; and

WHEREAS, no one appeared in opposition to the rezoning request; and

WHEREAS, the ZHE kept the record open for three additional documents; and

WHEREAS, after the three additional documents were submitted and received into the record on October 9, 2025, the record closed; and

WHEREAS, on December 4, 2025, the ZHE issued a written dispositional recommendation of approval subject to certain conditions and considerations; and

WHEREAS, on January 5, 2026, Applicant filed certain exceptions to the ZHE dispositional recommendation; and

WHEREAS, on February 9, 2026, after duly advertised notice, and oral argument, the District Council, upon careful consideration of the dispositional recommendation of approval of the rezoning request, and certain exceptions filed by the applicant, referred this matter to staff attorney to prepare this Zoning Ordinance of approval in accordance with the recommendation of the ZHE, wherein final approval sustains certain exceptions filed by Applicant to correct/modify certain findings and conclusions of the ZHE; and

WHEREAS, as a basis for this final decision, the District Council adopts and incorporates by reference, as if fully stated herein, the ZHE's dispositional recommendation of approval to conditionally approve the application request to rezone the subject property; and

WHEREAS, as a basis for this final decision, the District Council also adopts certain modifications/revisions proffered by People's Zoning Counsel to sustain certain exceptions filed by Applicant; and

WHEREAS, Applicant's request for rezoning is conditionally approved.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby conditionally rezoned for approximately 4.53 acres in the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone to the RTO-PD (Regional Transit-Oriented Planned Development) Zone for the development of up to 665 multifamily dwelling units, on the subject property located between Hartwick Road and Knox Road, approximately 635 feet west of the intersection of Hartwick Road and Baltimore Avenue (US 1), College Park, Maryland, identified as 4313 Knox Road and 4330 Hartwick Road.

SECTION 2. The request to rezone approximately 4.53 acres in the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone to the RTO-PD (Regional Transit-Oriented Planned Development) Zone, is hereby APPROVED, subject to certain conditions and considerations as follows:

Conditions:

1. Revise the Basic Plan to change the acreage to 4.53 acres; identify the specific accessory and temporary uses that will be allowed, and to attach the PD Conditions of Approval.

2. At least 25 percent fenestration for the street-facing façade area of the ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.

3. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

4. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade.

b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

c. One piece of public art (1) The detailed site plan shall identify the type(s) of artwork and shall show the approximate size and location of the artwork.

d. At least four benches/seating areas.

e. At least one bicycle repair/"fix it" station.

f. One bicycle trough.

f. At least one piece of interactive artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

g. At least two trash and two recyclable receptacles.

i. At least two way finding signs.

6. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

a. One piece of public artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

b. One beehive, free little art gallery, or free little library.

c. One bench/seating area.

d. A pollinator garden.

e. One way finding sign.

7. At the time of Detailed Site Plan review, the Site Plan shall include a section on required public benefits, as outlined in Conditions 1 through 5, their required features, and how the site plan satisfies these requirements.

8. At the time of Detailed Site Plan review, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.

9. At the time of Detailed Site Plan review, the applicant shall demonstrate that a minimum number of 20 electrical charging spaces are provided for the proposed parking structures.

10. Prior to certification of the Detailed Site Plan, Applicant and the City of College Park shall submit evidence of the agreement and Declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80% of the Area Median Income, and the reduced rent that will be charged per bed. Upon submission of this evidence by Applicant and the City of College Park, the ZHE shall include that evidence into the record.

11. On Page 52 of the ZHE Decision, the ZHE inadvertently references the requirements of the NAC-PD Zone when intending to refer to the RTO-PD Zone. This final decision refers to the RTO-PD Zone.

Considerations:

1. The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions and considerations set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 23 day of February 2026, by the following vote:

In Favor: Council Members, Adams, Adams-Stafford, Dernoga, Hunter, Olson and Ivey

Opposed:

Abstained:

Absent: Council Members Blegay, Burroughs, Fisher, Harrison and Oriadha.

Vote: 6-0.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Krystal Oriadha, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

DETAILED SITE PLAN
DET-2024-009

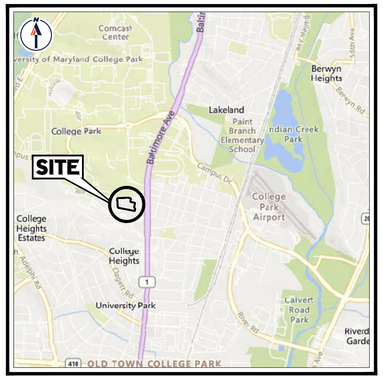
LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

FOR

THE MARK, COLLEGE PARK

GENERAL NOTES:

1. PROJECT NAME: "THE MARK AT COLLEGE PARK"
2. ZONE ACREAGE
   RTO-PD: 4.53 AC
3. EXISTING ZONE: RTO-PD
4. PROPOSED USE OF PROPERTY: DWELLING, MULTIFAMILY
5. PARCELS: 1
6. NET TRACT AREA: 4.53 AC
7. DWELLING UNITS BY TYPE
   STUDIO: 28
   1 BR: 21
   2 BR: 69
   2BR - DOU: 87
   3 BR: 30
   4 BR: 191
   5 BR: 163
   TOTAL: 589
8. 200-FOOT MAP REFERENCE (WSSC): 209NE04
9. TAX MAP: 33
   GRID: C4
10. AVIATION POLICY AREA: APA-6
    AIRPORT: COLLEGE PARK AIRPORT
11. WATER/SEWER CATEGORY DESIGNATION
    EXISTING WATER/SEWER: W-3/S-3
    PROPOSED WATER/SEWER: W-3/S-3
12. STORMWATER CONCEPT NUMBER: SIT-00111-2024
13. 10' PUE PROVIDED ALONG ALL RIGHTS-OF-WAY: NO (VARIANCE REQUIRED)
14. PARK AND PUBLIC RIGHT OF WAY DEDICATION: YES
    PROPOSED COMPLIANCE ALTERNATIVE: RECREATIONAL FACILITIES PER SECTION 24-4601(b)(4)(C)(i) EQUIVALENT OR SUPERIOR IN VALUE TO: $1,886,727
15. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY : NO
16. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
17. STREAMS: NO
18. WETLANDS: NO
19. 100-YR FLOODPLAIN: NO
20. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
21. SOURCE OF TOPOGRAPHY: BOHLER SURVEY (SEE REFERENCES THIS SHEET)
22. DURING CONSTRUCTION THIS DEVELOPMENT WILL COMPLY WITH CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS OF SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE.
23. DURING CONSTRUCTION THIS DEVELOPMENT WILL COMPLY WITH CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.



VICINITY MAP
SCALE: 1" = 2,000
SOURCE: MICROSOFT MAPS

PROPOSED RECREATIONAL FACILITIES

TOTAL UNITS: 579
REQUIRED RECREATIONAL FACILITIES VALUE: $1,851,853

GREENWAY & STREETSCAPE

KEY	QTY	ITEM	Value	Total Value
S1	1	Bike Fixit Station	$ 2,641.00	$ 2,641.00
S4	2	Bench	$ 1,000.00	$ 2,000.00
S5	2	Pet Waste Station and Waste Can	$ 889.98	$ 1,779.96
S6	7	Log Bench	$ 2,500.00	$ 17,500.00
S7	2	Communal Table	$ 2,500.00	$ 5,000.00
S8	4	Circular Table	$ 610.00	$ 2,440.00
S9	16	Chair for S8	$ 520.00	$ 8,320.00
S10	2	Bench for S7	$ 1,000.00	$ 2,000.00
S11	4	Chairs for S7	$ 890.00	$ 3,560.00
S12	2	Trash Receptacle and Recycling Receptacle	$ 3,103.00	$ 6,206.00
S14	2	Metal Planter	$ 4,500.00	$ 9,000.00
Total				**$ 60,446.96**

POCKET PARK

KEY	QTY	ITEM	Value	Total Value
P1	10	Mirror Wall (TO ACTIVATE THE AREA)	$ 500.00	$ 5,000.00
P5	1	Curved Bench	$ 2,500.00	$ 2,500.00
Total				**$ 7,500.00**

WEST COURTYARD

KEY	QTY	ITEM	Value	Total Value
W1	3	Outdoor Grill	$ 2,500.00	$ 7,500.00
W2	1	Sink	$ 600.00	$ 600.00
W3	1	ADA Sink	$ 500.00	$ 500.00
W4	1	Table	$ 1,500.00	$ 1,500.00
W5	2	Dinning table	$ 1,500.00	$ 3,000.00
W6	4	Round Table W/ Chairs	$ 699.00	$ 2,796.00
W7	2	2 Seater Table and Chairs	$ 1,500.00	$ 3,000.00
W8	4	Chair for table W4	$ 250.00	$ 1,000.00
W9	6	Chair for table W5	$ 520.00	$ 3,120.00
W10	2	Bench for table W5	$ 520.00	$ 1,040.00
W11	6	Bar Stool	$ 189.00	$ 1,134.00
W12	12	Lounge Chair	$ 600.00	$ 7,200.00
W13	2	Lounge Chase Chair	$ 1,000.00	$ 2,000.00
W14	2	3 Cushion Couch	$ 1,500.00	$ 3,000.00
W15	2	Linear Fire Pit	$ 10,000.00	$ 20,000.00
W16	1	Hammocks with Structure	$ 10,000.00	$ 10,000.00
W17	2	Table Tennis	$ 1,500.00	$ 3,000.00
W18	1	TV Wall	$ 10,000.00	$ 10,000.00
9500		Unit Paving(SF)	$ 30.00	$ 285,000.00
1004		Artificial Turf	$ 27.46	$ 27,569.84
4572		Micro-Bioretention	$ 20.80	$ 95,097.60
2090		Planting Bed	$ 50.00	$ 104,500.00
Total				**$ 592,557.44**

EAST COURTYARD

KEY	QTY	ITEM	COST	Total
E1	2	Outdoor Grill	$ 2,500.00	$ 5,000.00
E2	1	Sink	$ 600.00	$ 600.00
E3	1	ADA Sink	$ 500.00	$ 500.00
E4	2	Dinning table	$ 1,500.00	$ 3,000.00
E5	2	2 Seater Table and Chairs	$ 1,500.00	$ 3,000.00
E7	3	Round Table W/ Chairs	$ 699.00	$ 2,097.00
E8	6	Chair for table E4	$ 500.00	$ 3,000.00
E9	2	Bench for table E4	$ 1,000.00	$ 2,000.00
E10	6	Bar Stool	$ 189.00	$ 1,134.00
E11	5	Lounge Chair	$ 600.00	$ 3,000.00
E12	1	Circular Fire Pit	$ 6,500.00	$ 6,500.00
E13	1	Hammocks with Structure	$ 10,000.00	$ 10,000.00
E14	1	TV Wall	$ 6,000.00	$ 6,000.00
E15	1	Waterfeature	$ 20,000.00	$ 20,000.00
3000		Unit Paving(SF)	$ 30.00	$ 90,000.00
308		Artificial Turf	$ 27.46	$ 8,457.68
2200		Micro-Bioretention	$ 20.80	$ 45,760.00
1268		Planting Bed	$ 50.00	$ 63,400.00
Total				**$ 273,448.68**

ROOF TERRACE

KEY	QTY	ITEM	COST	Total
As shown		Swimming Pool		$ 566,280.00
R1	33	Pool lounge chaise	$ 250.00	$ 8,250.00
	7407	Unit Paving	$ 30.00	$ 222,210.00
R2	1	Shade structure	$ 40,000.00	$ 40,000.00
	1	TV WALL	$ 20,000.00	$ 20,000.00
	350	Pool Fence(LF)	$ 150.00	$ 52,500.00
	180	Ornamental Fence	$ 125.00	$ 22,500.00
Total				$ 931,740.00

Total	**$ 1,865,693.08**

MAPPED SOIL TYPES

MAP UNIT	SOIL DESCRIPTION	HYDRAULIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	DRAINAGE CLASS	HIGHLY ERODIBLE SOILS
UnD	URBAN LAND-CHRISTIANA-DOWNER COMPLEX, 5 TO 15 PERCENT SLOPES	D	0.00	NON-HYDRIC	NOT SPECIFIED (PER NRCS)	YES
UnB	URBAN LAND-RUSSET-CHRISTIANA COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.00	NON-HYDRIC	NOT SPECIFIED (PER NRCS)	NO (PER NRCS)

OWNER
UNIT OWNERS ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC.
4330 HARTWICK ROAD, COLLEGE PARK, MD 20740
240-535-9964

DEVELOPER
LANDMARK PROPERTIES, INC.
315 OCONEE STREET, ATHENS GA, 30601
HAMILTON REYNOLDS
404-406-4868

GREEN BUILDING STANDARD POINTS

	POINTS
DEVELOPMENT AS A TRANSIT-ORIENTED/ACTIVITY CENTER PLANNED DEVELOPMENT (PD) ZONE	1.25
REDEVELOPMENT OF AN EXISTING PARCEL WITHIN A NEIGHBORHOOD REINVESTMENT AREA AS DESIGNATED ON THE STRATEGIC INVESTMENT MAP IN THE GENERAL PLAN, A DESIGNATED PRIORITY FUNDING AREA, OR AN AREA TARGETED FOR REINVESTMENT BY THE FEDERAL, STATE, OR COUNTY GOVERNMENT	1
MEET ASHRAE STANDARDS FOR LIGHTING	0.75
CONSTRUCT THE PRINCIPAL BUILDING(S) TO MEET OR EXCEED LEED® BRONZE CERTIFICATION OR EQUIVALENT STANDARDS OF THE NATIONAL GREEN BUILDING STANDARD™/NGBS GREEN OR THE INTERNATIONAL CODE COUNCIL'S INTERNATIONAL GREEN CONSTRUCTION CODE	0.75
THE USE OF ENVIRONMENTAL SITE DESIGN, INCLUDING BUT NOT LIMITED TO GRASS BUFFERS AND SWALES, BIORETENTION (RAIN GARDEN OR POROUS LANDSCAPE DETENTION, SAND FILTERS, AND PERMEABLE PAVEMENT SYSTEMS), TO MEET STORMWATER MANAGEMENTS REQUIREMENTS OF THE COUNTY CODE	1
ALL SHOWERHEADS AND HANDHELD SHOWERS ARE 2.0 GPM OR LESS	0.5
ALL LAVATORY FAUCETS FLOW RATE IS 1.5 GPM OR LESS AT 60 PSI	0.5
ALL TOILETS ARE 1.28 GPF OR LESS	0.5
PROVIDE AN ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATION THAT IS MADE AVAILABLE TO THOSE USING THE BUILDING*	0.75
PROVIDE A COVERED AND SECURE BICYCLE PARKING ROOM THAT PROTECTS PARKED BICYCLES FROM THE ELEMENTS AND FROM THEFT*	1
TOTAL	8

NGBS GREEN
Home Innovation Research Labs

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ICC 700-2020 National Green Building Standard®

Summary of Results of the Design Phase

Scoring Tool Version: 5.2.23 Revision Date: 7/23/2024
Project Name: The Mark at College Park
Location: 4313 Knox Rd., College Park , Maryland 20740

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	120	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	63	✓	✓
Chapter 7: Energy Efficiency	30	45	60	70	48	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	64	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	62	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	17	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
Total points required	231	334	489	611	372		
Additional Points Claimed	191	113	(17)	(139)			
Overall Level Achieved for Design	Silver						

PREPARED BY

BOHLER

CONTACT: jdimarco@BohlerEng.com

PROVIDED PUBLIC BENEFIT AMENITY ELEMENTS:

PROVIDED TO SATISFY CONDITIONS 5 AND 6 OF ZMA-2024-002, NOT INCLUDED IN RECREATIONAL FACILITY VALUE (NC)

GREENWAY / PEDESTRIAN PROMENADE:
- TWO (2) PLAZAS LOCATED AT THE NORTH AND SOUTH TERMINI OF THE PROMENADE
- ADA-COMPLIANT RAMP AT THE NORTHERN TERMINUS, IN ADDITION TO STAIRWAYS
- ONE (1) PUBLIC ART INSTALLATION
- MINIMUM OF FOUR (4) BENCHES / SEATING AREAS
- ONE (1) BICYCLE REPAIR ("FIX-IT") STATION
- ONE (1) BICYCLE TROUGH
- ONE (1) INTERACTIVE ART INSTALLATION
- TWO (2) TRASH RECEPTACLES AND TWO (2) RECYCLING RECEPTACLES
- TWO (2) WAYFINDING SIGNS

GREENSPACE / POCKET PARK
- ONE (1) PUBLIC ART INSTALLATION
- ONE (1) FREE LITTLE ART GALLERY
- ONE (1) BENCH / SEATING AREA
- ONE (1) POLLINATOR GARDEN
- ONE (1) WAYFINDING SIGN

DEVELOPMENT STANDARDS (ESTABLISHED WITH ZMA-2024-002)

REQUIREMENT	REQUIRED	PROPOSED
PARKING SPACES MODIFIED STANDARD PER ZMA-2024-002: 0.5 SPACES PER DU (STUDIO & 1 BR) + 0.675 PER DU (ALL OTHER UNIT TYPES)	0.5*(49 DU) + 0.675*(540 DU) = 389 SPACES	573 TOTAL SPACES (INCLUDES 13 ADA SPACES, 20 EV, 32 VISITOR, & 2 DELIVERY SPACES)
BICYCLE PARKING: MODIFIED STANDARD PER ZMA-2024-002: AT LEAST 204 BICYCLE PARKING SPACES SHALL BE PROVIDED	204 SPACES	293 LONG TERM BIKE SPACES 26 SHORT TERM BIKE SPACES
LOADING SPACES: MODIFIED STANDARD PER ZMA-2024-002: MINIMUM OF 1 OFF-STREET LOADING BERTHS PER BUILDING	2 LOADING SPACES	2 LOADING SPACES
PARKING DIMENSIONS		
PARKING SPACES	STANDARD: 9' X 18'	STANDARD: 9' X 18'
PARKING AISLE WIDTH	STANDARD: 22'	STANDARD: 22' MIN
LOADING SPACES	12' X 33'	12' X 33'
BUILDING HEIGHT, MAX (FT)	126	WEST BUILDING: 103' EAST BUILDING: 103'
BLOCK LENGTH, MIN	MAX (FT)	400 | 800	587
BUILDING WIDTH IN BUILD-TO-ZONE, MIN (%)	70	HARTWICK RD: 78.1% KNOX RD: 77.5%
LOT AREA, MIN (SF)	5,000	197,327
LOT WIDTH, MIN (FT)	50	311
LOT COVERAGE, MAX(%)	80	76.2
MODIFIED STANDARD PER ZMA-2024-002: DENSITY, MIN | MAX	20 DU/AC (91 UNITS) | 150 DU/AC (679 UNITS)	130 DU/AC (589 UNITS)
FLOOR AREA RATIO, MIN	NONE	N/A
MODIFIED STANDARD PER ZMA-2024-002: BUILD-TO-LINE, MIN | MAX (FT)	0 | 35	5' | 23'
MODIFIED STANDARD PER ZMA-2024-002: FRONT YARD DEPTH, MIN (FT)	0'	10'
MODIFIED STANDARD PER ZMA-2024-002: SIDE YARD DEPH, MIN (FT)	0'	5'
REAR YARD, DEPTH (FT)	0'	N/A
AT LEAST 25% FENESTRATION FOR THE STREET FACING FACADE AREA OF GROUND FLOOR FOR EACH BUILDING SHALL BE COMPOSED OF WINDOWS AND DOORS.		
KNOX RD	25%	EAST BUILDING: 27.5% WEST BUILDING: 27.1%
HARTWICK RD	25%	EAST BUILDING: 48.9% WEST BUILDING: 32.3%

SHEET INDEX

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GRADING PLAN	DSP-5
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STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	LIMIT OF WORK	LOW LOW
	LIMIT OF DISTURBANCE	LOD LOD
	SAWCUT LINE	
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL; TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	(X)
170	CONTOUR LINE	180; 180
TC 516.4 OR 516.4	SPOT ELEVATIONS	FF 517.00; TC 516.00 BC 515.00; WEG 516.00
SAN	SANITARY LABEL	SAN-100
	STORM LABEL	A-100
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
G	GAS METER	G
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
○	CLEAN OUT	○
E	ELECTRIC MANHOLE	
T	TELEPHONE MANHOLE	
E	ELECTRIC BOX	E
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	TP
	BENCHMARK	
	BORING	B-#

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRE / ACRES
AD	AREA DRAIN
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT
AG	ABOVE GROUND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE
ASSOC	ASSOCIATION
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BIO	BIOGARDEN
BIT	BITUMINOUS
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
BVW	BORDERING VEGETATIVE WETLAND
CB	CATCH BASIN
CF	CUBIC FEET
CI	CURB INLET
CIT	CHANGE IN TYPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONN	CONNECTION
COORD	COORDINATE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DEC	DECORATIVE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
DET	DETENTION
DIA	DIAMETER
DMH	DRAINAGE MANHOLE
DOM	DOMESTIC
DOT	DEPARTMENT OF TRANSPORTATION
DP	DESIGN POINT
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EP / EOP	EDGE OF PAVEMENT
ES / EOS	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISH / FIRST FLOOR
FFE	FINISH / FIRST FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTIC
G	GRADE
GC	GENERAL CONTRACTOR
GEO	GEOTECH/GEOTECHNICAL
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)
GFA	GROSS FLOOR AREA
GH	GRADE HIGH (WALL)
GL	GRADE LOW (WALL)
GRT	GRATE
GT	GREASE TRAP
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
ICS	INLET CONTROL STRUCTURE
INF	INFILTRATION
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMIT OF CLEARING
LOD	LIMIT OF DISTURBANCE
LOS	LINE OF SIGHT
LOW	LIMIT OF WORK
LP	LOW POINT
LS	LANDSCAPE
LSA	LANDSCAPE AREA
MAX	MAXIMUM
ME	MATCH EXISTING
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
O&M	OPERATIONS AND MAINTENANCE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OGS	OIL AND GRIT SEPARATOR
ORD	ORDINANCE
PA / POA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF CURVATURE, CURB RETURN
PERF	PERFORATED
PG	PROPOSED GRADE
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PP	POLYPROPYLENE PIPE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS / RADII
R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REGS	REGULATIONS
RELO	TO BE RELOCATED
REQ	REQUIRED
RET	RETENTION
RET WALL	RETAINING WALL
RETO	TO BE RETURNED TO OWNER
RG	RAIN GARDEN
S	SLOPE
SAN	SANITARY SEWER
SESC	SOIL EROSION AND SEDIMENT CONTROL
SHLO	STATE HIGHWAY LAYOUT
SMH	SANITARY MANHOLE
STA	STATION
STM	STORM WATER / STORM SEWER
SWL	SINGLE/SOLID WHITE LINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBP	TO BE PROTECTED
TBR	TO BE REMOVED
TBRR	TO BE REMOVED AND REPLACED IN KIND
TBS	TO BE SALVAGED
TBV	TO BE VACATED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TELE	TELECOMMUNICATIONS / TELEDATA
TPF	TREE PROTECTION FENCE
TR	TO REMAIN
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
USGS	UNITED STATES GEOLOGICAL SURVEY
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE / WIDTH
W/L	WATER LINE
WM	WATER METER
WQU	WATER QUALITY UNIT
YD	YARD DRAIN
#	NUMBER
##	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER

REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  BOHLER ENGINEERING
  DATED: 07/01/24
  JOB #: MDB230078.00
  ELEVATIONS: NGVD 1929 DATUM, NAD 83/91 DATUM
- GEOTECHNICAL INVESTIGATION REPORT:
  PARTNER ENGINEERING AND SCIENCE, INC.
  8422 BELLONA LN SUITE 301
  TOWSON, MD 21204
  DATED: 05/17/24
- TRAFFIC IMPACT ANALYSIS:
  LENHART TRAFFIC CONSULTING, INC.
  645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
  SEVERNA PARK, MD 21146
  DATED: 05/16/24
- ARCHITECTURAL PLAN:
  WDG ARCHITECTURE
  1025 CONNECTICUT AVENUE NW, STE.300
  WASHINGTON, DC 20036
  DATED: 06/07/25
- NATURAL RESOURCE INVENTORY:
  WSSI
  DATED: 9/19/2024
  APPROVED: 11/5/2024
  JOB#: MDB230078.00
- SITE DEVELOPMENT CONCEPT PLAN:
  SIT-00111-2024
  BOHLER ENGINEERING
  DATED: 2/03/2025
  JOB#: MDB230078.00

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May 06, 2026
M:\MDP\2023\MDB230078.00\CAD\DRAWING\PLAN SETS\DSP\P-CIVIL-CHDS-MDB230078.SA-----3.LAYOUT: DSP-1 COVER SHEET

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PROJECT No.:	MDB230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	5/1/2026
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009
FOR
THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

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J. DIMARCO
PROFESSIONAL ENGINEER
STATE OF MARYLAND
5/11/2026
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGIN

Modification of Development Standards Pursuant to Sec. 27-4301(d)(2)	
Standard	**Modification Proposed (See Below for Modified Standards)**
General Site Layout (PART 24-4: Subdivision Standards; Sec. 27-6200, Roadway Access, Mobility, and Circulation.)	Modified Regulations: Sec. 27-6206(m).
Roadway Access, Mobility, and Circulation (Sec. 27-6200)	Modified Regulations: Sec. 27-6206(m).
Off-Street Parking and Loading (including bicycle parking) (Sec. 27-6300)	Modified Regulations: Sec. 27-6305(a) Sec. 27-6310(a)
Open Space Set-Asides (Sec. 27-6400)	No Modifications
Landscaping (Sec. 27-6500)	No Modifications
Fences and Walls (Sec. 27-6600)	Modified Regulations: Sec. 27-6609
Exterior Lighting Sec. 27-6700)	No Modifications Proposed
Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCAO protections, wetlands, noise) (Sec. 27-6800)	No Modifications
Multifamily, Townhouse, and Three-Family Form and Design (Sec. 27-6900)	Modified Regulations: Sec. 27-6903(e)(1) Sec. 27-6903(e)(2) Sec. 27-6903(f)(2)
Nonresidential and Mixed-Use Form and Design (Sec. 27-61000)	No Modifications
Industrial Form and Design (Sec. 27-61100)	No Modifications
Neighborhood Compatibility (Sec. 27-61200)	No Modifications
Agricultural Compatibility (Sec. 27-61300)	No Modifications
Urban Agriculture Compatibility (Sec. 27-61400)	No Modifications
Signage (Sec. 27-61500)	No Modifications
Green Building (Sec. 27-61600)	No Modifications

Modified Development Standards (Applicable to the RTO-PD Zone)

Except as modified by this PD Basic Plan, the RTO-PD Zone will be subject to the applicable development standards contained in Part 27-6 of the Zoning Ordinance:

27-6206(m) Vehicle Stacking Space

Table 27-6206(m)(2).a

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
1 - 49	25
50 or more	50

NOTES:
(1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle.
(2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.

27-6305. Off-Street Parking Space Standards

Table 27-6305(a):

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	**Principal Use Type**	**Off-Street Parking Standards**	
		RTO and LTO Zones (Base and PD)	
		Core	**Edge**
Household Living Uses	Dwelling, multifamily	No minimum	0.5 per DU (all studio and 1 BR) 0.675 per DU (all other unit types)

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths
The minimum number of off-street loading berths per building shall be 1 loading berth.

27-6609. Retaining Walls

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

(a) A retaining wall may be permitted to support steep slopes but should not exceed six feet in height from the finished grade, except for:
(1) A structure's foundation wall, or
(2) As necessary to construct a driveway from the street to a garage or parking area.
(3) An existing wall that is modified to manage/maintain adjacent site conditions, or
(4) As otherwise expressly allowed by this Ordinance.

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

(c) Retaining walls greater than six feet in height shall comply with the building setbacks in the zone which they are located, unless it is constructed because grades are lower on the site where it is located or because it is an existing wall that is modified to manage/maintain adjacent site conditions.

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

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

(f) Retaining walls shall be faced with stone, brick, or earth-colored materials similar to the surrounding natural landscape, unless it is an existing wall that is modified to manage/maintain adjacent site conditions.

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

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

(e) Building Façades

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

(1) Façades of all buildings subject to these standards that face a street shall incorporate building massing articulation, such as projections or recesses in the façade plane, to provide visual interest and match the character of contextual buildings, unless the applicant provides a design of similar or superior quality.

(2) Wall offsets shall incorporate changes in materials and articulation.

(f) Roofs

For all multifamily dwellings:

(2) Flat roofs shall be concealed by parapets designed with a horizontal coping element to provide a finished appearance and create a defined skyline profile.

PER ZONING ORDINANCE 1-2026 THE FOLLOWING CONDITIONS MUST BE MET

Conditions:

1. Revise the Basic Plan to change the acreage to 4.53 acres; identify the specific accessory and temporary uses that will be allowed, and to attach the PD Conditions of Approval.

2. At least 25 percent fenestration for the street-facing façade area of the ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.

3. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

4. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade.

b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

c. One piece of public art (1) The detailed site plan shall identify the type(s) of artwork and shall show the approximate size and location of the artwork.

d. At least four benches/seating areas.

e. At least one bicycle repair/"fix it" station.

f. One bicycle trough.

f. At least one piece of interactive artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

g. At least two trash and two recyclable receptacles.

i. At least two way finding signs.

6. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

a. One piece of public artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

b. One beehive, free little art gallery, or free little library.

c. One bench/seating area.

d. A pollinator garden.

e. One way finding sign.

7. At the time of Detailed Site Plan review, the Site Plan shall include a section on required public benefits, as outlined in Conditions 1 through 5, their required features, and how the site plan satisfies these requirements.

8. At the time of Detailed Site Plan review, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.

9. At the time of Detailed Site Plan review, the applicant shall demonstrate that a minimum number of 20 electrical charging spaces are provided for the proposed parking structures.

10. Prior to certification of the Detailed Site Plan, Applicant and the City of College Park shall submit evidence of the agreement and Declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80% of the Area Median Income, and the reduced rent that will be charged per bed. Upon submission of this evidence by Applicant and the City of College Park, the ZHE shall include that evidence into the record.

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M-NCPPC APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	5/1/2026
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PROJECT:

DETAILED SITE PLAN DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

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PROFESSIONAL ENGINEER
5/11/2026
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SHEET TITLE:

DET NOTES AND CONDITIONS

SHEET NUMBER:

DSP-1A

ORG. DATE - 5/1/2026

May 06, 2026
M:\MDO\2023\MDB230078.00\CAD\DRAWINGS\PLAN SETS\DSP\P-CIVL-CNDS-MDB230078.00-----LAYOUT: DSP-1A NOTE
SCK

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APPROVALS SHEET

SHEET NUMBER:

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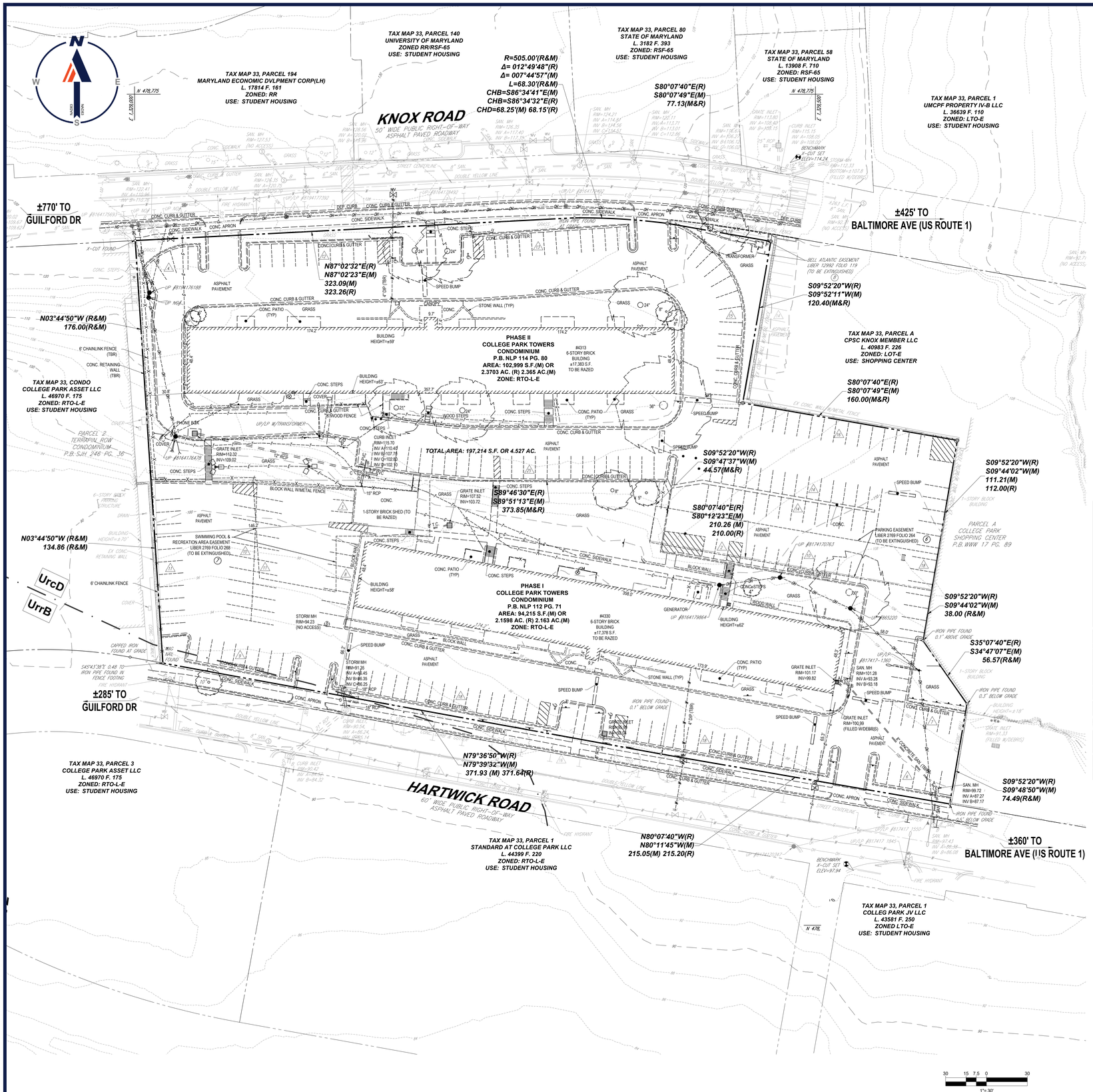
M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

May 06, 2026
M:\MDO\2023\MDB230078.00\CAD\DRAWINGS\PLAN SETS\DSP\P-CIVL-CNDS-MDB230078.00-----LAYOUT_DSP-2.APRV
SCK



LEGEND	
EXISTING STORMDRAIN PIPE	
EXISTING SANITARY SEWER	
EXISTING WATER	

SURVEY NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 20230132MD, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

4. AGREEMENT DATED SEPTEMBER 26, 1961, BY AND BETWEEN COLLEGE PARK TOWERS LIMITED PARTNERSHIP AND THE WASHINGTON SUBURBAN SANITARY COMMISSION AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2606, FOLIO 200.; **AFFECTS 4313 KNOX ROAD PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

5. AGREEMENT DATED MAY 1, 1962, BY AND BETWEEN ROBERT I. SILVERMAN, ET AL., TENANTS IN PARTNERSHIP T/A COLLEGE PARK TOWERS AND THE WASHINGTON SUBURBAN SANITARY COMMISSION AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2705, FOLIO 461; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

6. AGREEMENT DATED NOVEMBER 9, 1962, BY AND BETWEEN COLLEGE PARK TOWERS, EDWARD K. JONES, ET AL. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2769, FOLIO 264; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, PARKING AGREEMENT EASEMENT SHOWN.**

7. AGREEMENT DATED NOVEMBER 9, 1962, BY AND BETWEEN COLLEGE PARK TOWERS, EDWARD K. JONES, ET AL. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2769, FOLIO 268; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, SWIMMING POOL & RECREATION AREA EASEMENT SHOWN.**

8. DEED OF EASEMENT DATED NOVEMBER 19, 1998, BY AN BETWEEN COLLEGE PARK TOWERS CONDOMINIUM, INC., AND BELL ATLANTIC - MARYLAND, INC. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 12992, FOLIO 119; **AFFECTS 4313 KNOX ROAD PROPERTY, EASEMENT IS SHOWN.**

9. COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS, OBLIGATIONS, EASEMENTS, CHARGES, LIENS AND ASSESSMENTS SET FORTH IN DECLARATION COLLEGE PARK TOWER CONDOMINIUM DATED MARCH 5, 1982, BY COLLEGE PARK TOWERS LIMITED PARTNERSHIP AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5509, FOLIO 345 AND THE BY-LAWS ATTACHED THERETO, AS AMENDED BY THE FOLLOWING; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

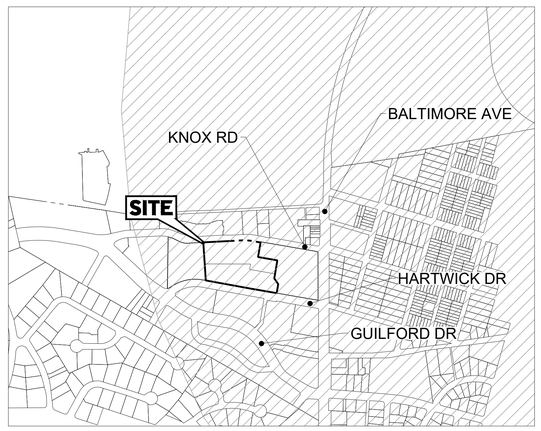
A. FIRST AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED OCTOBER 27, 1982, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5599, FOLIO 489; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

B. AMENDED BYLAWS OF THE UNIT OWNERS' ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10123, FOLIO 252; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

C. AMENDED AND RESTATED BYLAWS OF THE UNIT OWNERS' ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC. RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 33403, FOLIO 357; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

D. AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED APRIL 19, 2022, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 47640, FOLIO 552; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

10. MATTERS SHOWN ON THE CONDOMINIUM PLATS RECORDED IN PLAT BOOK NLP 112, PAGES 70, 71, 72 AND 73, INCLUSIVE, AS AMENDED IN PLAT BOOK NLP 114, PAGES 79-82; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**



APA-6 **AVIATION POLICY AREA INSET**

500 250 125 0 500
1"= 500'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

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PROJECT NO.:	MDB230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	5/1/2026
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD . SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
5/11/2026
PROFESSIONAL CERTIFICATION.
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34090, EXPIRATION DATE: 12/23/2026.

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION

SHEET NUMBER:
DSP-3

ORG. DATE - 5/1/2026

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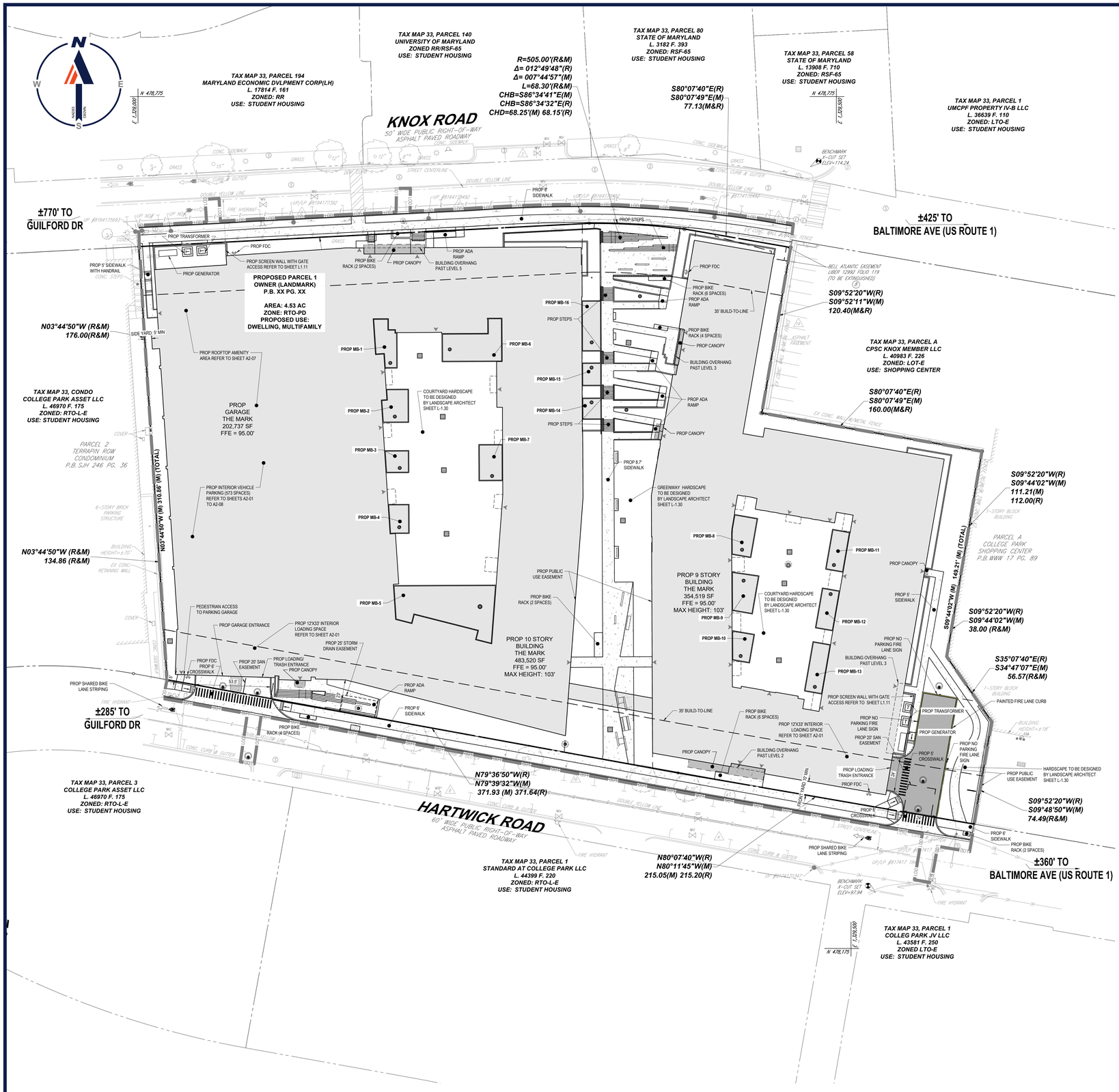
M-NCPPC
APPROVAL

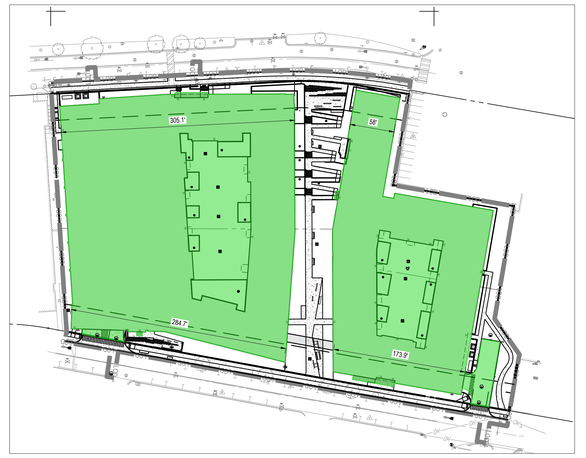
PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

May 06, 2026
M:\MD\2023\MDB230078.00\CAD\DRAWING\DSP\LAN SETS\DSP\P-CVIL-EXDM-MDB230078.00-----3.LAYOUT- DSP-3 EXDM





LOT COVERAGE

LOT COVERAGE & BUILDING WIDTH IN BUILD-TO-ZONE INSET

80 40 20 0 80
1"= 80'

LOT COVERAGE NOTES:

- LOT SIZE: 4.53 AC
- LOT COVERAGE: 3.45 AC (76.2%)

BUILDING WIDTH IN BUILD-TO-ZONE NOTES:

- PROPERTY LENGTH ALONG HARTWICK RD: 587.0'
- BUILDING WIDTH: 458.6'
- PERCENT WIDTH IN BUILD-TO-ZONE: 78.1%

- PROPERTY LENGTH ALONG KNOX RD: 468.5'
- BUILDING WIDTH: 363.1'
- PERCENT WIDTH IN BUILD-TO-ZONE: 77.5%



NO PARKING FIRE LANE SIGN

SITE NOTES:

1. ALL OFF-STREET PARKING SPACES SHALL HAVE A MINIMUM OVERHEAD CLEARANCE OF 7 FEET FOR VEHICLE PARKING, WITH A MINIMUM OVERHEAD CLEARANCE OF 8.5 FT FOR VAN-ACCESSIBLE PARKING.
2. FIRE LANES SHALL BE PAINTED WITH YELLOW DOT GRADE TRAFFIC PAINT MEETING THE FEDERAL SPECIFICATION TT-P-1952D, TYPE II REQUIREMENTS
3. FIRE LANE CURB PAINT SHALL BE APPLIED TO THE CAP AND FACE BUT NOT THE PAN OF THE CURB

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M-NCPPC APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEY & ENGINEERING
PERMITTING SERVICES
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PROJECT NO.: MDB230078.00
DRAWN BY: SCK
CHECKED BY: JD
DATE: 5/1/2026
CAD I.D.:

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
STATE OF MARYLAND No. 36366 5/11/2026
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36366, EXPIRATION DATE: 1/23/2026

SHEET TITLE:

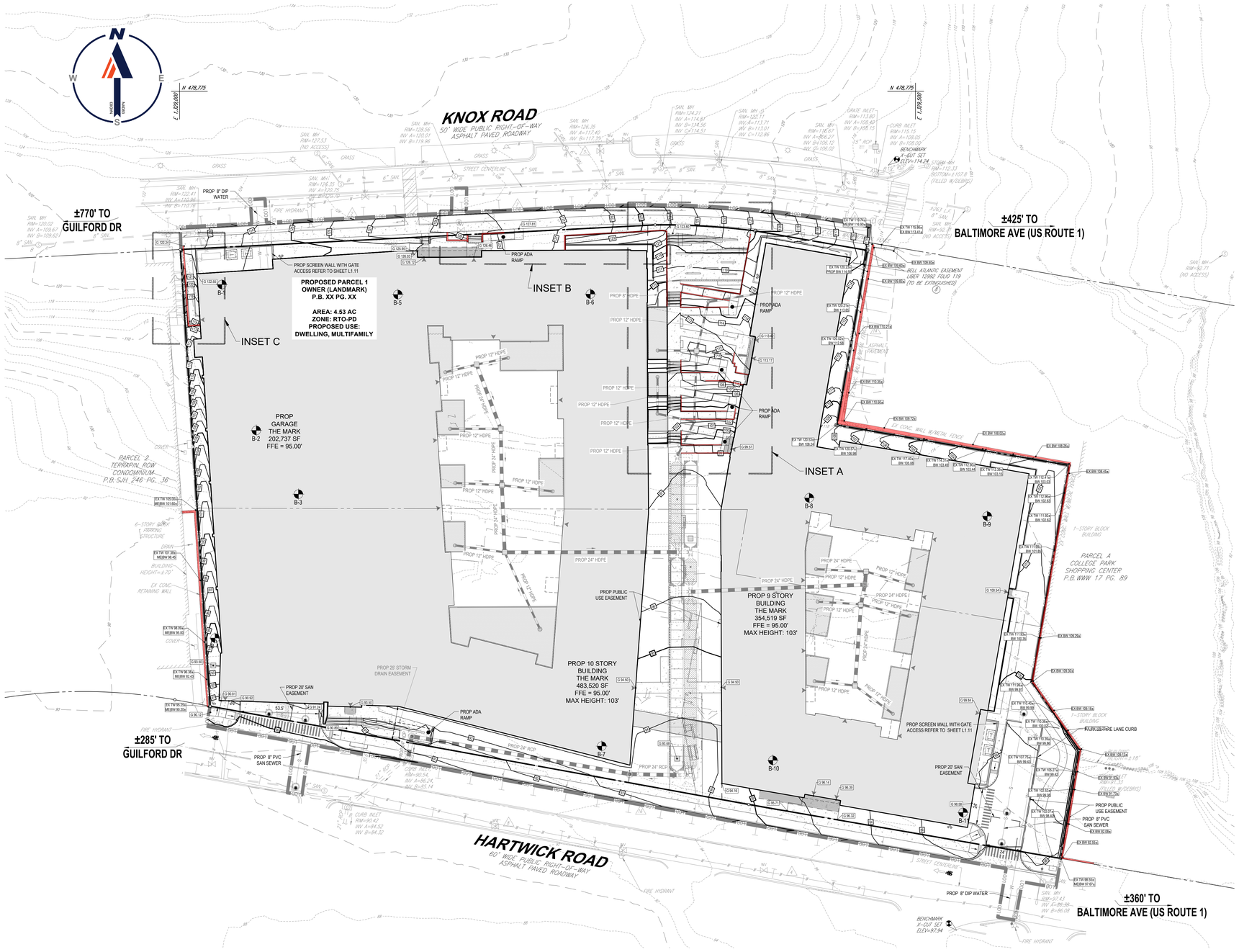
DETAILED SITE PLAN

SHEET NUMBER:

DSP-4

ORG. DATE - 5/1/2026

Mon 05, 2026
M:\MDB\2023\MDB230078.00\CAD\DRAWING\DSP\LAYOUT\MDB230078.00-----LAYOUT_DSP-4_SITE



RETAINING WALLS

INSET A

INSET B

INSET C

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
DISTRICT AND LOCAL SUBMISSIONS
PERMITTING SERVICES
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PROJECT No.:	MDB230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	5/1/2026
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER

16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
I HEREBY CERTIFY AS OF: **5/1/2026**
PROFESSIONAL CERTIFICATION. I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34356, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

GRADING PLAN

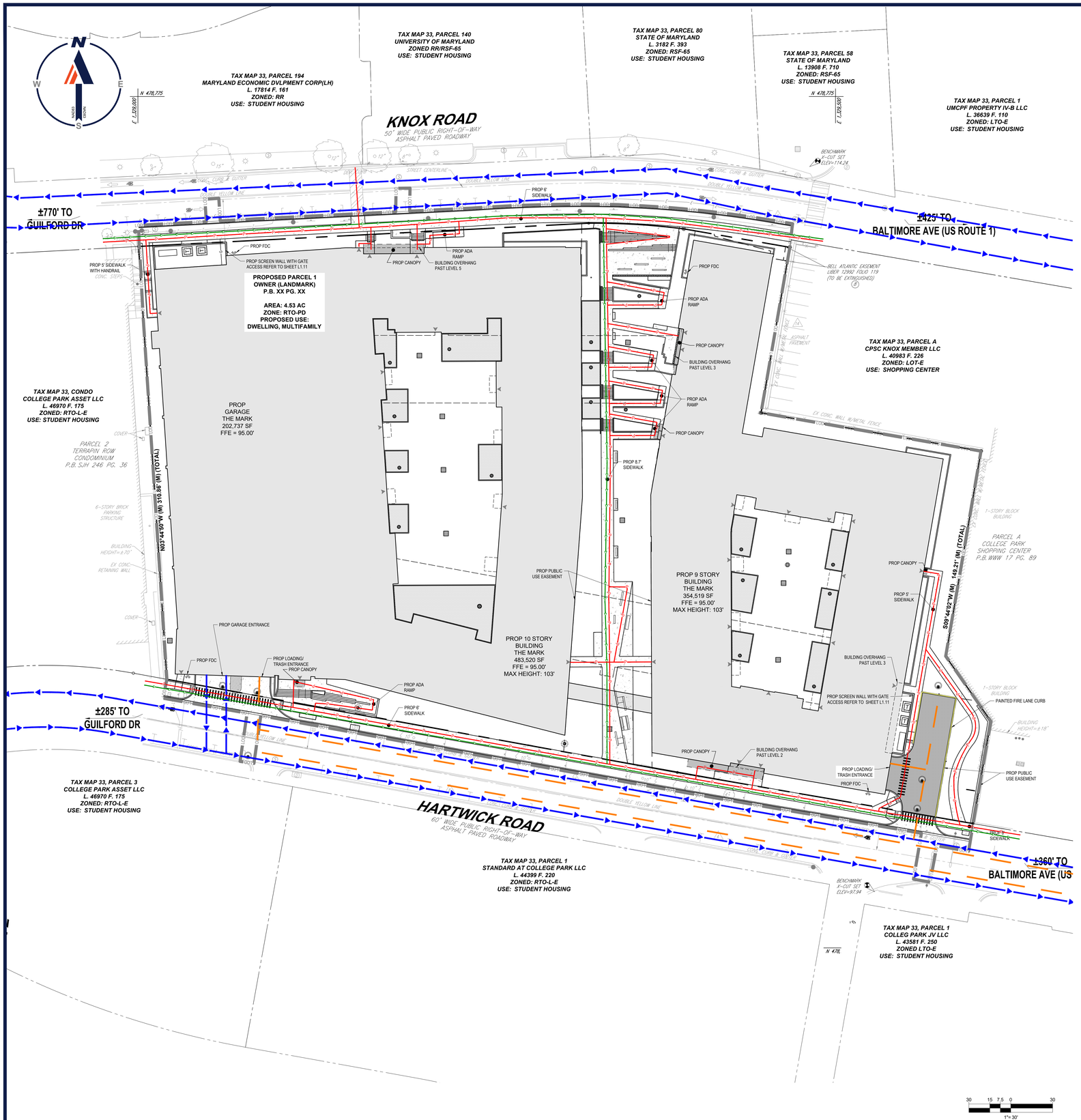
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DSP-5

ORG. DATE - 5/1/2026

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M-NCPPC APPROVAL	
PROJECT NAME: THE MARK AT COLLEGE PARK	
PROJECT NUMBER: DET-2024-009	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

Mon 05, 2026
M:\MDO\2023\MDO230078.00\CAD\DRAWINGS\PLAN SET\DSP\DSP-CIVIL-GRAD-MDB230078.00-----LAYOUT DSP-5 GRAD



LEGEND

VEHICULAR CIRCULATION	
LOADING CIRCULATION	
PEDESTRIAN CIRCULATION	
BICYCLE CIRCULATION	

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PROJECT No.:	MDB230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	5/1/2026
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK,
COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER

16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
5/11/2026
PROFESSIONAL CERTIFICATION.
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

CIRCULATION PLAN

SHEET NUMBER:

DSP-6

ORG. DATE - 5/1/2026

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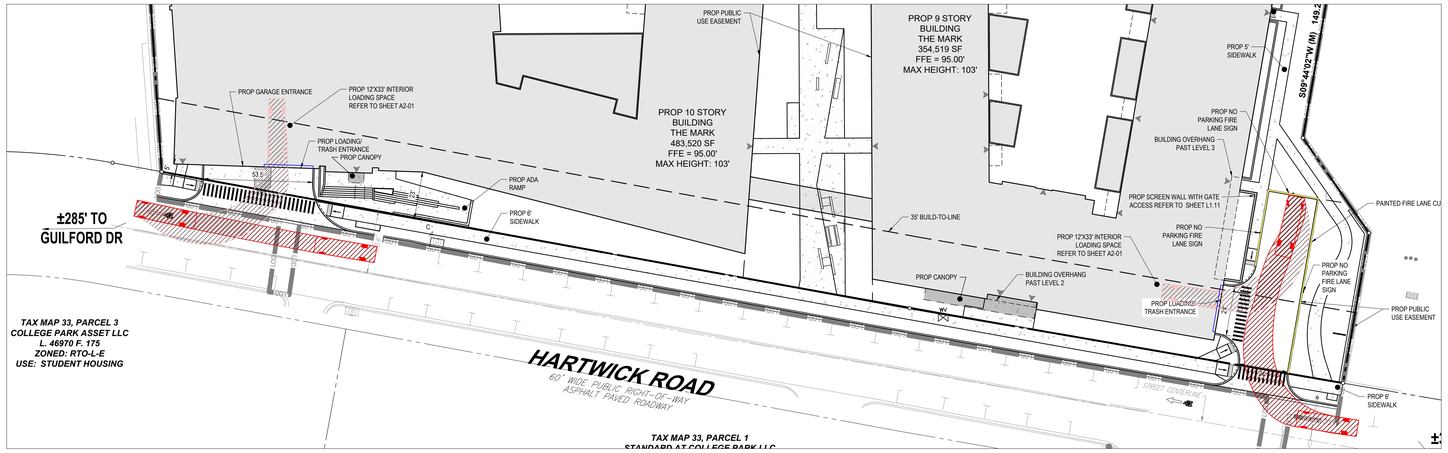
M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

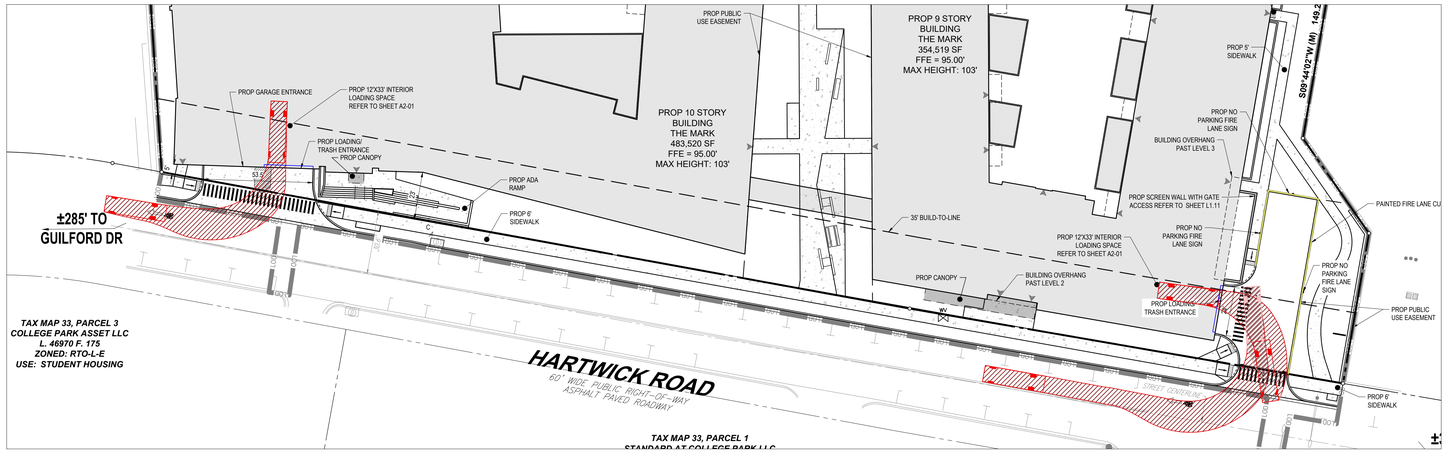
May 06, 2026
M:\MD\2023\MDB230078.00\CAD\DRAWINGS\PLAN SETS\DSP\P-CIVL-CIRC-MDB230078.00-----LAYOUT DSP-6 CIRC
SCK



LOADING TRUCK IN

30 15 7.5 0 30

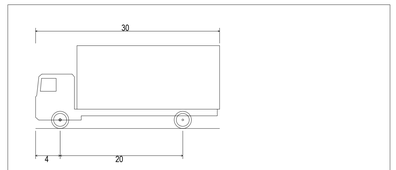
1"= 30'



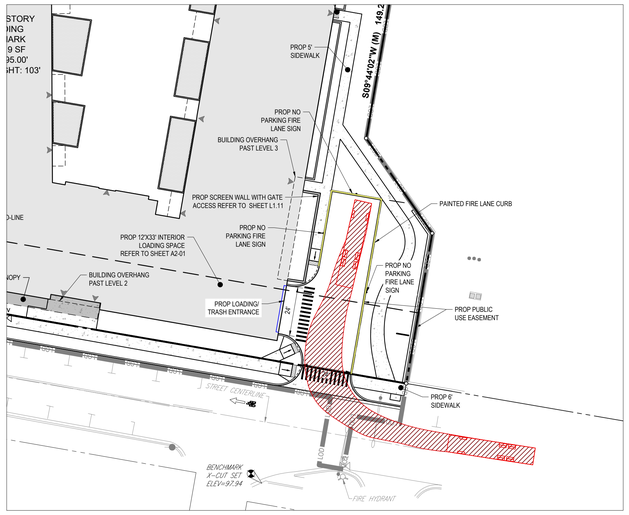
LOADING TRUCK OUT

30 15 7.5 0 30

1"= 30'



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

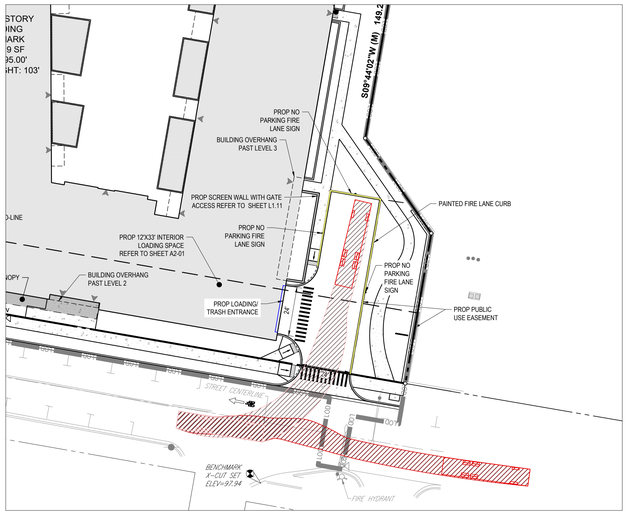


FIRE LANE CURB

FIRE TRUCK IN

30 15 7.5 0 30

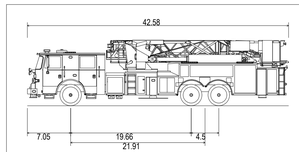
1"= 30'



FIRE TRUCK OUT

30 15 7.5 0 30

1"= 30'



MD FIRE TRUCK	
Overall Length	42.580ft
Overall Width	8.330ft
Overall Body Height	10.702ft
Min Body Ground Clearance	1.149ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	33.20°

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PROJECT No.:	MD8230078.00
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	5/1/2026
CAD I.D.:	

PROJECT:

DETAILED SITE PLAN
DET-2024-009

FOR

THE MARK, COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
LICENSE NO. 34390 Exp. Date **5/11/2026**
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

EMERGENCY/ LOADING VEHICLE TURNING PLAN

SHEET NUMBER:

DSP-7

ORG. DATE - 5/1/2026

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M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

May 06, 2026
M:\MD\2023\MD8230078.00\CAD\DWG\SITE\DSP\DSP-CIVIL-TRCK-MD8230078.00----LAYOUT: DSP-7 TRCK
SCK

KNOX RD

KNOX RD

HARTWICK RD

ANCESTORS LANE

S09°24'02"W (M) 149.21' (M) (TOTAL)

N03°24'50"W (M) 310.88' (M) (TOTAL)

ELEV 1
ELEV 2
ELEC/TEL
PET SPA
28R-DOU - B11
VEST.
4BR - D5
4BR - D14
28R-DOU - B9
28R-DOU - B11
4BR - D1
4BR - D1
STORAGE
3BR - C7
STUDIO - S2
4BR - D4
5BR - E1
4BR - D1A
5BR - E1
RESTROOM
AMENITY
4BR - D6
4BR - D1
5BR - E8
ELEC/TEL
STAIR 3
EGRESS STAIR 3
JAN. CLOSET
5BR - E1R
4BR - D1R
5BR - E2
.STUDIO - S4
BIKE STORAGE
MAINTENANCE ROOM
5BR - E1
LEVEL 2 EV SPACES
DOOR W/ ACCESS CONTROL
BIKE REPAIR
CONCRETE PARKING SURFACE
DELIVERY S
HC/EV
LEVEL 2 HC EV SPACE
EL 90.92'
LOADING 12'x33' BERTH
TRASH
OPEN TO ABOVE
LEASING/LOBBY
STAIR 4
6' - 0" HT ALUM FENCE W/ GATE
WEST EGRESS STAIR 4
FDC
PARKING ENTRANCE
PROPOSED PARKING ENTRANCE SIGN
LOADING ENTRANCE
TRASH ENTRANCE
LOBBY ENTRANCE
INTEGRATED PLANTERS THAT INCORPORATE LANDSCAPED AREAS
ENTRANCE
EGRESS STAIR 2
28R-DOU - B10
5BR - E1
5BR - E1
5BR - E1
FITNESS
OPEN TO ABOVE
LOBBY
OPEN TO ABOVE FCC
FCC ENTRANCE
LOBBY ENTRANCE
28R - B1A
TRASH
12'x33' BERTH
OPEN TO ABOVE
FDC
TRASH LOADING ENTRANCE
4BR - D13
4BR - D1
4BR - D2
4BR - D1A
28R-DOU - B9
28R - B7
AMENITY
4BR - D2
REPAIR STATION
BIKE STORAGE
29 BIKES
5BR - E5
ELEC/TEL
.STUDIO - S5
4BR - D1
.STUDIO - S1
1BR - A1
TEST HEADER
WATER ROOM
EMER ELEC
STORAGE
GENERATOR
ELEC/TEL
EGRESS STAIR 1
25' - 8 3/8"

LONG TERM BIKE PARKING RACKS



MFR: DERO
MODEL #: ULTRA SPACE SAVER
SIZE: 42" D X 87" MIN CEILING HEIGHT
FINISH & COLOR: BLACK POWDER COATED

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SUITE 350
ARLINGTON, VA 22201
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THE MARK COLLEGE PARK

COLLEGE PARK, MD

LANDMARK PROPERTIES

		#
DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL

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WDG PROJECT NO: WA24012

LEVEL 1 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-01

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

1 KP_LEVEL 1 (DSP)
SCALE: 1/16" = 1'-0"



1 KP_LEVEL 2 (DSP)
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

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DSP RESUBMISSION	05-01-26	1

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WDG PROJECT NO: WA24012

LEVEL 2 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-02

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I, [illegible], CERTIFY(IES) THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



1 KP_LEVEL 3 (DSP)
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL
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LEVEL 3 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-03

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PROJECT NUMBER:

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1 KP_LEVEL 4 (DSP)
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

		#
DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL
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LEVEL 4 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-04

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PROJECT NUMBER:
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1 KP_LEVEL 5 (DSP)
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL

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WA24012

LEVEL 5 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-05

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1 KP_LEVEL 6-8
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

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DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL

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LEVEL 6 - KEY PLAN (7-8 TYP)

SCALE: 1/16" = 1'-0"

A2-06

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1 KP_LEVEL 9 (DSP)
SCALE: 1/16" = 1'-0"

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DSP RESUBMISSION	05-01-26	1

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LEVEL 9 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-07

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1 KP_LEVEL 10 (DSP)
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL
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LEVEL 10 - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-08

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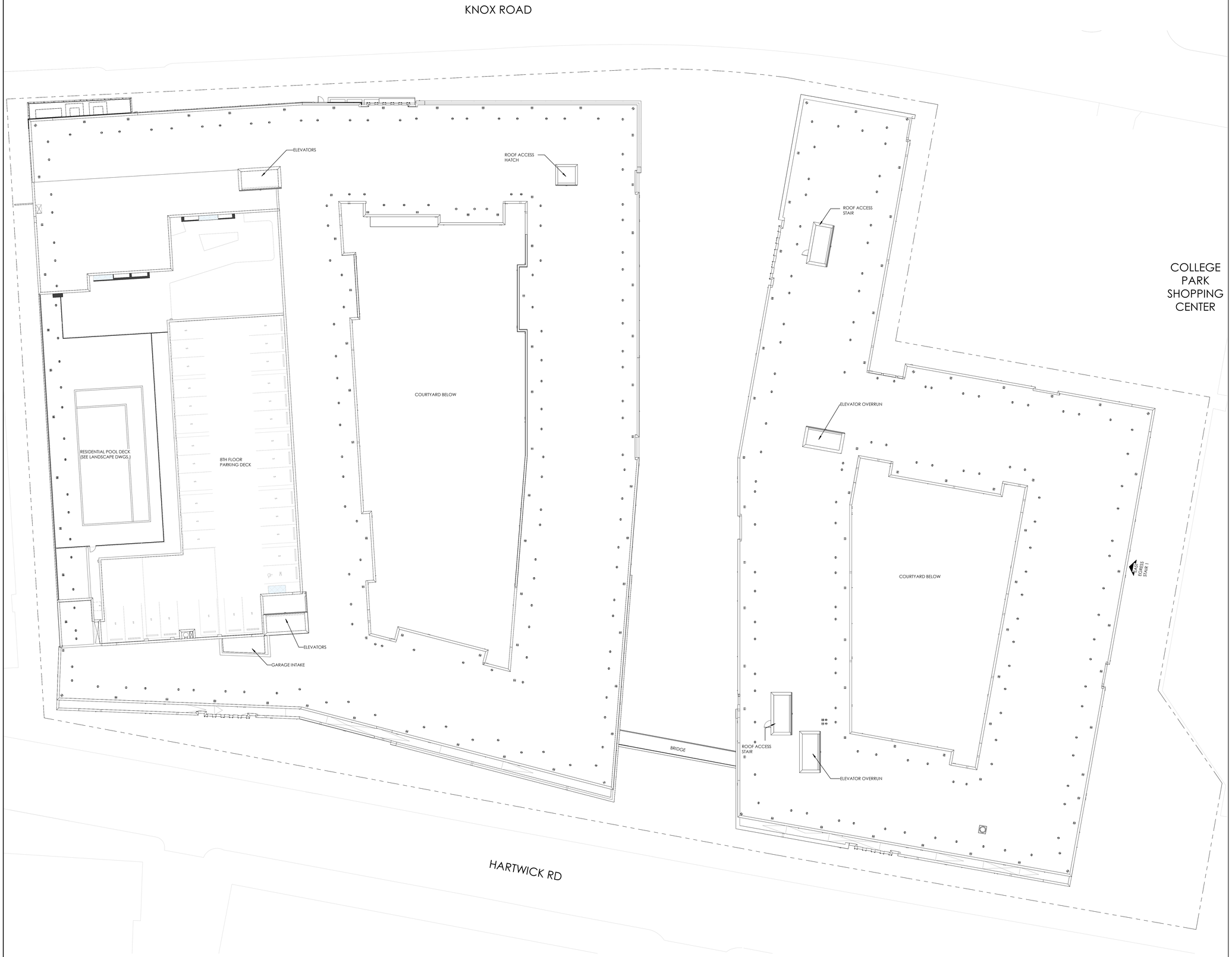
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PROJECT NAME:

PROJECT NUMBER:

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1 KP_ ROOF LEVEL (DSP)
SCALE: 1/16" = 1'-0"

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LANDMARK PROPERTIES

DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL

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ROOF - KEY PLAN

SCALE: 1/16" = 1'-0"

A2-09

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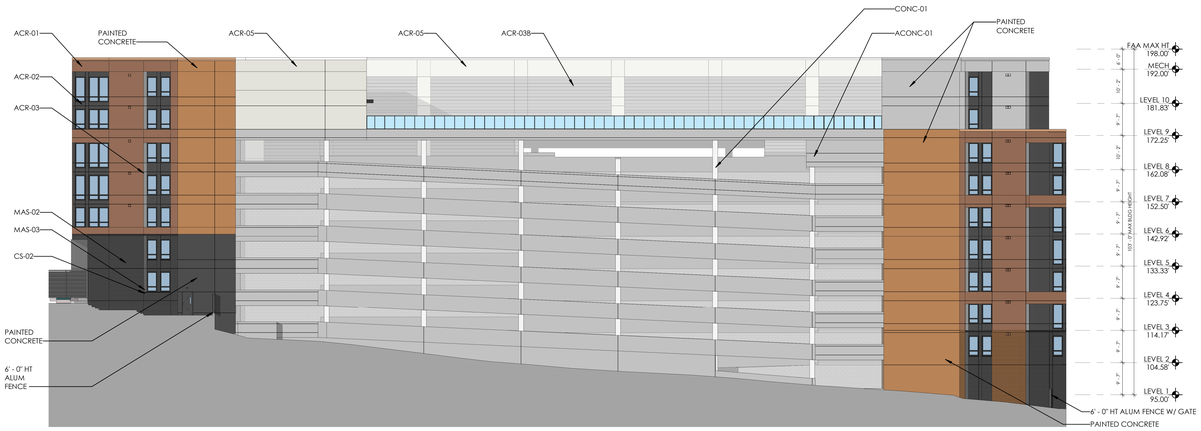
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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MAS-01	• EARTH TONE MASONRY
MAS-02	• DARK GREY MASONRY
MAS-03	• MEDIUM GREY MASONRY
ACR-01	• DIRECT APPLIED ACRYLIC INSULATED FINISH • EARTH TONE
ACR-02	• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY
ACR-02B	• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY • W/ REVEAL TEXTURE
ACR-03	• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY
ACR-03B	• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY • W/ REVEAL TEXTURE
ACR-04	• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
ACR-05	• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
PNL-01	• METAL PANEL SYSTEM • DARK GREY
PNL-02	• METAL PANEL SYSTEM • LIGHT GREY
PNL-03	• METAL PANEL SYSTEM • LIGHT GREY
CS-01	• CAST STONE • CLAY
CS-02	• CAST STONE • SHADOW
CS-03	• CAST STONE • LIGHT
CONC-01	• CONCRETE • UNFINISHED
ACONC-01	• PAINTED CONCRETE • MEDIUM GREY
ACONC-02	• PAINTED CONCRETE • EARTH TONE
ACONC-03	• PAINTED CONCRETE • DARK GREY
ACONC-04	• PAINTED CONCRETE • MEDIUM GREY
ACONC-05	• PAINTED CONCRETE • LIGHT GREY

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LANDMARK PROPERTIES

DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL
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WDG PROJECT NO: WA24012

WEST BLDG ELEVATIONS

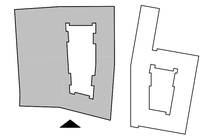
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PROJECT NAME:
PROJECT NUMBER:
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SCALE: As indicated

A3-01

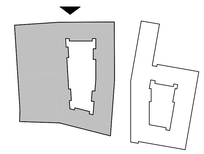


2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"





1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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DSP RESUBMISSION	05-01-26	1

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WDG PROJECT NO:
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WEST BLDG
ELEVATIONS-SIGNAGE

SCALE: 1/16" = 1'-0"

A3-01A

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APPROVAL

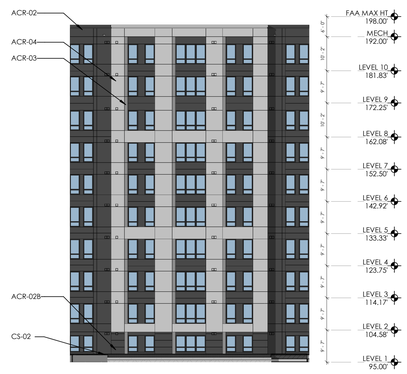
PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



4 COURTYARD - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 COURTYARD - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 COURTYARD - EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 COURTYARD - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MAS-01		• EARTH TONE MASONRY
MAS-02		• DARK GREY MASONRY
MAS-03		• MEDIUM GREY MASONRY
ACR-01		• DIRECT APPLIED ACRYLIC INSULATED FINISH • EARTH TONE
ACR-02		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY
ACR-02B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY • W/ REVEAL TEXTURE
ACR-03		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY
ACR-03B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY • W/ REVEAL TEXTURE
ACR-04		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
ACR-05		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
PNL-01		• METAL PANEL SYSTEM • DARK GREY
PNL-02		• METAL PANEL SYSTEM • LIGHT GREY
PNL-03		• METAL PANEL SYSTEM • LIGHT GREY
CS-01		• CAST STONE • CLAY
CS-02		• CAST STONE • SHADOW
CS-03		• CAST STONE • LIGHT
CONC-01		• CONCRETE • UNFINISHED
ACONC-01		• PAINTED CONCRETE • MEDIUM GREY
ACONC-02		• PAINTED CONCRETE • EARTH TONE
ACONC-03		• PAINTED CONCRETE • DARK GREY
ACONC-04		• PAINTED CONCRETE • MEDIUM GREY
ACONC-05		• PAINTED CONCRETE • LIGHT GREY

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LANDMARK PROPERTIES

#	DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 15135, EXPIRATION DATE AUGUST 23, 2025

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WEST BLDG
COURTYARD
ELEVATIONS

SCALE: As Indicated

A3-02

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QR LABEL CERTIFIES THAT THIS PLAN HAS BEEN REVIEWED AND APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



5 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



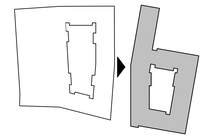
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

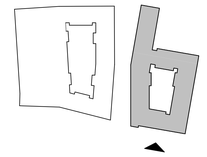


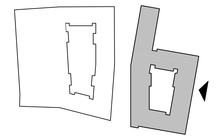
1 NORTH ELEVATION AT SETBACK
SCALE: 1/16" = 1'-0"

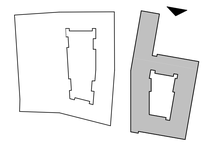


2 NORTH ELEVATION ALONG KNOX
SCALE: 1/16" = 1'-0"









MATERIAL LEGEND

MAS-01		• EARTH TONE MASONRY
MAS-02		• DARK GREY MASONRY
MAS-03		• MEDIUM GREY MASONRY
ACR-01		• DIRECT APPLIED ACRYLIC INSULATED FINISH • EARTH TONE
ACR-02		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY
ACR-02B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY • W/ REVEAL TEXTURE
ACR-03		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY
ACR-03B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY • W/ REVEAL TEXTURE
ACR-04		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
ACR-05		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
PNL-01		• METAL PANEL SYSTEM • DARK GREY
PNL-02		• METAL PANEL SYSTEM • LIGHT GREY
PNL-03		• METAL PANEL SYSTEM • LIGHT GREY
CS-01		• CAST STONE • CLAY
CS-02		• CAST STONE • SHADOW
CS-03		• CAST STONE • LIGHT
CONC-01		• CONCRETE • UNFINISHED
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ACONC-02		• PAINTED CONCRETE • EARTH TONE
ACONC-03		• PAINTED CONCRETE • DARK GREY
ACONC-04		• PAINTED CONCRETE • MEDIUM GREY
ACONC-05		• PAINTED CONCRETE • LIGHT GREY

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LANDMARK PROPERTIES

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WDG PROJECT NO: WA24012

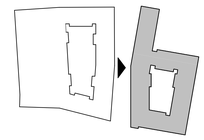
EAST BLDG ELEVATIONS

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M-NCPPC APPROVAL
PROJECT NAME:
PROJECT NUMBER:
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SCALE: As indicated

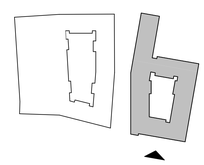
A3-03





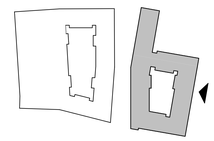
3 WEST ELEVATION
SCALE: 1/16" = 1'-0"





2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"





1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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EAST BLDG
ELEVATIONS-SIGNAGE

SCALE: 1/16" = 1'-0"

A3-03A

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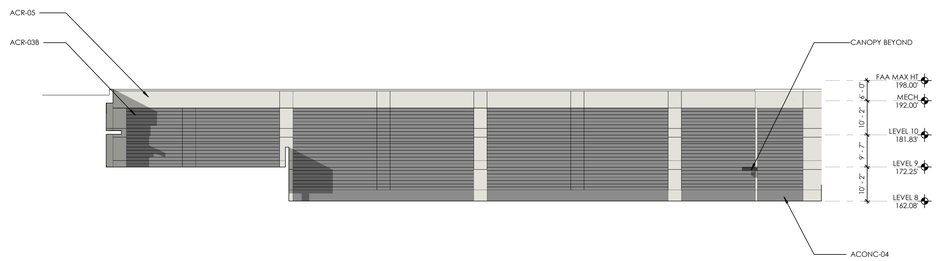
ON LABEL, CERTIFIES THAT THIS PLAN WILL BE CONSTRUCTED AS FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

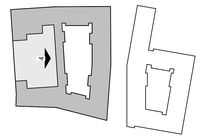
M-NCPPC APPROVAL

PROJECT NAME:

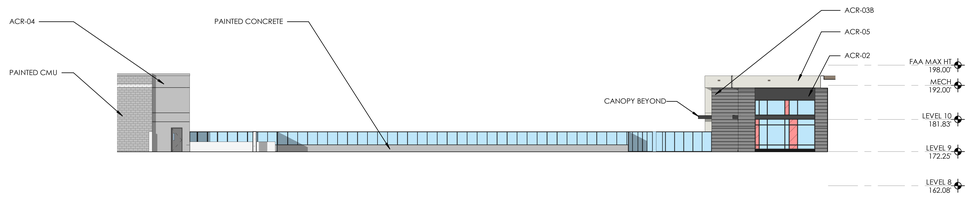
PROJECT NUMBER:

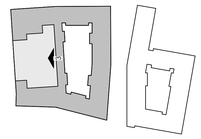
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



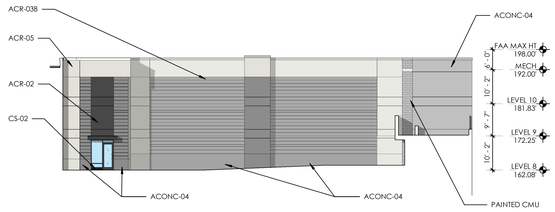


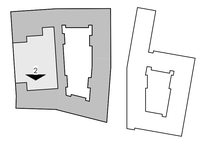
4 9TH FLOOR EAST ELEVATION
SCALE: 1/16" = 1'-0"



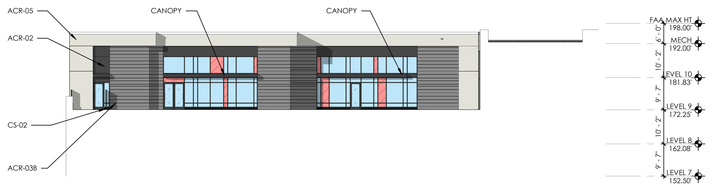


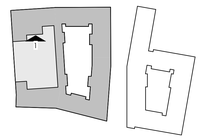
3 9TH FLOOR WEST ELEVATION
SCALE: 1/16" = 1'-0"





2 9TH FLOOR SOUTH ELEVATION
SCALE: 1/16" = 1'-0"





1 9TH FLOOR NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MAS-01		• EARTH TONE MASONRY
MAS-02		• DARK GREY MASONRY
MAS-03		• MEDIUM GREY MASONRY
ACR-01		• DIRECT APPLIED ACRYLIC INSULATED FINISH • EARTH TONE
ACR-02		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY
ACR-02B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY • W/ REVEAL TEXTURE
ACR-03		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY
ACR-03B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY • W/ REVEAL TEXTURE
ACR-04		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
ACR-05		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
PNL-01		• METAL PANEL SYSTEM • DARK GREY
PNL-02		• METAL PANEL SYSTEM • LIGHT GREY
PNL-03		• METAL PANEL SYSTEM • LIGHT GREY
CS-01		• CAST STONE • CLAY
CS-02		• CAST STONE • SHADOW
CS-03		• CAST STONE • LIGHT
CONC-01		• CONCRETE • UNFINISHED
ACONC-01		• PAINTED CONCRETE • MEDIUM GREY
ACONC-02		• PAINTED CONCRETE • EARTH TONE
ACONC-03		• PAINTED CONCRETE • DARK GREY
ACONC-04		• PAINTED CONCRETE • MEDIUM GREY
ACONC-05		• PAINTED CONCRETE • LIGHT GREY

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WEST BLDG 9TH FLOOR AMENITY ELEVATIONS

SCALE: As indicated

A3-04

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PROJECT NUMBER:

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4 COURTYARD - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 COURTYARD - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 COURTYARD - EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 COURTYARD - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MAS-01		• EARTH TONE MASONRY
MAS-02		• DARK GREY MASONRY
MAS-03		• MEDIUM GREY MASONRY
ACR-01		• DIRECT APPLIED ACRYLIC INSULATED FINISH • EARTH TONE
ACR-02		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY
ACR-02B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • DARK GREY • W/ REVEAL TEXTURE
ACR-03		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY
ACR-03B		• DIRECT APPLIED ACRYLIC INSULATED FINISH • MEDIUM GREY • W/ REVEAL TEXTURE
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ACR-05		• DIRECT APPLIED ACRYLIC INSULATED FINISH • LIGHT GREY
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PNL-02		• METAL PANEL SYSTEM • LIGHT GREY
PNL-03		• METAL PANEL SYSTEM • LIGHT GREY
CS-01		• CAST STONE • CLAY
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WDG PROJECT NO: WA24012

EAST BLDG
COURTYARD
ELEVATIONS

SCALE: As indicated

A3-05

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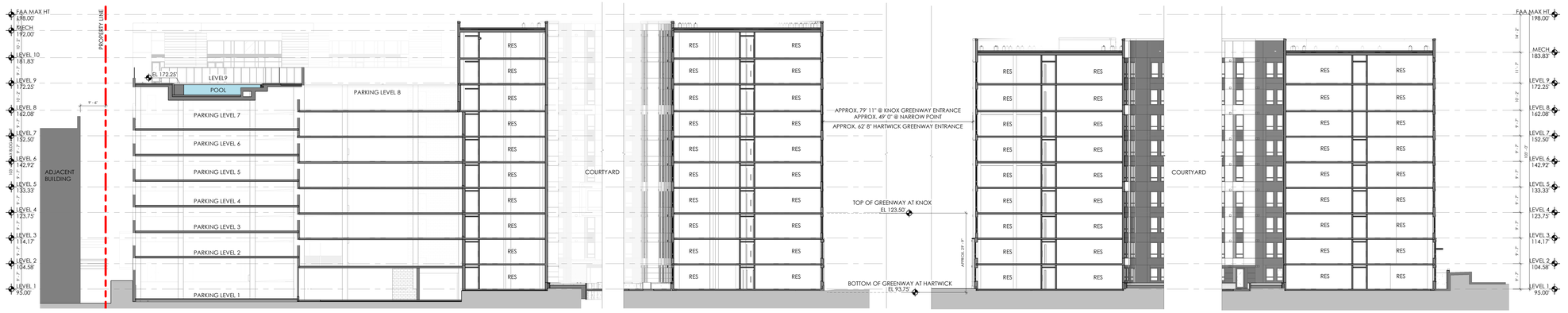
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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



1 BUILDING SECTION - E/W
SCALE: 1/16" = 1'-0"

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DSP RESUBMISSION	05-01-26	1

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

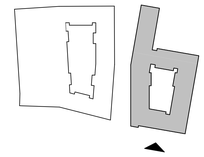
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

SCALE: As indicated

A3-06

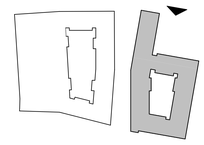


4 EAST BUILDING SOUTH ELEVATION ALONG HARTWICK
SCALE: 1/16" = 1'-0"



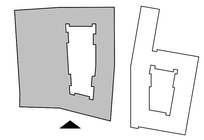


3 EAST BUILDING NORTH ELEVATION ALONG KNOX
SCALE: 1/16" = 1'-0"



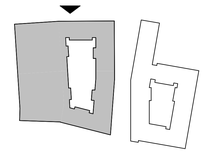


2 WEST BUILDING SOUTH ELEVATION ALONG HARTWICK
SCALE: 1/16" = 1'-0"





1 WEST BUILDING NORTH ELEVATION ALONG KNOX
SCALE: 1/16" = 1'-0"



MATERIAL LEGEND

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ROCKVILLE, MD 20850
TEL 240-268-1820

STRUCTURE
EM STRUCTURAL

3000 WILSON BLVD
SUITE 350
ARLINGTON, VA 22201
TEL 703-835-9989

TEL

THE MARK COLLEGE PARK
COLLEGE PARK, MD

LANDMARK PROPERTIES

DSP RESUBMISSION	05-01-26	1

PROFESSIONAL SEAL

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 15135, EXPIRATION DATE AUGUST 23, 2025

© 2025
WDG PROJECT NO: WA24012

WEST BLDG FENESTRATION RATIOS

SCALE: 1/16" = 1'-0"

A3-07

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

THE MARK

V3 04.23.2026

LANDMARK PROPERTIES - THE MARK AT COLLEGE PARK
EXTERIOR SIGNAGE

INTERNAL USE ONLY

the SIGN BROS

LOGOS

THE MARK

THE MARK

THE MARK

FONTS

GOTHAM

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 0 1 2 3 4 5 6 7 8 9

COLORS

PANTONE 430 C

PANTONE 427 C

PANTONE 637 C

PANTONE 637 C

CAN.1 & 2 CANOPY SIGN



BS.1 & 2 BLADE SIGN



CAN-12 & 13 WALL SIGN



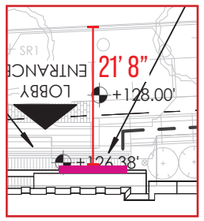
CAN-10 CANOPY SIGN



PDE-1 PARKING DECK ENTRANCE



DISTANCE TO ROAD



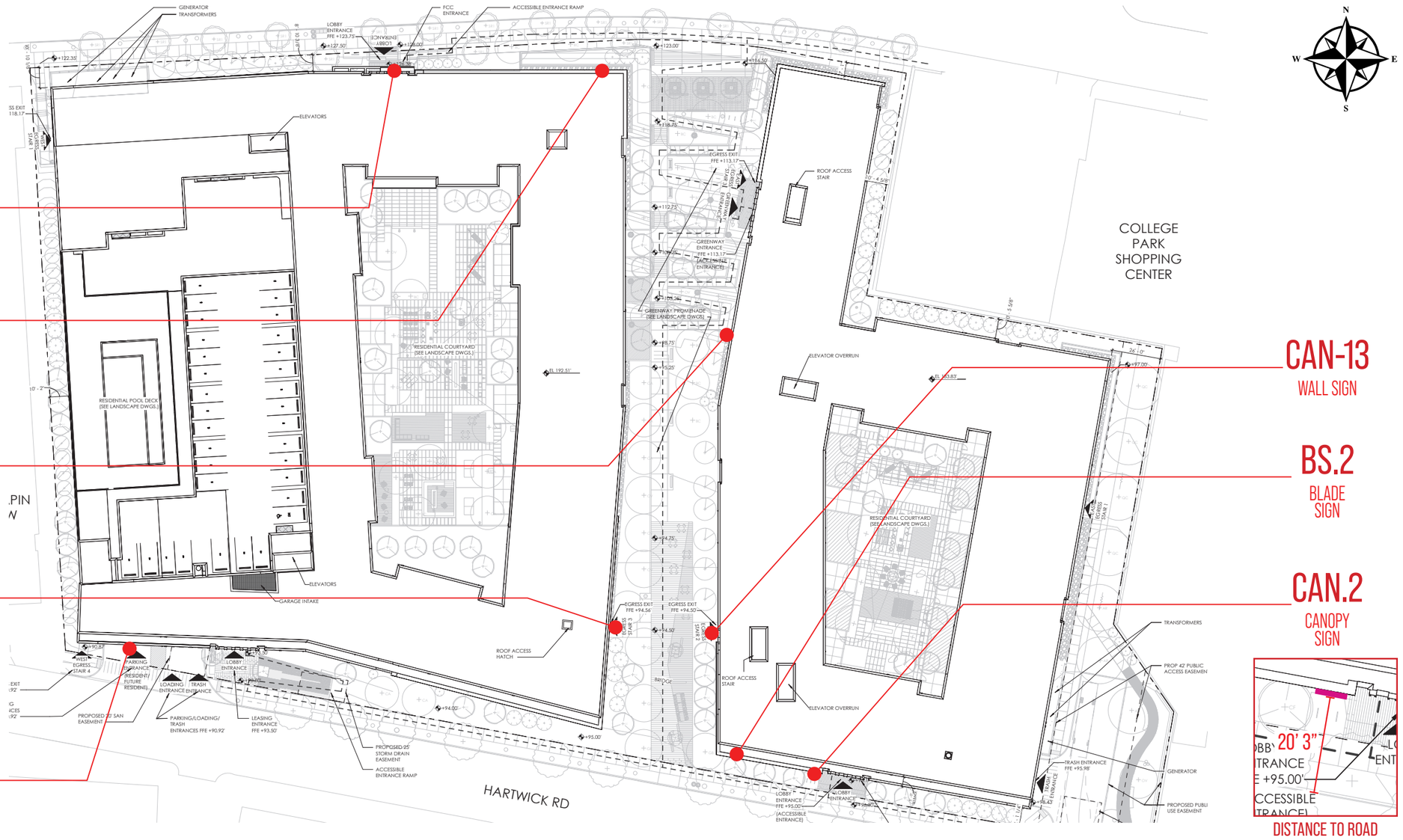
CAN.1
CANOPY SIGN

BS.1
BLADE SIGN

CAN-10
CANOPY SIGN

CAN-12
WALL SIGN

PDE-1
PARKING DECK ENTRANCE



CAN-13
WALL SIGN

BS.2
BLADE SIGN

CAN.2
CANOPY SIGN

DISTANCE TO ROAD

SITE MAP

THE SIGN BROTHERS
195 Ben Burton Circle Bogart, GA 30622
1-833-SIGN-BROS | thesignbros.com

LP - The Mark at College Park
4313 Knox Road, College Park, MD 20740
4330 Hartwick Rd, College Park, MD 20740

SITE MAP
THE MARK AT COLLEGE PARK

NOT APPROVED FOR PRODUCTION

QTY: 8 TOTAL SIGNS

ACCOUNT MANAGER: Tyler S

DATE	VERSION	DSR
04.23.2026	3	BC

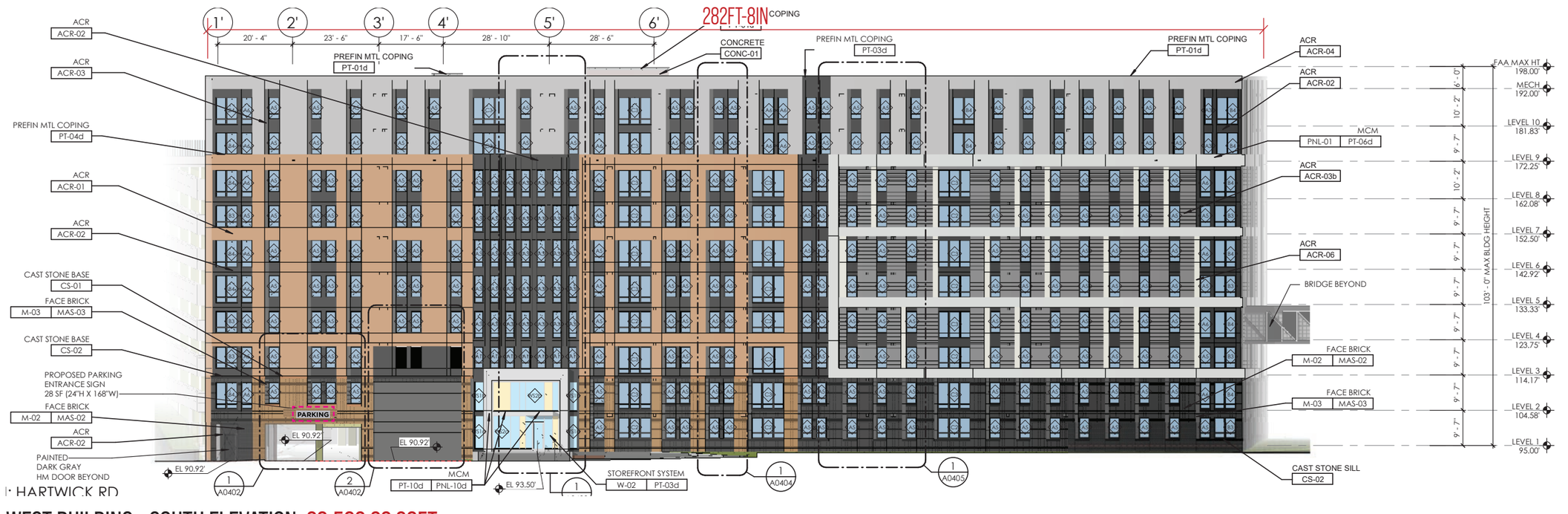
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WEST BUILDING - NORTH ELEVATION 24,822.57 SQFT



WEST BUILDING - SOUTH ELEVATION 29,562.22 SQFT

WEST ELEVATIONS

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ELEVATIONS
WEST BUILDING

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QTY: x4 WEST

ACCOUNT MANAGER: Tyler S

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W BUILDING EAST ELEVATION GREENWAY 36,307.50 SQFT

WEST ELEVATIONS CONT.

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ELEVATIONS
WEST BUILDING

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QTY: x4 WEST

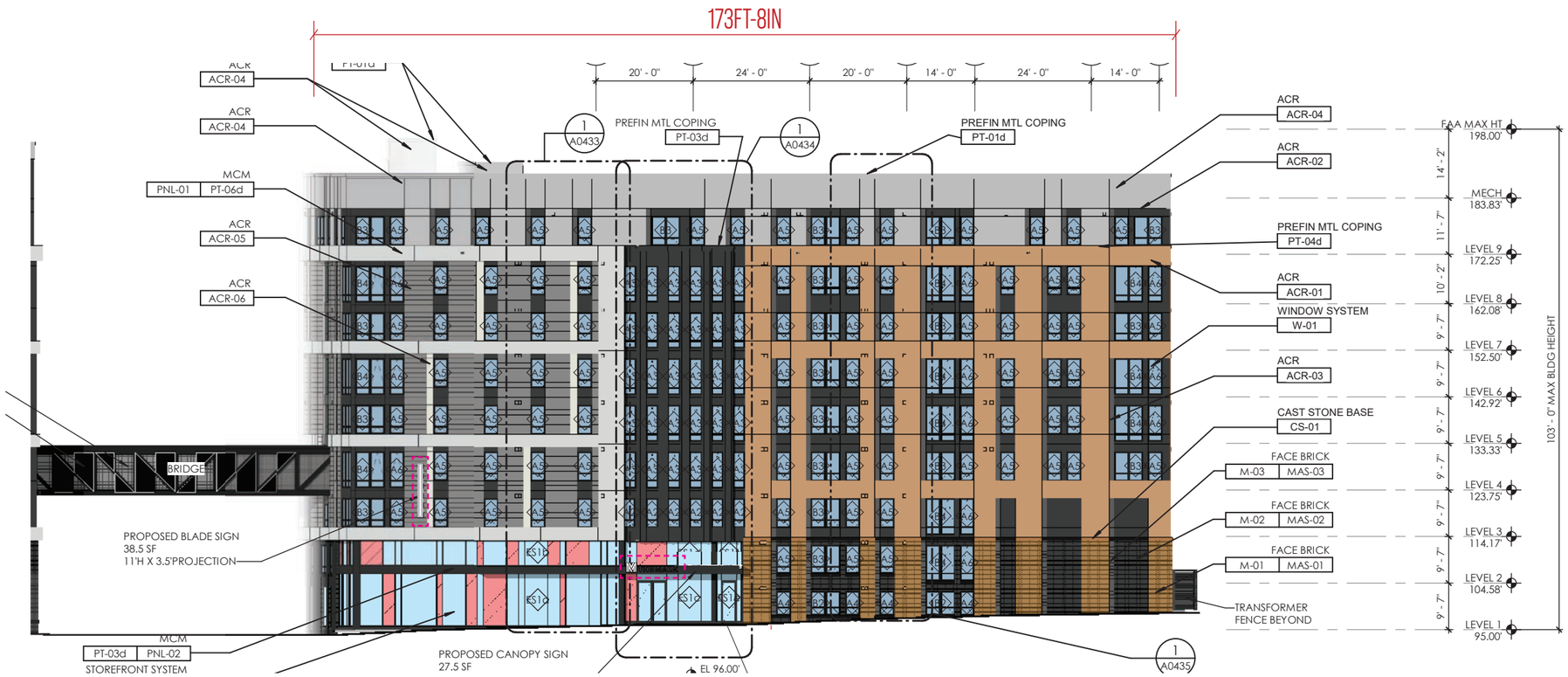
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EAST BUILDING - SOUTH ELEVATION 16,020.75 SQFT



E BUILDING WEST ELEVATION GREENWAY 38,024.17 SQFT

EAST ELEVATIONS

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ELEVATIONS
EAST BUILDING

NOT APPROVED FOR PRODUCTION

QTY: x4 EAST

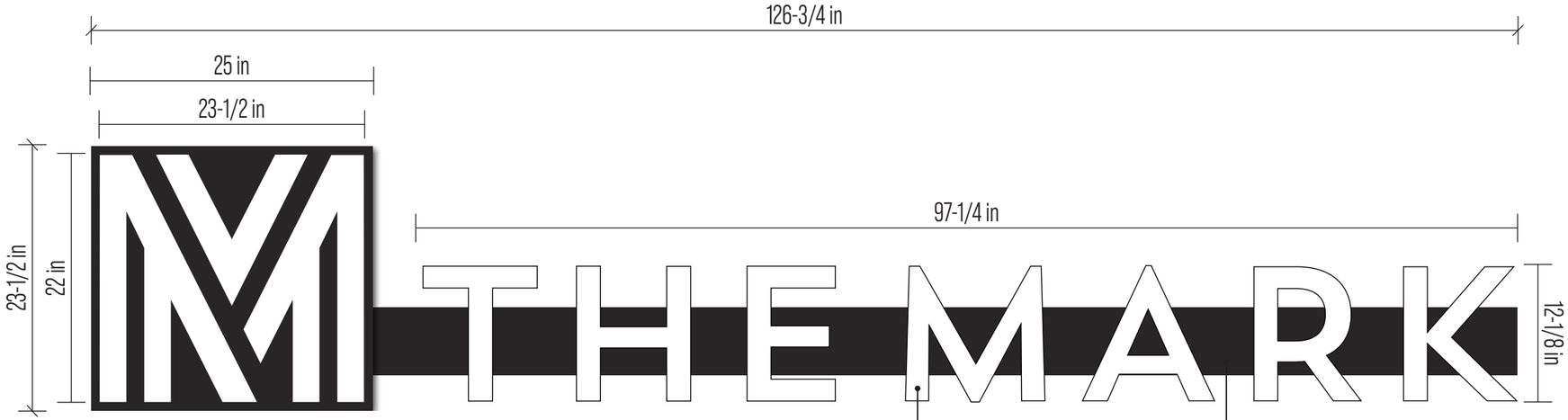
ACCOUNT MANAGER: Tyler S

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SCALE: 1" = 1'

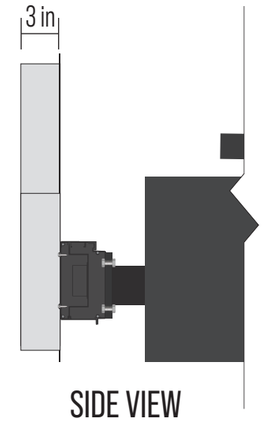
PROPOSED SIGN FACE: 20.68 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) SET OF ALUMINUM LETTERS FASTENED TO 6"H RACEWAY

3" FABRICATED ALUMINUM LETTERING WITH BACKS, PAINTED WHITE

"M" MOUNTED TO .080 ALUMINUM BACKER

6"x 3.494" x 126" ALUMINUM RACEWAY, PAINTED TO MATCH CANOPY



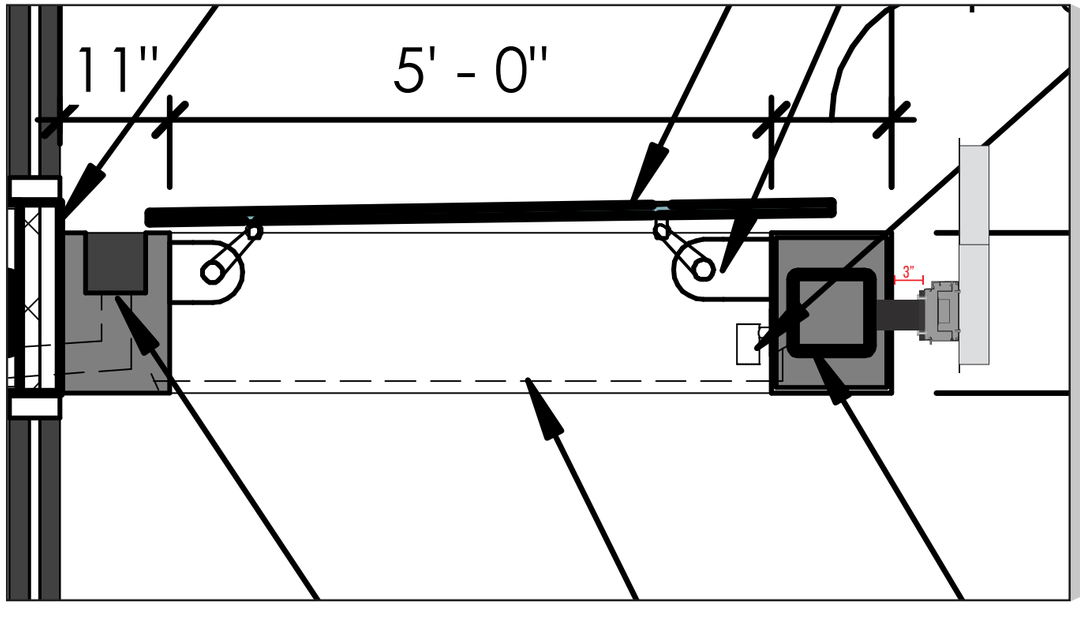
SIDE VIEW

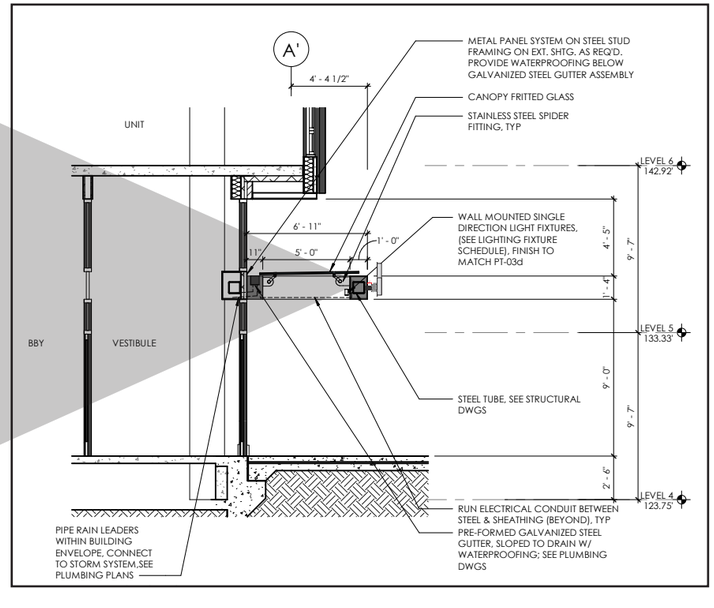
SCALE: 1" = 1'

MOUNTING METHOD:

PROPOSED RACEWAY MOUNTED TO 3X3 HSS OUTRIGGERS AT 3" FROM THE ACM CANOPY FACE - ATTACHED TO 5X6 STEEL PLATES

CANOPY DETAIL





MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-1
CANOPY SIGN - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

ACCOUNT MANAGER: Tyler S

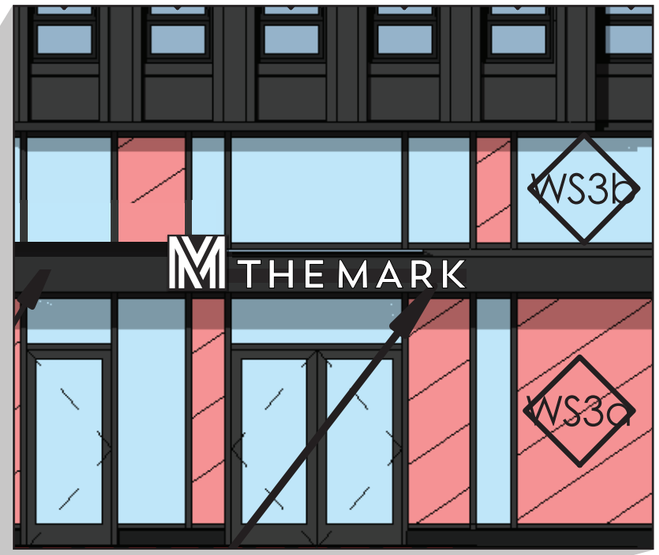
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WEST BUILDING - NORTH

SCALE: 1/4" = 5'

MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-1
CANOPY SIGN - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

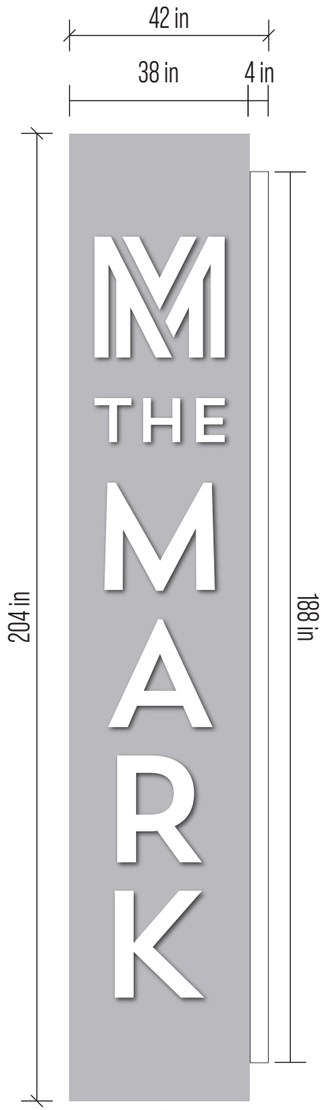
ACCOUNT MANAGER: Tyler S

DATE	VERSION	DSR
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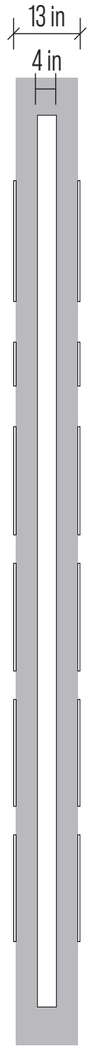
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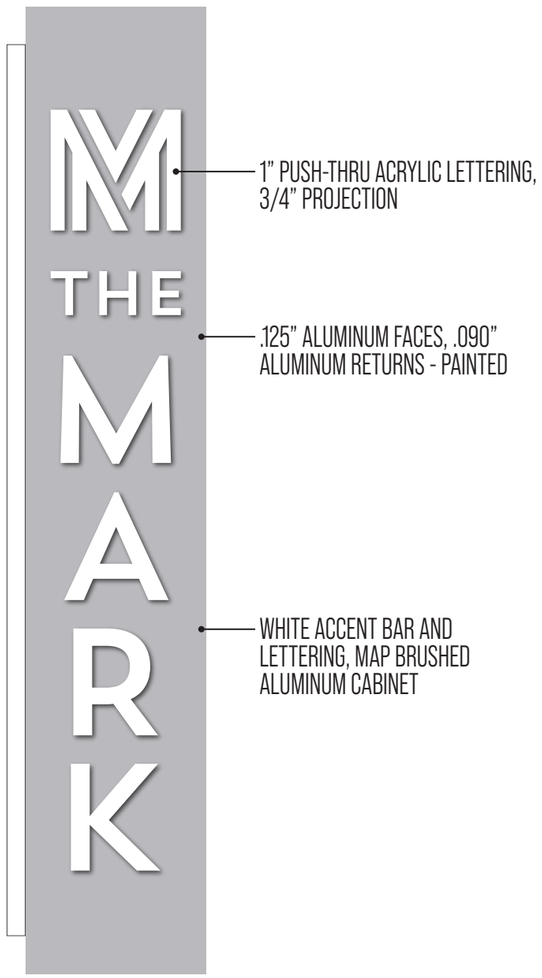
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SIDE A



SIDE VIEW



SIDE B



SCALE: 3/8" = 1'

PROPOSED SIGN FACE: 59.50 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) INTERNALLY ILLUMINATED BLADE SIGN - MOUNTED FLUSH TO BUILDING

ELECTRICAL REQUIREMENTS

1. 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT.
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. SB WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

MOUNTING METHOD:

BLADE SIGN IS MOUNTED FLUSH TO BUILDING EXTERIOR WITH INTERNAL SUPPORTS

MATERIALS & COLORS

M2 .125 ALUMINUM

M3 .090 ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 77SQFT
AGGREGATE SQFT: 154SQFT
CLEARANCE: 10FT ABOVE SIDEWALK, 18FT ABOVE DRIVEWAYS/ALLEYS

MAX QTY: 1 PER BUILDING
MAX AREA: 1 SF PER 2 LF - WHEN CANOPY SIGN IS ALSO ON ELEVATION, DIVIDE ALLOWANCE BY 2.
MAX PROJECTION: 42IN

MISC: SIGN WILL BE INSTALLED FLUSH TO THE BUILDING WITH INTERNAL SUPPORT STRUCTURE

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BS.1
BLADE SIGN - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

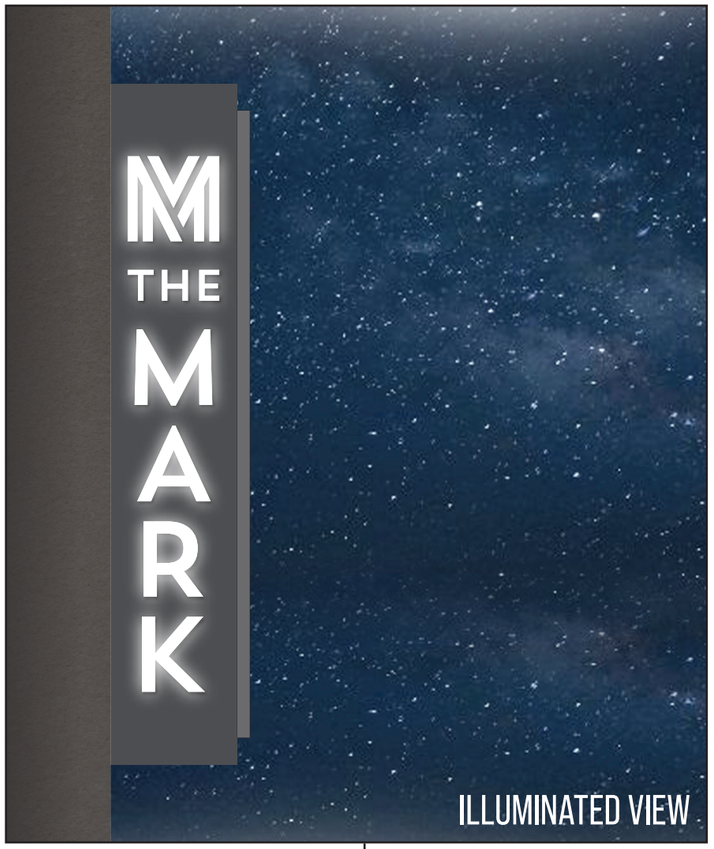
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WEST BUILDING - NORTH
SCALE: 1/4" = 5'

MATERIALS & COLORS
- M2 .125 ALUMINUM
- M3 .090 ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 77SQFT
AGGREGATE SQFT: 154SQFT
CLEARANCE: 10FT ABOVE SIDEWALK, 18FT ABOVE DRIVEWAYS/ALLEYS

MAX QTY: 1 PER BUILDING
MAX AREA: 1 SF PER 2 LF - WHEN CANOPY SIGN IS ALSO ON ELEVATION, DIVIDE ALLOWANCE BY 2.
MAX PROJECTION: 42IN

MISC: SIGN WILL BE INSTALLED FLUSH TO THE BUILDING WITH INTERNAL SUPPORT STRUCTURE

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BS.1
BLADE SIGN - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

ACCOUNT MANAGER: Tyler S

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SCALE: 2" = 1'

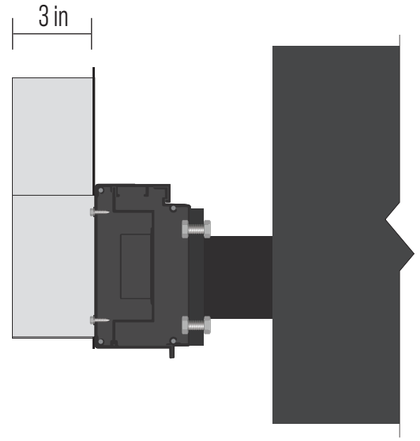
PROPOSED SIGN FACE: 3.91 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) SET OF ALUMINUM LETTERS FASTENED TO 6"H RACEWAY

3" FABRICATED ALUMINUM LETTERING WITH BACKS, PAINTED WHITE

"M" MOUNTED TO .080 ALUMINUM BACKER

6"x 3.494" x 55" ALUMINUM RACEWAY, PAINTED TO MATCH CANOPY



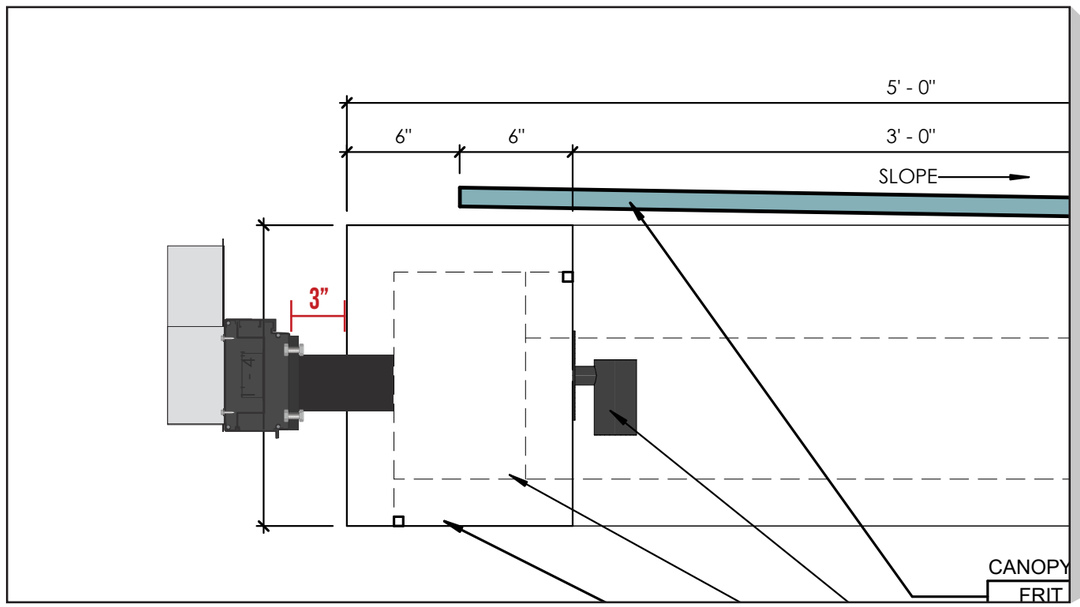
SIDE VIEW

SCALE: 2" = 1'

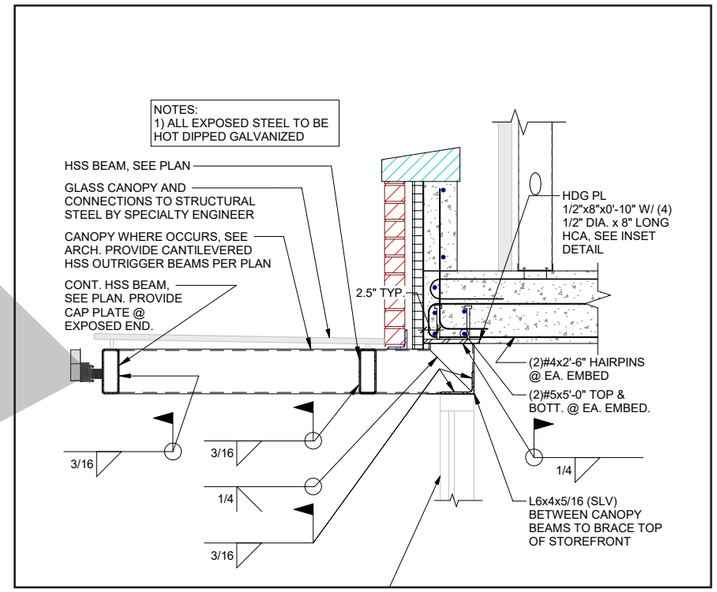
MOUNTING METHOD:

PROPOSED RACEWAY MOUNTED TO 3X3 HSS OUTRIGGERS AT 3" FROM THE ACM CANOPY FACE - ATTACHED TO 5X6 STEEL PLATES

TYPICAL CANOPY DETAIL



TYPICAL CANOPY DETAIL



MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-12
WALL SIGN - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

ACCOUNT MANAGER: Tyler S

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CANOPY & FINAL MOUNTING HEIGHT TBD



WEST BUILDING - EAST

SCALE: 1/4" = 5'

MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-12
WALL SIGN - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

ACCOUNT MANAGER: Tyler S

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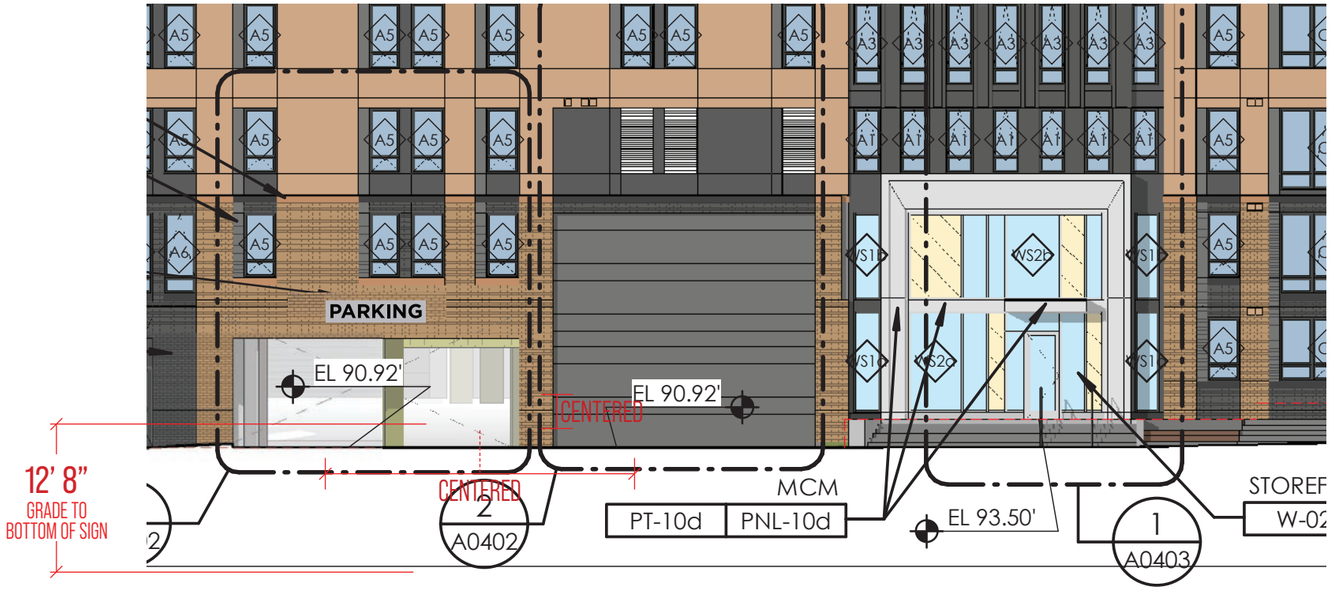


SCALE: 1" = 1'

PROPOSED SIGN FACE: 18.33 TOTAL SQUARE FEET

SCOPE:

MANUFACTURE AND INSTALL (1) CABINET SIGN WITH PUSH-THRU ACRYLIC GRAPHICS FACED WITH DAY/NIGHT PERFORATED VINYL



WEST BUILDING - SOUTH

SCALE: 3/8" = 5'



ELECTRICAL REQUIREMENTS

1. 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT.
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. SB WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

MATERIALS & COLORS

M1 .080 ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 28SQFT
AGGREGATE SQFT: 141.25SQFT
CLEARANCE: 10FT ABOVE SIDEWALK, 18FT ABOVE DRIVEWAYS/ALLEYS

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 2 LF
MAX PROJECTION: 42IN

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PDE

PARKING DECK ENTRANCE - WEST

NOT APPROVED FOR PRODUCTION

QTY: 1

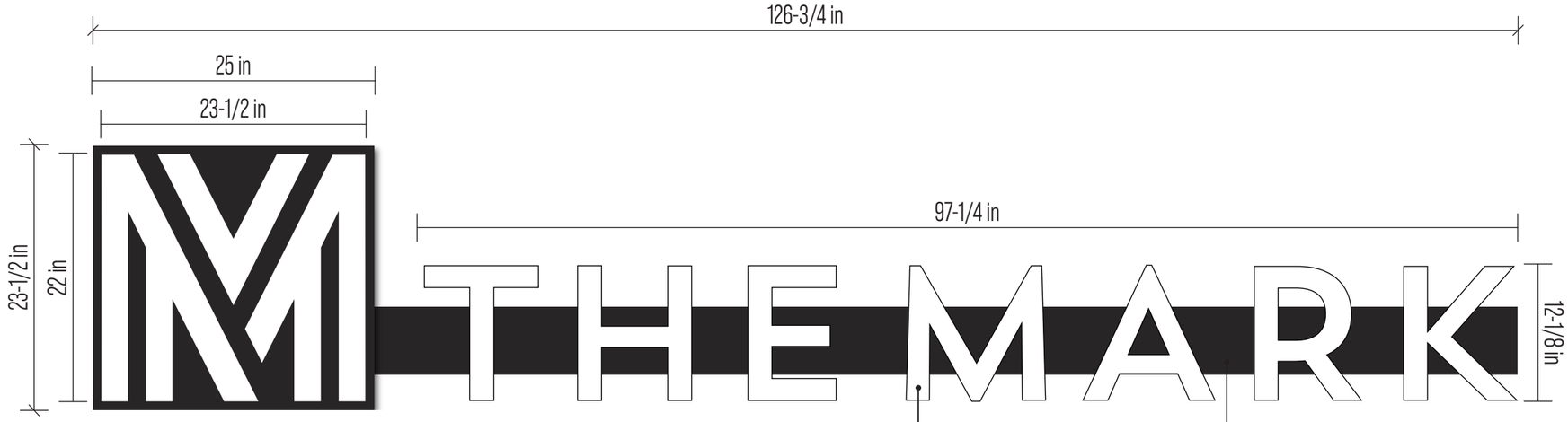
ACCOUNT MANAGER: Tyler S

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SCALE: 1" = 1'

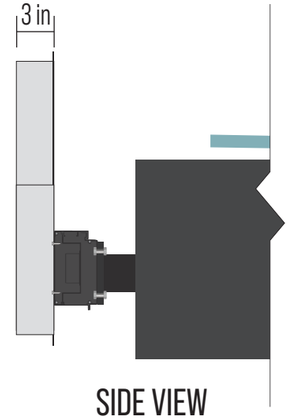
PROPOSED SIGN FACE: 20.68 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) SET OF ALUMINUM LETTERS FASTENED TO 6"H RACEWAY

3" FABRICATED ALUMINUM LETTERING WITH BACKS, PAINTED WHITE

"M" MOUNTED TO .080 ALUMINUM BACKER

6"x 3.494" x 126" ALUMINUM RACEWAY, PAINTED TO MATCH CANOPY



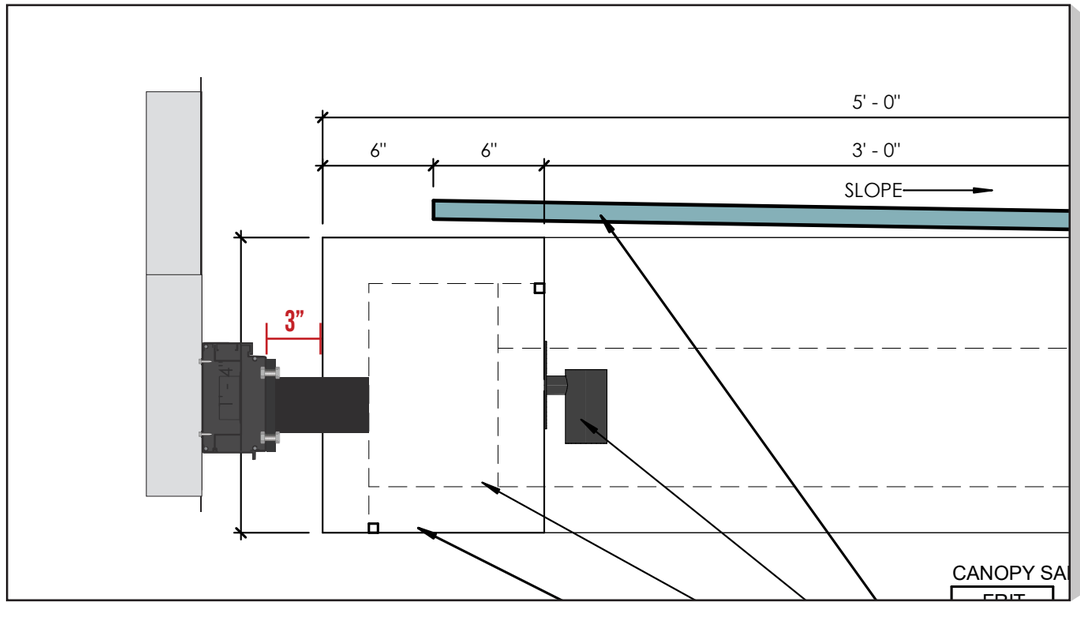
SIDE VIEW

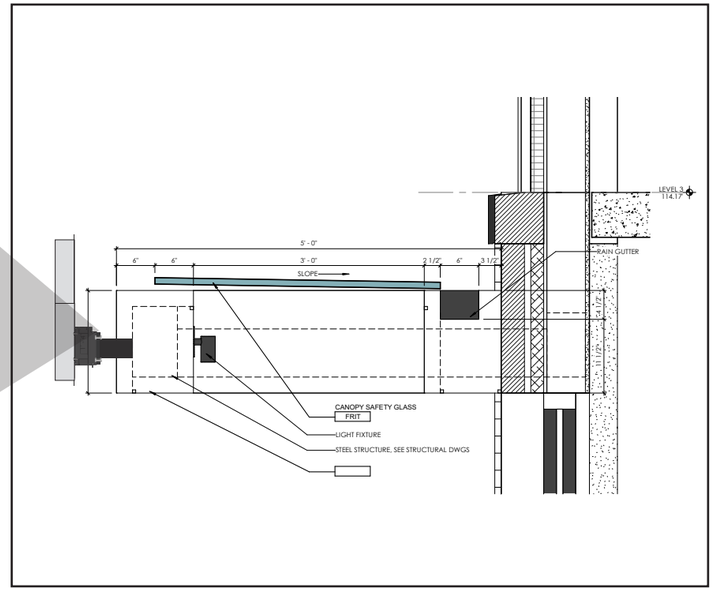
SCALE: 1" = 1'

MOUNTING METHOD:

PROPOSED RACEWAY MOUNTED TO 3X3 HSS OUTRIGGERS AT 3" FROM THE ACM CANOPY FACE - ATTACHED TO 5X6 STEEL PLATES

CANOPY DETAIL





MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 27.5SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 55 LINER FT (55/2=27.5 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-2
CANOPY SIGN - EAST

NOT APPROVED FOR PRODUCTION

QTY: 1

ACCOUNT MANAGER: Tyler S

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EAST BUILDING - SOUTH

SCALE: 1/4" = 5'

MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 27.5SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 55 LINER FT (55/2=27.5 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-2
CANOPY SIGN - EAST

NOT APPROVED FOR PRODUCTION

QTY: 1

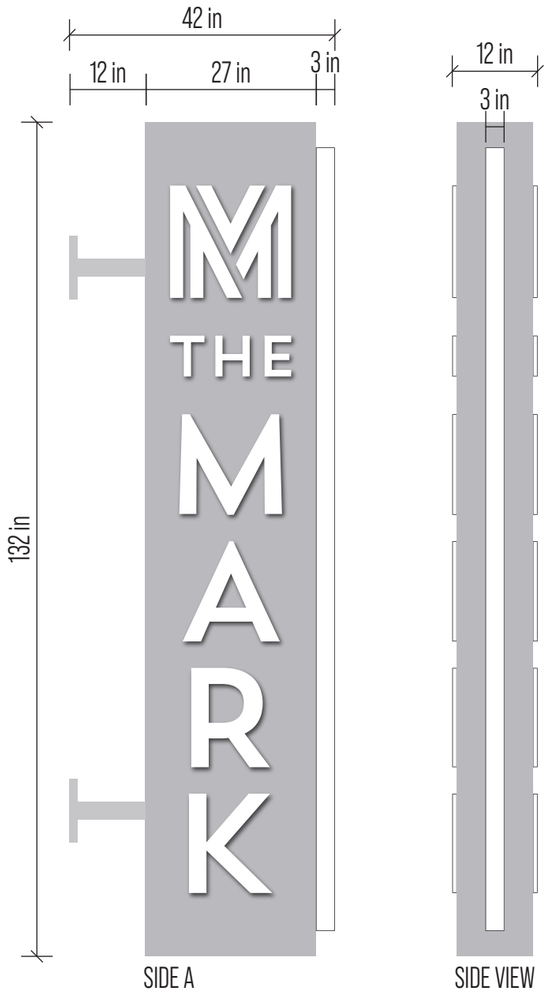
ACCOUNT MANAGER: Tyler S

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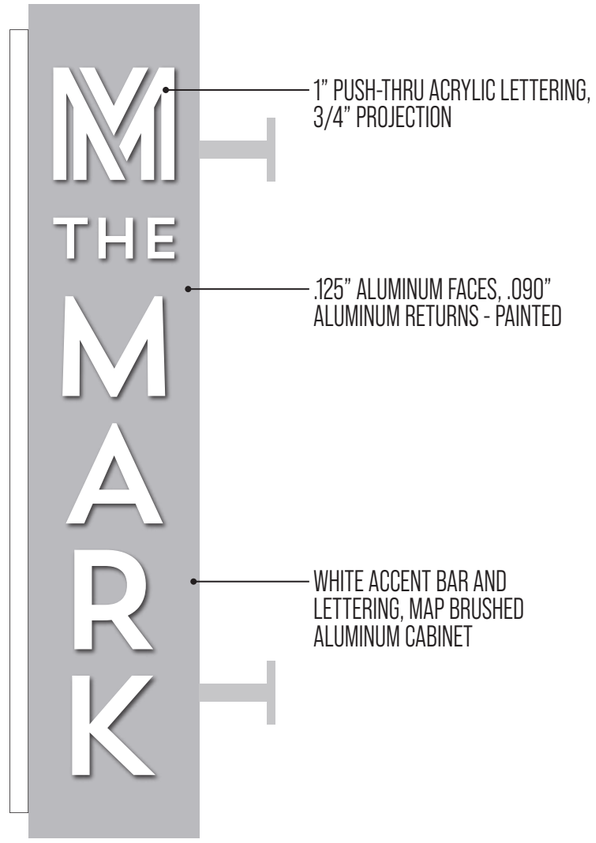
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SIDE A

SIDE VIEW



SIDE B



SCALE: 1/2" = 1'	PROPOSED SIGN FACE: 38.50 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) INTERNALLY ILLUMINATED BLADE SIGN - MOUNTED FLUSH TO BUILDING

ELECTRICAL REQUIREMENTS

1. 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT.
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. SB WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

MOUNTING METHOD:

BLADE SIGN IS MOUNTED TO THE BUILDING WITH TUBE SUPPORTS

MATERIALS & COLORS

M2 .125 ALUMINUM

M3 .090 ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 38.5SQFT
AGGREGATE SQFT: 85SQFT
CLEARANCE: 10FT ABOVE SIDEWALK, 18FT ABOVE DRIVEWAYS/ALLEYS

MAX QTY: 1 PER BUILDING
MAX AREA: 1 SF PER 2 LF - WHEN CANOPY SIGN IS ALSO ON ELEVATION, DIVIDE ALLOWANCE BY 2.
MAX PROJECTION: 42IN

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BS.2
BLADE SIGN - EAST

NOT APPROVED FOR PRODUCTION

QTY: 1

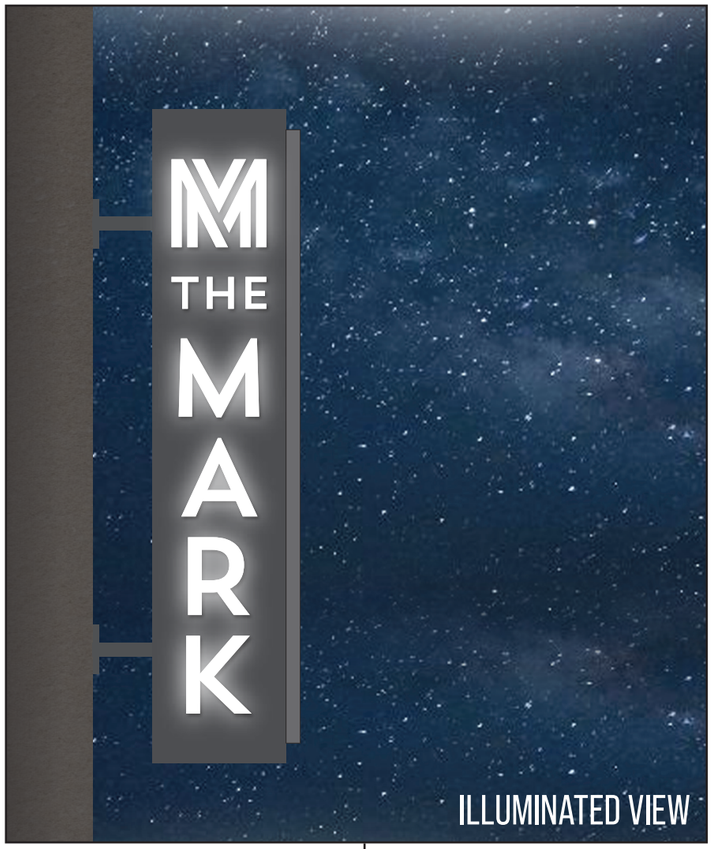
ACCOUNT MANAGER: Tyler S

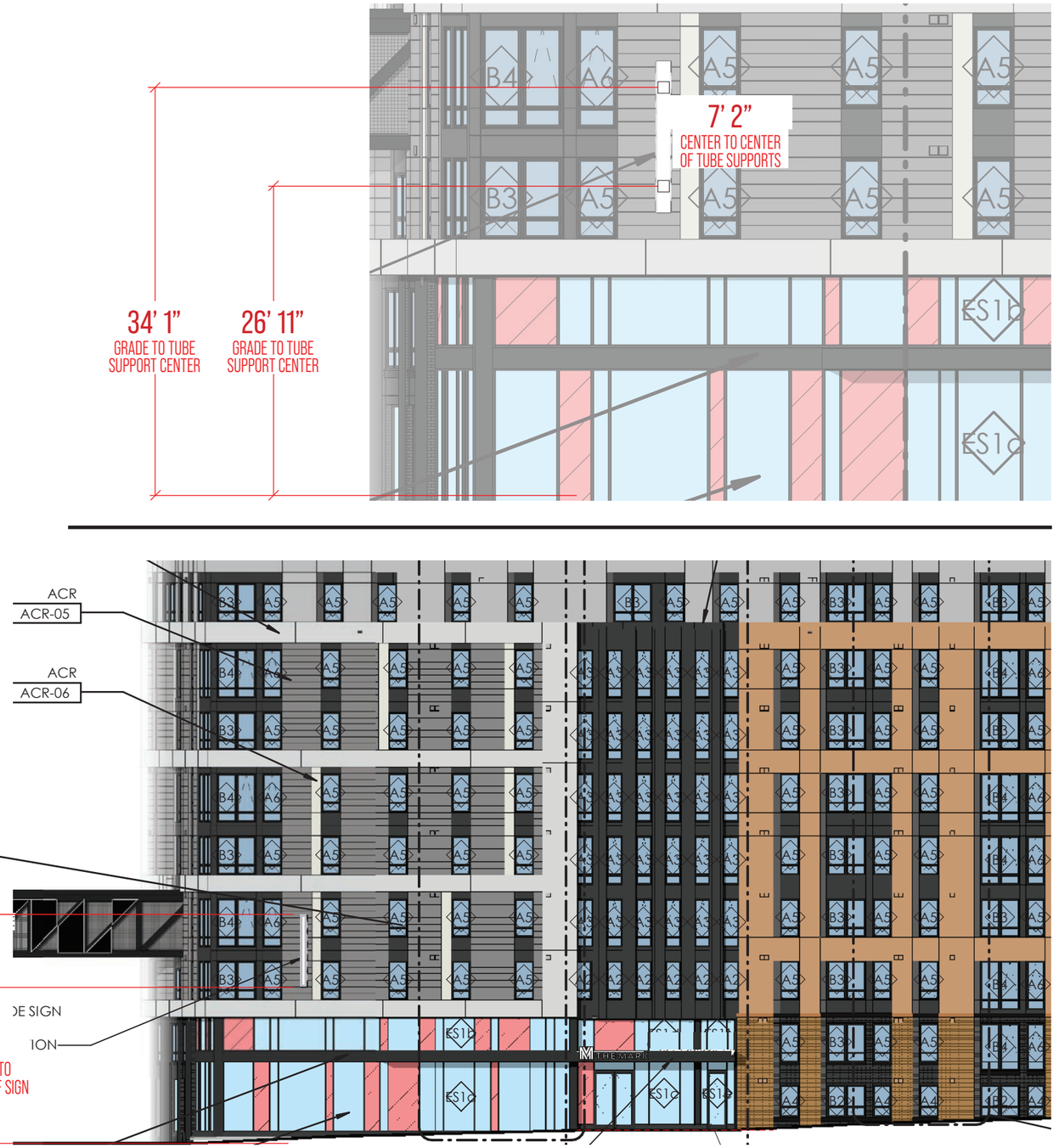
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EAST BUILDING - SOUTH

SCALE: 1/4” = 5’

MATERIALS & COLORS

M2 .125 ALUMINUM

M3 .090 ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 38.5SQFT
AGGREGATE SQFT: 85SQFT
CLEARANCE: 10FT ABOVE SIDEWALK, 18FT ABOVE DRIVEWAYS/ALLEYS

MAX QTY: 1 PER BUILDING
MAX AREA: 1 SF PER 2 LF - WHEN CANOPY SIGN IS ALSO ON ELEVATION, DIVIDE ALLOWANCE BY 2.
MAX PROJECTION: 42IN

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BS.2
BLADE SIGN - EAST

NOT APPROVED FOR PRODUCTION

QTY: 1

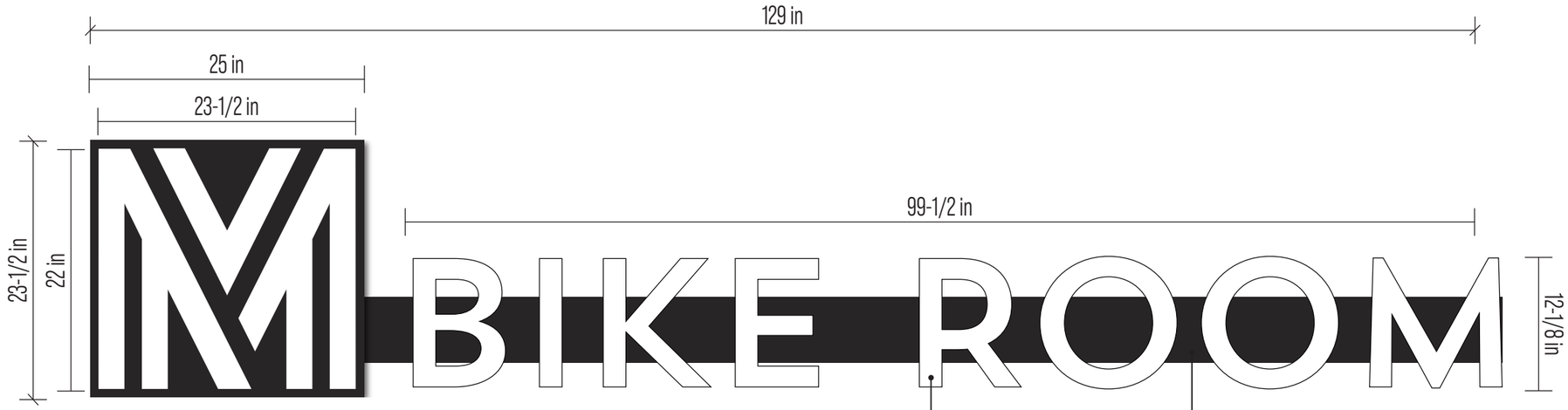
ACCOUNT MANAGER: Tyler S

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SCALE: 1" = 1'

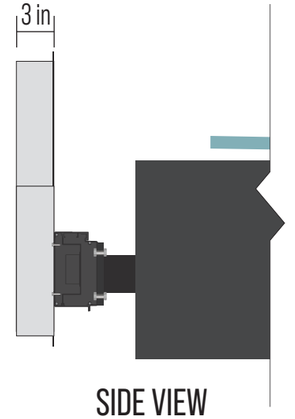
PROPOSED SIGN FACE: 21.05 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) SET OF ALUMINUM LETTERS FASTENED TO 6"H RACEWAY

3" FABRICATED ALUMINUM LETTERING WITH BACKS, PAINTED WHITE

"M" MOUNTED TO .080 ALUMINUM BACKER

6"x 3.494" x 129" ALUMINUM RACEWAY, PAINTED TO MATCH CANOPY



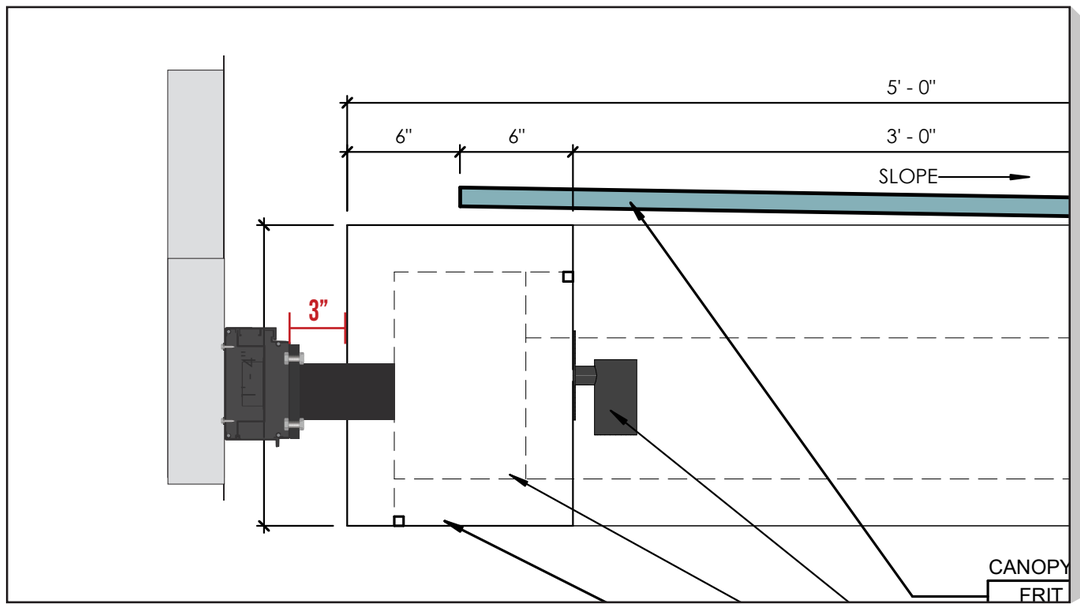
SIDE VIEW

SCALE: 1" = 1'

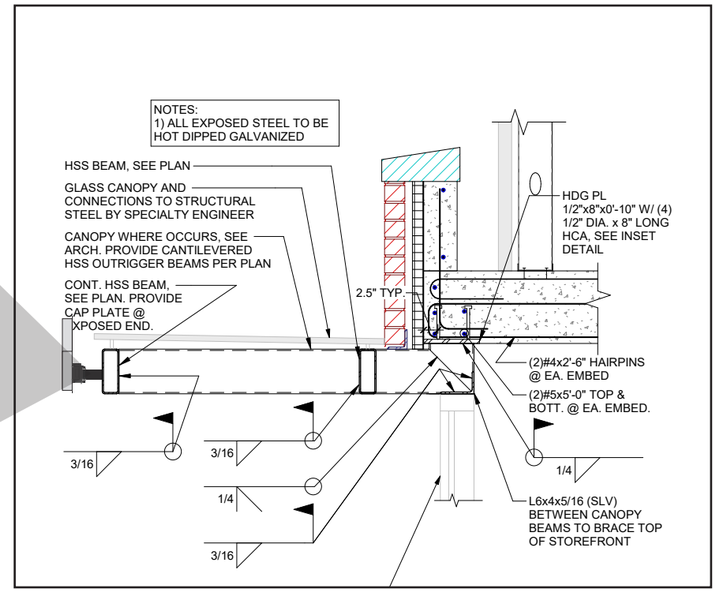
MOUNTING METHOD:

PROPOSED RACEWAY MOUNTED TO 3X3 HSS OUTRIGGERS AT 3" FROM THE ACM CANOPY FACE - ATTACHED TO 5X6 STEEL PLATES

TYPICAL CANOPY DETAIL



TYPICAL CANOPY DETAIL



MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
MAX AREA: 1 SF PER 1 LF OF CANOPY, MAX TOTAL CANOPY AREA NTE 200 SF
ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-10
CANOPY SIGN - EAST

NOT APPROVED FOR PRODUCTION

QTY: 1

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EAST BUILDING - WEST

SCALE: 1/4" = 5'

SCALE: 1/4" = 5'

MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

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MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-10
CANOPY SIGN - EAST

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QTY: 1

ACCOUNT MANAGER: Tyler S

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Please review all proofs carefully and contact your project manager or design department with any questions.



SCALE: 2" = 1'

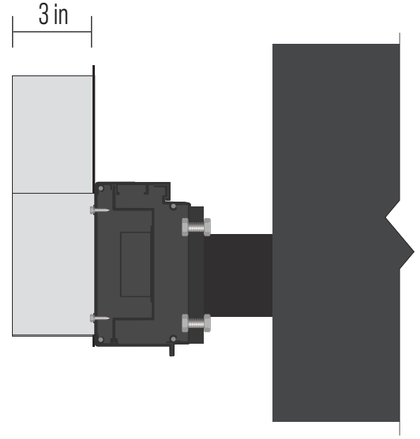
PROPOSED SIGN FACE: 3.91 TOTAL SQUARE FEET

SCOPE:
MANUFACTURE AND INSTALL (1) SET OF ALUMINUM LETTERS FASTENED TO 6"H RACEWAY

3" FABRICATED ALUMINUM LETTERING WITH BACKS, PAINTED WHITE

"M" MOUNTED TO .080 ALUMINUM BACKER

6"x 3.494" x 55" ALUMINUM RACEWAY, PAINTED TO MATCH CANOPY



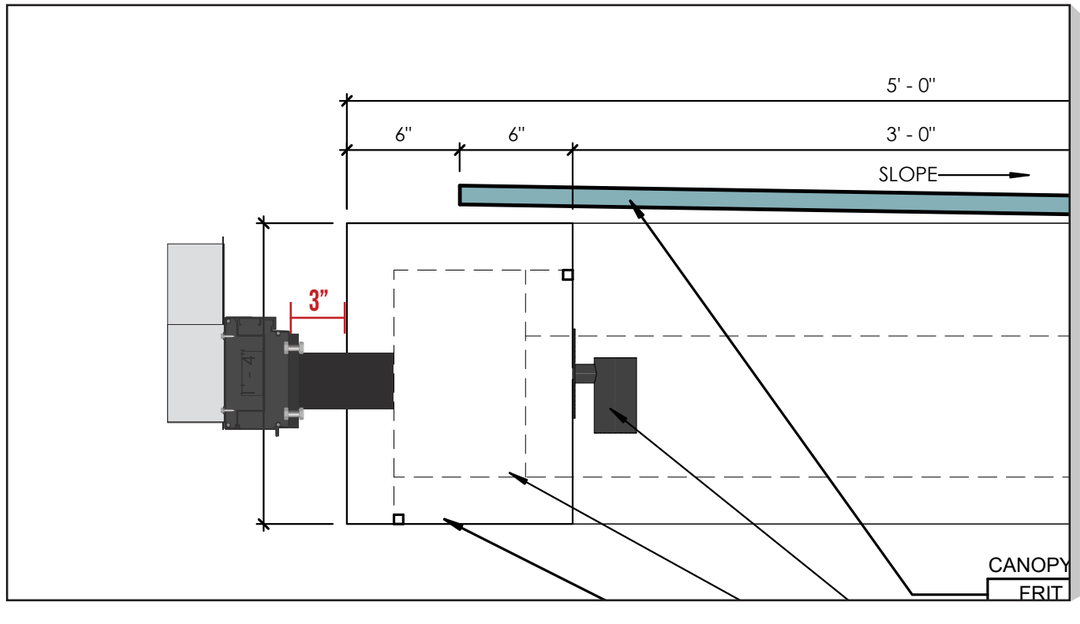
SIDE VIEW

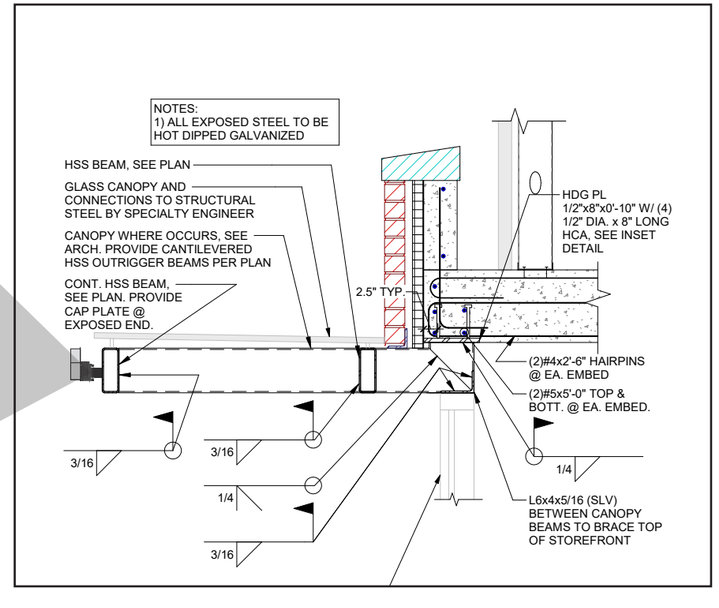
SCALE: 2" = 1'

MOUNTING METHOD:

PROPOSED RACEWAY MOUNTED TO 3X3 HSS OUTRIGGERS AT 3" FROM THE ACM CANOPY FACE - ATTACHED TO 5X6 STEEL PLATES

CANOPY DETAIL





MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

MAX QTY: NOT LIMITED, CANNOT EXCEED MAX ALLOWABLE PER BELOW
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ILLUMINATION: CANNOT BE ILLUMINATED

MISC: MUST BE LOCATED 10 FT BEHIND THE STREET LINE AND CANNOT BE ON TOP OF THE CANOPY

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CAN-13
WALL SIGN - EAST

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QTY: 1

ACCOUNT MANAGER: Tyler S

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EAST BUILDING - WEST

SCALE: 1/4" = 5'

MATERIALS & COLORS

M1 FABRICATED ALUMINUM

SIGN CODE REQUIREMENTS:

SQFT: UP TO 19.75SQFT
PROPOSED SIZE: 126"W X 22"H, NON-ILLUMINATED
CANOPY: 39.5 LINER FT (39.5/2=19.75 SQFT ALLOWED)

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CAN-13
WALL SIGN - EAST

NOT APPROVED FOR PRODUCTION

QTY: 1

ACCOUNT MANAGER: Tyler S

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GENERAL NOTES

1. UTILITY NOTIFICATION:
CONTACT MISS UTILITY (MARYLAND) AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL RELEVANT PUBLIC AND PRIVATE UTILITY COMPANIES TO IDENTIFY UNDERGROUND UTILITIES, PIPES, AND OTHER STRUCTURES.

2. SITE INFORMATION:
INFORMATION PROVIDED ON THESE DRAWINGS—INCLUDING, BUT NOT LIMITED TO, RIGHTS-OF-WAY, EASEMENTS, SIGHT DISTANCES, UTILITY LOCATIONS, TOPOGRAPHY, AND PROPOSED GRADING—HAS BEEN FURNISHED BY THE CITY OF COLLEGE PARK, PRINCE GEORGE'S COUNTY, AND/OR THE DESIGN TEAM.

3. FIELD VERIFICATION:
THE FIELD STAKEOUT SURVEYOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION AND IDENTIFYING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE STAKING PLAN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK PERFORMED PRIOR TO VERIFICATION AND SHALL BEAR ANY COSTS RELATED TO REMEDIAL ACTIONS DIRECTED BY THE ARCHITECT.

4. STAKING APPROVAL:
THE ARCHITECT SHALL REVIEW AND APPROVE ALL FIELD STAKING PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT AT LEAST 72 HOURS IN ADVANCE OF STAKING.

5. WALL CONSTRUCTION:
PRIOR TO CONSTRUCTION OF WALLS, VERIFY FINISH GRADE ELEVATIONS IN THE FIELD. ADJUST TOP-OF-WALL ELEVATIONS AS NEEDED TO MEET DESIGN INTENT, SUBJECT TO ARCHITECT APPROVAL.

6. SITE OBSTRUCTIONS AND CONFLICTS:
DO NOT PROCEED WITH CONSTRUCTION IF OBSTRUCTIONS OR GRADE CONFLICTS ARE PRESENT. NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REVISIONS RESULTING FROM FAILURE TO NOTIFY THE ARCHITECT.

7. DIMENSIONS:
ALL DIMENSIONS SHOWN ON L-SERIES DRAWINGS ARE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO THE FACE OF WALLS AND BACK OF CURBS, UNLESS OTHERWISE INDICATED. DO NOT SCALE DRAWINGS—USE FIGURED DIMENSIONS ONLY.

8. DESIGN INTENT:
THESE DRAWINGS CONVEY DESIGN INTENT, INCLUDING VERTICAL AND HORIZONTAL RELATIONSHIPS, MATERIALS, AND FINISHES. SUBMIT SHOP DRAWINGS FOR REVIEW TO DEMONSTRATE HOW STRUCTURAL AND ELECTRICAL SYSTEMS WILL ACHIEVE THE DESIGN INTENT.

9. SUBMITTALS:
SUBMIT SHOP DRAWINGS, SAMPLES, AND MOCK-UPS FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT OR CONSTRUCTION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR WORK PERFORMED OR MATERIALS ORDERED BEFORE RECEIVING WRITTEN APPROVAL. REMEDIAL COSTS SHALL BE BORNE BY THE CONTRACTOR AS DIRECTED BY THE ARCHITECT.

10. CODE COMPLIANCE:
ALL WORK SHALL CONFORM TO APPLICABLE CODES, ORDINANCES, AND ADOPTED STANDARDS OF THE CITY OF COLLEGE PARK, PRINCE GEORGE'S COUNTY, AND THE STATE OF MARYLAND, UNLESS OTHERWISE WAIVED OR MODIFIED BY SEPARATE APPLICATION. OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

11. LIGHTING:
LIGHTING SHOWN IS FOR DESIGN INTENT ONLY AND MAY NOT MEET SAFETY, SECURITY, OR CODE COMPLIANCE REQUIREMENTS. THE OWNER ASSUMES RESPONSIBILITY FOR THE ADEQUACY OR INADEQUACY OF LIGHTING.

12. ELECTRICAL STUB-OUTS:
PROVIDE STUB-OUTS FOR SITE LIGHTING BEYOND PLANTING BEDS TOWARD THE NEAREST POWER SOURCE.

13. RIGHT-OF-WAY IMPROVEMENTS:
IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY REFLECT RECOMMENDATIONS ONLY AND ARE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF COLLEGE PARK AND/OR THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA). DO NOT PROCEED WITHOUT JURISDICTIONAL APPROVAL.

DRAWING LIST

SHEET NO.	SHEET TITLE	
L1.00	COVER SHEET	
L1.10	OVERALL LANDSCAPE PLAN	
L1.11	HARDSCAPE PLAN	
L1.20	OPEN SPACE SET-ASIDES	
L1.30	REC FACILITIES VALUE	
L1.30A	PUBLIC BENEFIT ITEMS	
L1.30B	PLANTING BED	
L1.31	SITE FURNISHING	
L1.32	SITE FURNISHING	
L1.33	BICYCLE RACK EXHIBIT – LONG-TERM & SHORT-TERM	
L1.34	PUBLIC ART INSTALLATIONS	
L1.40	OVERALL LANDSCAPE PLAN	
L1.40A	NORTHWEST LANDSCAPE PLAN	
L1.40B	NORTHEAST LANDSCAPE PLAN	
L1.40C	SOUTHWEST LANDSCAPE PLAN	
L1.40D	SOUTHEAST LANDSCAPE PLAN	
L1.40E	WEST COURTYARD LANDSCAPE PLAN	
L1.40F	EAST COURTYARD LANDSCAPE PLAN	
L1.41	PLANTING SCHEDULE	
L1.41A	LANDSCAPE SCHEDULE	
L1.41AA	BUILDING FRONTAGE ZONE	
L1.41B	REPLACEMENT OF SPECIMEN TREE	
L1.42	PLANTING DETAILS	
L1.43	PLANTING SPECIFICATIONS	
L1.44	PLANTING SPECIFICATIONS	
L1.45	PLANTING DETAILS	
L1.50	PHOTOMETRIC PLAN	
L1.51	SITE LIGHTING DETAILS	
L1.52	ARCHITECTURAL LIGHTING DETAILS	
L2.10	ELEVATIONS & SECTIONS	
L2.11	ELEVATIONS	
L2.12	ELEVATIONS	
L2.13	ELEVATIONS	
L2.14	ELEVATIONS	
L3.20	HARDSCAPE DETAILS	
L3.21	HARDSCAPE DETAILS	
L3.22	HARDSCAPE DETAILS	
L3.23	HARDSCAPE DETAILS	
L3.24	HARDSCAPE DETAILS	

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PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD

4313 KNOX ROAD

21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · RYANG SHOU · No. 3225 · LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN

DET-2024-009

Revisions

No.	Description	Date
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Sheet Title

COVER SHEET

SCALE:

Sheet No.

L-1.00

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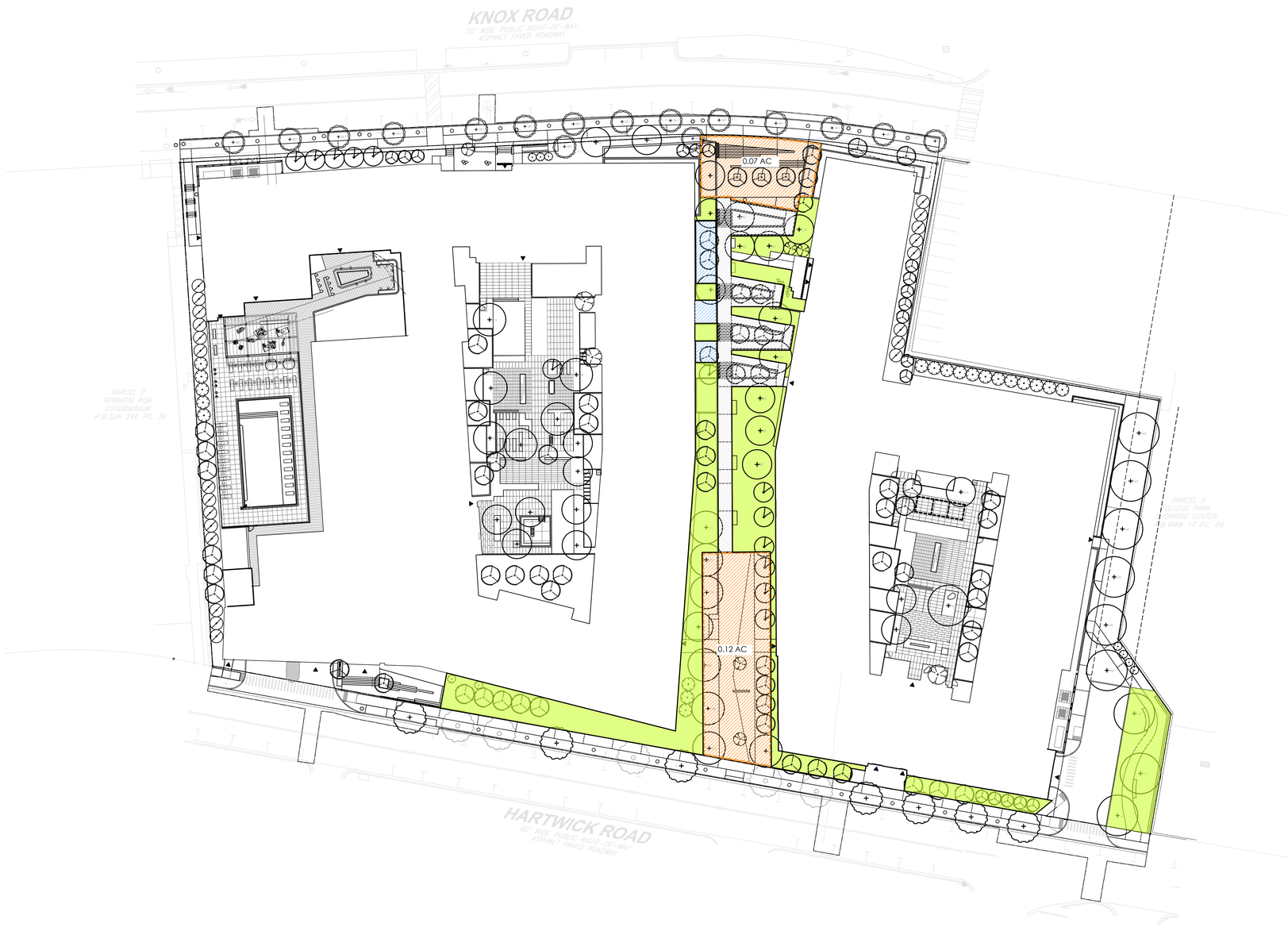
Sheet Title

OVERALL LANDSCAPE PLAN

SCALE: 1"=20'-0"

Sheet No.

L-1.10



PASSIVE RECREATION

SQUARES, FORECOURTS, AND PLAZAS

PUBLIC ACCESS EASEMENT

STORMWATER MANAGEMENT AREAS TREATED AS SITE AMENITIES

OPEN SPACE SET-ASIDES		
	UNIT AREA ACRES	%
PROPERTY	**4.53**	**100.00%**
PASSIVE RECREATION	0.25	5.52%
SQUARES, FORECOURTS, AND PLAZAS	0.19	4.19% *
PUBLIC ACCESS EASEMENT	0.10	2.14%
STORMWATER MANAGEMENT AREAS TREATED AS SITE AMENITIES	0.17	3.75%
REQUIRED MINIMUM OPEN SPACE SET-ASIDE AREA	**0.34**	**7.50%**
PROVIDED OPEN SPACE SET-ASIDE AREA	**0.71**	**15.61%**

* 3.75 REQUIRED (NO LESS THAN 50% OF TOTAL REQUIRED MINIMUM OPEN SPACE SET-ASIDE)

0 15' 30' 60' 90'

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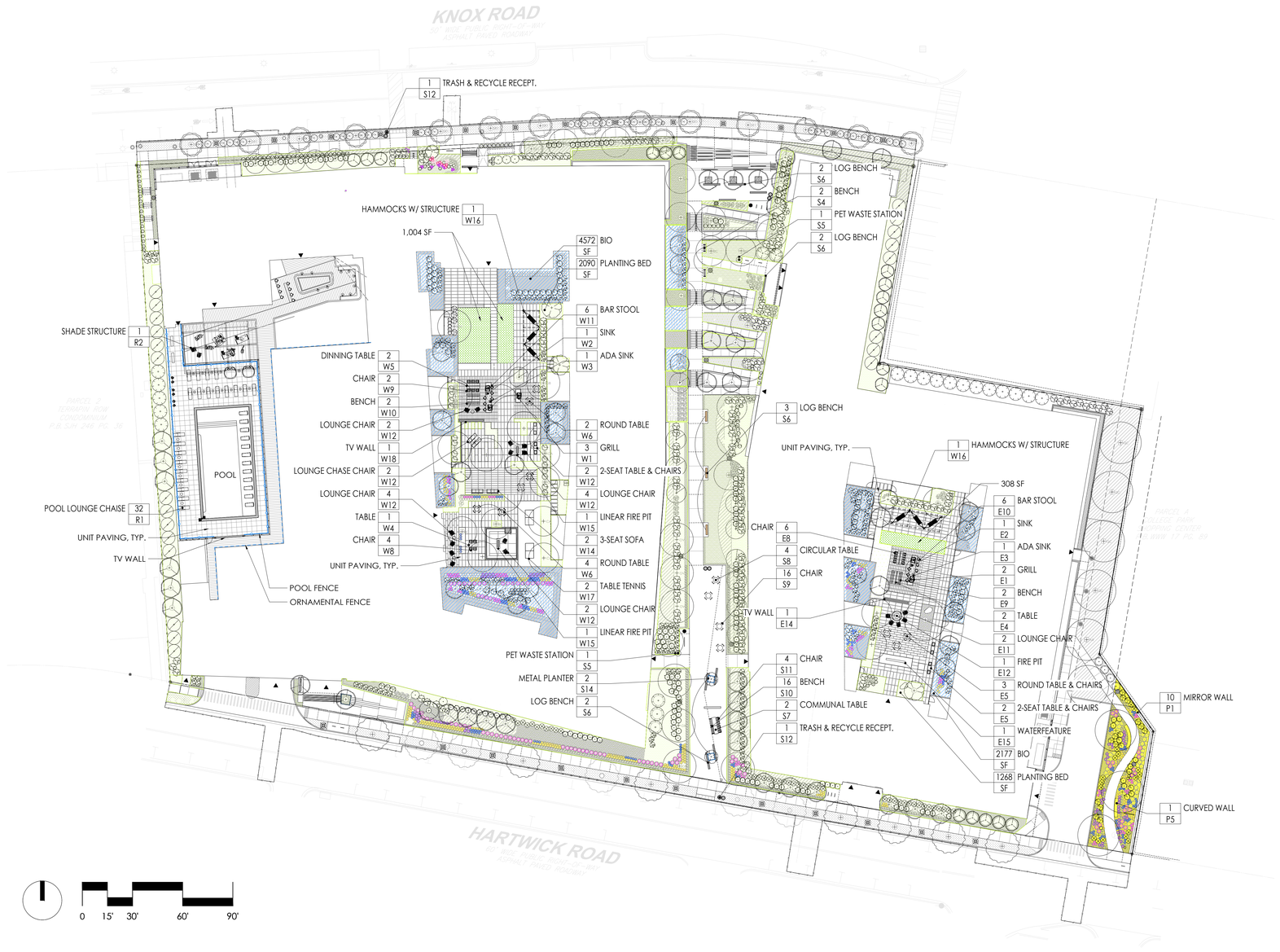
Sheet Title

OPEN SPACE SET-ASIDES

SCALE: 1"=30'-0"

Sheet No.

L-1.20



RECREATION FACILITES VALUE

GREENWAY & STREETSCAPE

KEY	QTY	ITEM	Value	Total Value	Detail
S1	1	Bike Fixit Station	$ 2,641.00	$ 2,641.00	L1.31
S4	2	Bench	$ 1,000.00	$ 2,000.00	L1.31
S5	2	Pet Waste Station and Waste Can	$ 889.98	$ 1,779.96	L1.31
S6	7	Log Bench	$ 2,500.00	$ 17,500.00	L1.31
S7	2	Communal Table	$ 2,500.00	$ 5,000.00	L1.31
S8	4	Circular Table	$ 610.00	$ 2,440.00	L1.31
S9	16	Chair for S8	$ 520.00	$ 8,320.00	L1.31
S10	2	Bench for S7	$ 1,000.00	$ 2,000.00	L1.31
S11	4	Chairs for S7	$ 890.00	$ 3,560.00	L1.31
S12	2	Trash Receptacle and Recycling Receptacle	$ 3,103.00	$ 6,206.00	L1.31
S14	2	Metal Planter	$ 4,500.00	$ 9,000.00	L1.31
Total				**$ 60,446.96**	

POCKET PARK

KEY	QTY	ITEM	Value	Total Value	Detail
P1	10	Mirror Wall (TO ACTIVATE THE AREA)	$ 500.00	$ 5,000.00	L1.32
P5	1	Curved Bench	$ 2,500.00	$ 2,500.00	L1.32
Total				**$ 7,500.00**	

WEST COURTYARD

KEY	QTY	ITEM	Value	Total Value	Detail
W1	3	Outdoor Grill	$ 2,500.00	$ 7,500.00	6/L3.22
W2	1	Sink	$ 600.00	$ 600.00	7/L3.22, SIM.
W3	1	ADA Sink	$ 500.00	$ 500.00	7/L3.22
W4	1	Table	$ 1,500.00	$ 1,500.00	L1.31
W5	2	Dinning table	$ 1,500.00	$ 3,000.00	L1.32
W6	4	Round Table W/ Chairs	$ 699.00	$ 2,796.00	L1.32
W7	2	2 Seater Table and Chairs	$ 1,500.00	$ 3,000.00	L1.32
W8	4	Chair for table W4	$ 250.00	$ 1,000.00	L1.31
W9	6	Chair for table W5	$ 520.00	$ 3,120.00	L1.32
W10	2	Bench for table W5	$ 520.00	$ 1,040.00	L1.32
W11	6	Bar Stool	$ 189.00	$ 1,134.00	L1.32
W12	12	Lounge Chair	$ 600.00	$ 7,200.00	L1.32
W13	2	Lounge Chase Chair	$ 1,000.00	$ 2,000.00	L1.32
W14	2	3 Cushion Couch	$ 1,500.00	$ 3,000.00	L1.32
W15	2	Linear Fire Pit	$10,000.00	$ 20,000.00	7/L3.23
W16	1	Hammocks with Structure	$10,000.00	$ 10,000.00	3/L3.24
W17	2	Table Tennis	$ 1,500.00	$ 3,000.00	L1.32
W18	1	TV Wall	$10,000.00	$ 10,000.00	5/L3.23
	9500	Unit Paving(SF)	$ 30.00	$ 285,000.00	
	1004	Artificial Turf	$ 27.46	$ 27,569.84	
	4572	Micro-Bioretention	$ 20.80	$ 95,097.60	
	2090	Planting Bed	$ 50.00	$ 104,500.00	
Total				**$ 592,557.44**	

EAST COURTYARD

KEY	QTY	ITEM	COST	Total	Detail
E1	2	Outdoor Grill	$ 2,500.00	$ 5,000.00	6/L3.22
E2	1	Sink	$ 600.00	$ 600.00	7/L3.22, SIM.
E3	1	ADA Sink	$ 500.00	$ 500.00	7/L3.22
E4	2	Dinning table	$ 1,500.00	$ 3,000.00	L1.32
E5	2	2 Seater Table and Chairs	$ 1,500.00	$ 3,000.00	L1.32
E7	3	Round Table W/ Chairs	$ 699.00	$ 2,097.00	L1.32
E8	6	Chair for table E4	$ 500.00	$ 3,000.00	L1.32
E9	2	Bench for table E4	$ 1,000.00	$ 2,000.00	L1.32
E10	6	Bar Stool	$ 189.00	$ 1,134.00	L1.32
E11	5	Lounge Chair	$ 600.00	$ 3,000.00	L1.32
E12	1	Circular Fire Pit	$ 6,500.00	$ 6,500.00	8/L3.23
E13	1	Hammocks with Structure	$10,000.00	$ 10,000.00	3/L3.24
E14	1	TV Wall	$ 6,000.00	$ 6,000.00	5/L3.23
E15	1	Waterfeature	$20,000.00	$ 20,000.00	1/L3.23
	3000	Unit Paving(SF)	$ 30.00	$ 90,000.00	
	308	Artificial Turf	$ 27.46	$ 8,457.68	
	2200	Micro-Bioretention	$ 20.80	$ 45,760.00	
	1268	Planting Bed	$ 50.00	$ 63,400.00	
Total				**$ 273,448.68**	

ROOF TERRACE

KEY	QTY	ITEM	COST	Total	Detail
As shown		Swimming Pool		$ 566,280.00	
R1	33	Pool lounge chaise	$ 250.00	$ 8,250.00	L1.32
	7407	Unit Paving	$ 30.00	$ 222,210.00	
R2	1	Shade structure	$40,000.00	$ 40,000.00	
	1	TV WALL	$20,000.00	$ 20,000.00	
	350	Pool Fence(LF)	$ 150.00	$ 52,500.00	
	180	Ornamental Fence	$ 125.00	$ 22,500.00	
Total				**$ 931,740.00**	

Total	**$ 1,865,693.08**

LEGEND

- L1 STREET LIGHTING
- L2 PEDESTRIAN POLE LIGHTING
- L3 BOLLARD LIGHTING
- STEP LIGHTING
- TREE UPLIGHTING
- LED STRIP LIGHTING

- TRASH & RECYCLING RECEPTACLES
- TABLE AND CHAIRS
- BENCH
- BIKE RACK
- LOG BENCH
- DINNING TABLE AND BENCHES
- DINNING TABLE AND CHAIRS
- GRILL
- SINK
- BAR STOOL
- LOUNGE CHAIR
- LOUNGE CHASE CHAIR
- PET WASTE STATION AND WASTE CAN
- POOL FENCE
- ORNAMENTAL FENCE

LEGEND

- MICRO-BIORETENTION
- ARTIFICIAL TURF
- PLANTING BED
- POLLINATOR GARDEN
- SHADE TREE (MIN. 2.5" CAL)
- ORNAMENTAL TREE 8' TALL
- MED. SHRUB 36" DIA/ 1 GAL.
- NATIVE GRASSES AND PERENNIAL BED

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T. 706. 543. 1910

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THE MARK
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LOCATION OF SITE

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4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BRAD SHOUP · No. 3223 · LANDSCAPE ARCHITECT

25 0528

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DET-2024-009

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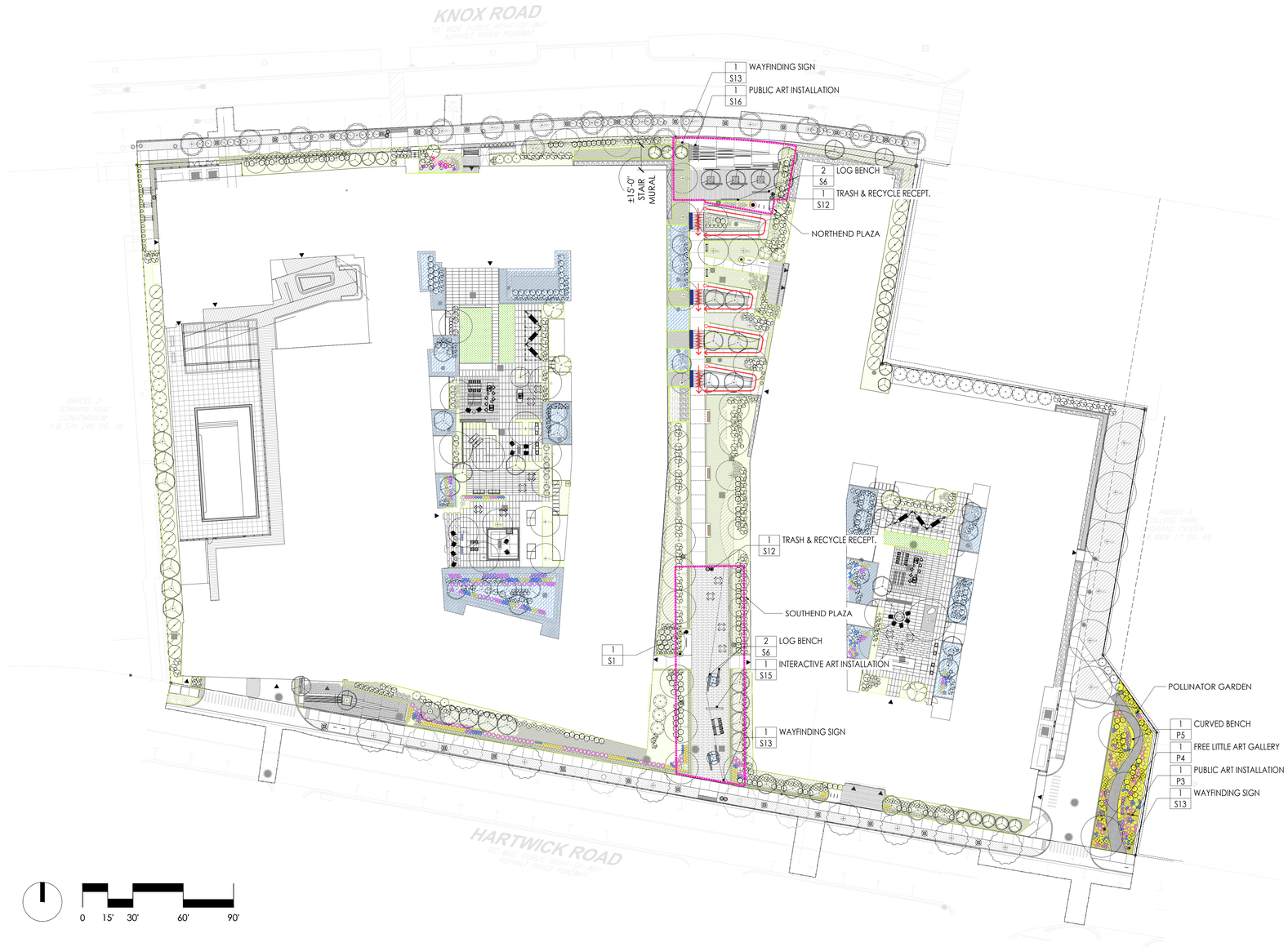
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REC FACILITIES VALUE

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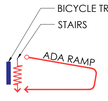
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LEGEND

- MICRO-BIORETENTION
- ARTIFICIAL TURF
- PLANTING BED
- POLLINATOR GARDEN



PUBLIC BENEFIT ITEMS

GREENWAY & STREETSCAPE

KEY	QTY	ITEM	Details
	2	PLAZA AREA	
AS SHOWN		ADA-COMPLIANT RAMPS	
AS SHOWN		STAIRWAYS	
S16	1	PUBLIC ART INSTALLATION	1/ L1.34
S6	4	BENCHES	L1.31
S1	1	BICYCLE REPAIR ("FIX-IT") STATION	L1.31
AS SHOWN		BICYCLE TROUGH	
S15	1	INTERACTIVE ART INSTALLATION	3/L1.34
S12	2	TRASH RECEPTACLE AND RECYCLING RECEPTACLE	L1.31
S13	2	WAYFINDING SIGN	L1.31

POCKET PARK

KEY	QTY	ITEM	Details
P3	1	PUBLIC ART INSTALLATION: SCULPTURE	2/ L1.34
P4	1	FREE LITTLE ART GALLERY	2/ L1.34
P5	1	CURVED BENCH	L1.32
S13	1	WAYFINDING SIGN	L1.31
AS SHOWN		POLLINATOR GARDEN	

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PUBLIC BENEFIT ITEMS

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PLANTING BED

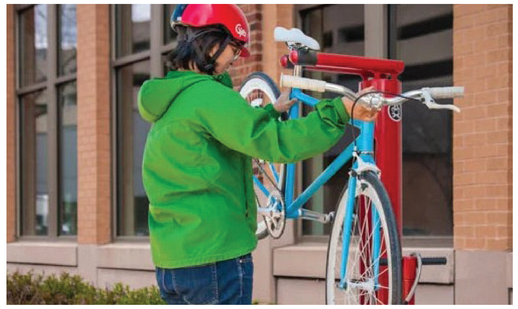
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MFR: OUTDOOR WORKOUT SUPPLY
MODEL #: FIXIT-WITH AIR KIT 4
SIZE: 6" x .154" tube
FINISH & COLOR: TBD

S1 BIKE FIXIT STATION



MFR: THE PARK CATALOG
MODEL #: #509-2064
SIZE: 1.5" OD 11 GAUGE TUBE
FINISH & COLOR: POWDER COAT & DEEP RED

S2 BIKE RACK



MFR: LANDSCAPEFROMS
MODEL #: RING
SIZE: 1.5" OD
FINISH & COLOR: STAINLESS STEEL

S3 RING BIKE RACK



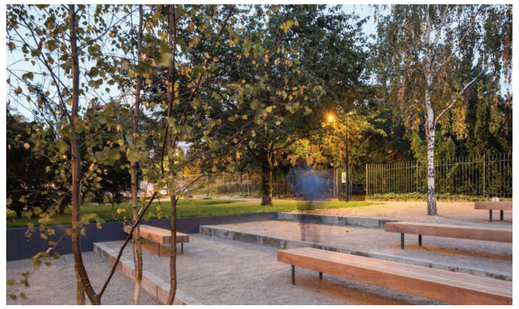
MFR: VESTRE
MODEL #: 713CP APRIL SEAT
SIZE: 59.6" L X 20.4"D X 31" HT.
FINISH & COLOR: HOT-DIP GALVNISHED AND POWDER-COATED PERFORATED STEEL & COLOR TBD

S4 BENCH



MFR: ZERO WASTE USA
MODEL #: The Gladiator® Dog Waste Statio
FINISH & COLOR: GREEN
TYPE: ROLL BAG SYSTEM

S5 PET WASTE STATION AND WASTE CAN



S6 LOG BENCH



MFR: VESTRE
MODEL #: 733CP APRIL STD TABLE
SIZE: 59.6" L X 28.4"D X 29.1" HT.
FINISH & COLOR: HOT-DIP GALVNISHED AND POWDER-COATED PERFORATED STEEL & COLOR TBD

S7 & W4 COMMUNAL TABLE



MFR: VESTRE
MODEL #: 5132 MUNCH CAFE TABLE ROUND
SIZE: DIA. 23.6" X 28.7" HT.
FINISH & COLOR: HOT-DIP GALVNISHED AND POWDER-COATED PERFORATED STEEL & COLOR TBD

S8, E7 & W8 CIRCULAR TABLE



MFR: VESTRE
MODEL #: 7013 ALU APRIL GO CHAIR
SIZE: DIA. 23.6" X 28.7" HT.
FINISH & COLOR: POWDER-COATED & COLOR TBD

S9 CHAIR FOR S8



MFR: VESTRE
MODEL #: 703CP APRIL BENCH
SIZE: 59.6" X 14.4" X 17.7"HT.
FINISH & COLOR: HOT-DIP GALVNISHED AND POWDER-COATED PERFORATED STEEL & COLOR TBD

S10 BENCH FOR S7



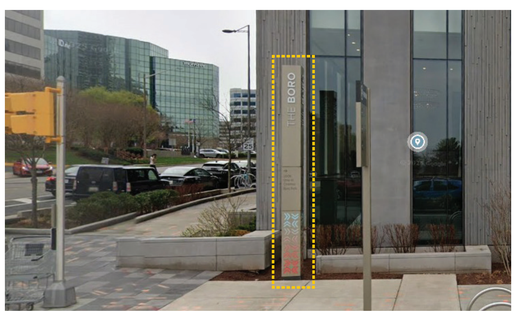
MFR: VESTRE
MODEL #: 74CP APRIL CHAIR
SIZE: 20.2" X 20.4" X 30.9"HT.
FINISH & COLOR: HOT-DIP GALVNISHED AND POWDER-COATED PERFORATED STEEL & COLOR TBD

S11 CHAIRS FOR S7



MFR: VICTOR STANLEY
MODEL #: SD-242
SIZE: TWO 36 GAL (136 L) LINERS.
FINISH & COLOR: RECYCLED SOLID STEEL BAR & COLOR TBD

S12 TRASH RECEPTACLE AND RECYCLING RECEPTACLE



S13 WAYFINDING SIGNAGE



MFR: PLANTERCRAFT
MODEL #: Aluminum Square & Cube Planter
SIZE: 48"X48"X30"
FINISH & COLOR: COLOR TBD

S14 METAL PLANTER



MFR: BILLYBOARDS
MODEL #: Frameless OUTDOOR Chalkboards 1/8" thick - black
SIZE: 6' W X 8' HT.

S15 INTERACTIVE ART INSTALLATION

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LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND
BANG SHON
No. 3223
LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN
DSP-2024-009

Revisions

No. Description Date

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CHECKED BY: BC
DATE: 02.14.2025

Sheet Title
SITE FURNISHING

SCALE:

Sheet No.
L-1.31

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APPROVAL
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PROJECT NUMBER:
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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P1 PUBLIC ART INSTALLATION: 2/L3.14

NOT IN USE



P3 POCKET PARK – REFLECTING WALL



P4 POCKET PARK – FREE LITTLE ART GALLERY



MFR:	WAUSAU TILE
MODEL #:	SEAT WALLS
FINISH & COLOR:	TBD

P5 POCKET PARK-INTEGRATED SEATING



S16 PUBLIC ART INSTALLATION: STAIR MURAL



MFR:	LANDSCAPE FORMS
MODEL #:	HARVEST RECTANGULAR TABLE
SIZE:	47.5"X 94.75" Y 30.25"
FINISH & COLOR:	COLOR TBD

E4 & W5 DINNING TABLE



MFR:	ARTICLE
MODEL #:	Balla 47" Outdoor Dining Table
SIZE:	47" DIA. X 29" H
FINISH & COLOR:	Powder-coated aluminum & Black

E7 & W6 ROUND TABLE



MFR:	ARTICLE
MODEL #:	Balla 47" Outdoor Dining Table & Sarek Outdoor Stackable Counter Stool
SIZE:	38"H x 29.5"W x 29.5"D (Table) , 36"H x 19.5"W x 22"D (Chair)
FINISH & COLOR:	Powder-coated steel & Khaki Green

E5 & W7 2 SEATER TABLE AND CHAIRS



MFR:	LANDSCAPE FORMS
MODEL #:	Sarek OutdoorChair
SIZE:	31.5"H x 19.75"W x 23.5"D
FINISH & COLOR:	Powder-coated steel & Warm Stone

E8,E10, W9 & W11CHAIR FOR E4, W5 & BAR STOOL



MFR:	LANDSCAPE FORMS
MODEL #:	HARVEST BENCH
SIZE:	94" L X 15.75"D X 18.75" H
FINISH & COLOR:	COLOR TBD

E9 & W10 BENCH FOR E4, W5



MFR:	OUTER
MODEL #:	Ascent Adirondack Chair
SIZE:	32" L x 31" W x 32.5" H
FINISH & COLOR:	Charcoal

E11 & W12 LOUNGE CHAIR



MFR:	LANDSCAPE FORMS
MODEL #:	Lounge
SIZE:	62"D X 28" W X 33" H
FINISH & COLOR:	TBD

W13& R1 CHAISE LOUNGE



MFR:	ARTICLE
MODEL #:	LUBEK
FINISH & COLOR:	BEACH SAND

W14 LOUNGE SET



MFR:	CORNILLEAU
MODEL #:	PING PONG TABLE - 3 NET OPTIONS
SIZE:	7'L x 4'W
FINISH & COLOR:	BLACK

W17 TABLE TENNIS TABLE

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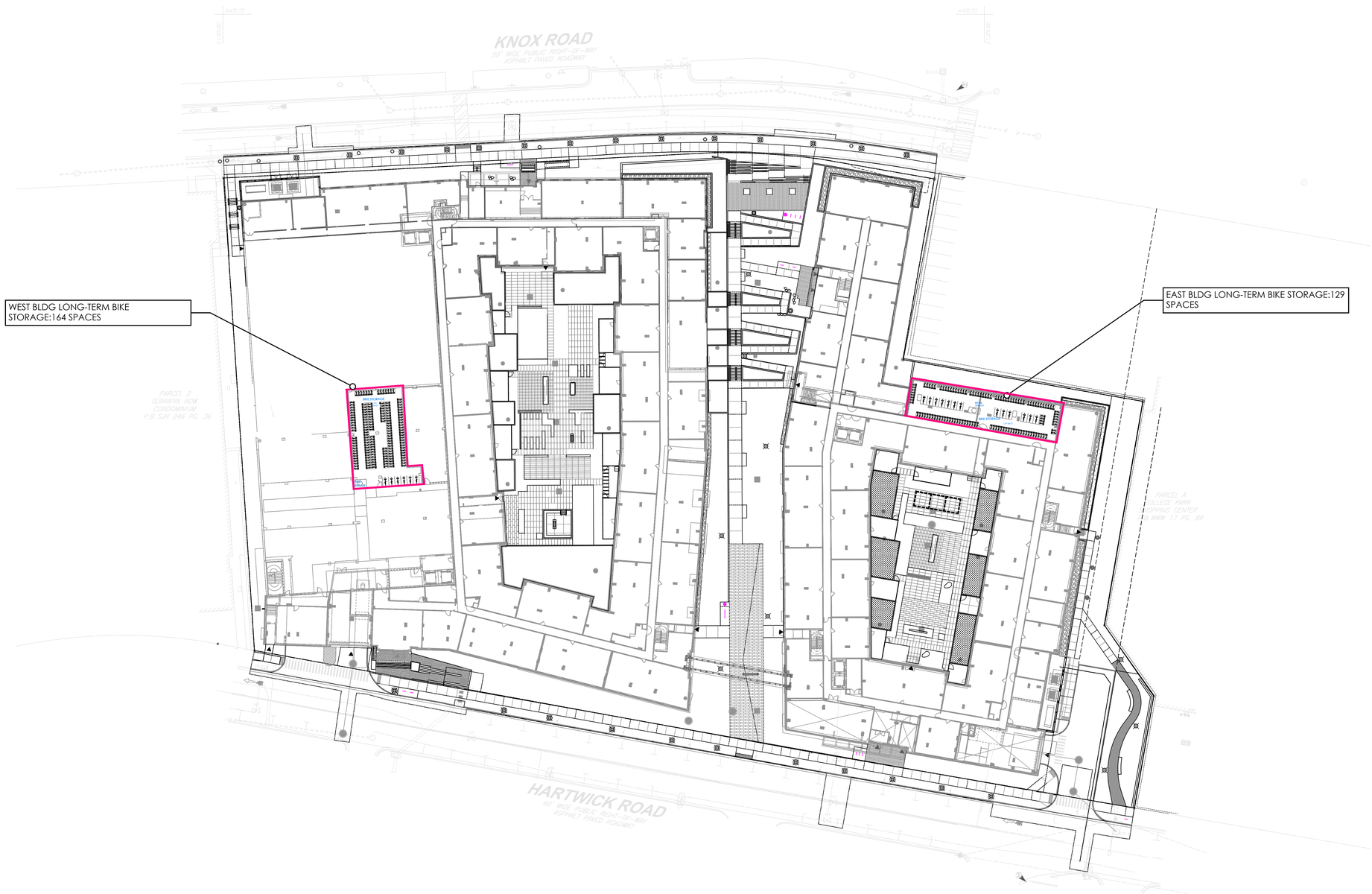
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APPROVAL

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PROJECT NUMBER:

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SHORT-TERM (OUTDOOR)

- S1 / L1.31 BIKE FIXIT STATION
- S2 / L1.31 INTERACTICE ART BIKE RACK
- S3 / L1.31 RING BIKE RACK

BICYCLE PARKING PROVIDED:

SHORT-TERM (OUTDOOR):
1-S3 BIKE RACKS (22 SPACES)
2-S2 BIKE RACKS (4 SPACES)

TOTAL SHORT-TERM: 26 SPACES

LONG-TERM (INTERIOR):
WEST BLDG: 164 SPACES
EAST BLDG: 129 SPACES

TOTAL LONG-TERM: 293 SPACES

TOTAL PROVIDED: 319 SPACES

0 15' 30' 60' 90'

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PROJECT NUMBER: DET-2024-009

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SHING SHOU WANG
No. 3223
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DET-2024-009

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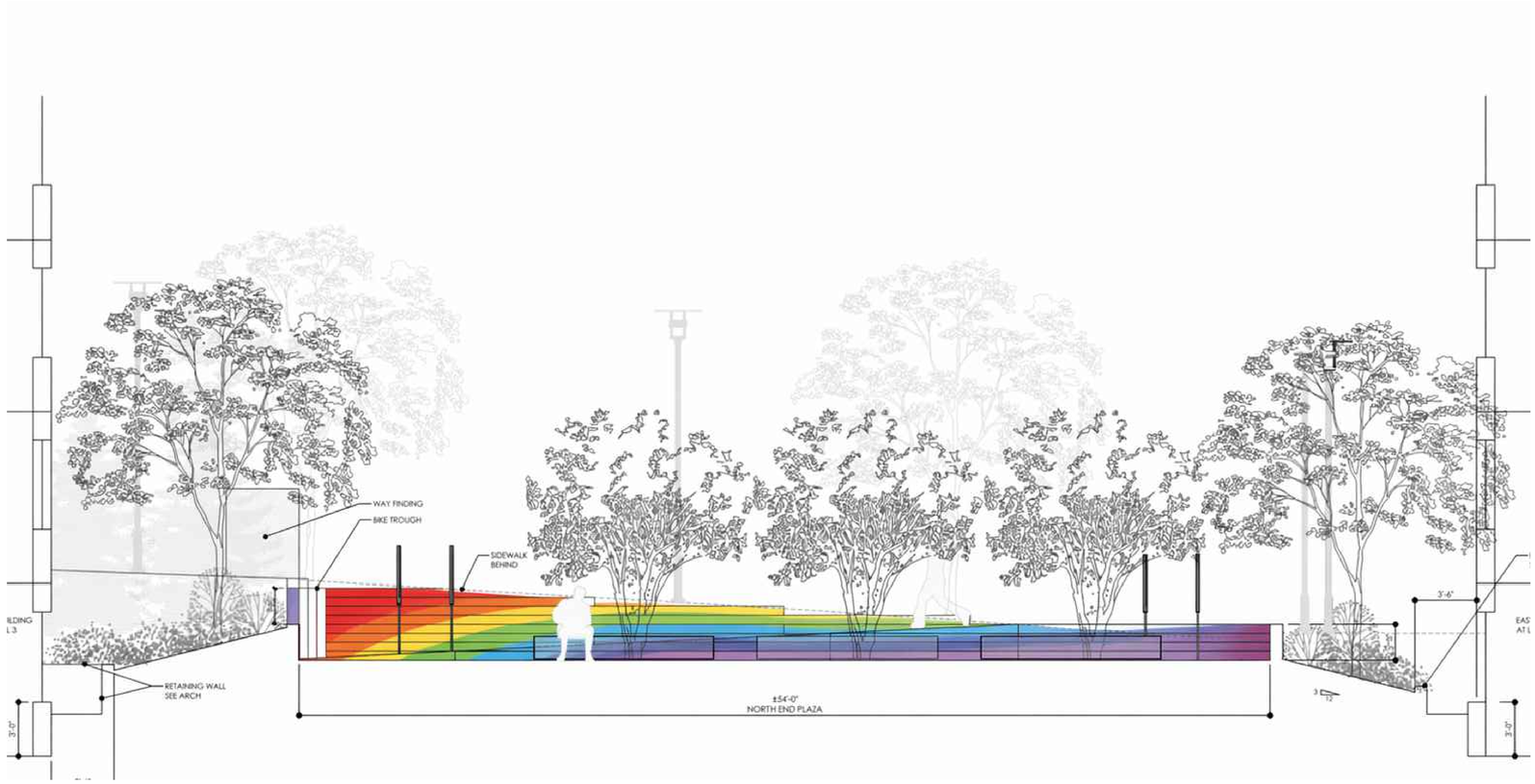
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01.	REVISION	08/20/2025

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Sheet Title
BIKE PARKING EXHIBIT LONG-TERM & SHORT-TERM
SCALE:

Sheet No.
L-1.33

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1 PUBLIC ART INSTALLATION – STAIR RISER MURAL

NTS

THIS ELEVATION IS ILLUSTRATIVE TO SHOW THE TYPE AND APPROXIMATE SIZE / DIMENSIONS OF THE PROPOSED PUBLIC ART INSTALLATION. THE FINAL DESIGN, EXACT SIZE / DIMENSIONS, AND EXACT LOCATION OF THE PUBLIC ART INSTALLATION WILL BE DETERMINED AT THE APPROPRIATE LATER STAGE OF THE DEVELOPMENT PROCESS..

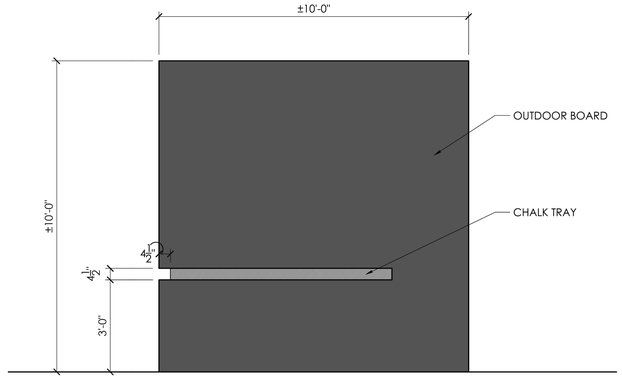


MATERIAL: POWDER COATED STEEL. COLOR: TBD

2 PUBLIC ART INSTALLATION – SCULPTURE

NTS

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3 INTERACTIVE ART INSTALLATION

1/2" = 1'-0"

THIS ELEVATION IS ILLUSTRATIVE TO SHOW THE TYPE AND APPROXIMATE SIZE / DIMENSIONS OF THE PROPOSED PUBLIC ART INSTALLATION. THE FINAL DESIGN, EXACT SIZE / DIMENSIONS, AND EXACT LOCATION OF THE PUBLIC ART INSTALLATION WILL BE DETERMINED AT THE APPROPRIATE LATER STAGE OF THE DEVELOPMENT PROCESS.

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PROJECT NUMBER: DET-2024-009	
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PROJECT NAME

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PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

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25 0528

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DET-2024-009

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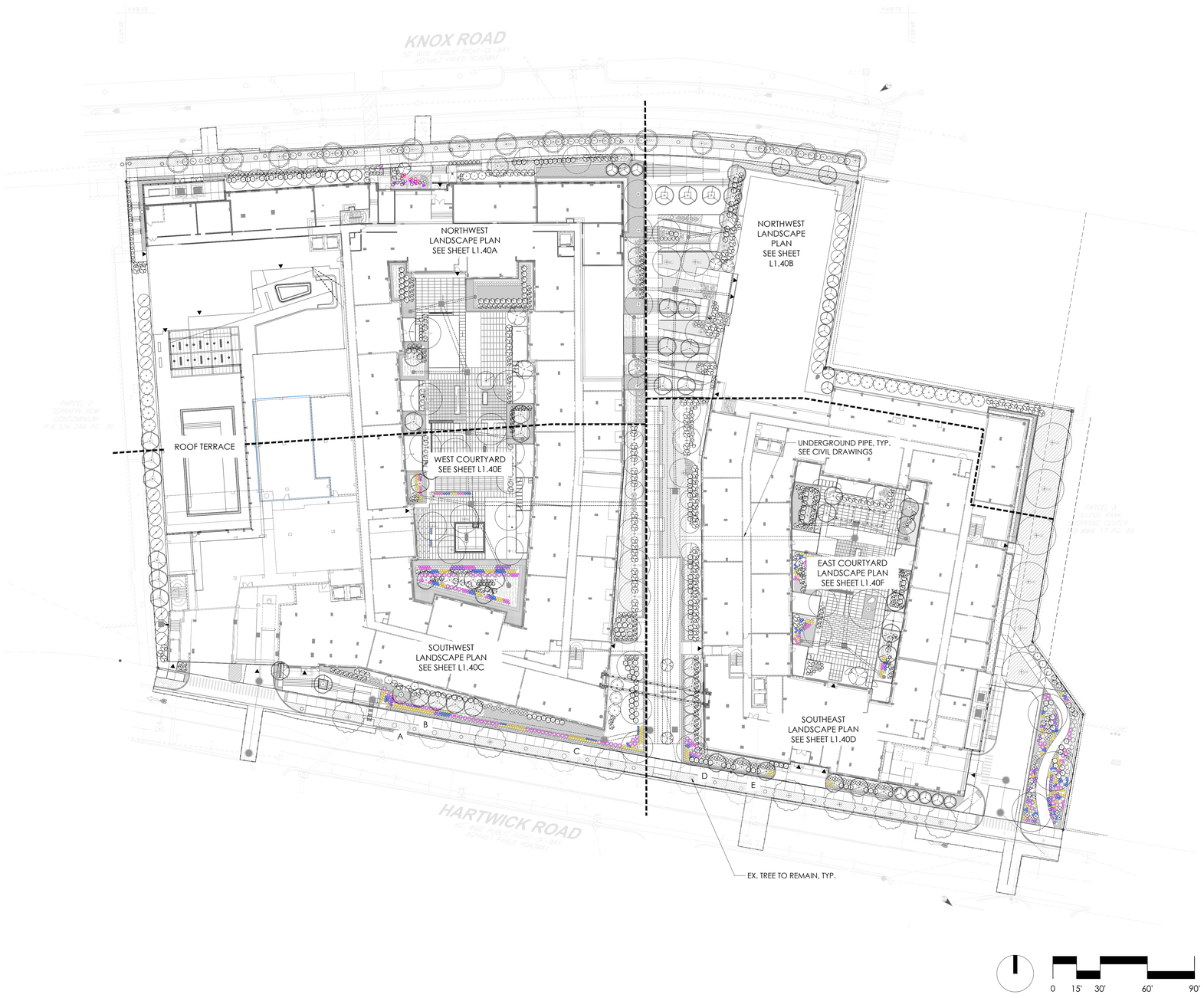
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Sheet Title
PUBLIC ART INSTALLATIONS

SCALE:

Sheet No.
L-1.34



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Sheet Title

OVERALL LANDSCAPE PLAN

SCALE: 1"=30'-0"

Sheet No.

L-1.40

QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: DATE: 05.28.2025

BANG SHON - MD RLA #3223
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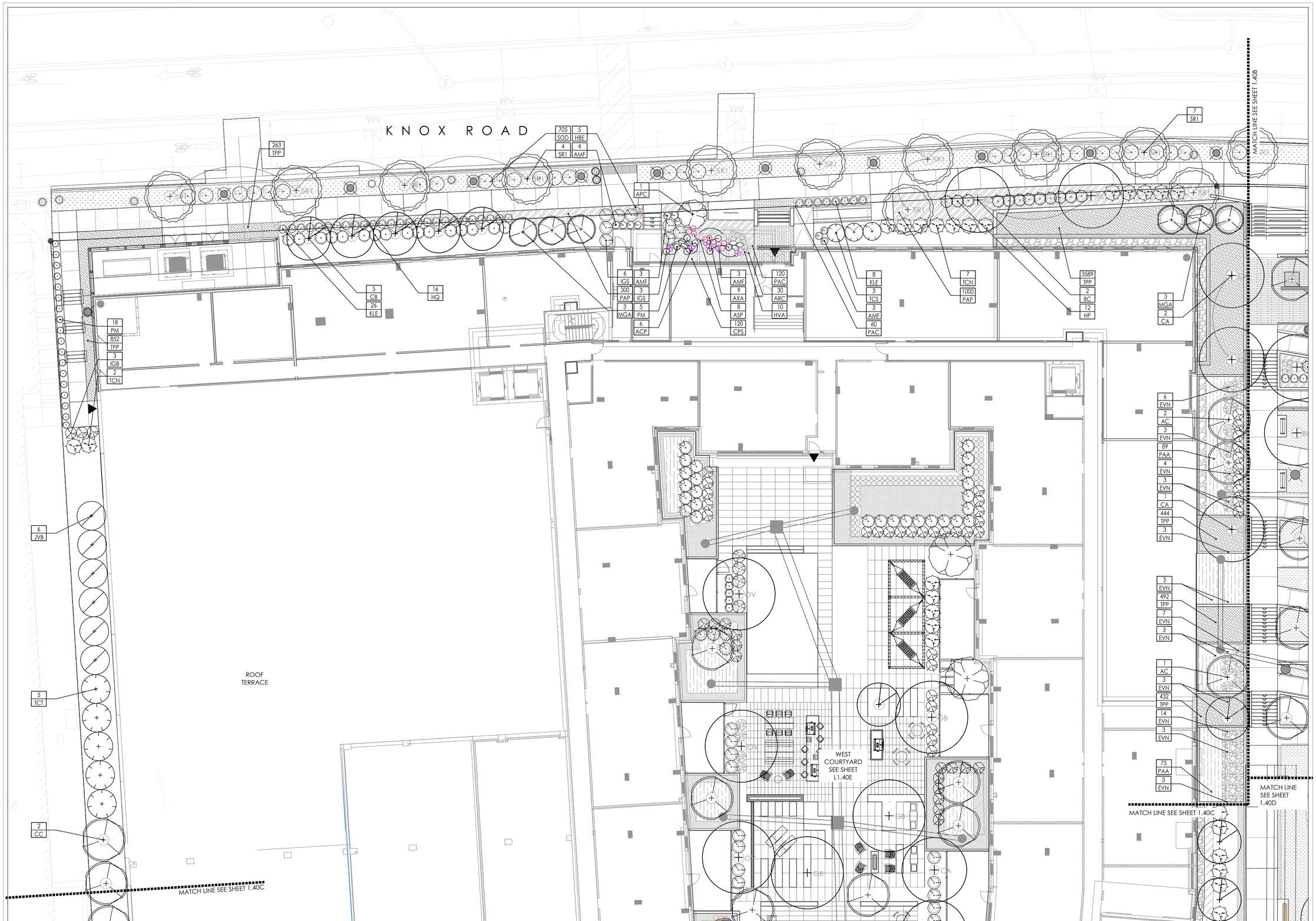
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21ST ELECTION DISTRICT

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STATE OF MARYLAND · SANG RHEE · No. 3223 · LANDSCAPE ARCHITECT

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DETAILED SITE PLAN
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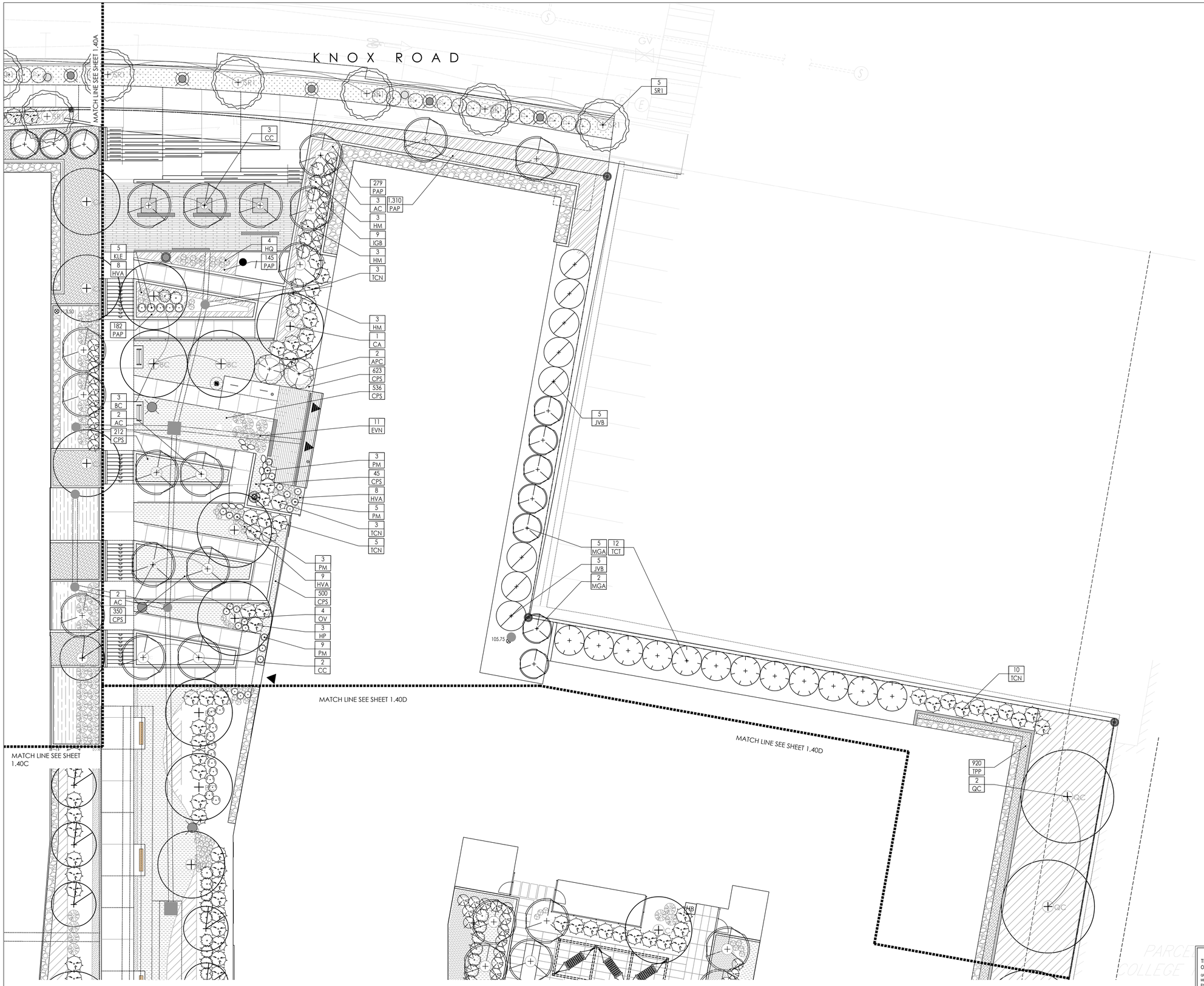
Sheet Title

NORTHWEST LANDSCAPE PLAN

SCALE: 1"=10'-0"

Sheet No.

L-1.40A



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PROJECT NAME

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AT COLLEGE PARK

LOCATION OF SITE

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4313 KNOX ROAD

21ST ELECTION DISTRICT

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STATE OF MARYLAND · BENG SHOU · No. 3223 · LANDSCAPE ARCHITECT

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DET-2024-009

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01.	REVISION	08/20/2025

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Sheet Title

NORTHEAST LANDSCAPE PLAN

SCALE: 1"=10'-0"

Sheet No.

L-1.40B

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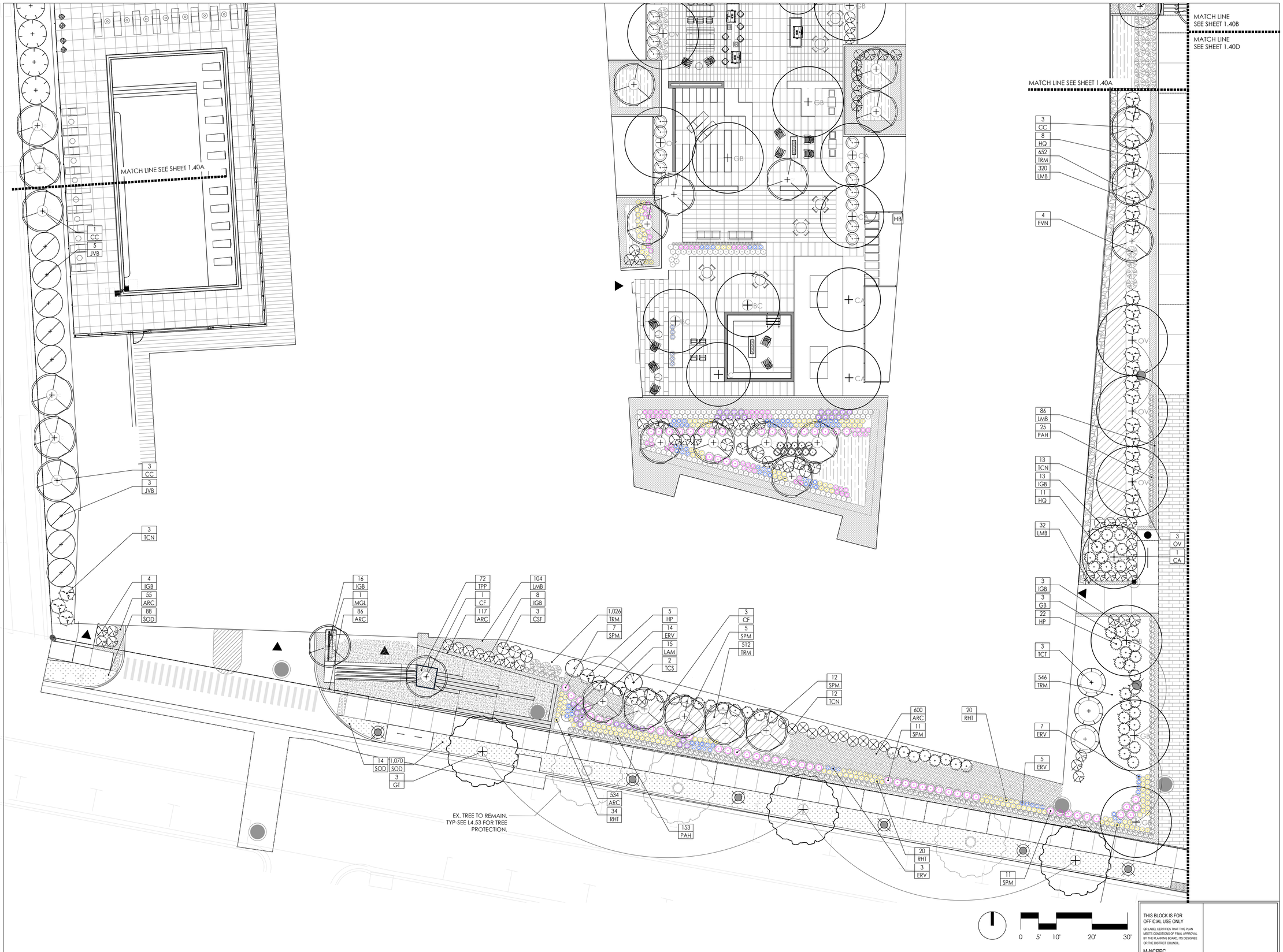
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PROJECT NUMBER: DET-2024-009

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0 5' 10' 20' 30'

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Sheet Title

SOUTHWEST LANDSCAPE PLAN

SCALE: 1"=10'-0"

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STATE OF MARYLAND · SANG SHON · No. 3229 · LANDSCAPE ARCHITECT

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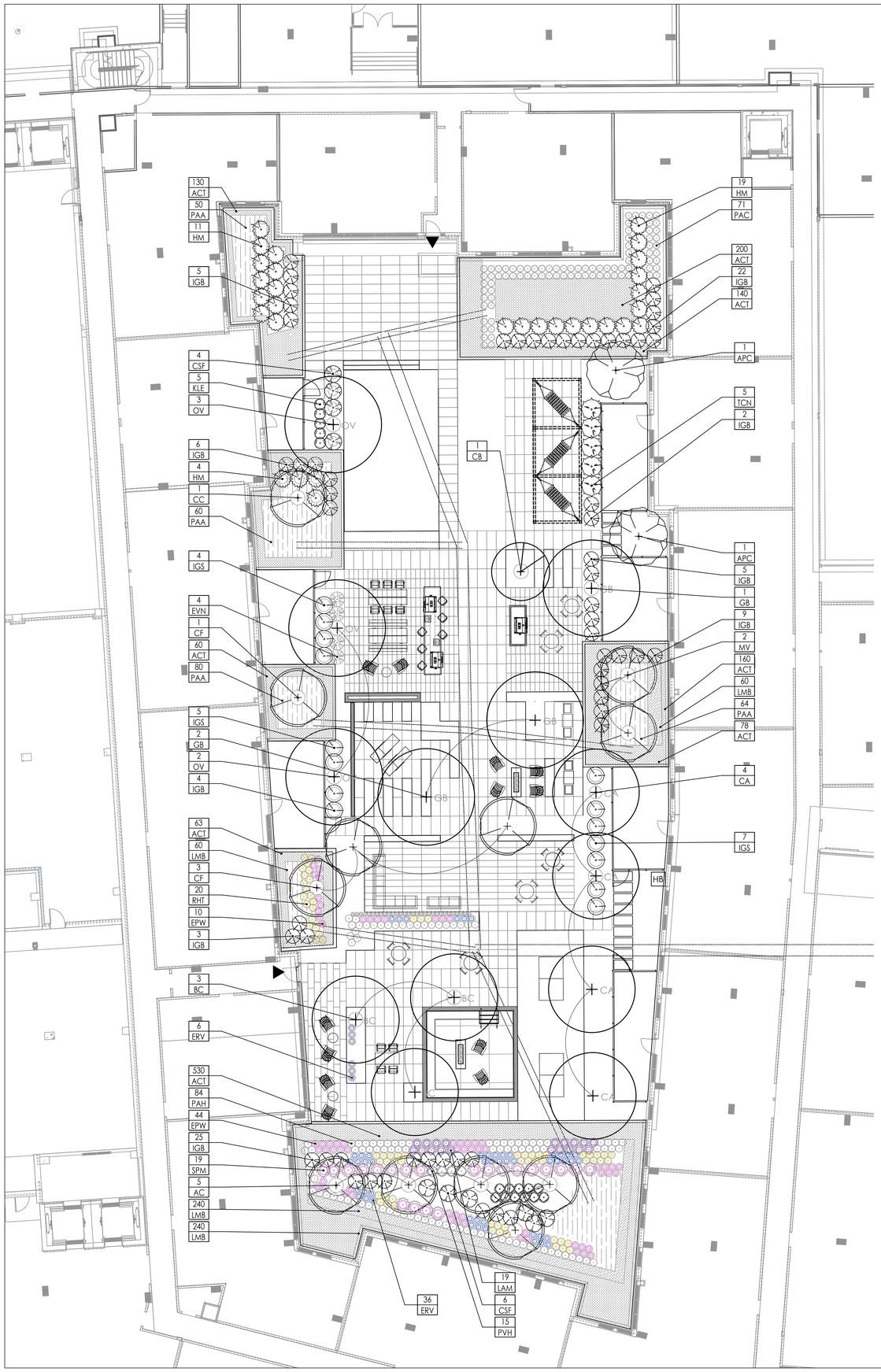
Sheet Title

SOUTHEAST LANDSCAPE PLAN

SCALE: 1"=10'-0"

Sheet No.

L-1.40D



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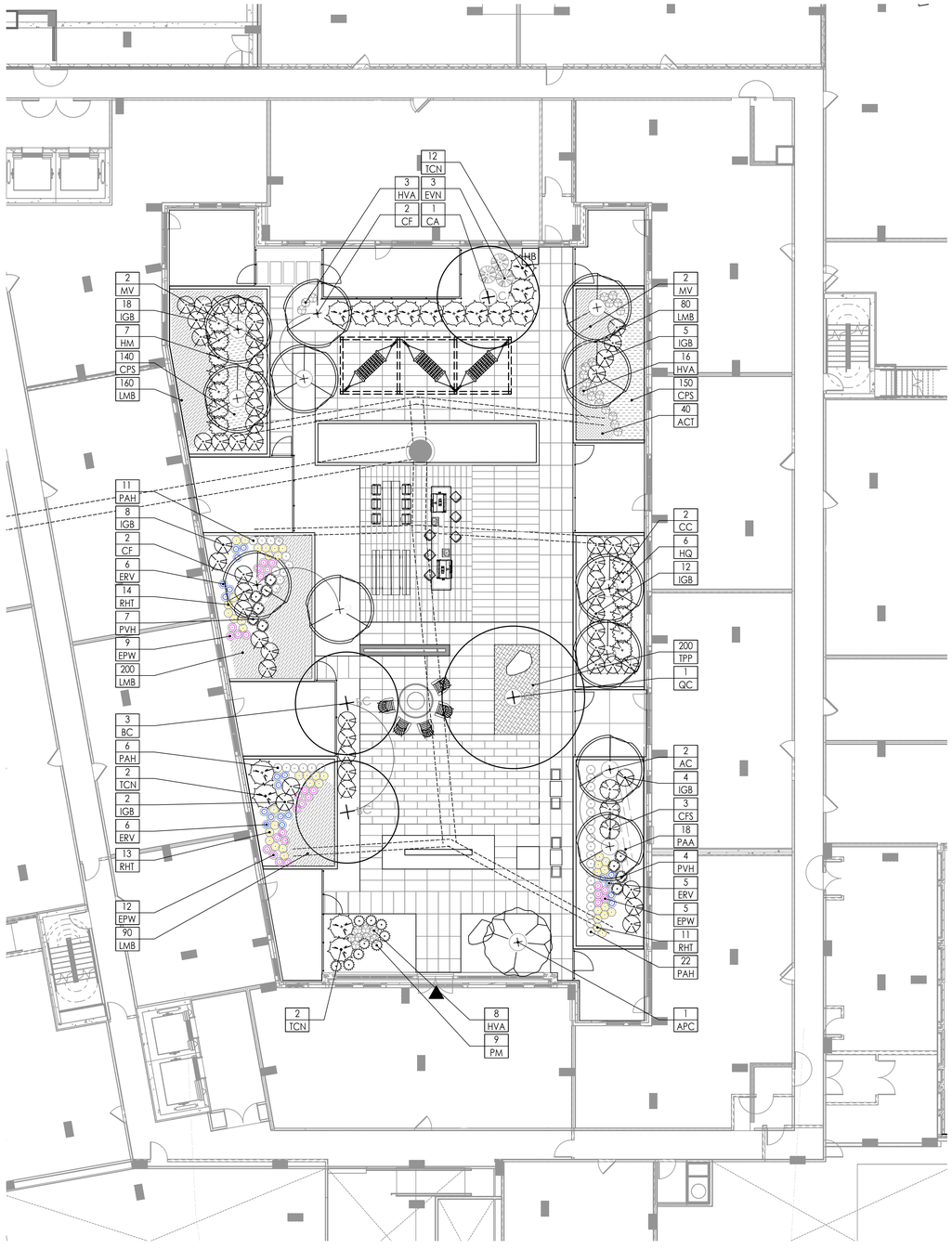
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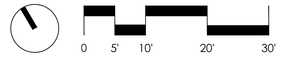
W. COURTYARD LANDSCAPE PLAN

SCALE: 1"=10'-0"

Sheet No.

L1.40E





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Sheet Title

E. COURTYARD LANDSCAPE PLAN

SCALE: 1"=10'-0"

Sheet No.

L-1.40F

PLANT SCHEDULE

CANOPY TREES

NATIVE	TYPE	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
YES	MAJOR	2	AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
YES	MINOR	13	BC	Betula nigra	River Birch	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
YES	MINOR	10	CA	Carpinus caroliniana	American Hornbeam	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
NO	MINOR	14	CB	Carpinus betulus 'Frans Fontaine'	European Hornbeam	2"-2 1/2" cal.	B&B	As Shown	Single Leader; Full Branching
YES	MAJOR	7	GB	*Gleditsia triacanthos var. intermis "Imperial"*	ImperialThornless honelocust	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
YES	MAJOR	7	GT	Gleditsia triacanthos inermis var. 'Shademaster'	Shademaster Honeylocust	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
YES	MINOR	8	OV	Ostrya virginiana	American Hophornbeam	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
YES	MAJOR	5	QC	Quercus coccinea	Scarlet Oak	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
YES	MAJOR	3	QP	Quercus phellos	Willow Oak	3"-3 1/2" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
		69							

NATIVE	QTY	KEY	ORNAMENTAL TREES	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
YES	21	AC	Amelanchier canadensis	Serviceberry	2"-2 1/2" cal.	B&B	As Shown	Multi-stem - 3 stems preferred; Full branching
NO	6	APC	Acer palmatum var. dissectum 'Crimson Queen'	Crimson Queen Japanese Maple	2"-2 1/2" cal.	B&B	As Shown	Multi-stem - 3 stems preferred; Full branching
NO	2	APS	Acer palmatum 'Seiryu'	Seiryu Japanese Maple	2"-2 1/2" cal.	B&B	As Shown	Single Leader; Full Branching
YES	19	CC	Cercis canadensis	Redbud	2"-2 1/2" cal.	B&B	As Shown	Multi-stem - 3 stems preferred; Full branching
YES	20	CF	Cornus florida	Flowering Dogwood	2"-2 1/2" cal.	B&B	As Shown	Single Leader; Full Branching
YES	6	MV	Magnolia virginiana	Sweetbay Magnolia	2"-2 1/2" cal.	B&B	As Shown	Multi-stem - 3 stems preferred; Full branching
NO	16	SR1	Syringa reticulata	Japanese Tree Lilac	2 1/2"-3" cal.	B&B	As Shown	Single Leader; Full Branching; Matching specimen
	90							

EVERGREEN TREES

NATIVE		QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
YES	COLUMNAL	22	JVB	Juniperus virginiana 'Brodie'	Eastern Red Cedar 'Brodie'	8'-10' Ht.	B&B	As Shown	Heavy; Matched; Symmetrical
NO	SMALL	1	MGL	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	8'-10' Ht.	Espalier	As Shown	Espalier trees shall be nursery-grown and trained, not field-modified at installation.
NO	SMALL	18	MGA	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	8'-10' Ht.	B&B	As Shown	trees shall be nursery-grown and trained, not field-modified at installation.
YES	SMALL	9	TCS	Thuja occidentalis 'Smaragd'	Smaragd' Arborvitae	6'-8' Ht.	B&B	As Shown	12-15', 3-4' wide
YES	MEDIUM	20	TCT	Thuja occidentalis 'Techny'	'Techny' Arborvitae	8'-10' Ht.	B&B	As Shown	Heavy; Matched; Symmetrical
		70							

SHRUBS

NATIVE	QTY	KEY	SCIENTIFIC NAME	COMMON NAME		TYPE	SPACING	REMARKS
YES	43	AM	Aronia melanocarpa	Black chokeberry	1 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	10	AML	Aronia melanocarpa 'Low Scape Mound'	Black chokeberry	1 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	35	CSF	Cornus sericea 'Farrow' ARCTIC FIRE	Arctic Fire® Red Red-Twig Dogwood	1 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	35	CAH	Clethra alnifolia 'Hummingbird'	Summersweet	2 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
NO	50	HM	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	3 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	52	HQ	Hydrangea quercifolia 'Pee Wee'	Pee Wee Hydrangea	3 Gal.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	35	HP	Hydrangea paniculata 'Bobo'	BoBo Hydreangea	2 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	50	IGB	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	1 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	29	IGS	Ilex glabra 'GEM BOX'	Gem Box® Inkberry holly	3 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	50	IV	Itea virginica 'Little Henry'	Virginia Sweetspire	2 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
NO	50	KLE	Kalmia latifolia 'Elf'	Dwarf Mountain Laurel	2 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
NO	38	PM	Pinus mugo var. pumilio	Dwarf Mugo Pine	1 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	48	SLD	Ceanothus americanus	New Jersey Tea	2 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
YES	50	TCN	Ilex glabra 'Compacta'	Inkberry	2 GAL.	Cont.	As Shown	FULL AND DENSE, WELL ROOTED
	575							

PERENNIALS, GRASSES, AND GROUNDCOVERS

	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE		REMARKS
	15	ACP	Astilbe chinensis 'Pumila'	Dwarf Chinese Astilbe	1 GAL.	CONT.	12"O.C.	WELL ROOTED
	8	ASP	Astilbe simplicifolia 'Sprite'	Sprite Astilbe	1 GAL.	CONT.	15" O.C.	WELL ROOTED
	9	AXA	Astilbe × arendsii 'Fanal'	Fanal Astilbe	1 GAL.	CONT.	18" O.C.	WELL ROOTED
	200	ARC	Ajuga reptans 'Chocolate Chip'	Chocolate Chip Ajuga	4" POT	Cont.	12" O.C.	WELL ROOTED
	200	ACT	Asarum caudatum	Western Wild Ginger	PLUG	2.5-3.5"	12" O.C.	WELL ROOTED
YES	200	CPS	Carex pensylvanica	Pennsylvania Sedge	PLUG	2.5-3.5"	9" OC	WELL ROOTED
PERENNIALS	152	ERV	Echinops ritro 'Veitch's Blue'	Small Globe Thistle	1 Gal.	Cont.	18" O.C.	WELL ROOTED
PERENNIALS	92	SPM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gal.	Cont.	18" O.C.	WELL ROOTED
PERENNIALS	117	EPW	Echinacea 'POW WOW WILD BERRY'	Pow Wow Wild Berry Echinacea	1 GAL.	Cont.	18" O.C.	WELL ROOTED
YES	44	EVN	Elymus virginicus	Virginia Wild Rye	1 GAL.	Cont.	24" O.C.	WELL ROOTED
	5	HBE	Hosta 'Blue Mouse Ears'	Blue Mouse Ears Hosta	1 GAL.	CONT.	12" O.C.	WELL ROOTED
	111	HVA	Heuchera villosa 'Autumn Bride'	Autumn Bride Coral Bells	1 GAL.	Cont.	AS SHOWN	WELL ROOTED
	76	LAM	Heuchera villosa 'Autumn Bride'	Munstead English Lavender	72 TR	TRAY	24" O.C.	WELL ROOTED
	2312	LMB	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Cont.	9" O.C.	WELL ROOTED
	78	FPI	Fritillaria persica 'Ivory Bells'	The Persian Lily	TOP SIZE	BULB	10" O.C.	WELL ROOTED
	200	PAP	Pachysandra terminalis	Pachysandra	#SP4	Cont.	9" O.C.	WELL ROOTED
	200	PAA	Packera aurea	Golden Ragwort	PLUG	2.5-3.5"	18" O.C.	WELL ROOTED
	71	PAC	Polystichum acrostichoides	Christmas Fern	1 GAL.	Cont.	18" O.C.	WELL ROOTED
	28	PVH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 Gal.	Cont.	24" O.C.	WELL ROOTED
YES	10	PVR	Panicum virgatum 'Ruby Ribbons'	Switchgrass	1 Gal.	Cont.	36" O.C.	WELL ROOTED
	582	PAH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 Gal.	Cont.	18" O.C.	WELL ROOTED
PERENNIALS	426	RHT	Rudbeckia hirta	Common Black-eyed Susan	1 GAL.	CONT	18" O.C.	WELL ROOTED
	22	SSO	Schizachyrium scoparium	Little Bluestem	3 Gal.	CONT	30" O.C.	WELL ROOTED
	720	TPP	Thymus praecox 'Pseudolanuginosus'	WOODLAND CREEPING THYME	72 TR	TRAY	6" O.C.	WELL ROOTED
	6206	TRM	Trifolium repens var. microleaf	Micro-Clover		SEEDED		WELL ROOTED
	12084							WELL ROOTED

TURFGRASS

QTY	KEY	SCIENTIFIC NAME
1877	SOD	Festuca arundinacea

QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: DATE: 05.28.2025

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QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD

4313 KNOX ROAD

21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BANG SHON · No. 3223 · LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN

DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title

PLANTING SCHEDULE

SCALE: NTS

Sheet No.

L-1.41

SCHEDULE 4 .1- 4 RESIDENTIAL REQUIREMENTS FOR MULTIFAMILY DWELLINGS		
GREEN AREA PROVIDED:		36,701 SF
TOTAL NUMBER OF SHADE TREES REQUIRED: (1:1,000 SF)	37	370PUs
TOTAL NUMBER OF PLANTING UNITS REQUIRED: (25 PLANTING UNITS PER 1,000 SF)		925 PUs
TOTAL NUMBER OF SHADE TREES PROVIDED:	69	690 PUs
TOTAL NUMBER OF EXISTING SHADE TREES TO BE SAVED (MIN. 2.5" DBH AND LOCATED WITHIN GREEN AREA BUT OUTSIDE OF FLOOD PLAIN)	5	50 PUs
TOTAL NUMBER OF ORNAMENTAL AND EVERGREEN TREES PROVIDED:	160	800 PUs
TOTAL NUMBER OF SHRUBS AND PERENNIALS PROVIDED:	1,362	1,362 PUs
TOTAL NUMBER OF PLANTING UNITS PROVIDED:		2,902 PUs
CHECKLIST OF AREAS PLANTED		
1. OPEN SPACE AREAS AND FACILITIES		PROVIDED
2. PROPERTY BOUNDARY AREA (OTHER THAN BUFFER REQUIREMENTS)		PROVIDED
3. ENTRY AREAS		PROVIDED
4. ENTRY DRIVE AND CIRCULATION (OTHER THAN LANDSCAPE STRIPS AND STREET TREE REQUIREMENTS)		N/A
5. AREAS BETWEEN AND AROUND BUILDINGS AND PARKING AREAS (OTHER THAN PARKING LOT AND BUILDING FRONTAGE ZONE REQUIREMENTS)		N/A

SCHEDULE 4 .9-1 SUSTAINABLE LANDSCAPING REQUIREMENTS				
% OF NATIVE PLANTS				
	# PLANTS PROVIDED	TOTAL NATIVE	NATIVE % REQUIRED	% NATIVE PROVIDED
SHADE TREES	69	55	80%	80%
ORNAMENTAL TREES	90	66	70%	73%
EVERGREEN TREES	70	51	40%	73%
SHRUBS	575	437	60%	76%
MINIMUM # SPECIES REQUIRED				
	TOTAL # PROVIDED	PREDOMINANT SPECIES (NAME)	# PREDOMINANT SPECIES	% PREDOMINAT SPECIES
SHADE TREES	69	CARPINUS BETULUS 'FRANS FONTAINE'	14	20%
ORNAMENTAL TREES	90	Amelanchier canadensis	21	23%
EVERGREEN TREES	70	Juniperus virginiana 'Brodie'	22	31%
SHRUBS	575	Hydrangea quercifolia 'Pee Wee'	52	9%

ARE INVASIVE SPECIES PROPOSED?	NO
ARE EXISTING ON-SITE INVASIVE SPECIES IN AREAS PROPOSED TO FULFILL THE REQUIREMENTS OF THIS MANUAL?	NO
ARE TREES PROPOSED TO BE PLANTED ON SLOPES GREATER THAN 3:1?	YES
SEE PLANTING DETAIL: TREE PLANTING-ON SLOPE	

SCHEDULE 4 .8-2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)	ZONE 'A'		ZONE 'B'		ZONE 'C'		ZONE D	
TOTAL LENGTH OF BUILDING FRONTAGE	318	LF	57	LF	208	LF	169	LF
NUMBER OF SHADE TREES REQUIRED AT 1 PER 30 LINEAR FEET		**11**		**2**		**7**		**6**
NUMBER OF SHADE TREES PROVIDED IN THE RIGHT-OF-WAY OR PER SECTION 4.10, IF APPLICABLE		2		0		5		5
TOTAL NUMBER OF SHADE TREES PROVIDED		7		0		5		5
BUILDING FRONTAGE ZONE GREATER THAN 25 FEET IN DEPTH	1,213	SF.	0	SF.	5,727	SF.	0	SF.
NUMBER OF ORNAMENTAL TREES REQUIRED AT 1 PER 1,000 SF		1		N/A		6		N/A
NUMBER OF ORNAMENTAL TREES SUBSTITUTES		10		4		0		6
TOTAL NUMBER OF ORNAMENTAL TREES PROVIDED		2		0		6		0
TOTAL NUMBER TREES PROVIDED		**12**		**2**		**5**		**8**
BUILDING FRONTAGE ZONE14 TO 25 FEET (SF. X60%)	3,929	SF OF PLANTED AREA REQ.	756	SF OF PLANTED AREA REQ.	243	SF OF PLANTED AREA REQ.	2,236	SF OF PLANTED AREA REQ.
BUILDING FRONTAGE ZONE 25 TO 40 FEET (SF. X70%)	849	SF OF PLANTED AREA REQ.	N/A	SF OF PLANTED AREA REQ.	4,106	SF OF PLANTED AREA REQ.	N/A	SF OF PLANTED AREA REQ.
TOTAL SQUARE FEET OF PLANTED AREA REQUIRED	**4,778**	SF OF PLANTED AREA REQ.	**756**	SF OF PLANTED AREA REQ.	**4,349**	SF OF PLANTED AREA REQ.	**2,236**	SF OF PLANTED AREA REQ.
TREE PLANTERS	3,964	SF OF PLANTED AREA PROVIDED	666	SF OF PLANTED AREA PROVIDED	3,939	SF OF PLANTED AREA PROVIDED	2,302	SF OF PLANTED AREA PROVIDED
TREE GRATES	0	NO PLANTING REQUIRED	0	NO PLANTING REQUIRED	0	NO PLANTING REQUIRED	0	NO PLANTING REQUIRED
TOTAL AREA OF SHRUBS AND/OR PERENNIALS PROVIDED IN TREE PLANTERS	1,244	SF OF PROVIDED	148	SF OF PROVIDED	1,369	SF OF PROVIDED	0	SF OF PROVIDED
ALL OTHER PLANTED AREAS	394	SF OF PLANTED AREA PROVIDED	0	SF OF PLANTED AREA PROVIDED	0	SF OF PLANTED AREA PROVIDED	697	SF OF PLANTED AREA PROVIDED
TOTAL SQUARE FEET OF PLANTED AREA PROVIDED	**5,602**	**SF.**	**814**	**SF.**	**5,308**	**SF.**	**2,999**	**SF.**
NOTE:	DUE TO OVERHEAD UTILITIES ALONG KNOX ROAD, ORNAMENTAL TREES ARE PROVIDED IN LIEU OF SHADE TREES.		DUE TO OVERHEAD UTILITIES ALONG KNOX ROAD, ORNAMENTAL TREES ARE PROVIDED IN LIEU OF SHADE TREES.		DUE TO THE PRESENCE OF UNDERGROUND STORMWATER INFRASTRUCTURE, TREE PLANTING IS NOT FEASIBLE WITHIN PORTIONS OF THE BUILDING FRONTAGE. SHALLOW-ROOTED PERENNIAL AND GROUNDCOVER PLANTINGS HAVE BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICABLE TO AVOID CONFLICT WITH UNDERGROUND UTILITIES. THE PROPOSED LANDSCAPE DESIGN MEETS THE INTENT OF SECTION 4.8 BY PROVIDING A PEDESTRIAN-FRIENDLY, LANDSCAPED BUILDING FRONTAGE.		

Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	**TCP**	**DRD Case#**	**Area (acres)**
The Mark at College Park			
Site Calculations:			4.53
	Total Acres:		4.53
Total Acres (gross acres)	**% of TCC required**	**TCC Required (Acres)**	**TCC Required in (SF)**
4.53	**15%**	0.68	29,599
A. TOTAL ON-SITE WC PROVIDED (acres)=		acres	
B. TOTAL AREA EXISTING TREES (non-WC acres)=	0.07	acres	2,999
C. TOTAL SQURE FOOTAGE IN LANDSCAPE TREES=			29,710
D. TOTAL TREE CANOPY COVERAGE PROVIDED=			32,709
E. TOTAL SQUARE FOOTAGE REQUIRED =			31,821
			Requirement Satisfied

Credit categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous -**columar** shade tree	2 1/2 -3"=65		0
	3- 3 1/2"=75		0
Deciduous -**ornamental** tree	1 1/2 - 1 3/4"=75		0
	2 -2 1/2"=100	74	7,400
	2 1/2 -3" =110	16	1,760
Deciduous-**minor** shade tree	2 1/2 -3"=160		0
	3-3 1/2" =175	45	7875
Deciduous-**major** shade tree	2 1/2 -3"=225		
	3-3 1/2" =250	24	6,000
Evergreen -**columar** tree	6 - 8' =40		0
	8 - 10' =50	22	1100
	10 -12' =75		0
Evergreen -**small** tree	6 - 8' =75	9	675
	8 - 10' =100	19	1,900
	10 -12' =125		0
Evergreen-**medium** tree	6 - 8' =125		0
	8 - 10' =150	20	3000
	10 -12' =175		0
Evergreen-**large** tree	6 - 8' =150		0
	8 - 10' =200		0
	10 -12' =250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)			29,710

LIVE LAND DESIGN STUDIO — PREPARED BY

03/19/2026 — DATE

STREET TREES							
SHADE TREES AT HARTWICK ROAD							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	REMARKS	TCC CREDIT (SF)
7	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	3-3 ½" cal.	B&B	Single Leader; Full Branching	1750
5	XGT	Gleditsia triacanthos	Honeylocust	AS SHOWN		PRESERVE EXISTING TREES	2999
ORNAMENTAL TREES AT KNOX ROAD							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	REMARKS	TCC CREDIT (SF)
13	SR	Syinga reticulata	Japanese Tree Lilac	2-2 ½" cal.	B&B	Single stem; Full Branching	1430
TOTAL STREET TREE CANOPY COVERAGE							6,179SF (0.14 ACRE)

PRESERVE EXISTING TREES				
KEY	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	TREE CANOPY AREA (SF)
A	HONEY LOCUST	GLEDITSIA TRIACANTHOS	10	556
B	HONEY LOCUST	GLEDITSIA TRIACANTHOS	10	556
C	HONEY LOCUST	GLEDITSIA TRIACANTHOS	10	661
D	HONEY LOCUST	GLEDITSIA TRIACANTHOS	9	559
E	HONEY LOCUST	GLEDITSIA TRIACANTHOS	11	667
TOTAL PRESERVE EXISTING TREE CANOPY AREA				2999

4.9-7 SPECIMEN TREE REQUIREMENTS	
1. ARE SPECIMEN TREES PRESENT ON THE SITE? IF YES, PROVIDE A SPECIMEN TREE TABLE ON THE LANDSCAPE PLAN.	YES
2. ARE ANY SPECIMEN TREES WITH A RATING OF "FAIR" OR HIGHER PROPOSED FOR REMOVAL? IF YES, COMPLETE MITIGATION SCHEDULE BELOW.	YES
3. DOES THE SPECIMEN TREE TO BE REMOVED PREVENT DEVELOPMENT OF THE LOT OR HINDER COMPLIANCE WITH OTHER STANDARDS?	YES
MITIGATION FOR SPECIMEN TREES "FAIR" OR HIGHER TO BE REMOVED	

SPECIMEN TREE TABLE: MITIGATION FOR SPECIMEN TREES "FAIR" OR HIGHER TO BE REMOVED							
NO.	TYPE	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION SCORE	CONDITION RATING	COMMENTS
39	DECIDUOUS MAJOR SHADE TREE	WILLOW OAK	QUERCUS PHELLOS	37	84	GOOD	EXPOSED ROOTS, STREET TREE, TRIMMED AROUND TELEPHONE POLES
40		WILLOW OAK	QUERCUS PHELLOS	45	75	FAIR	EXCESSIVELY EXPOSED AND GIRDLED ROOTS, RESTRICTED BY BUILIDNG
TOTAL DBH				82			

SPECIMEN TREE REPLACEMENT						
QTY	TYPE	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	TOTAL DBH	LOCATION
7	DECIDUOUS MAJOR SHADE TREE	WILLOW OAK	QUERCUS PHELLOS	2	14	4704 CALVERT RD, COLLEGE PARK, MD 20740
3		WILLOW OAK	QUERCUS PHELLOS	3	9	ON-SITE
2		Red Sunset Red Maple	Acer rubrum 'Red Sunset'	3	6	
7		ImperialThornless honelocust	Gleditsia triacanthos var. intermis ''Imperial'	3	21	
7		Shademaster Honeylocust	Gleditsia triacanthos inermis var. 'Shademaster'	3	21	
5		Scarlet Oak	Quercus coccinea	3	15	
TOTAL PROPOSED DBH					86	

SEE L1.41B

QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: DATE: 05.28.2025

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PROJECT NAME: THE MARK AT COLLEGE PARK	
PROJECT NUMBER: DET-2024-009	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

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LANDMARK PROPERTIES

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T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BANG SHON · No. 3223 · LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN
DET-2024-009

Revisions

01. REVISION 08/20/2025
No. Description Date

DRAWN BY: RL
CHECKED BY: BC
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Sheet Title
LANDSCAPE SCHEDULE

SCALE: NTS

Sheet No.
L-1.41A

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PROJECT NO. 24011.00

STATE OF MARYLAND
BANG SHON
No. 3223
LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN

DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title

BUILDING FRONTAGE ZONE

SCALE: 1"=20'-0"

Sheet No.

L-1.41AA

QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: DATE: 05.28.2025

BANG SHON - MD RLA #3223
LIVE LAND DESIGN STUDIO, LLC
8305 GREENSBORO DR. STE 312
MCLEAN, VA 22102

T. 540.239.4209
EMAIL: INFO@LIVE-LAND.COM

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QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

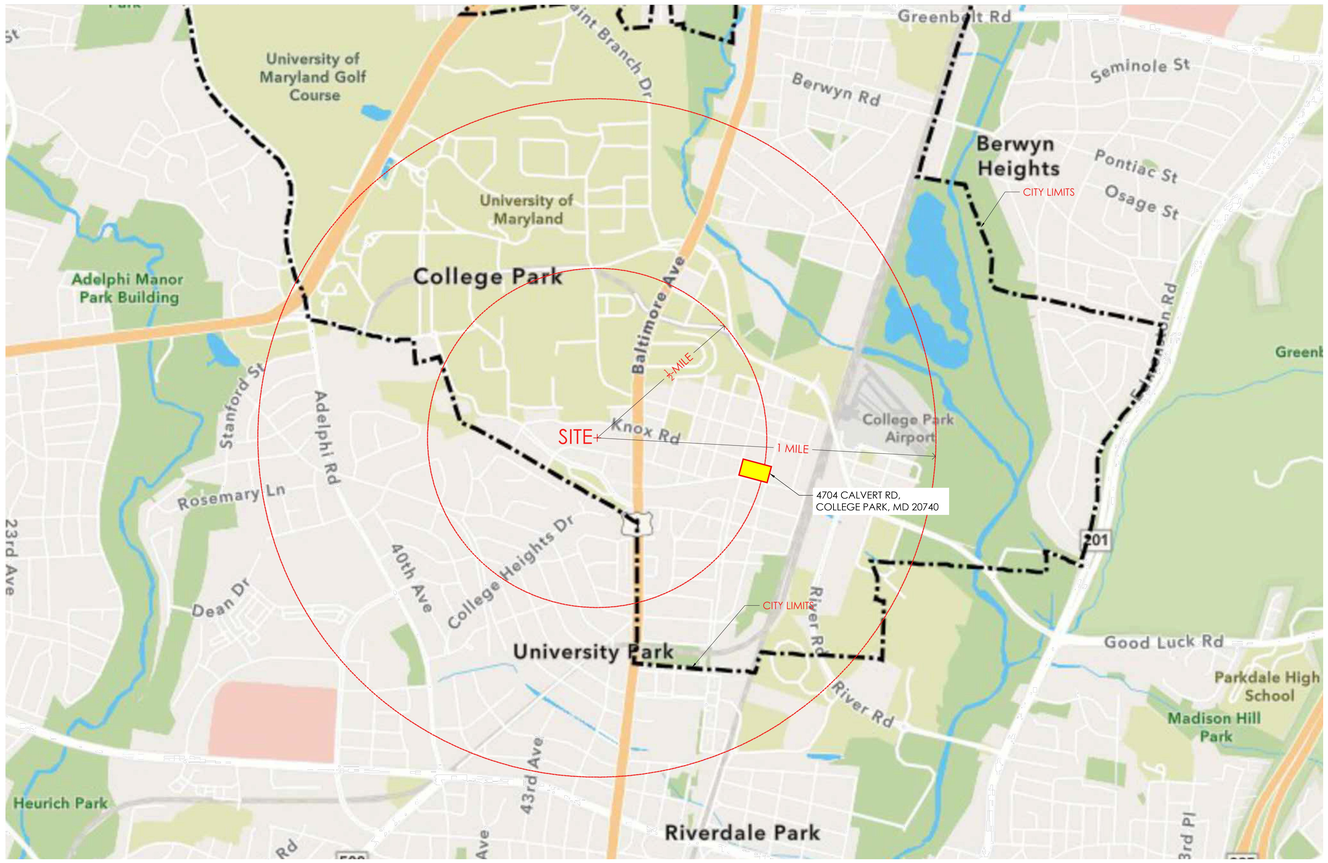
M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

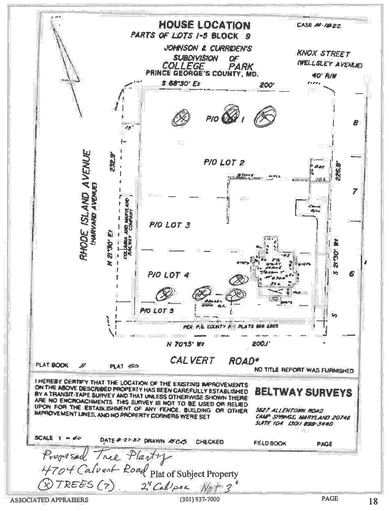
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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1 OFF-SITE PLANTING LOCATION MAP

SCALE: NTS


HOUSE LOCATION
PARTS OF LOTS 1-5 BLOCK 2
JOHNSON & CURRIDEN'S SUBDIVISION OF COLLEGE PARK
PRINCE GEORGE'S COUNTY, MD.
CASE #-1822
KNOX STREET (WELLESLEY AVENUE)
40' R/W
S 88°30' E± 200'
P/O LOT 1
P/O LOT 2
P/O LOT 3
P/O LOT 4
P/O LOT 5
RHODE ISLAND AVENUE (VARIABLE WIDTH)
N 01°30' W± 200.0'
S 01°30' W± 200.0'
PER PLAT OF SUBDIVISION RECORDED IN PLAT BOOK A AT PLAT NO. 6
PER M.N.C.P.P.C. PLATS 986 & 895
N 70°15' W± 200.0'
CALVERT ROAD
PLAT BOOK A PLAT NO. 6
NO TITLE REPORT WAS FURNISHED
I HEREBY CERTIFY THAT THE LOCATION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING OR OTHER IMPROVEMENT LINES, AND NO PROPERTY CORNERS WERE SET
BELTWAY SURVEYS
3827 ALLENTOWN ROAD
CAMP SPRINGS, MARYLAND 20748
SUITE 104 (301) 899-3440
SCALE 1 = 40 DATE 8-27-97 DRAWN JRGS CHECKED FIELD BOOK PAGE
Proposed Tree Planting
4704 Calvert Road Plat of Subject Property
(X) TREES (7) 2" Caliper Not 3"
ASSOCIATED APPRAISERS (301) 937-7000 PAGE 18

OFF-SITE SPECIMEN TREE REPLACED- (7) 2" CAL. QUERCUS PHELLOS

2 OFF-SITE PLANTING PLAN

SCALE: NTS

From: Miriam Bader <mbader@collegeparkmd.gov>
Sent: Monday, March 16, 2026 4:59 PM
To: Kosack, Jill; Bee Choi; David Wigglesworth; 'Jonathan Martin'; Garland, Hyojung
Cc: 'Bridgette Ganter'; Steve Halpern; Jacob Vassalotti; Michael Williams; Rehanna Barre; Carlos Nunes; 'Mickey Finn'; 'Tom Zych'; 'Joe DiMarco'; Jonathan Nagelvoort
Subject: RE: Possible locations for specimen tree replacements

Jill,
City staff agrees with the Applicant's proposal to replace the specimen trees with approximately ten (10) replacement trees of 2" caliper at the locations determined by the City Arborist, 7 trees at 4704 Calvert Road and 3 trees on Guilford Drive. The exact locations will need to be adjusted in the field at a pre-planting meeting with Public Works and Planning staff.
Let me know if you have any questions,
Sincerely,
Miriam Bader

Miriam D. H. Bader, AICP
Director
Department of Planning and Community Development

240.487.3539
mbader@collegeparkmd.gov

CITY OF COLLEGE PARK

7401 Baltimore Avenue, Suite 250, College Park, MD 20740
collegeparkmd.gov
Facebook |Twitter | Instagram

City Mission
The City provides excellent services, transparent and inclusive governance, and advocates for our residents to enhance the quality of life for our diverse community.

3 CITY OF COLLEGE PARK APPROVAL LETTER

QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: DATE: 05.28.2025

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PROJECT NUMBER: DET-2024-009	
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DESIGN STUDIO

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8305 GREENSBORO DR. #312
MCLEAN, VA 22102

540.239.4209
Info@Live-Land.com
www.Live-Land.com

LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BANG SHON · No. 3223 · LANDSCAPE ARCHITECT
25 0528

DETAILED SITE PLAN
DET-2024-009

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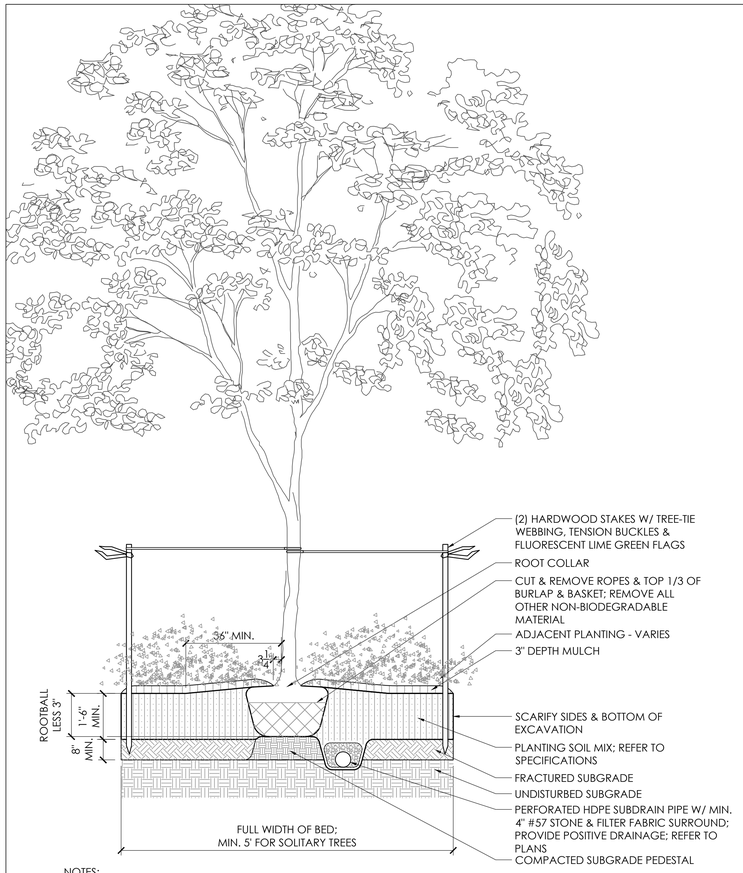
No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title
OFF-SITE PLANTING

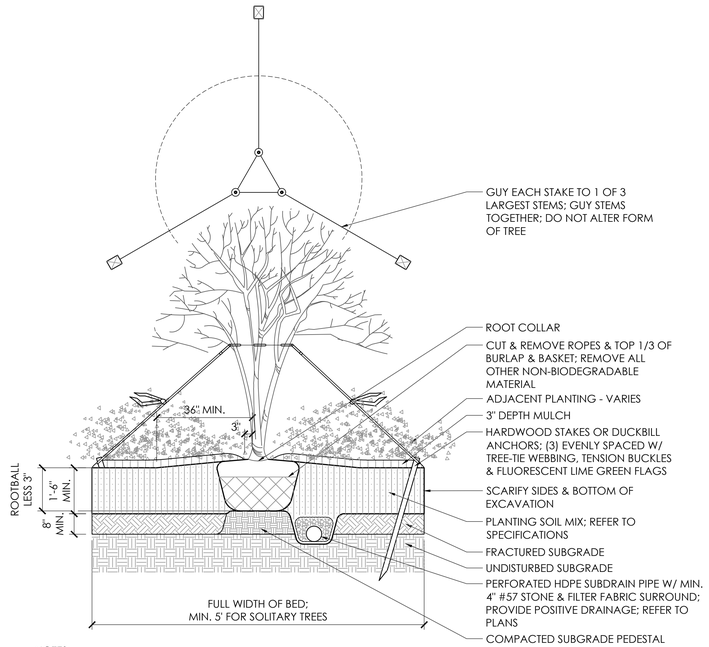
SCALE: AS SHOWN
Sheet No.
L-1.41B

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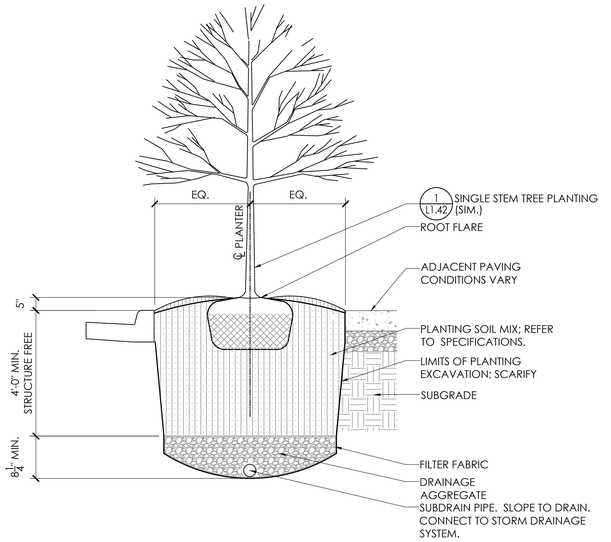
NOTES:
1. FOR TREES MORE THAN 6" CALIPER, PROVIDE CABLE GUYS. PROVIDE TREE-TIE WEBBING AT CONTACT POINTS WITH TRUNK. PROVIDE (1) TURNBUCKLE PER GUY. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.

1 SINGLE-STEM TREE PLANTING

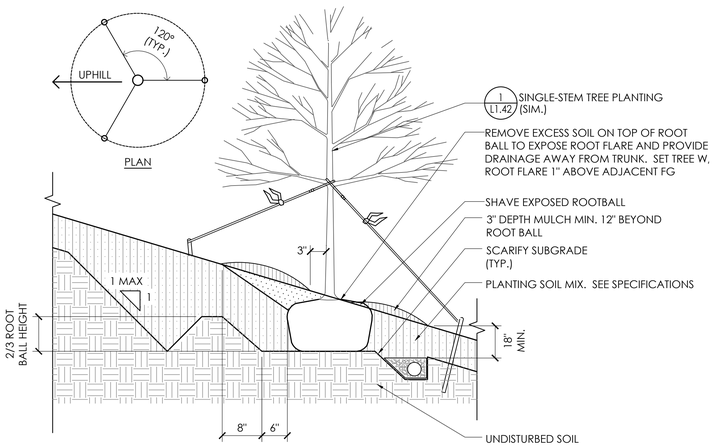


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2 MULTI-STEM TREE PLANTING

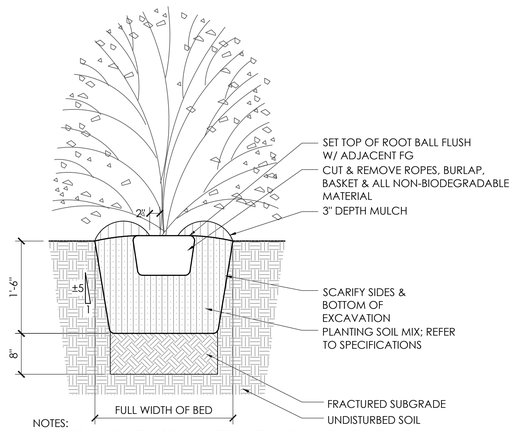


3 TREE PLANTING - PIT



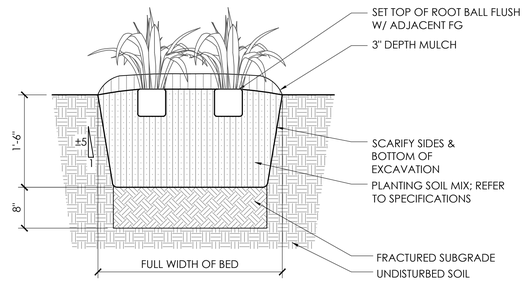
NOTES:
1. SUBDRAINAGE SYSTEM VARIES. REFER TO PLAN LOCATIONS.

4 TREE PLANTING - ON SLOPE



NOTES:
1. FOR CONTAINER-GROWN MATERIAL, REMOVE CONTAINER WITHOUT CRACKING ROOT BALL AND MAKE (3) 1" DEEP VERTICAL CUTS, EQUALLY SPACED ABOUT ROOT BALL.

5 SHRUB PLANTING



6 GROUNDCOVER/PERENNIAL PLANTING

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DETAILED SITE PLAN

DET-2024-009

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Sheet Title

PLANTING DETAILS

SCALE: AS SHOWN

Sheet No.

L-1.42

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M-NCPPC
APPROVAL

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PROJECT NUMBER: DET-2024-009

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SECTION 32 92 00 - LAWNS AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY
A. This Section includes the following:
1. Sodding.
B. Related Sections include the following:
1. Division 2 Section "Exterior Plants" for general landscape plantings.

1.3 DEFINITIONS
A. Finish Grade: Elevation of finished surface of planting soil.
B. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

1.4 SUBMITTALS
A. Product Data: For each type of product indicated.
B. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
1. Certification of each seed mixture for turfgrass sod, identifying source, including name and telephone number of supplier.
C. Product Certificates: For soil amendments and fertilizers, signed by product manufacturer.
D. Qualification Data: For landscape Installer.
E. Material Test Reports: For existing surface soil and imported topsoil.
F. Planting Schedule: Indicating anticipated planting dates for each type of planting.
G. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of lawns during a calendar year. Submit before expiration of required maintenance periods.

1.5 QUALITY ASSURANCE
A. Installer Qualifications: A qualified landscape installer of no less than 5 years experience on local projects of similar size and scope whose work has resulted in successful lawn establishment.
1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.
B. Soil-Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
C. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of topsoil.
1. Report suitability of topsoil for lawn growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce a satisfactory topsoil.
D. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

1.6 DELIVERY, STORAGE, AND HANDLING
A. Sod: Harvest, deliver, store, and handle sod according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding."

1.7 SCHEDULING
A. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.
1. Spring Planting: May 01 to June 30.
2. Fall Planting: August 15 to September 30.
B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.

1.8 LAWN MAINTENANCE
A. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
1. Sodded Lawns: 30 days from date of Substantial Completion.
B. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.
1. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch. Anchor as required to prevent displacement.
C. Watering: Provide and maintain temporary piping, hoses, and lawn-watering equipment to convey water from sources and to keep lawn uniformly moist to a depth of 4 inches (100 mm).
1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
2. Water lawn at a minimum rate of 1 inch (25 mm) per week.
D. Mow lawn as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 40 percent of grass height. Remove no more than 40 percent of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:
1. Mow grass 3 inches (75 mm) high.

E. Lawn Post-fertilization: Apply fertilizer after initial mowing and when grass is dry.
1. Use fertilizer that will provide actual nitrogen of at least 1 lb/1000 sq. ft. (0.45 kg/92.9 sq. m) to lawn area.

PART 2 - PRODUCTS

2.1 TURFGRASS SOD
A. Turfgrass Sod: Certified, complying with TPI's "Specifications for Turfgrass Sod Materials" in its "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
B. Turfgrass Species:
1. Seed of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed:
a. Proportioned by weight as follows:
1) 75 percent turf-type tall fescue (Festuca arundinacea)
2) 10 percent Kentucky bluegrass (Poa pratensis).
3) 15 percent perennial ryegrass (Lolium perenne).
C. Seed Varieties: Varieties listed by the latest publication of the Maryland-Virginia Turfgrass Variety Recommendation Work Group for Category 1 tall fescue variety recommendations. Apache II, Falcon II, Mustang II, Shenandoah, and Shenandoah II, or equal. K-31 is prohibited.

2.2 TOPSOIL
A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 6 percent organic material content; free of stones 1 inch (25 mm) or larger in any dimension and other extraneous materials harmful to plant growth.
1. Topsoil Source:
a. Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
b. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches (100 mm) deep; do not obtain from agricultural land, bogs or marshes.

2.3 INORGANIC SOIL AMENDMENTS
A. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:
1. Class: Class O, with a minimum 95 percent passing through No. 8 (2.36-mm) sieve and a minimum 55 percent passing through No. 60 (0.25-mm) sieve.
2. Provide lime in form of dolomitic limestone.
B. Sulfur: Granular, biodegradable, containing a minimum of 90 percent sulfur, with a minimum 99 percent passing through No. 6 sieve and a maximum 10 percent passing through No. 40 sieve.
C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
D. Aluminum Sulfate: Commercial grade, unadulterated.
E. Agricultural Gypsum: Finely ground, containing a minimum of 90 percent calcium sulfate.
F. Sand: Clean, washed, natural or manufactured, free of toxic materials.

2.4 ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1/2-inch (13-mm) sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.
B. Peat: Prohibitted.
C. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
D. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.

2.5 PLANTING ACCESSORIES
A. Selective Herbicides: EPA registered and approved, of type recommended by manufacturer for application.
B. Biodegradable Resin Stakes:
1. 100% biodegradable material within 12 months.
2. 5" Length x ¾" diameter.
3. Barbed shaft.
C. Biodegradable Resin Staples:
1. 100% biodegradable material within 12 months.
2. U-shape Universal Staple.

2.6 FERTILIZER
A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 10 percent phosphoric acid.
B. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.
D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

2.7 MULCHES
A. Straw Mulch: Provide air-dry, clean, mildew- and seed-free, salt hay or threshed straw of wheat, rye, oats, or barley.
B. Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic; free of plant-growth or germination inhibitors; with maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.
C. Nonasphaltic Tackifier: Colloidal tackifier recommended by fiber-mulch manufacturer for slurry application; nontoxic and free of plant-growth or germination inhibitors.

2.8 EROSION-CONTROL MATERIALS
A. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.
B. Erosion-Control Fiber Mesh: Biodegradable twisted jute or spun-coir mesh, a minimum of 0.92 lb/sq. yd. (0.5 kg/sq. m), with 50 to 65 percent open area. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.

2.9 PLANTING SOIL MIX
A. Planting Soil Mix: Mix topsoil with soil amendments and fertilizers as recommended by qualified soil testing agency.

PART 3 - EXECUTION

3.1 EXAMINATION
A. Examine areas to receive lawns and grass for compliance with requirements and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect adjacent and adjoining areas from hydroseeding overspray.
B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 LAWN PREPARATION
A. Limit lawn subgrade preparation to areas to be planted.
B. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches (100 mm). Remove stones larger than 1 inch (25 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Apply superphosphate fertilizer directly to subgrade before loosening.
2. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
b. Mix lime with dry soil before mixing fertilizer.
3. Spread planting soil mix to a depth of 4 inches (100 mm) but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
a. Spread approximately one-half the thickness of planting soil mix over loosened subgrade. Mix thoroughly into top 4 inches (100 mm) of subgrade. Spread remainder of planting soil mix.
b. Reduce elevation of planting soil to allow for soil thickness of sod.
C. Unchanged Subgrades: If lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare surface soil as follows:
1. Remove existing grass, vegetation, and turf. Do not mix into surface soil.
2. Loosen surface soil to a depth of at least of 8 inches (200 mm). Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 4 inches (100 mm) of soil. Till soil to a homogeneous mixture of fine texture.
a. Apply superphosphate fertilizer directly to surface soil before loosening.
3. Remove stones larger than 1 inch (25 mm) in any dimension and sticks, roots, trash, and other extraneous matter.
4. Legally dispose of waste material, including grass, vegetation, and turf, off Owner's property.
D. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch (13 mm) of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
E. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
F. Restore areas if eroded or otherwise disturbed after finish grading and before planting.

3.4 SODDING
A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
1. Lay sod across angle of slopes exceeding 1:3.
2. Anchor sod on slopes exceeding 1:4 with pegs spaced as recommended by sod manufacturer but not less than 2 anchors per sod strip to prevent slippage.
C. Saturate sod with fine water spray within two hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below sod.

3.5 SATISFACTORY LAWNS
A. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm).
B. Satisfactory Sodded Lawn: At end of maintenance period, a healthy, well-rooted, even-colored, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities.
C. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

3.6 CLEANUP AND PROTECTION
A. Promptly remove soil and debris created by lawn work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
B. Erect barricades and warning signs as required to protect newly planted areas from traffic. Maintain barricades throughout maintenance period and remove after lawn is established.
C. Remove erosion-control measures after grass establishment period.

END OF SECTION 32 92 00

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M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD

4313 KNOX ROAD

21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND
BRYAN CHRISTIE
NO. 3223
LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN

DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title

PLANTING SPECIFICATIONS

SCALE: NTS

Sheet No.

L-1.43

SECTION 32 93 00 - EXTERIOR PLANTS

PART 1 - GENERAL

1.1 SUBMITTALS
A. Product Data: For each type of product indicated.
B. Samples for Verification: For each of the following:
1. 1 lb. each of topsoil, soil mix(es), and organic compost materials, each in a labeled, clear, heavy-duty, sealed bag or rigid container.
C. Product Certificates: For each type of manufactured product, signed by product manufacturer, and complying with the following:
1. Manufacturer's certified analysis for standard products.
2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.
D. Sources: Submit list of proposed sources and photos for pre-qualification review for all plant materials, including certificates of inspection of plant materials, as may be required by Federal, State, or other authorities to accompany shipments, and photographs of all proposed plant materials.
E. Qualification Data: For landscape Installer.
F. Material Test Reports: For existing surface soil, imported topsoil, and planting soil mixes, and prior to installation.
G. Percolation Test: For proposed new planting soil or existing stockpiled planting soil, and prior to installation, certifying that proposed soil has a proper water absorption rate.
H. Planting Schedule: Indicating anticipated planting dates for exterior plants.
I. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance during a calendar year.

1.2 QUALITY ASSURANCE
A. Installer Qualifications: A qualified landscape installer of no less than 5 years experience on local projects of similar size and scope whose work has resulted in successful establishment of exterior plants.
1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when exterior planting is in progress.
B. Soil-Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
C. Soil Analyses: Furnish soil analyses of existing topsoil, imported topsoil, and native soil, as applicable, by a qualified soil-testing laboratory, stating percentages of organic matter; gradation of sand, silt, & clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of topsoil.
1. Report suitability of topsoil for plant growth. State recommended quantities of nitrogen, phosphorus, potassium nutrients, & soil amendments to be added to produce a satisfactory topsoil.
2. Prior to mixing, prepare sample mix ratios for analysis, as above, for all planting soil mixes to be used on the site.
3. The following additional tests are required when the following conditions exist:
a. Sandy Soils: Boron test: 1-3 pounds/acre acceptable.
b. Hardwood forest soils or history of continuous hardwood bark mulching: Manganese test: 3-50 pounds/acre accpetable.
c. Seaside and bay side: Sodium test: 0-20 pounds/acre acceptable.
d. Imported soils, planting mixes: Mechanical analysis, including particle size analysis of sand fraction: Per soil analysis recommendation.
D. Percolation Test: Submit for each 200 CY of proposed new planting soil, or existing stockpiled planting soil, certifying that proposed soil has a proper water absorption rate.
1. Dig a rectangular pit 12" square by 18" deep and rapidly pour in water to a depth of 6 inches. Note time required for water to be completely absorbed.
2. Proposed planting soils having a water absorption rate faster than 18 minutes, or slower than 30 minutes are not acceptable.
E. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock."
F. Tree and Shrub Measurements: Measure according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6 inches (150 mm) above ground for trees up to 4-inch (100-mm) caliper size, and 12 inches (300 mm) above ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip. Measure following pruning, when pruning is required. When ranges are specified, provide minimum 50% of each respective plant size/type at the maximum size.
G. Observation: Architect may observe trees and shrubs either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to observe trees and shrubs further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
H. Source Limitations: All material of a specific size and cultivar shall be grown at the same nursery and in the same lot.
1. Notify Architect of sources of planting materials minimum 21 days in advance planned of delivery to site.
2. Trees may be obtained from up to three different locations, each within approximately 75 miles of the Washington, D.C. metropolitan area, unless otherwise approved by the Architect.
I. Pre-qualification of Materials:
1. Take photos at places of growth for pre-qualification review. Provide minimum 21 days prior to tree-tagging trips.
a. Provide representational photographs of each plant material type and size.
b. Provide additional photographs of each type and size of tree as follows:
1) Include a surveyor's rod or equivalent for scale.
2) Provide clear views of several tree canopies to demonstrate representational form, vigor, and health.
3) Provide clear views of several trunks to demonstrate representational form, health, and absence of scars and damages.
c. Architect may reject individual plants or suppliers on the basis of photographs and/or other conditions deemed pertinent by the Architect.
d. Do not dig or otherwise reserve other material prior to receiving Architect's approval of photo pre-qualification.
1) The Contractor shall be responsible for all costs related to material dug and/or reserved prior to the above.
J. Tagging: Following pre-qualification of materials, Architect will select and tag trees at places of growth prior to being prepared for transplanting.
1. Contractor shall verify adequate numbers of acceptable trees are available, as indicated in the List of Sources, for Architect's consideration prior to the tagging visit.
a. Contractor shall pay Architect's time & costs for tagging trip(s) if sufficient quantities & acceptable material, as defined by the Architect, are not available.
2. Architect may reject previously pre-qualified individual plants at any time that no longer meet specification for reasons of damage, infestation, mineral deficiency, chlorosis, necrosis, circling roots and/or unsatisfactory subsequent growth.
3. Do not dig or otherwise reserve trees prior to Architect's tagging.
a. The Contractor shall be responsible for all costs related to material dug and/or reserved prior to the above.

1.3 DELIVERY, STORAGE, AND HANDLING
A. Protect planting soil mix stockpiles after mixing from erosion, saturation, and weed growth.
B. Deliver exterior plants freshly dug. Immediately pack root system in wet straw, hay, or other suitable material to keep root system moist until planting.
C. Do not prune trees and shrubs before delivery, except as approved by Architect. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.
D. Handle planting stock by root ball with a tree strap only. Handling by any other means including, but not limited to, jaws, chains, bars, trunk lift is prohibited.
E. Deliver exterior plants after preparations for planting have been completed and install immediately. Place trees upright immediately upon unloading; do not lay trees down at any time. If planting is delayed more than six hours after delivery, set exterior plants in shade, protect from weather and mechanical damage, and keep roots moist.
1. Heel-in bare-root stock. Soak roots in water for two hours if dried out.
2. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.
3. Do not remove container-grown stock from containers before time of planting.
4. Water root systems of exterior plants stored on-site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

1.4 COORDINATION
A. Planting Restrictions: Plant during one of the following periods.
1. Deciduous Trees and Shrubs: March 1 - May 30 or September 15 - December 1. (Oak, tupelo and beech shall be planted only in the spring).
2. Evergreen Trees, Shrubs, Groundcover and Perennials: March 1 - May 15 or September 15 - November 15.
B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
C. Coordination with Lawns: Plant trees and shrubs after finish grades are established and before planting lawns, unless otherwise acceptable to Architect.
1. When planting trees and shrubs after lawns, protect lawn areas and promptly repair damage caused by planting operations.

1.6 WARRANTY
A. Special Warranty: Warrant exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, or incidents that are beyond Contractor's control.
1. Warranty Period: One year from date of Project Turnover.
2. Contractor shall be responsible for complete and proper planting supports, installation layout, watering, fertilizing, and pest and pathogen control during warranty period.
3. Remove dead exterior plants immediately. Replace immediately unless required to plant in the succeeding planting season.
4. Replace exterior plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
5. A limit of 1 replacement of each exterior plant will be required for accepted plant material, except for losses or replacements due to failure to comply with requirements.

1.6 MAINTENANCE
A. Maintain by pruning, cultivating, watering, weeding, fertilizing, mulching, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Treat as required to keep free of insects and disease. Monitor for boring insects and signs of stress. Begin maintenance immediately after each area is planted and continue for not less than the following periods:
1. Maintenance Period: One year from date of Project Turnover.
B. Watering, General: Ensure that adequate moisture is provided to all plants.
1. Water thoroughly at time of planting.
2. Provide water weekly for a period of 1 month following planting. Provide a minimum of 1 inch of precipitation per week.
3. Provide water bi-weekly for 2 additional months.
4. If an automatic irrigation system is installed, adjust to provide adequate moisture to plant materials.
D. Fertilizer, General: Fertilize 60 days after Project Turnover.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL
A. Furnish nursery-grown material complying with ANSI Z60.1, with healthy, well-developed root systems developed by transplanting or root pruning. Provide stock grown under climatic conditions similar to those in the locality of the Project for at least 2 years and grown in soil similar to the native soil into which the stock will be planted. Provide well-shaped, fully branched, exceptionally heavy, symmetrical, healthy, vigorous stock of uniform size and free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk; crossing trunks; cut-off limbs more than 3/4 inch (19 mm) in diameter; cracked root balls; stem-girdling roots are prohibited.
2. Trees with abrasion of the bark, sunscalds, disfiguring knots, or fresh cuts more than 1 inch in diameter, which have not completely callused, will be rejected.
3. Plants that do not possess an acceptable balance of height & spread and/or height & caliper, as defined by Architect, shall be rejected.
4. Collected Stock: Do not use plants harvested from the wild, native stands, an established landscape planting, or not grown in a nursery.
B. Provide trees & shrubs of sizes & grades complying with ANSI Z60.1. Larger sizes may be used if acceptable to Architect, with a proportionate increase in size of root balls.

2.2 SHADE AND FLOWERING TREES
A. Shade Trees: Single-stem trees with straight trunk, well-balanced crown, intact leader, of height & caliper indicated, complying with ANSI Z60.1.
1. Branching Height: One-half of tree height.
B. Small Upright Trees: Branched or pruned naturally according to species & type, with relationship of caliper, height, & branching according to ANSI Z60.1; as follows:
1. Stem Form: Single stem.
C. Multi-stem Trees: Branched or pruned naturally according to species & type, with relationship of caliper, height, & branching according to ANSI Z60.1; stem form as follows:
1. Stem Form: Clump.

2.3 DECIDUOUS SHRUBS
A. Form and Size: Deciduous shrubs with not less than the minimum number of canes required by & measured according to ANSI Z60.1 for type, shape, and height of shrub.

2.4 CONIFEROUS EVERGREENS
A. Form and Size: Specimen-quality, exceptionally heavy, tightly knit, symmetrically shaped coniferous evergreens and the following grade:
1. Heavy Grade: " XXX."

2.5 BROADLEAF EVERGREENS
A. Form and Size: Normal-quality, well-balanced, broadleaf evergreens, of type, height, spread, and shape required, complying with ANSI Z60.1.

2.6 GROUND COVER PLANTS
A. Ground Cover: Provide ground cover of species indicated, established and well rooted, and complying with ANSI Z60.1.

2.7 PLANTS
A. Annuals: Provide healthy, disease-free plants of species and variety shown or listed. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud, but not yet in bloom.
B. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety indicated, and complying with requirements in ANSI Z60.1.
C. Vines: Provide vines of species indicated complying with requirements in ANSI Z60.1 as follows:
1. Two-year plants with heavy, well-branched tops, with not less than 3 runners 18 inches (450 mm) or more in length, and with a vigorous well-developed root system.
D. Ornamental Grasses
1. Perennial grasses as required by and measured according to ANSI Z60.1 for type, shape, and height.

2.8 TOPSOIL
A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch (25 mm) or larger in any dimension and other extraneous materials harmful to plant growth.
1. Topsoil Source: Reuse existing in-place surface and/or surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
a. Supplement with imported or manufactured topsoil when quantities are insufficient. Obtain topsoil from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches (100 mm) deep; do not obtain from bogs or marshes.

2.9 INORGANIC SOIL AMENDMENTS
A. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:
1. Class: Class O, with a minimum 95 percent passing through No. 8 (2.36-mm) sieve and a minimum 55 percent passing through No. 60 (0.25-mm) sieve.
2. Provide lime in form of dolomitic limestone.
B. Agricultural Gypsum: Finely ground, 95% or more passing 1/4" sieve, containing a minimum of 90 percent calcium sulfate, derived from natural mined gypsum, hydrite and anhydrite. Recycled gypsum meeting this specification above is acceptable.
C. Sand: Clean, washed, natural or manufactured, free of toxic materials.

2.10 ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing 1/2-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.
3. Composted Sewage Sludge: Commercially available, high quality, environmentally safe, sterile, EPA-approved soil product for agronomic use; composed of lime-stabilized or naturally dewatered biosolids, combined with wood chips according to EPA standards, aerated and composted for 21 days, including 3 days at 131 degrees Fahrenheit, and screened through a ¾ inch screen. The product shall exhibit the following characteristics:
a. pH: 5.6-7.7; total nitrogen (N) 1.2% available
Phosphoric Acid (P2O5) 1% soluble
Potash (K2O) 0.25%
Micro-nutrient Content (Fe, Mn, S, Zn, Ni, Cu, B)
Low Cadmium Content
EPA Approval Pathogen Destruction
B. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
C. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.
D. Mycorrihizal Fungal Transplant Inoculant: Apply in accordance with manufacturer's recommended application rates.

2.11 FERTILIZER
A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 10 percent phosphoric acid.
B. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition:
a. At time of planting: Nitrogen, phosphorous, potassium, and minor elements in amounts recommended in soil reports from a qualified soil-testing agency.
b. During Maintenance period: Commercial fertilizer for ornamental trees, shrubs and ground cover; 10-6-4; with full range of minor elements.
D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

2.12 MULCHES
A. Shredded hardwood: Free from deleterious materials and suitable as a top dressing of trees and shrubs.

2.13 STAKES AND GUYS
A. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, redwood, or pressure-preservative-treated softwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches (50 by 50 mm) by length indicated, pointed at one end.
B. Guy and Tie Wire: ASTM A 641/A 641M, Class 1, galvanized-steel wire, 2-strand, twisted, 0.106 inch (2.7 mm) in diameter.
C. Guy Cable: 3-strand, 3/16-inch- (4.8-mm-) diameter, galvanized-steel cable, with zinc-coated turnbuckles, a minimum of 3 inches (75 mm) long, with two 3/8-inch (10-mm) galvanized eyebolts.
D. Hose Chafing Guard: Reinforced rubber or plastic hose at least 1/2 inch (13 mm) in diameter, black, cut to lengths required to protect tree trunks from damage.
E. Flags: Standard surveyor's plastic flagging tape, white, 6 inches (150 mm) long.

2.14 MISCELLANEOUS PRODUCTS
A. Antidessicant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Mix according to manufacturer's written instructions.

2.15 PLANTING SOIL MIX
A. Blend planting soil mixes mechanically using a commercial mixer or shredder. Uniformly incorporate ingredients. Do not allow mix to become contaminated with foreign material or saturated.
B. Planting Soil Mix: Mix topsoil with the following soil amendments and fertilizers in the following quantities:
1. Tree Pits in Paved Areas:
a. 1/10 composted sewage sludge.
b. 1/10 pine bark fines.
c. 1/5 coarse sand.
d. 3/5 topsoil.
e. Amendments required in soil analysis report.
2. Planting Beds:
a. 1/3 topsoil.
b. 1/3 excavated soil.
c. 1/6 compost.
d. 1/6 coarse sand.
e. Amendments required in soil analysis report.
3. Container Planters on Grade:
a. 1/3 topsoil.
b. 1/3 coarse sand.
c. 1/3 compost.
d. Amendments required in soil analysis report.

PART 3 - EXECUTION

3.1 EXAMINATION
A. Examine areas to receive exterior plants for compliance with requirements and conditions affecting acceptable installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected. Commencement of Work constitutes acceptance of conditions and resulting affects and potential affects on plant health. Contractor shall be responsible for correcting, at his/her expense, all unsatisfactory and defective work.

3.2 PREPARATION
A. Notify Architect minimum 10 days prior to soil installation. Do not proceed with installation of soil materials until obtaining Architect's approval of Submittals including, but not limited to, soil analyses and percolation tests.
B. Protect structures, utilities, sidewalks, pavements, and other facilities, and lawns and existing exterior plants from damage caused by planting operations.
C. Provide erosion-control measures to prevent erosion & discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
D. Lay out individual tree and shrub locations and areas for multiple exterior plantings. Stake locations, outline areas, adjust locations when requested, and obtain Architect's acceptance of layout before planting. Provide minimum notice of 10 days. Make minor adjustments as directed.
E. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks, branches, stems, twigs, and foliage to protect during handling.
1. If deciduous trees or shrubs are moved in full leaf, spray with antidessicant at nursery before moving and again two weeks after planting.
F. Exercise care during planting operations over structure and/or subsurface drainage to avoid damage to adjacent work. The Contractor is responsible for the cost of repairs of all damages caused by his/her forces. Should any damage occur during planting, immediately notify the Architect.

3.3 PLANTING BED ESTABLISHMENT
A. Loosen subgrade of planting beds to a minimum depth of 8 inches (200 mm). Remove stones larger than 1 inch (25 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Apply fertilizer directly to subgrade before loosening.
2. Apply Transplant Inoculant.
3. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments & fertilizer on surface, thoroughly blend planting soil mix.
a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
b. Mix lime with dry soil before mixing fertilizer.
4. Spread planting soil mix to a depth of 4 inches (100 mm) but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
a. Spread approximately one-half the thickness of planting soil mix over loosened subgrade. Mix thoroughly into top 4 inches (100 mm) of subgrade. Spread remainder of planting soil mix.
B. Finish Grading: Grade beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll & rake, remove ridges, fill depressions to meet finish grades.
C. Restore planting beds if eroded or otherwise disturbed after finish grading and before planting.
D. Bio-retention planting soil mix to be installed in accordance with Civil Plans and approved storm water management plans. Coordinate with General Contractor.
1. Incorporate soil amendments are required by topsoil analysis report.
2. Proceed with remaining elements of Plant Bed Establishment as above.

3.4 TREE AND SHRUB EXCAVATION
A. Prepare continuous tree and shrub planting beds that encompass multiple tree and shrub planting locations. Except for tree pits, set Limits of Planting Bed no closer 10 feet from any tree planting location and no closer than 30 inches from any shrub planting location. For tree pits, site Limits at the edge of adjacent paving or structure. Turn and amend existing soil within the Limits to a minimum depth of 18 inches throughout.
1. Planting in and/or near a Tree Protection Zone:
a. Refer to Division 02 Section Tree Protection and Trimming for excavation restrictions and tree protection requirements.
b. Reduce Limits of Planting Bed to 3 times the radius of each rootball.
2. Obstructions: Notify Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
a. Hardpan Layer: Drill 4-inch- (150-mm-) diameter holes 5 feet (1.5 m) on center into free-draining strata or to a depth of 10 feet (3 m), whichever is less, and backfill with free-draining material.
B. Excavation:
1. Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
a. Excavate approximately one and one half times as wide as ball diameter for balled and burlapped, container-grown, and fabric bag-grown stock.
b. Excavate at least 6 inches (150 mm) wider than root spread and deep enough to accommodate vertical roots for bare-root stock.
2. If subdrainage pipe is shown or required under planted areas, excavate to top of porous backfill. Do not damage fabric barrier(s).
3. Subsoil removed from excavations may be used as backfill.
C. Drainage: Notify Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.
D. Percolation test: Where no planting subdrainage system is indicated, immediately following rough grading and prior to planting, identify a typical planting location and excavate a tree pit. Fill with water to a depth of 12 inches. Report length of time for water to percolate completely into the soil. Within 6 hours, in the presence of the Architect, again fill the pit with water to a depth of 12 inches. If water does not completely percolate within 9 hours, submit a proposal for drainage system or soil penetrant. Do not proceed with planting until a determination is made by the Architect.

3.5 TREE AND SHRUB PLANTING
A. Set balled and burlapped stock plumb and in center of excavation with top of root ball 1 inch (25 mm) above adjacent finish grades.
1. To locate top of root collar, remove loose soil deposited on top of root ball during digging process.
2. Cut away and remove burlap and wire baskets from top third of root balls, but do not remove from under root balls. Remove pallets, if any, before setting.
3. Do not use planting stock if root ball is cracked or broken before or during planting operation.
4. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
B. Set container-grown stock plumb and in center of pit or trench with top of root ball 1 inch (25 mm) above adjacent finish grades.
1. Carefully remove root ball from container without damaging root ball or plant.
2. Make 4 vertical cuts, 1 inch deep, evenly spaced about the root ball with a clean, sharp utility knife.
3. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
C. Set fabric bag-grown stock plumb and in center of pit or trench with top of root ball 1 inch (25 mm) above adjacent finish grades.
1. Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use stock if root ball is cracked or broken before or during planting operation.
2. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
D. Set and support bare-root stock in center of pit or trench with root collar or trunk flare flush with adjacent finish grade. Spread roots without tangling or turning toward surface, and carefully work backfill around roots by hand. Puddle with water until backfill layers are completely saturated. Plumb before backfilling, and maintain plumb while working backfill around roots and placing layers above roots. Tamp final layer of backfill. Remove injured roots by cutting cleanly; do not break.
E. Organic Mulching: Apply 3-inch (75-mm) average thickness of organic mulch extending 12 inches (300 mm) beyond edge of planting pit or trench. Do not place mulch within 3 inches (75 mm) of trunks or stems.

3.6 TREE AND SHRUB PRUNING
A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Remove no more than 10 percent of top growth unless otherwise indicated by Architect, do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are sizes after pruning.

3.7 GUYING AND STAKING
A. Upright Staking and Tying: Stake trees of 2- through 5-inch (50- through 125-mm) caliper. Stake trees of less than 2-inch (50-mm) caliper only as required to prevent wind tip-out. Use a minimum of 2 stakes of length required to penetrate at least 18 inches (450 mm) below bottom of backfilled excavation and to extend at least 72 inches (1830 mm) above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two strands of tie wire encased in hose sections at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes as follows:
1. Use 2 stakes for trees up to 12 feet (3.6 m) high and 2-1/2 inches (63 mm) or less in caliper; 3 stakes for trees less than 14 feet (4.2 m) high and up to 4 inches (100 mm) in caliper. Space stakes equally around trees.
B. Guying and Staking: Guy and stake trees exceeding 14 feet (4.2 m) in height and more than 3 inches (75 mm) in caliper, unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches (760 mm) long, driven to grade.
1. For trees more than 6 inches (150 mm) in caliper, anchor guys to pressure-preservative-treated deadmen 8 inches (200 mm) in diameter and 48 inches (1200 mm) long buried at least 36 inches (900 mm) below grade. Provide turnbuckles for each guy wire and tighten securely.
2. Attach flags to each guy wire, 30 inches (760 mm) above finish grade.

3.8 PLANTERS
A. Planters: Place a layer of gravel at least 4 inches (100 mm) thick in bottom of planters, cover with nonwoven fabric, and fill with planter soil mix. Place soil in lightly compacted layers to an elevation of 1-1/2 inches (38 mm) below top of planter, allowing natural settlement.

3.9 GROUND COVER AND PLANT PLANTING
A. Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets.
B. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
C. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.10 PLANTING BED MULCHING
A. Apply 3-inch (75-mm) average thickness of organic mulch, and finish level with adjacent finish grades. Do not place mulch against plant stems.

3.12 CLEANUP AND PROTECTION
A. Keep adjacent pavings and construction clean and work area in an orderly condition.
B. Protect exterior plants from damage. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged exterior planting.

3.13 DISPOSAL
A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

END OF SECTION 32 93 00

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PROJECT NAME: THE MARK AT COLLEGE PARK	
PROJECT NUMBER: DET-2024-009	
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

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LANDMARK PROPERTIES

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ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND
BRIAN SHOLAR
No. 3223
LANDSCAPE ARCHITECT
25 0528

DETAILED SITE PLAN
DET-2024-009

Revisions

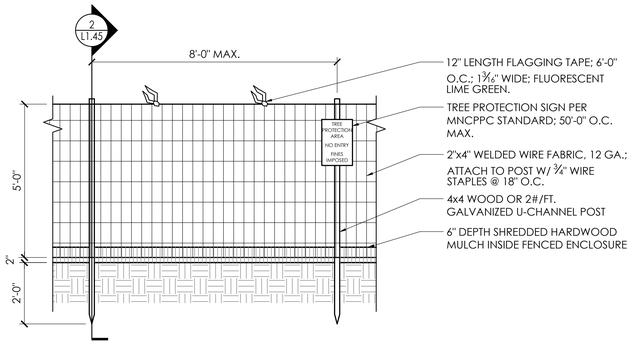
No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title
PLANTING SPECIFICATIONS

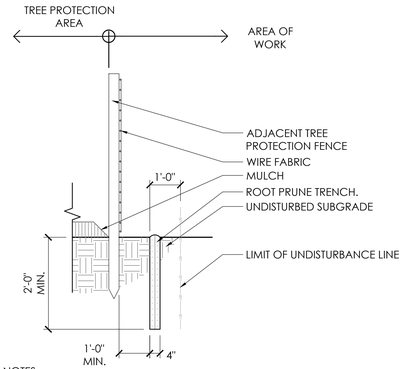
SCALE: NTS
Sheet No.
L-1.44

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1 TREE PROTECTION FENCE

1/2"=1'-0"

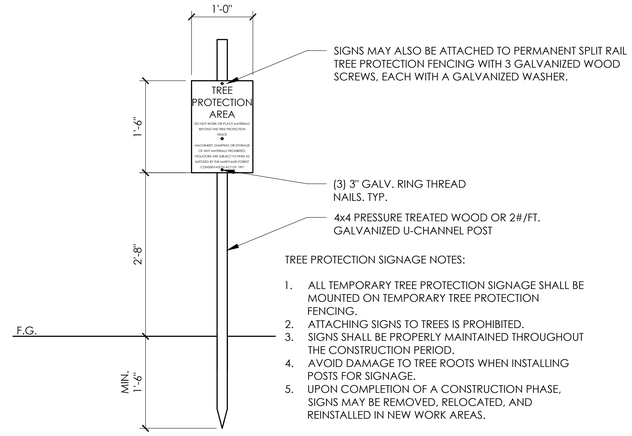


NOTES:

1. INSTALL ROOT PRUNE TRENCH AND PRUNE BY WHEEL SAW OR AIRSPADE & HAND PRUNING ONLY. BACKFILL W/ TOPSOIL W/IN (1) HOUR.

2 ROOT PRUNE TRENCH - SECTION

1/2"=1'-0"

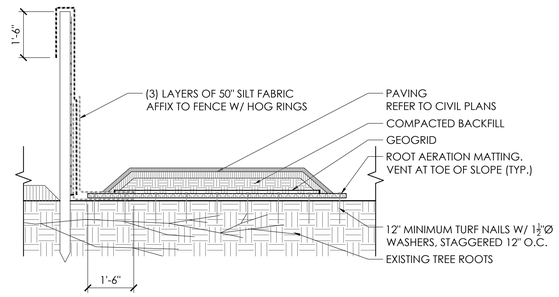


TREE PROTECTION SIGNAGE NOTES:

1. ALL TEMPORARY TREE PROTECTION SIGNAGE SHALL BE MOUNTED ON TEMPORARY TREE PROTECTION FENCING.
2. ATTACHING SIGNS TO TREES IS PROHIBITED.
3. SIGNS SHALL BE PROPERLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. AVOID DAMAGE TO TREE ROOTS WHEN INSTALLING POSTS FOR SIGNAGE.
5. UPON COMPLETION OF A CONSTRUCTION PHASE, SIGNS MAY BE REMOVED, RELOCATED, AND REINSTALLED IN NEW WORK AREAS.

3 TREE PROTECTION SIGN

1"=1'-0"



NOTES:

1. FOR ALL OTHER WORK WITHIN TREE PROTECTION ZONES, REFER TO SPECIFICATIONS.
2. EXCAVATE BY SUPERSONIC AIR TOOL TO ROOT REFUSAL DEPTH.
3. SANDWICH ROOT AERATION MATTING BETWEEN 2 LAYERS OF CLASS F SILT FABRIC (NOT SHOWN).

4 ROOT PROTECTION

1/2" = 1'-0"

TASKS	MONTHS											
	JAN.+	FEB.+	MAR.	APR.	MAY	JUNE	JULY	AUG	SEP.	OCT.	NOV.+	DEC.+
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SEEDLINGS, WHIPS												
MIN. MONITORING				*				*			*	
FERTILIZER (IF NEEDED)+												
WATER ++												
PRUNING												

RECOMMENDED, OPTIMAL TIME

RECOMMENDED, WITH ADDITIONAL CARE

RECOMMENDED

\+ DEPENDENT UPON SITE CONDITIONS

++ DEPENDENT UPON SITE CONDITIONS:

NOTES:

1. ACTIVITIES FROM NOVEMBER THROUGH FEBRUARY ARE DEPENDENT ON GROUND CONDITIONS.
2. NO FALL PLANTING OF OAKS OR PINES.
3. THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH LOCAL CONDITIONS. THIS CALENDAR SUMMARIZES RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS-REDUCTION MEASURES.

5 PLANTING AND MAINTENACE CALENDER

TREE PRESERVATION NOTES:

1. THE TREE PRESERVATION AREAS SHOWN HEREON ARE TO REMAIN UNDISTURBED. THEY SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION DEVICES, SUCH AS CHAIN-LINK OR SUPER SILT FENCE, AS SHOWN ON THE PLAN AND APPROVED BY M-NCPPC PRIOR TO THE ISSUANCE OF ANY GRADING, BUILDING, OR OTHER PERMITS.
2. TREE PROTECTION DEVICES SHALL BE INSTALLED ACCORDING TO THE DETAILS SHOWN HEREON AND SHALL BE MAINTAINED IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD UNTIL FINAL ACCEPTANCE BY M-NCPPC. FAILURE TO MAINTAIN THESE DEVICES MAY RESULT IN FINES OR OTHER ENFORCEMENT ACTIONS.
3. NO CONSTRUCTION ACTIVITIES, MATERIAL STORAGE, OR VEHICLE PARKING IS PERMITTED WITHIN THE TREE PRESERVATION AREAS. THIS INCLUDES GRADING, TRENCHING, OR ANY EARTH DISTURBANCE.
4. ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A LICENSED TREE EXPERT OR CERTIFIED ARBORIST WHERE EXCAVATION OCCURS NEAR PROTECTED TREES. ROOTS LARGER THAN 2 INCHES IN DIAMETER SHALL NOT BE CUT WITHOUT APPROVAL.
5. IF ANY TREE DESIGNATED FOR PRESERVATION IS ACCIDENTALLY DAMAGED OR DESTROYED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY M-NCPPC AND A MITIGATION PLAN SHALL BE SUBMITTED FOR APPROVAL.
6. TREE PRESERVATION AREAS SHALL BE PERMANENTLY PROTECTED THROUGH CONVEYANCE OF A CONSERVATION EASEMENT OR BY INCLUSION IN AN OPEN SPACE PARCEL DEDICATED TO A HOMEOWNERS ASSOCIATION, GOVERNMENT AGENCY, OR OTHER APPROVED ENTITY.
7. ANY TREE REMOVAL OUTSIDE THE LIMIT OF DISTURBANCE OR TREE PRESERVATION AREA WITHOUT PRIOR APPROVAL MAY BE SUBJECT TO PENALTIES AND REQUIRE REPLACEMENT PLANTINGS AT A HIGHER RATIO.
8. A PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, SITE CONTRACTOR, AND M-NCPPC ENVIRONMENTAL PLANNING SECTION SHALL BE HELD TO REVIEW TREE PRESERVATION REQUIREMENTS BEFORE ANY SITE DISTURBANCE OCCURS.
9. TREE PROTECTION SIGNAGE SHALL BE INSTALLED ON ALL TREE PROTECTION FENCING IN ACCORDANCE WITH M-NCPPC STANDARDS. SIGNAGE SHALL BE CLEARLY VISIBLE AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. ALL TREE PRESERVATION PRACTICES SHALL COMPLY WITH THE LATEST VERSION OF THE ENVIRONMENT TECHNICAL MANUAL AND THE FOREST CONSERVATION MANUAL ISSUED BY M-NCPPC.

HAZARDOUS TREE REMOVAL IN WOODLAND CONSERVATION AREAS:

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED.
2. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. REMOVAL OR GRINDING OF STUMPS IN WOODLAND CONSERVATION AREAS IS NOT PERMITTED.
3. IF A TREE OR PORTION THEREOF IS IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA, AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN CERTIFICATION IS NOT REQUIRED. CORRECTIVE ACTION MAY BE TAKEN IMMEDIATELY. THE AREA CONDITION SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO ACTION AND PHOTOS SUBMITTED TO THE INSPECTOR.
4. TREE WORK WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. ALL WORK SHALL BE CONDUCTED BY A LICENSED TREE EXPERT.

PLANTING SPECIFICATION NOTES:

1. CALL MISS UTILITY AT 811 OR 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO DIGGING TO MARK EXISTING UTILITIES.
2. ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA.
3. ALL PLANTS SHALL CONFORM TO THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
4. PLANT NAMES SHALL BE THOSE DESIGNATED IN THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" BY THE AMERICAN COMMITTEE ON HORTICULTURAL NOMENCLATURE.
5. TOPSOIL SHALL MEET THE SPECIFICATIONS SET FORTH IN THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR SHALL STAKE ALL PLANTING BEDS AND TREE LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DIGGING. THE CONTRACTOR SHALL COORDINATE WITH ALL EXISTING UTILITIES AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIAL SHALL BE LABELED BY THE NURSERY AND DELIVERED WITH TAGS IN PLACE FOR INSPECTION. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. PRUNING SHALL BE CONDUCTED POST-PLANTING IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES.
8. PLANT MATERIAL SHALL BE SET SLIGHTLY HIGHER THAN GROWN IN THE NURSERY WITH GOOD EARTH-TO-ROOT CONTACT. MATERIALS AND WORK NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL MULCH AND WATER ALL PLANTS ON THE DAY OF INSTALLATION. MULCH SHALL BE SHREDDED, AGED HARDWOOD AND APPLIED TO A 2"-3" DEPTH. MULCH SHALL BE KEPT 3"-4" AWAY FROM ALL TRUNKS AND STEMS.
10. IN CASE OF A DISCREPANCY BETWEEN THE PLANT LIST AND PLAN, THE PLAN SHALL GOVERN.
11. PLANTING IN FOREST CONSERVATION AREAS SHALL BE PERFORMED WITHOUT DAMAGING ROOTS OF EXISTING TREES. EXISTING NATIVE AND NON-INVASIVE PLANTINGS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
12. REFORESTATION/AFFORESTATION STOCKING RATE SHALL BE 300 TREES PER ACRE (1" CAL.) AND 100 SHRUBS PER ACRE (3 GAL.).
13. A MINIMUM 85% SURVIVAL RATE SHALL BE ACHIEVED BY THE END OF THE SECOND GROWING SEASON FOR ALL REFORESTATION/AFFORESTATION PLANTINGS.

4-YEAR FOREST CONSERVATION MANAGEMENT PLAN:

YEAR 1:
- REMOVE ALL NOXIOUS, INVASIVE, AND NON-NATIVE PLANT MATERIAL USING HANDHELD TOOLS ONLY.
- PLANT REFORESTATION/AFFORESTATION MATERIAL PER APPROVED PLAN (300 TREES/ACRE AT 1" CAL., 100 SHRUBS/ACRE AT 3-GAL. CONTAINER SIZE).
- WATER NEWLY INSTALLED PLANTS IMMEDIATELY AFTER INSTALLATION.
- APPLY 2"-3" SHREDDED HARDWOOD MULCH AROUND EACH TREE/SHRUB. KEEP MULCH 3"-4" AWAY FROM TRUNKS AND STEMS.
- INSTALL TREE PROTECTION (STAKES, SHELTERS, OR TREE TUBES) AS SPECIFIED.
- REMOVE TRASH AND DEBRIS FROM THE AREA.

YEAR 2:
- INSPECT ALL PLANT MATERIAL AT THE START AND END OF GROWING SEASON.
- REMOVE DEAD OR DYING PLANTS AND REPLACE TO MAINTAIN REQUIRED DENSITY.
- REMOVE INVASIVE/NON-NATIVE SPECIES USING CUT-AND-DAUB METHOD WITH HERBICIDE AS NEEDED.
- MONITOR FOR PESTS, DISEASE, OR DAMAGE AND IMPLEMENT CORRECTIVE ACTIONS.
- MAINTAIN MULCH RINGS AND REPAIR TREE PROTECTION AS NEEDED.

YEAR 3:
- CONTINUE INSPECTION, INVASIVE SPECIES REMOVAL, AND REPLANTING AS NECESSARY TO MAINTAIN 85% SURVIVAL RATE.
- REMOVE TREE TUBES/SHELTERS IF TREES HAVE OUTGROWN THEM OR AS DIRECTED.
- MONITOR AND MAINTAIN SITE ACCESS PATHS IF PRESENT.
- CONTINUE GENERAL MAINTENANCE INCLUDING MULCHING, TRASH REMOVAL, AND PRUNING.

YEAR 4:
- PERFORM FINAL INSPECTION TO VERIFY AT LEAST 85% SURVIVAL OF INSTALLED PLANT MATERIAL.
- COMPLETE ANY REQUIRED REPLACEMENT PLANTING.
- SUBMIT FINAL MANAGEMENT REPORT TO REGULATORY AUTHORITY DOCUMENTING COMPLIANCE.
- REMOVE ALL TEMPORARY PROTECTION DEVICES AND CLEAN SITE.

GENERAL NOTES:
- HERBICIDES SHALL BE APPLIED ONLY BY A LICENSED APPLICATOR AND ONLY TO CUT SURFACES.
- NO BROADCAST SPRAYING PERMITTED.
- NO STUMP GRINDING OR REMOVAL PERMITTED IN WOODLAND CONSERVATION AREAS.

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PROJECT NUMBER: DET-2024-009	
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LANDMARK PROPERTIES

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ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · SANG SHON · No. 3223 · LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN
DET-2024-009

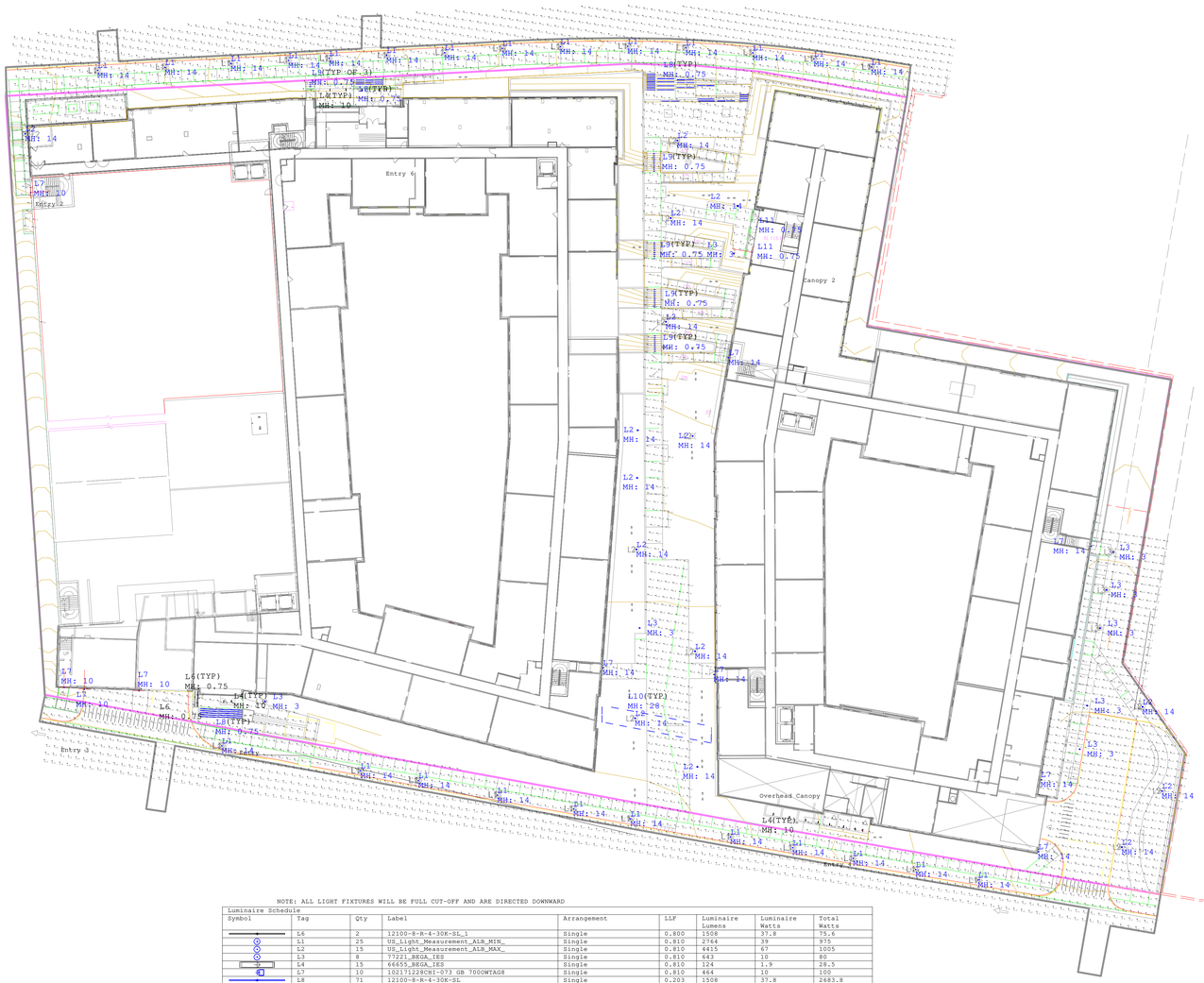
Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title
PLANTING DETAILS

SCALE: AS SHOWN
Sheet No.
L-1.45



NOTE: ALL LIGHT FIXTURES WILL BE FULL CUT-OFF AND ARE DIRECTED DOWNWARD

Luminaire Schedule

Symbol	Tag	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	L6	2	12100-8-R-4-30K-SL_1	Single	0.800	1508	37.8	75.6
	L1	25	US_Light_Measurement_ALR_MIN_	Single	0.810	2764	39	975
	L2	15	US_Light_Measurement_ALR_MAX_	Single	0.810	4415	67	1005
	L3	8	77221_BEGA_IES	Single	0.810	643	10	80
	L4	15	66655_BEGA_IES	Single	0.810	124	1.9	28.5
	L7	10	102171228CHI-073 GB 700OWTAG8	Single	0.810	464	10	100
	L8	71	12100-8-R-4-30K-SL	Single	0.203	1508	37.8	2683.8
	L9	41	33107_BEGA_IES	Single	0.810	170	3	123
	L10	19	DFASB2803024	Single	0.203	265	9	171
	L11	2	RLMRFFELIFL30	Single	0.810	332	7.78	15.56

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Lighting	Illuminance	Fc	1.21	22.1	0.0	N.A.	N.A.

ISOLATED HIGH FC READINGS ARE OBSERVED IMMEDIATELY BENEATH FIXTURES DUE TO PHOTOMETRIC DISTRIBUTION. THESE LOCALIZED VALUES DO NOT IMPACT OVERALL SITE COMPLIANCE, WHICH MEETS MNCPPC SECTION 27-6700 REQUIREMENTS FOR AVERAGE ILLUMINATION AND UNIFORMITY.

0 15' 30' 60' 90'

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M-NCPPC

APPROVAL

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DETAILED SITE PLAN

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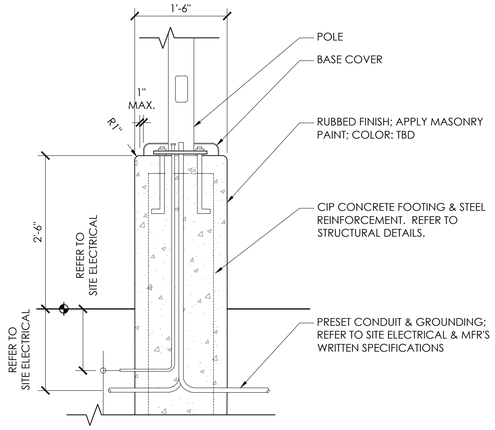
LIGHTING LAYOUT

SCALE: 1"=30'-0"

Sheet No.

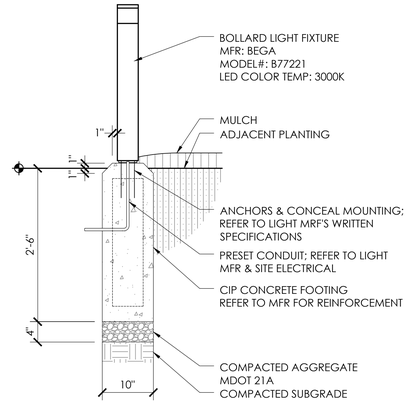
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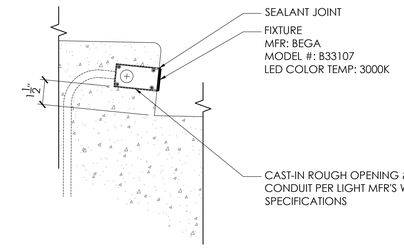


NOTES:
1. FOOTING DESIGN BY OTHERS.
2. VERIFY FOOTING DIAMETER W/ LIGHT MRF. & STRUCTURAL REQUIREMENTS.
3. REFER TO SITE ELECTRICAL PLANS/SPECIFICATIONS & POLE MFR. FOR ADDITIONAL INFORMATION.
4. ADJACENT CONDITIONS VARY.

1 POLE LIGHT BASE: L1 & L2
1" = 1'-0"

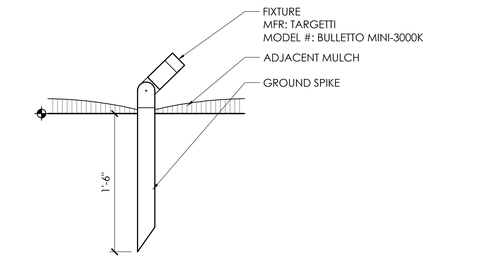


2 BOLLARD LIGHT: L3
1" = 1'-0"



NOTES:
1. THIS DETAIL IS FOR MOUNTING CONDITIONS.
2. PROVIDE SHOP DRAWINGS INDICATING PROPOSED TRANSFORMER/DRIVER LOCATIONS FOR REVIEW AND ADJUSTMENT BY ARCHITECT.
3. REFER TO SITE ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

3 STEP LIGHT
3" = 1'-0"



NOTES:
1. THIS DETAIL IS FOR MOUNTING CONDITIONS.
2. PROVIDE SHOP DRAWINGS INDICATING PROPOSED TRANSFORMER/DRIVER LOCATIONS FOR REVIEW AND ADJUSTMENT BY ARCHITECT.
3. AIM FIXTURE TO ILLUMINATE TREE CANOPY EVENLY. ADJUST AS DIRECTED BY ARCHITECT.
4. STUB OUT CONDUIT AT TREE PLANTING LOCATIONS PRIOR TO PLANTING. INSTALL FOLLOWING TREE INSTALLATION. COORDINATE WITH LANDSCAPE CONTRACTOR.
5. REFER TO SITE ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

4 UPLIGHT
1-1/2" = 1'-0"



Technical specifications

Materials
Top shade: Die formed fiber glass. Enclosure: Injection molded clear U.V. stabilized polycarbonate. Heat sink: Die cast aluminum. Base: Die cast aluminum. Struts: Aluminum.

Finishes
Graphite grey, grey, white or natural painted aluminum, powder coated.

Mounting
Post top: Mounts onto either dual round aluminum (DRA-5IN-3IN) or round straight aluminum (RSA-4.5IN) pole with provided tenon. Slip fits directly onto pole top of 3.0IN diameter by 4.0IN depth. For mounting instructions, see download section on the product detail page.

Information
Electrical:
System Wattage: 41W
LED Wattage: 38 W
Delivered lumens: 2,827 - 2,959
Efficacy: 69.0 lm/W - 72.2 lm/W

Certifications:
cULus, Wet Location
Protection class IP65
IK class 10
BUG Rating: B1-U3-G1
Controllability: 0-10V Dimming
Min.-Max. Ambient Temp: -40°C to +55°C
Color Rendering: Ra≥80
Wind Load EPA: 1.1 sq ft

Please contact Louis Poulsen for 2700K and more info about supported Light Management Systems For the E-socket product variants, bulbs are not included. LED light source is part of the product.

SPECIFICATION NOTES
a. Surge protector is only available with T-RSA-4.5" poles variants.
b. Consult factory for product spefications for Photo Sensor and Wireless Control options.

5 STREET LIGHTING: L1 MOUNTING HEIGHT (TYP.): 14'-0"
NTS



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Graphite grey, grey, white or natural painted aluminum, powder coated.

Mounting
Post top: Mounts onto either dual round aluminum (DRA-5IN-3IN) or round straight aluminum (RSA-4.5IN) pole with provided tenon. Slip fits directly onto pole top of 2.4IN diameter by 3IN depth. For mounting instructions, see download section on the product detail page.

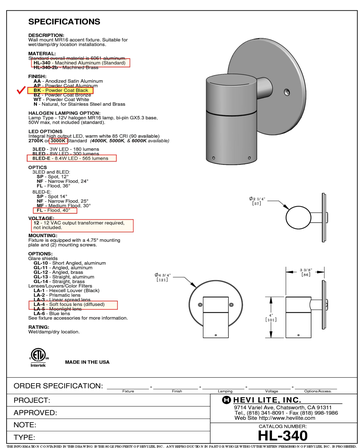
Information
Electrical:
System Wattage: 71W
LED Wattage: 65 W
Delivered lumens: 4,775 - 4,997
Efficacy: 67.3 lm/W - 70.4 lm/W

Certifications:
cULus, Wet Location
Protection class IP65
IK class 10
BUG Rating: B2-U3-G2
Controllability: 0-10V Dimming
Min.-Max. Ambient Temp: -40°C to +55°C
Color Rendering: Ra≥80
Wind Load EPA: 1.8 sq ft

Please contact Louis Poulsen for 2700K and more info about supported Light Management Systems. For the E-socket product variants, bulbs are not included. LED light source is part of the product.

SPECIFICATION NOTES
a. Surge protector only available with T-RSA-4.5 transition to pole.
b. Consult factory for product spefications for Photo Sensor and Wireless Control options.

6 PEDESTRIAN POLE LIGHTING: L2 MOUNTING HEIGHT (TYP.): 14'-0"
NTS



SPECIFICATIONS

DESCRIPTION:
Wall mount MR16 accent fixture. Suitable for interior or exterior location installations.

MATERIAL:
~~Standard material is 6061 aluminum~~
HL-340 - Machined Aluminum (Standard)
~~**HL-340(B)**~~ - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AC - Powder Coat Aluminum
BK - Powder Coat Black
BR - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:
Lamp Type – 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS
Integrated 2.5W rated LED, warm white 85 CRI (90 available)
2700K (4,000K Standard, **3,000K, 3, 6000K** available)

3LED - 3W LED - 190 lumens
6LED - 6W LED - 350 lumens
9LED-E - 8.4W LED - 565 lumens

OPTICS
3LED and 6LED
SP - Spot, 14°
NF - Narrow Flood, 24°
FL - Flood, 36°
9LED-E
SP - Spot, 14°
NF - Narrow Flood, 25°
FL - Flood, 36° or Wide, 39°
FL - Flood, 36°

VOLTAGE:
12 - 12 VAC output transformer required, not included.

MOUNTING:
Wall mount, spaced with a 4.75" mounting plate and (2) mounting screws.

OPTIONS:
Glare shields
GL-10 - Angled, Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass
Lenses/Louvers/Color Filters
LA-1 - Prismatic lens (black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Honeycomb louver (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

RATING:
Wet/damp/dry location.

MADE IN THE USA

ORDER SPECIFICATION: ____ - Fixture ____ - Finish ____ - Lamping ____ - Voltage ____ - Options/Access.
PROJECT:
APPROVED:
NOTE:
TYPE:

HEVI LITE, INC.
9714 Variel Ave, Chatsworth, CA 91311
Tel.: (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

CATALOG NUMBER:
HL-340

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7 WALL MOUNTED LIGHT: L4
NTS



8 CEILING MOUNTED LIGHT
NTS

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LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND
BRAD SIMON
No. 3223
LANDSCAPE ARCHITECT
25 0528

DETAILED SITE PLAN
DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

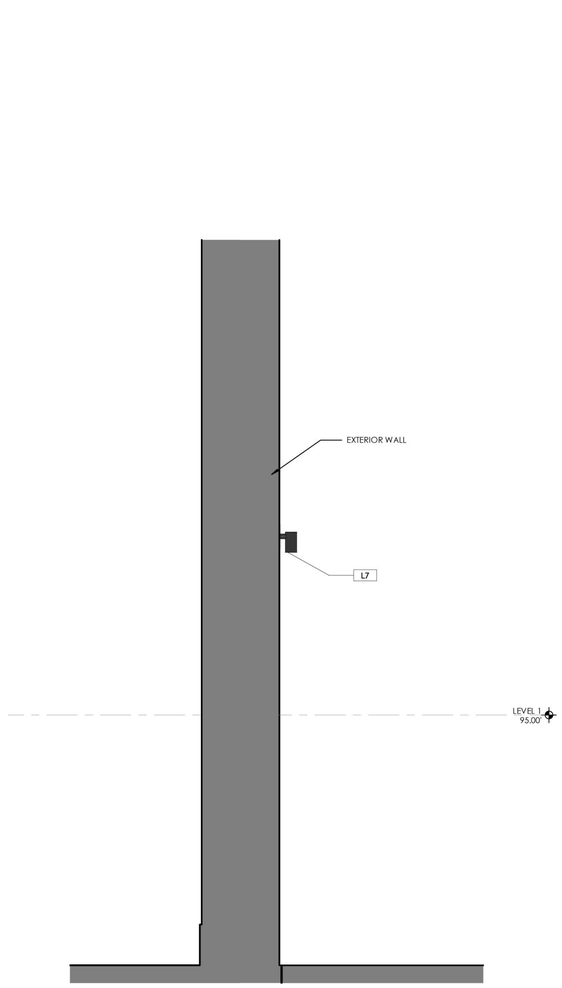
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Sheet Title
SITE LIGHTING DETAILS

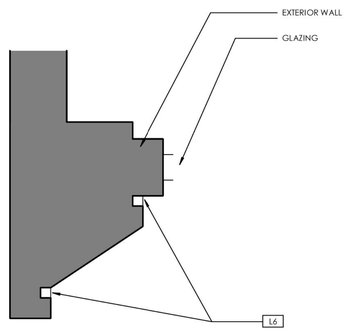
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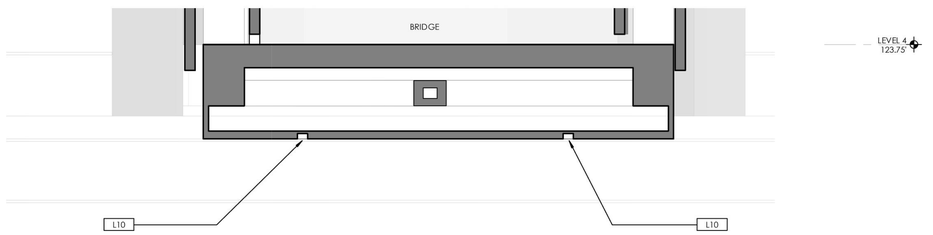
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PROJECT NUMBER: DET-2024-009
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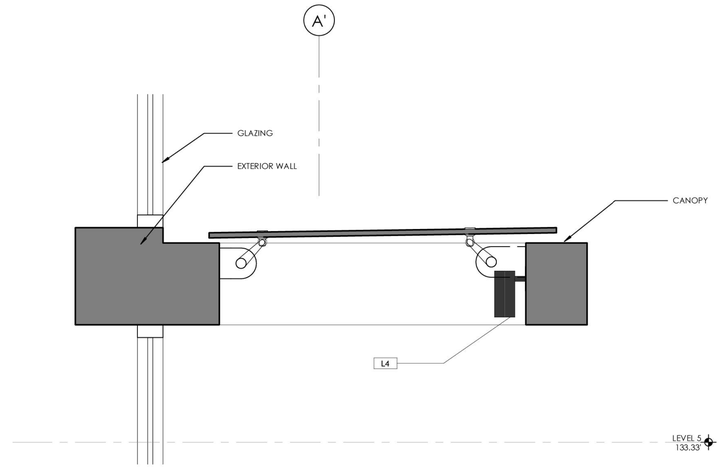
4 DSP_WALL PACK LIGHT
SCALE: 1" = 1'-0"



3 LEASING ENTRANCE STRIP LIGHTS
SCALE: 1" = 1'-0"



2 BRIDGE SOFFIT LIGHTS
SCALE: 1" = 1'-0"



1 CANOPY DOWNLIGHT
SCALE: 1" = 1'-0"

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LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

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4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND
ERING BRUCH
NO. 3222
LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN
DET-2024-009

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ARCHITECTURAL LIGHT DETAILS

SCALE: AS SHOWN

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L-1.52

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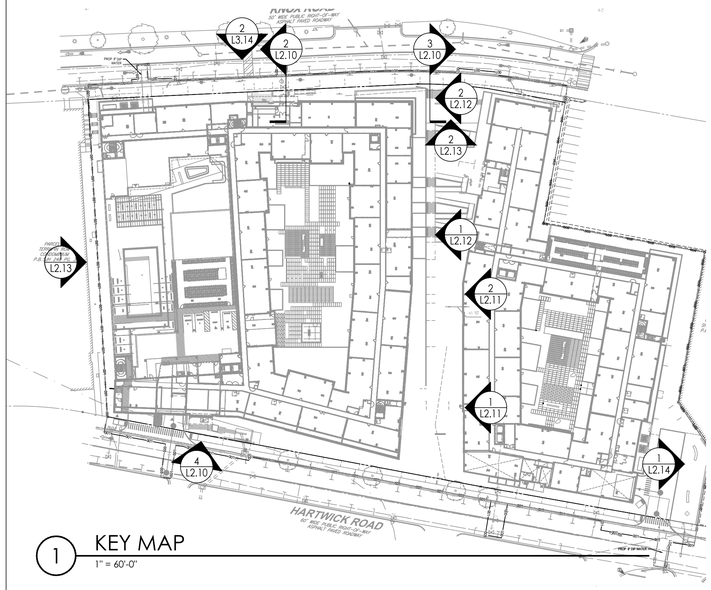
M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

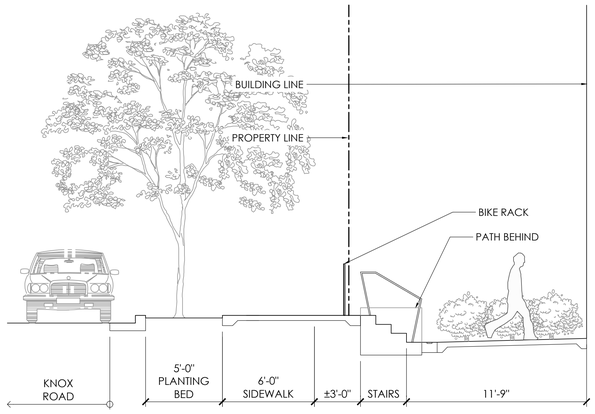
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1 KEY MAP

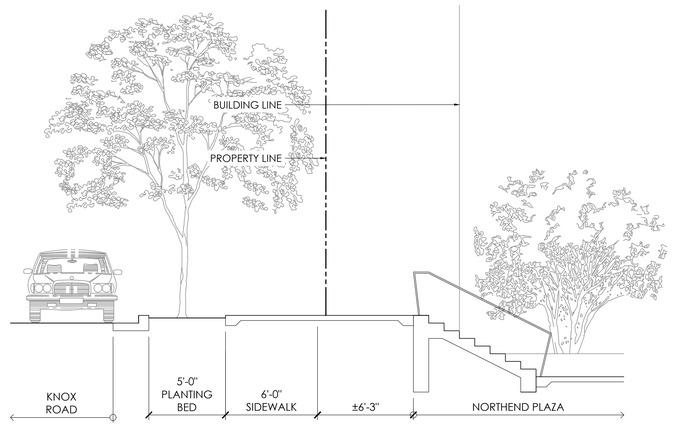
1" = 60'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

2 STREETSCAPE SECTION 'A'

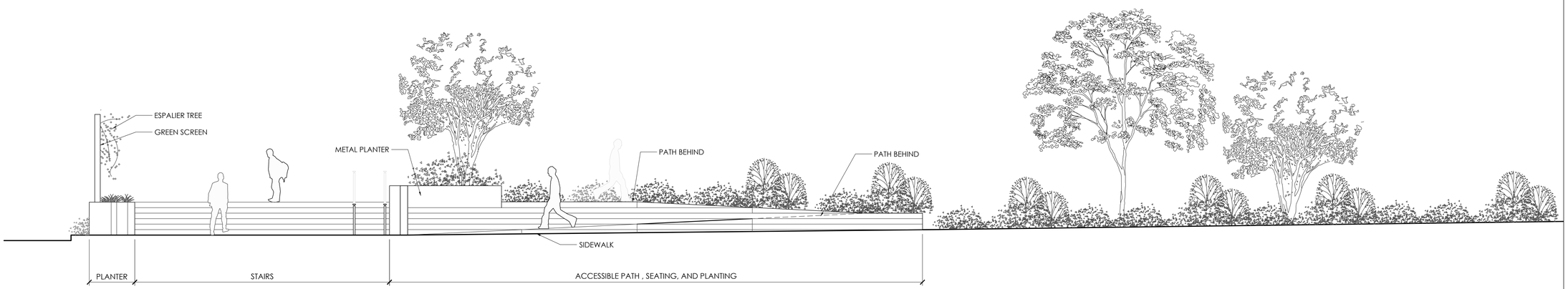
1/4"= 1'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

3 STREETSCAPE SECTION 'B'

1/4"= 1'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

4 WEST BUILDING ENTRANCE AT HARTWICK ROAD

1/4"= 1'-0"

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LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND
BANG SHOU
No. 3223
LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN
DET-2024-009

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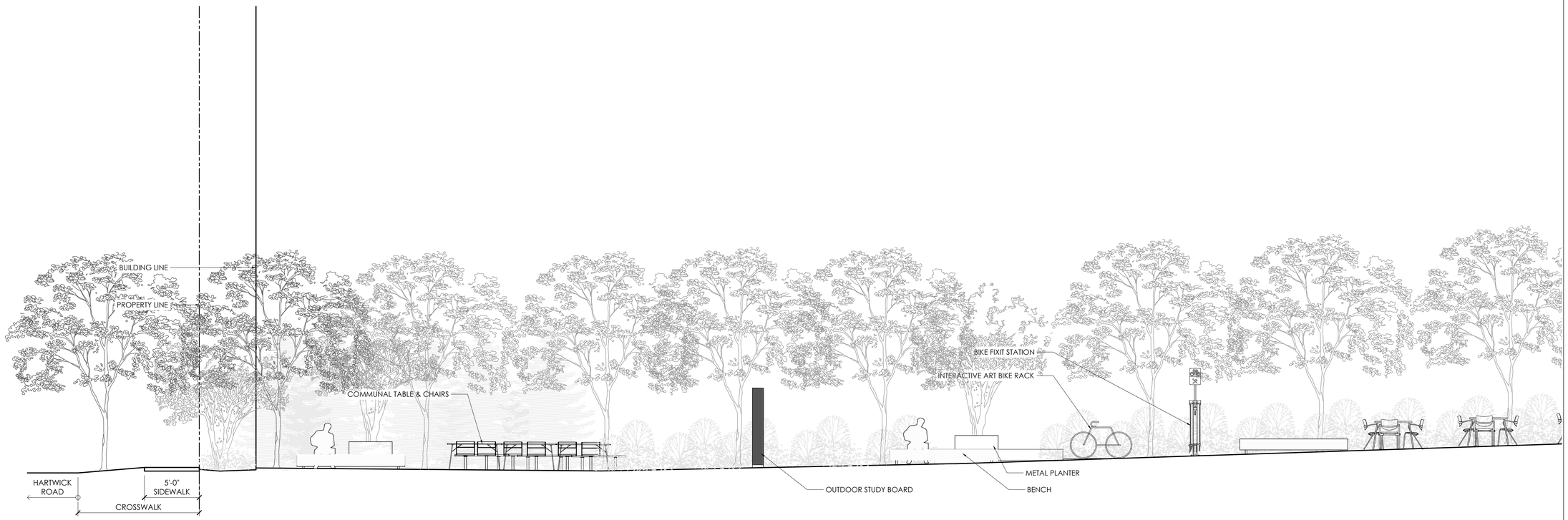
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ELEVATIONS & SECTIONS

SCALE: AS SHOWN

Sheet No.

L-2.10



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

1 GREENWAY – SOUTH ELEVATION

1/4"= 1'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

2 GREENWAY – EAST ELEVATION

1/4"= 1'-0"

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PROJECT NAME

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21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

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Sheet Title
ELEVATIONS

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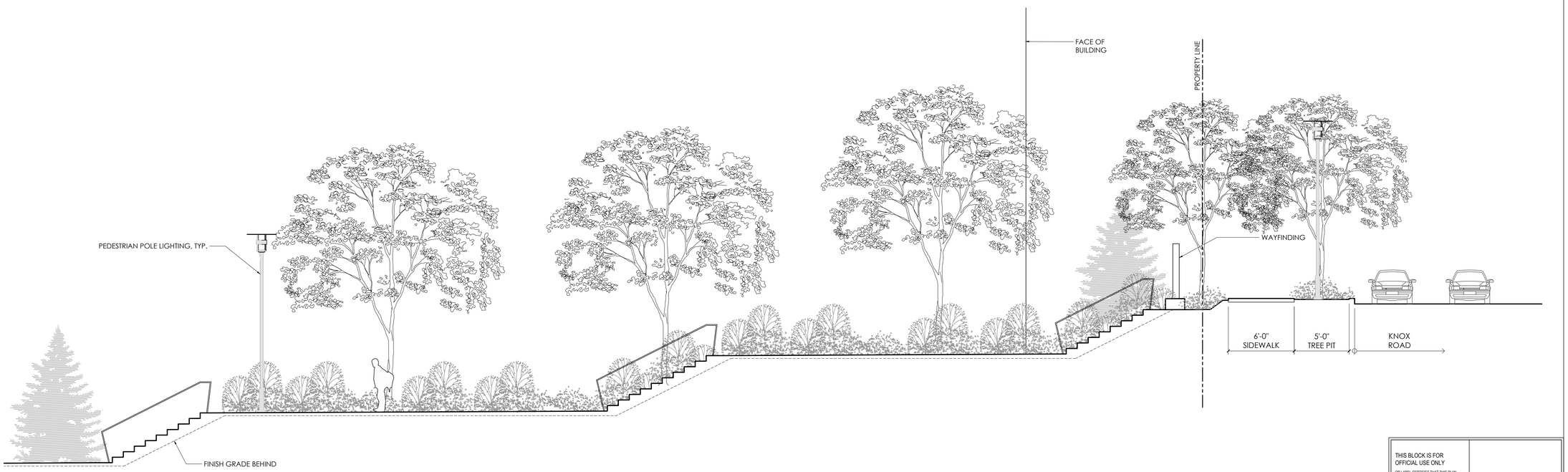
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L-2.11



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

1 GREENWAY – SOUTHWEST ELEVATION

1/4"= 1'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

2 GREENWAY – NORTHWEST ELEVATION

1/4"= 1'-0"

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DETAILED SITE PLAN
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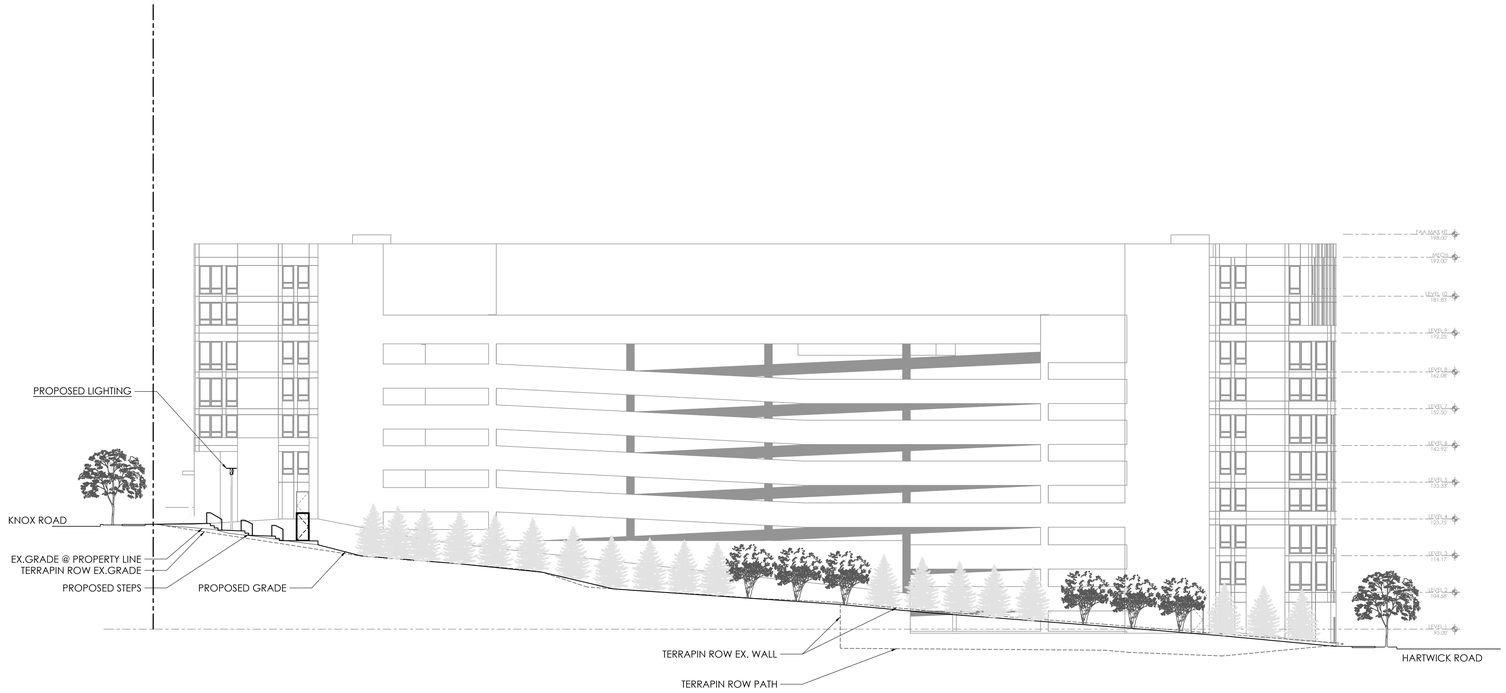
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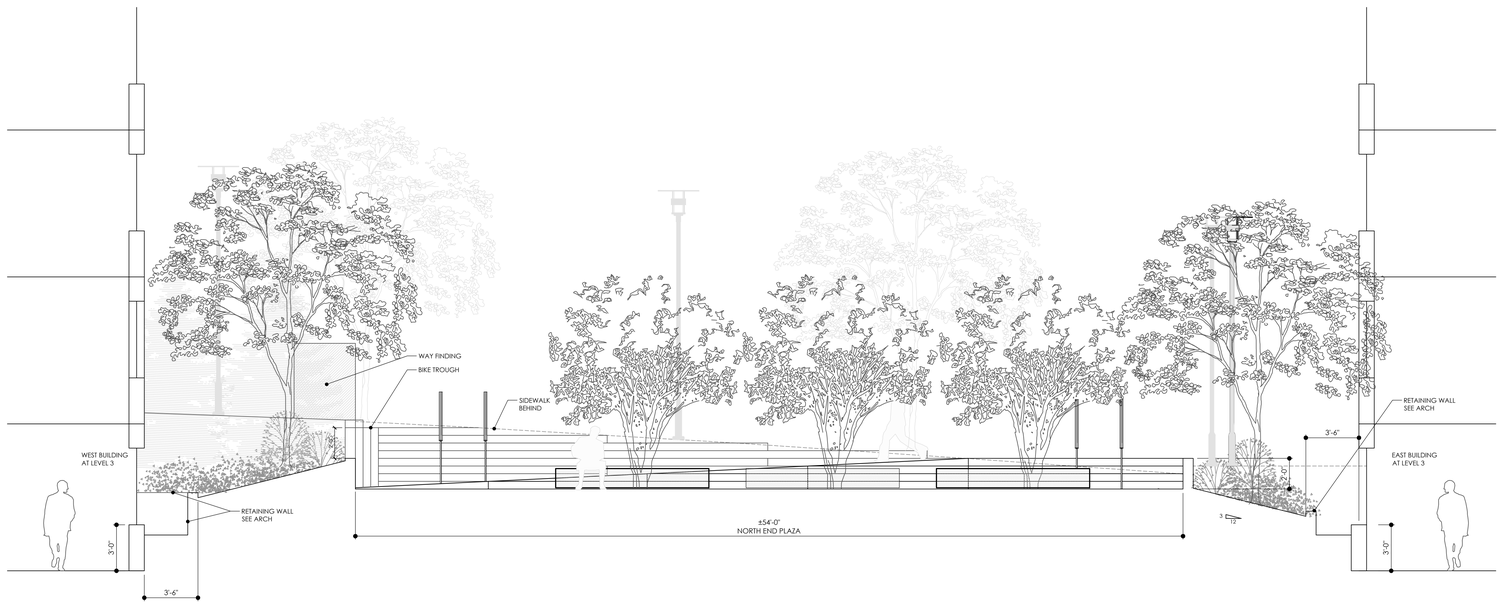
SCALE: AS SHOWN
Sheet No.
L-2.12



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

1 WEST GARAGE BUILDING ELEVATION

1/16"= 1'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

2 NORTHEND PLAZA

1/4"= 1'-0"

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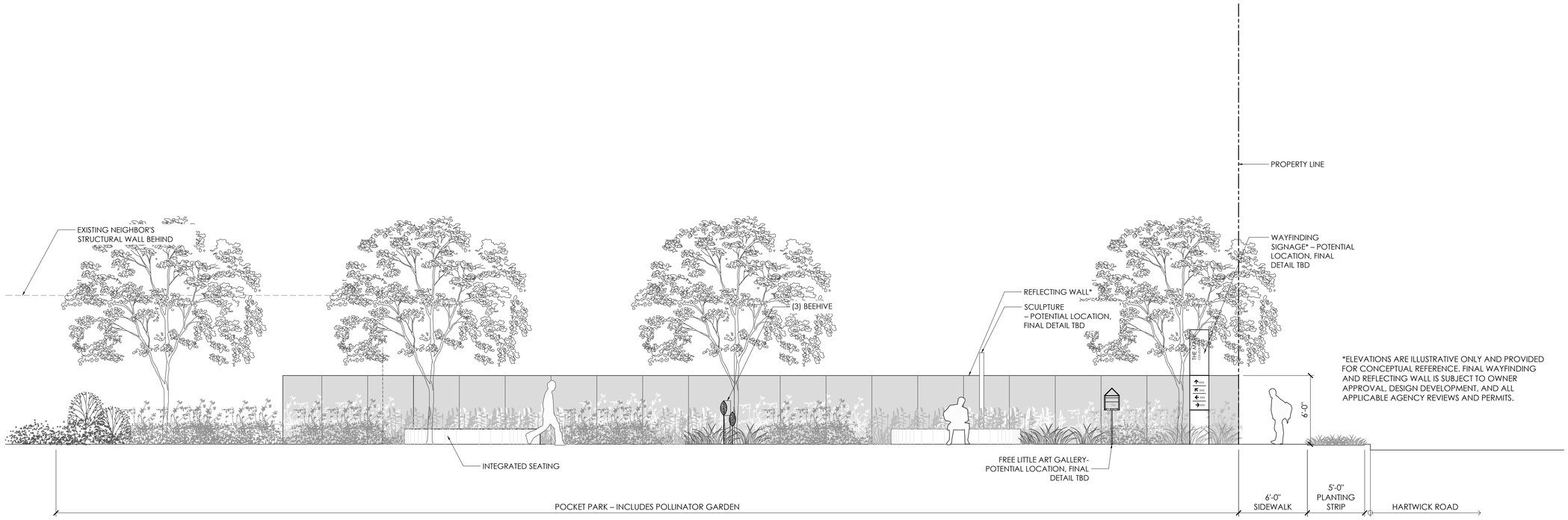
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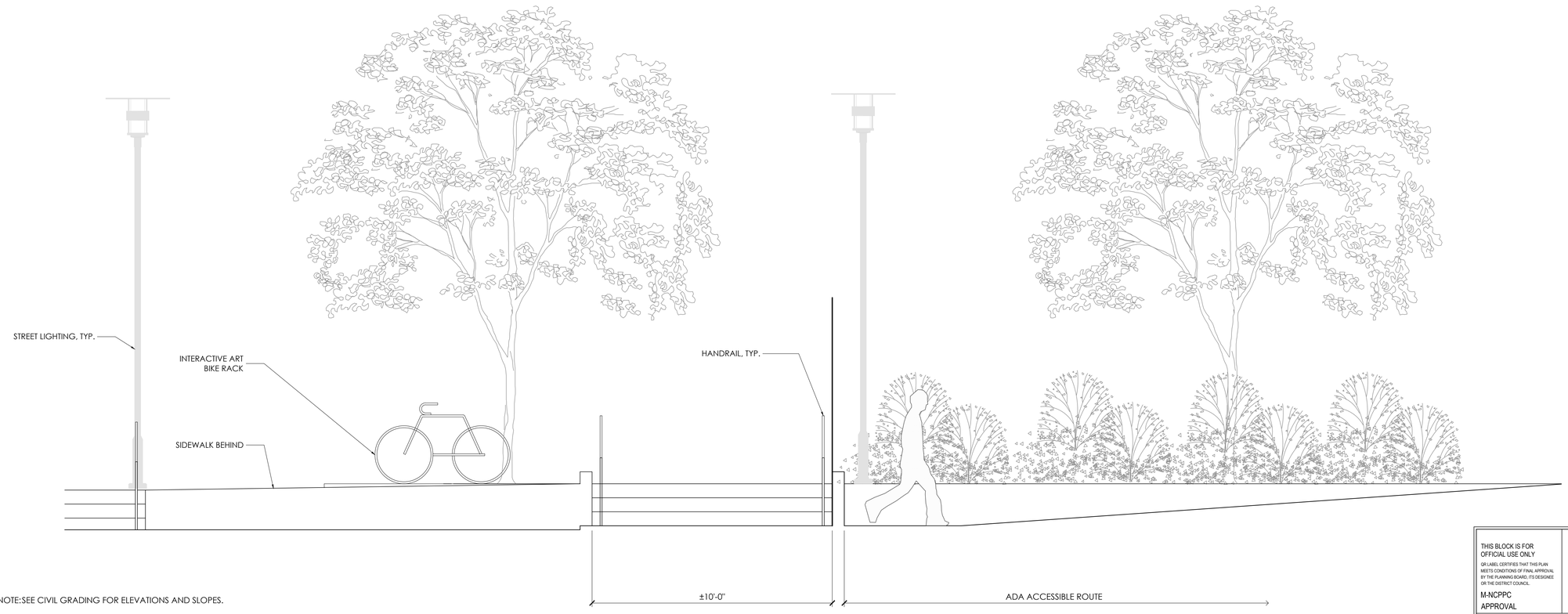
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L-2.13



1 POCKET PARK ELEVATION

1/4"= 1'-0"



NOTE:SEE CIVIL GRADING FOR ELEVATIONS AND SLOPES.

2 WEST BUILDING ENTRANCE AT KNOX RD. ELEVATION

1/2"= 1'-0"

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DETAILED SITE PLAN

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ELEVATIONS

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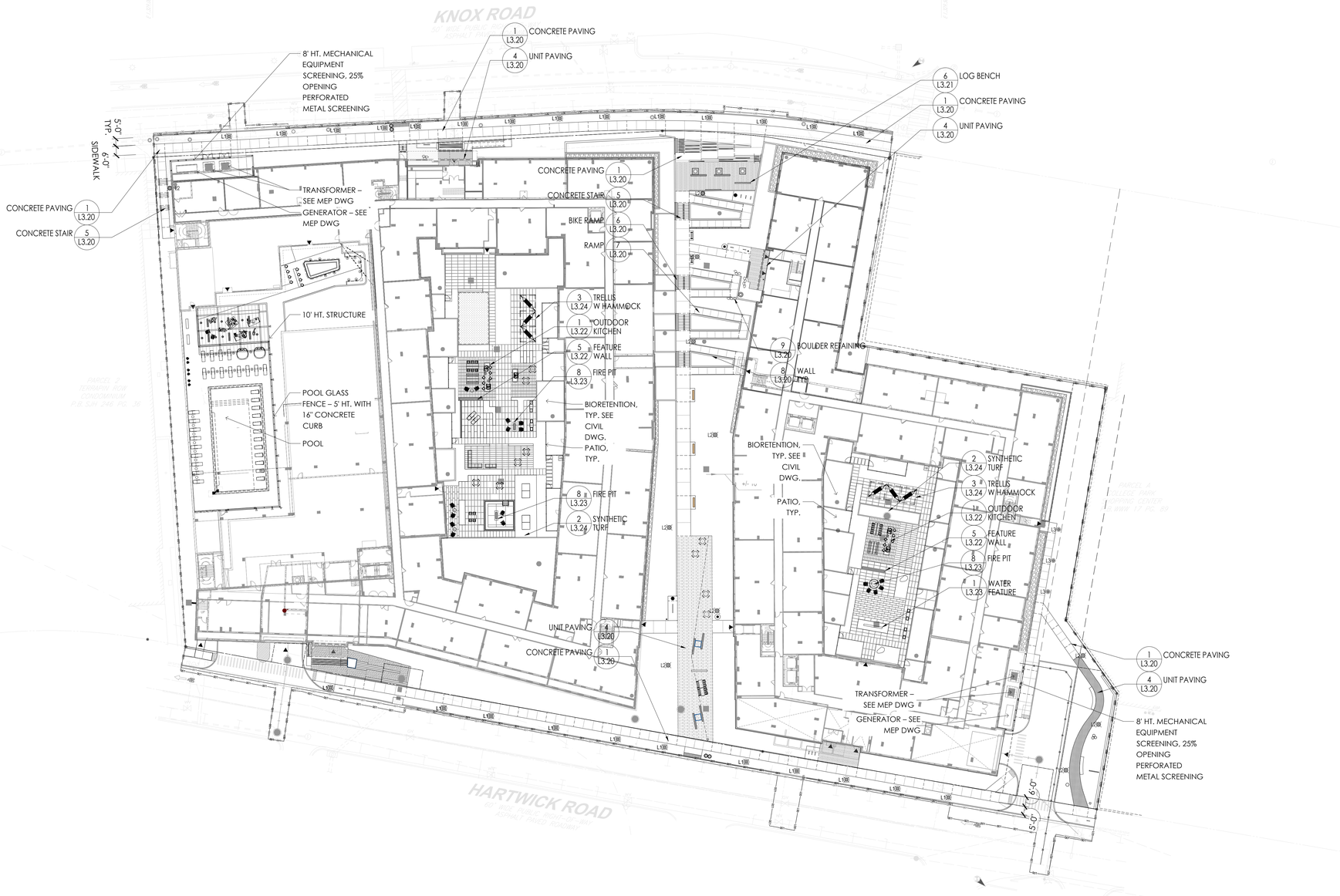
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PROJECT NUMBER: DET-2024-009

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LEGEND

- L1 STREET LIGHTING
- L2 PEDESTRIAN POLE LIGHTING
- L3 BOLLARD LIGHTING
- STEP LIGHTING
- TREE UPLIGHTING
- LED STRIP LIGHTING

- TABLE AND CHAIRS
- BENCH
- BIKE RACK
- LOG BENCH
- DINNING TABLE AND BENCHES
- DINNING TABLE AND CHAIRS
- GRILL
- SINK
- BAR STOOL
- LOUNGE CHAIR
- LOUNGE CHASE CHAIR

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DETAILED SITE PLAN
DET-2024-009

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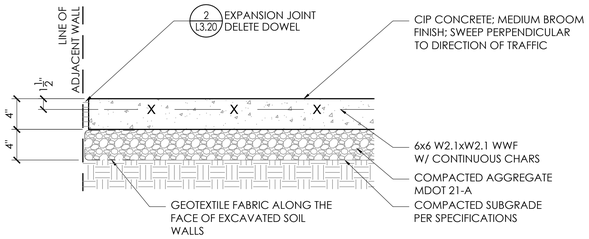
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HARDSCAPE PLAN

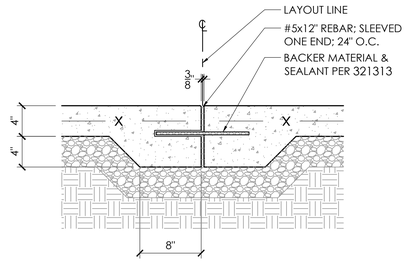
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L-1.11



1 CONCRETE PAVING

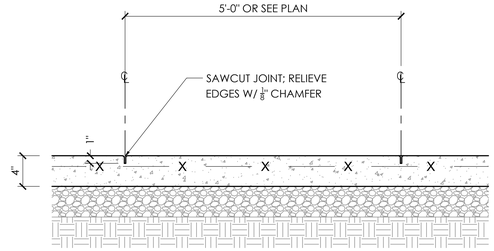
1 1/2" = 1'-0"



NOTES:
1. INSTALL EXPANSION JOINTS @ 20'-0" INTERVALS MAX. EACH WAY, UNLESS OTHERWISE INDICATED, AND WHERE SLAB MEETS ANY ADJACENT STRUCTURE.
2. TOOL ALL EXPOSED CASY EDGES W/ ¾" RADIUS.
3. INSTALL SELF-LEVELING SEALANT AT EJ'S OR TOOL PER 321373 FLUSH W/ ADJACENT FG.

2 EXPANSION JOINT

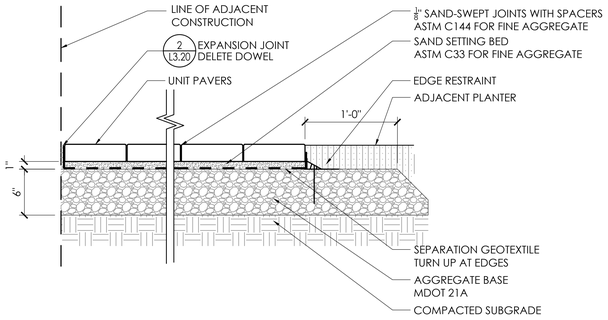
1 1/2" = 1'-0"



NOTES:
1. INSTALL CONTROL JOINTS AT EQUAL INTERVALS OF 5'-0" EACH WAY UNLESS OTHERWISE INDICATED.
2. ITOOL ALL EXPOSED CASY EDGES W/ ¾" RADIUS.
3. INSTALL SELF-LEVELING SEALANT AT EJ'S OR TOOL PER 321373 FLUSH W/ ADJACENT FG.

3 CONTROL JOINT

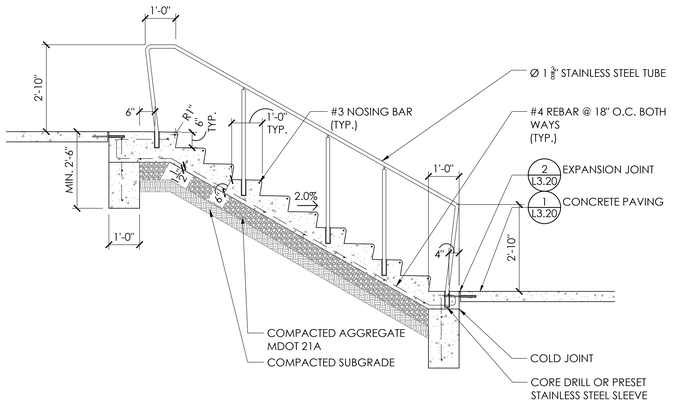
1 1/2" = 1'-0"



NOTES:
1. EDGE RESTRAINT: 2-1/2" X 4" X 3/16" GALV. STEEL ANGLE, ANCHORED TO TOP OF SLAB W/ EXPANSION ANCHORS @ 24" O.C. MAX.
2. INSTALL PAVER COURSES IN STRAIGHT LINES.
3. FOR ALL CUTS, REPLICATE EDGE CONDITION OF UNCUT UNIT.
4. INSTALL CUT UNITS MIN. 10 UNITS FROM ENDS OF COURSE. CUT UNITS LESS THAN ½ PAVER DIMENSION ARE PROHIBITED. REMOVE CUT UNIT AND 2 ADJACENT UNITS; INSTALL 3 EQUAL CUT UNITS.
5. FOR RADIAL COURSES, INSTALL SYMMETRICALLY CUT UNITS AT REGULAR INTERVALS. CUT EACH UNIT FOR SMALLER RADII AND AS DIRECTED BY ARCHITECT.

4 UNIT PAVING

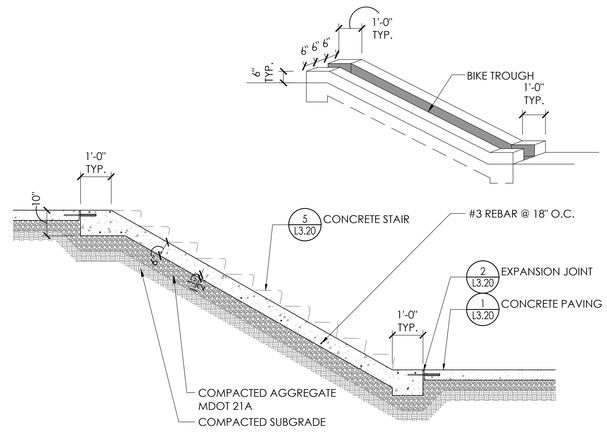
1 1/2" = 1'-0"



NOTES:
1. RISER COUNT AND RISER HEIGHT VARIES PER STAIR CASE. REFER TO CIVIL GRADING PLAN.
2. COORDINATE W/ HAND RAIL FABRICATION.

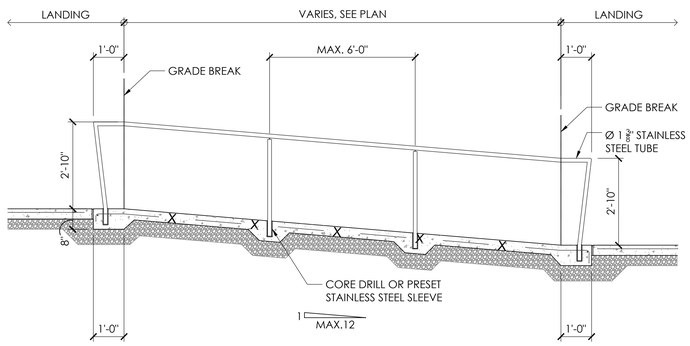
5 CONCRETE STAIR

1/2" = 1'-0"



6 BIKE TROUGH

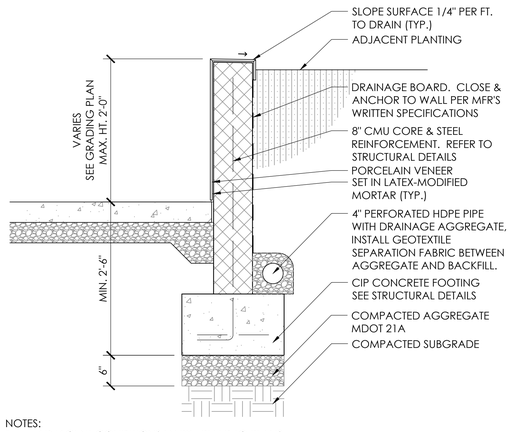
1/2" = 1'-0"



NOTES:
1. RAMP SLOPE & DIMENSIONS VARY. REFER TO PLANS.
2. COORDINATE W/ HAND RAIL FABRICATION.

7 RAMP

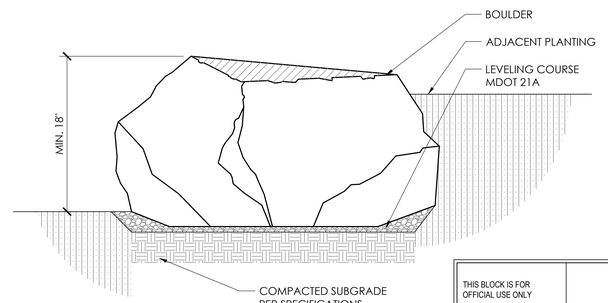
1/2" = 1'-0"



NOTES:
1 ADJACENT CONDITIONS VARY. REFER TO PLANS.
2. WATERPROOF WALL BELOW GRADE WHERE FG EXCEEDS THAT ON OPPOSITE SIDE.

8 RETAINING WALL

1" = 1'-0"



NOTE:
1. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR SELECTION OF INDIVIDUAL BOULDERS FROM QUARRY.
2. BOULDER TO BE PLACED UNDER DIRECTION OF LANDSCAPE ARCHITECT IN FIELD

9 BOULDER RETAINING

1" = 1'-0"

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M-NCPPC
APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK

PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

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540.239.4209
Info@Live-Land.com
www.Live-Land.com

LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BENJ SHON · No. 3225 · LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN
DET-2024-009

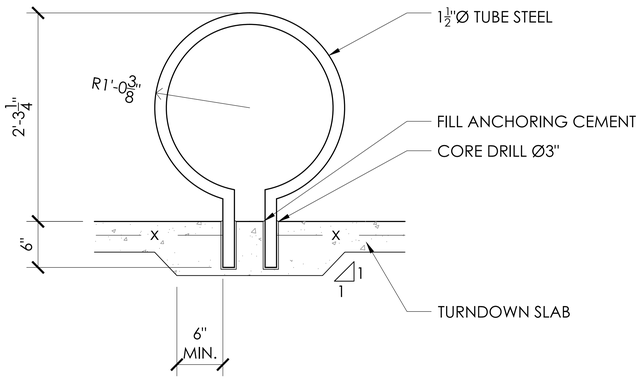
Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

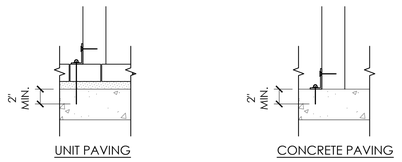
Sheet Title
HARDSCAPE DETAILS

SCALE: AS SHOWN
Sheet No.
L-3.20



1 BIKE RACK

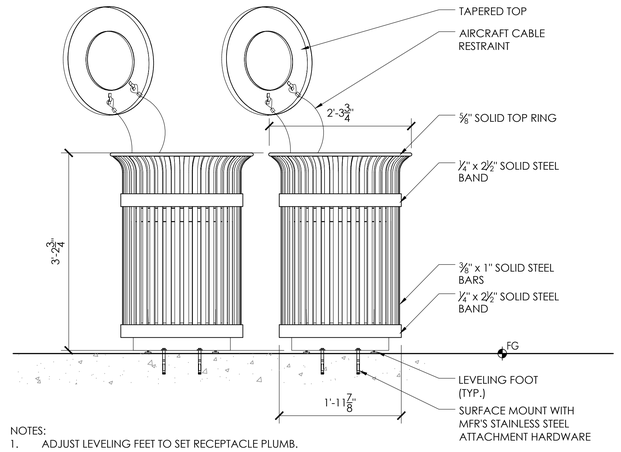
1 1/2" = 1'-0"



NOTE:
1. PROVIDE BENCH MFR'S BRASS FASTENERS & ANCHOR BRACKETS, (1) PER LEG AS FOLLOWS:
   1.1. FRONT LEGS: INSTALL ON BACK SIDE OF LEGS.
   1.2. BACK LEGS: INSTALL ON FRONT SIDE OF LEGS.
2. PROVIDE (1) ANCHOR & WASHER PER BASE ANCHOR HOLE, AS REQUIRED BY BENCH MFR: DROP-IN ANCHOR OR SLEEVE ANCHOR W/ ACORN NUT. PROVIDE MFR'S WOOD SCREW FOR LEG ATTACHMENT.

2 BENCH ANCHOR

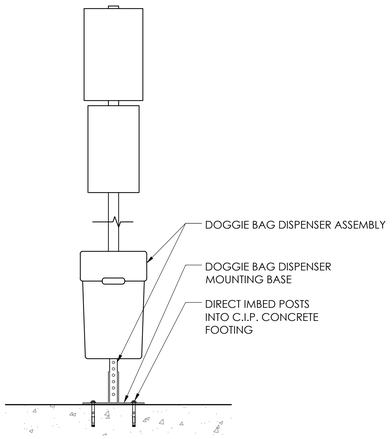
1 1/2" = 1'-0"



NOTES:
1. ADJUST LEVELING FEET TO SET RECEPTACLE PLUMB.

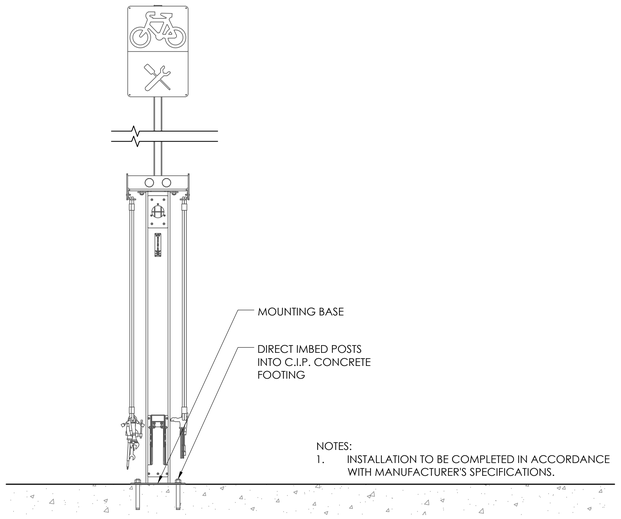
3 TRASH & RECYCLING RECEPTACLES

1" = 1'-0"



4 PET WASTE STATION

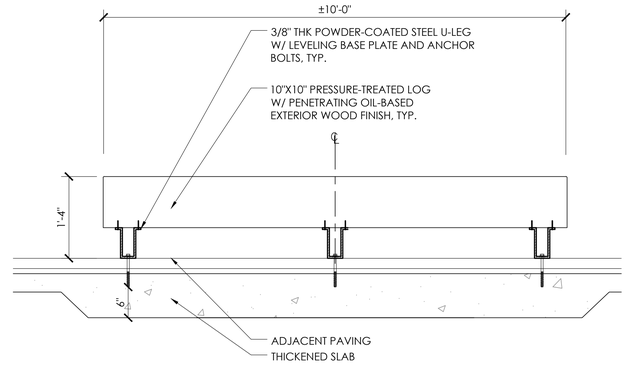
1" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5 BIKE FIXIT STATION

1" = 1'-0"



6 LOG BENCH

1" = 1'-0"

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M-NCPPC APPROVAL

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PROJECT NUMBER: DET-2024-009

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ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

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AT COLLEGE PARK

LOCATION OF SITE

4330 HARTWICK ROAD

4313 KNOX ROAD

21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · ISANG SHON · No. 3223 · LANDSCAPE ARCHITECT

25 0528

DETAILED SITE PLAN

DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

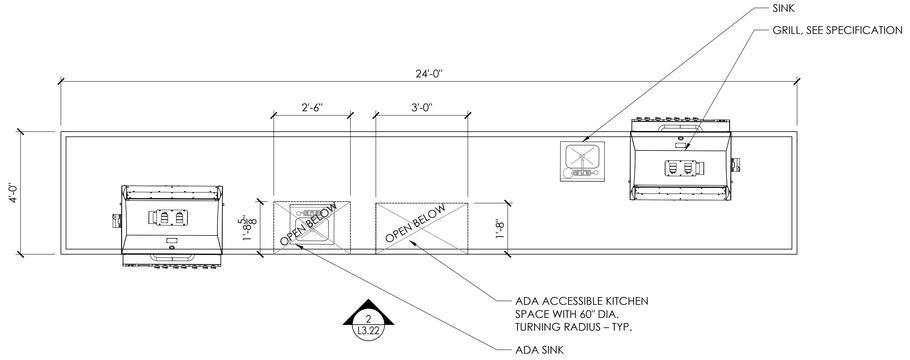
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HARDSCAPE DETAILS

SCALE: AS SHOWN

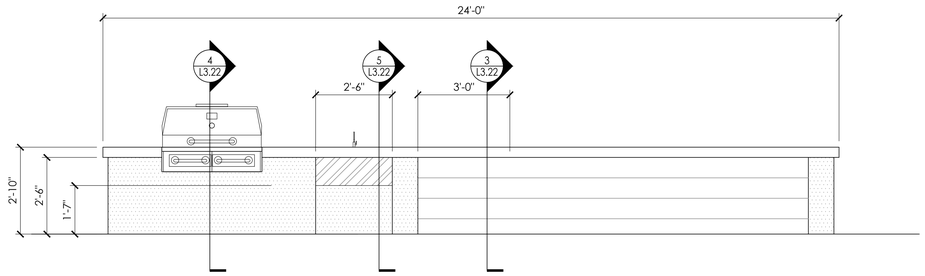
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L-3.21



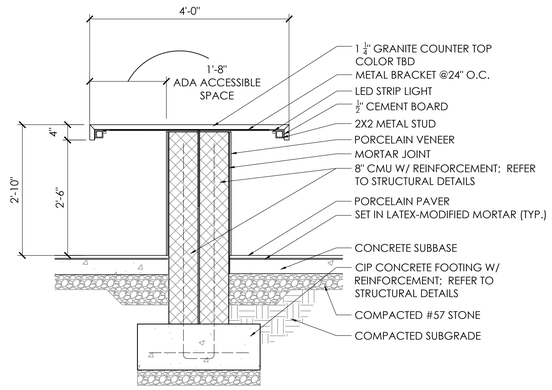
1 OUTDOOR BAR & GRILLS

1/2" = 1'-0"



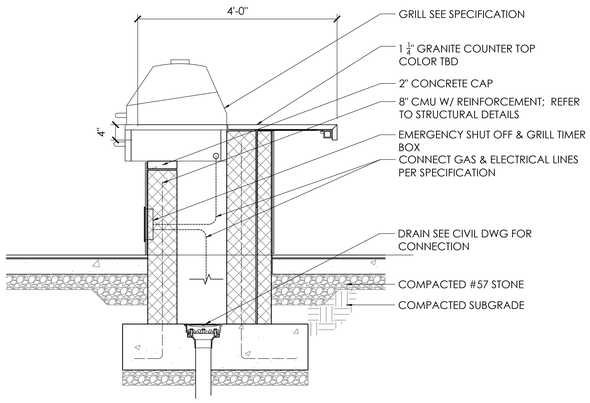
2 OUTDOOR BAR & GRILLS

1/2" = 1'-0"



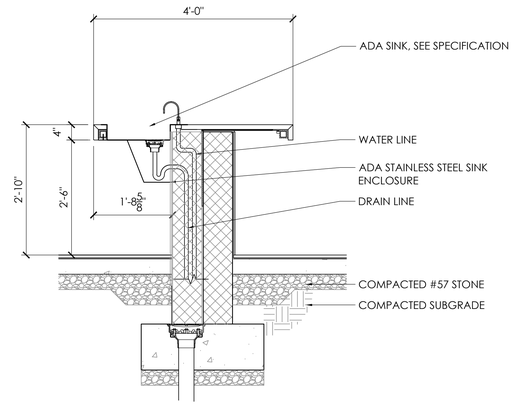
3 ADA ACCESSIBLE KITCHEN

3/4" = 1'-0"



4 OUTDOOR GRILL

3/4" = 1'-0"



5 ADA SINK

3/4" = 1'-0"

Model: BLZ-3PRO / 3 BURNER



Cutout Dimensions	10 1/2"H x 32 1/4"W x 23 5/8"D
BTU Output	18,000 BTU per Burner x3
Infrared Back Burner	10,000 BTU
Total BTU	64,000
Primary Ignition	Push N' Turn Flame Thrower
Secondary Ignition	Flash Tube
Cooking Grid Dimensions	30 13/16 x 19 15/16
Total Cooking Area	816 sq.in (includes warming rack)
Flame Tamer	Flame Stabilizer Grid
Zone Cooking	Removable Heat Zone Separators
Rotisserie Kit (Motor & Forks)	Included
Burner	Commercial Quality Cast Stainless Steel
Gas Type	Each grill contains an NG/[redacted] Orifice Kit

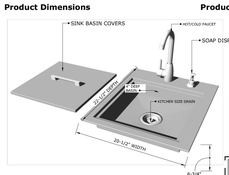
6 GRILL SPECIFICATION

NTS

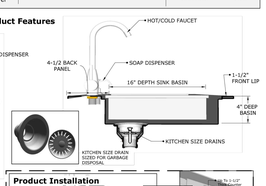
SUNSTONE® ADA COMPLIANT 20" SINGLE SINK

ITEM NUMBER	DESCRIPTION	WARRANTY
ADASK20	ADA Compliant 20" Bar Sink w/Hot&Cold Faucet, Soap Dispenser, Drain, & Cover	• COMPONENT FINISH ——— 3 YEARS • HANDLE ——— 1 YEAR • DRAIN/FAUCET ——— 1 YEAR

Product Dimensions



Product Features

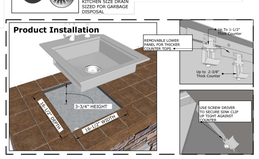


PRODUCT SIZE & CUT-OUT DIMENSIONS
WIDTH (W) HEIGHT (H) DEPTH (D)

ADASK20 - 20-1/2"W X 6-3/4"H X 22-1/2"D (PRODUCT SIZE)
16-1/2"W X 3-3/4"H X 16-1/2"D (CUT-OUT)

Material Specifications:
304 stainless steel for Bar Sink ,14 gauge 304 and 20 gauge 304 for body, 18 gauge 304 for Cover

Product Installation



7 ADA SINK SPECIFICATION

NTS

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Info@Live-Land.com
www.Live-Land.com

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315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

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AT COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BANG SHON · No. 3223 · LANDSCAPE ARCHITECT
25 0528

DETAILED SITE PLAN
DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

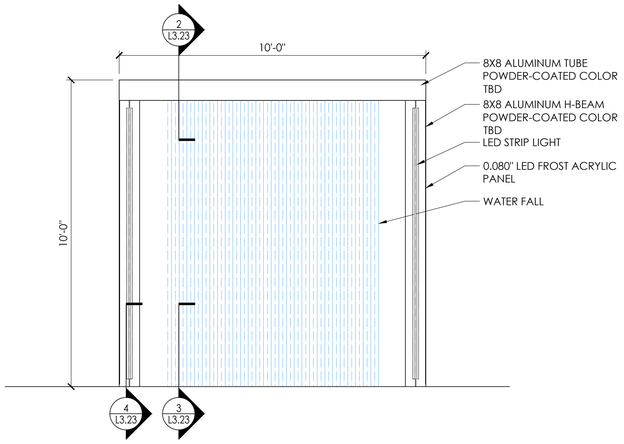
DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title
HARDSCAPE DETAILS

SCALE: AS SHOWN
Sheet No.
L-3.22

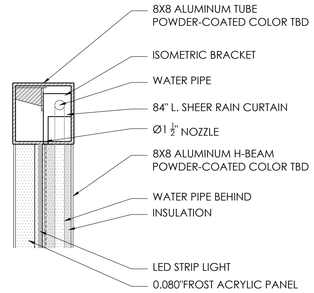
THIS BLOCK IS FOR OFFICIAL USE ONLY
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M-NCPPC APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK
PROJECT NUMBER: DET-2024-009
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



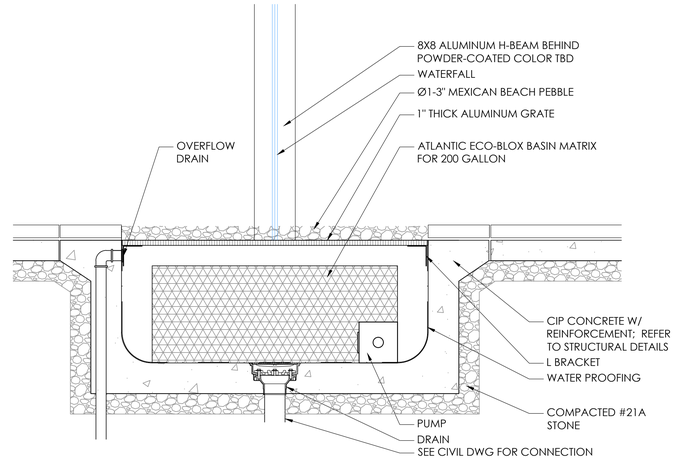
1 WATER FEATURE

1/2" = 1'-0"



2 WATER FEATURE SECTION

1 1/2" = 1'-0"



3 WATER FEATURE BASIN SECTION

1 " = 1'-0"

4 WATER FEATURE WALL FOOTING

1 1/2" = 1'-0"

5 FEATURE WALL

1/2" = 1'-0"

6 FEATURE WALL

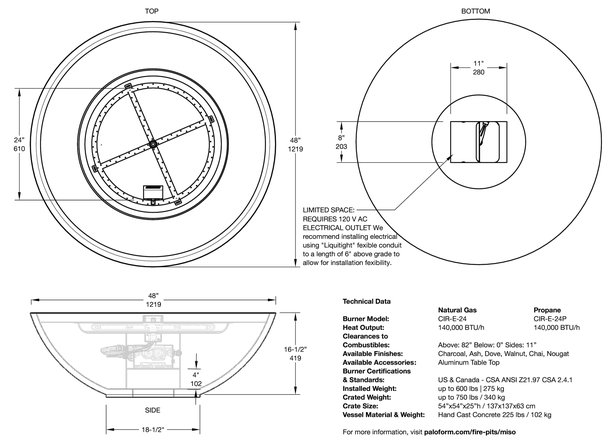
3/4" = 1'-0"

Technical Data

	Natural Gas	Propane
Burner Model:	LIN-E-48	LIN-E-48P
Heat Output:	80,000 BTU/h / 25 kW	77,000 BTU/h / 25 kW
Clearances to Combustibles:	Above: 72" Below: 0" Sides: 8"	
Available Finishes:	Concrete: Charcoal, Ash, Nougat; Brushed Stainless Steel Top	
Available Accessories:	Tempered Glass Screen	
Burner Certifications & Standards:	US & Canada - ETL ANSI Z21.97 CSA 2.4.1 UK & EU - CE GAR (EU) 2016/426; Switzerland - SVGW	
Installed Weight:	up to 525 lbs | 240 kg	
Crated Weight:	up to 650 lbs / 300 kg	
Crate Size:	78"x30"x21"h / 198x76x53 cm	
Vessel Material & Weight:	Cast Concrete 300 lbs / 135 kg	

7 LINEAR FIRE PIT

NTS



Technical Data

	Natural Gas	Propane
Burner Model:	CIR-E-24	CIR-E-24P
Heat Output:	140,000 BTU/h	140,000 BTU/h
Clearances to Combustibles:	Above: 82" Below: 0" Sides: 11"	
Available Finishes:	Charcoal, Ash, Dove, Walnut, Chai, Nougat	
Available Accessories:	Aluminum Table Top	
Burner Certifications & Standards:	US & Canada - CSA ANSI Z21.97 CSA 2.4.1	
Installed Weight:	up to 600 lbs | 275 kg	
Crated Weight:	up to 750 lbs / 340 kg	
Crate Size:	54"x54"x25"h / 137x137x63 cm	
Vessel Material & Weight:	Hand Cast Concrete 225 lbs / 102 kg	

For more information, visit **paloform.com/fire-pits/miso**

8 CIRCULAR FIRE PIT

NTS

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PROJECT NO. 24011.00

STATE OF MARYLAND
BENJ SHUM
No. 3227
LANDSCAPE ARCHITECT
25 0528

DETAILED SITE PLAN

DET-2024-009

Revisions

No.	Description	Date
01.	REVISION	08/20/2025

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title

HARDSCAPE DETAILS

SCALE: AS SHOWN

Sheet No.

L-3.23

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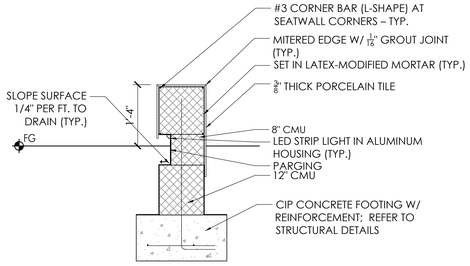
QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC
APPROVAL

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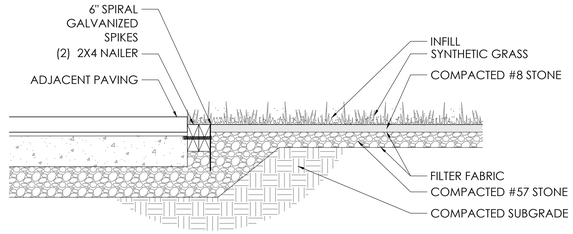
PROJECT NUMBER: DET-2024-009

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER



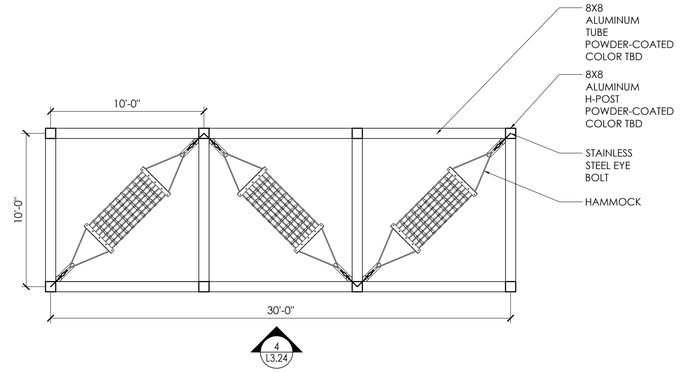
NOTES:
1 ADJACENT CONDITIONS VARY. REFER TO PLANS.
2. WATERPROOF WALL BELOW GRADE WHERE FG EXCEEDS THAT ON OPPOSITE SIDE.

1 SEAT WALL
3/4" = 1'-0"



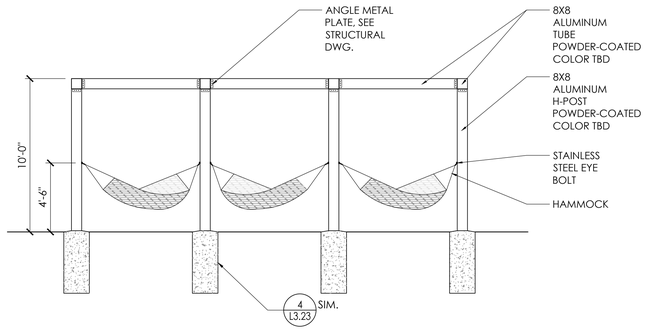
SYNTHETIC TURF
MFR: FOREVERLAWN FUSION
TYPE: VERDE
YARN COUNT: DUAL YARN, SLAME ROW, TUFTING GAUGE 3/8" 1-3/4" BLADE HEIGHT, 50 OZ, FACE WEIGHT, 110 OZ PRODUCT WEIGHT.

2 SYNTHETIC TURF
1 1/2" = 1'-0"

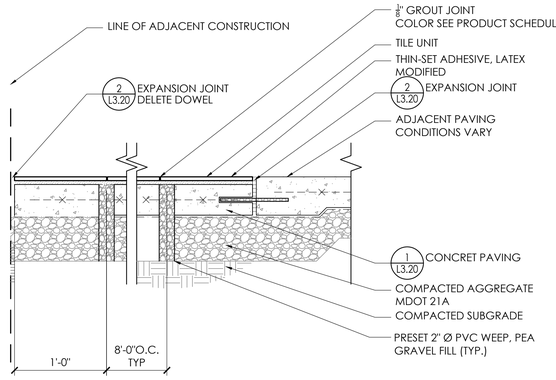


HAMMOCK
MFR: PAWLEYS ISLAND HAMMOCKS
MODEL #: ORIGINAL DURACORD® ROPE HAMMOCK
MODIFIED TO FIT 10'-0" MAX SPAN

3 TRELLIS WITH HAMMOCK
1/4" = 1'-0"



4 TRELLIS WITH HAMMOCK
1/4" = 1'-0"



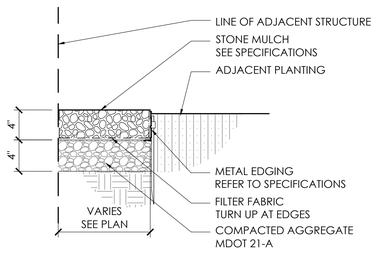
NOTES:
1. INSTALL COURSES IN STRAIGHT, TRUE LINES.
2. PROVIDE EXPANSION JOINT WHERE PAVING SECTION MEETS OTHER TYPES OF PAVING, CURBS, WALLS, AND AS DIRECTED BY ARCHITECT.

5 PORCELAIN PAVING
1-1/2" = 1'-0"



MFR: SUPERIOR FENCE & RAIL
TYPE: ALUMINUM FENCE
MODEL #: HERITAGE
SIZE: 42" HT
COLOR: BLACK

6 PATIO FENCE



7 SPLASH STRIP
1-1/2" = 1'-0"

© 2024 LIVE LAND DESIGN STUDIO

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.
M-NCPPC APPROVAL

PROJECT NAME: THE MARK AT COLLEGE PARK
PROJECT NUMBER: DET-2024-009
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

LIVE-LAND
DESIGN STUDIO

LIVE LAND DESIGN STUDIO
8305 GREENSBORO DR. #312
MCLEAN, VA 22102

540.239.4209
Info@Live-Land.com
www.Live-Land.com

LANDMARK PROPERTIES

315 OCONEE STREET
ATHENS, GA 30601
T. 706. 543. 1910

PROJECT NAME

THE MARK
AT COLLEGE PARK

LOCATION OF SITE
4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

PROJECT NO. 24011.00

STATE OF MARYLAND · BANG SHON LI · No. 3223 · LANDSCAPE ARCHITECT
25 0528

DETAILED SITE PLAN
DET-2024-009

Revisions

01. REVISION 08/20/2025
No. Description Date

DRAWN BY: RL
CHECKED BY: BC
DATE: 02.14.2025

Sheet Title
HARDSCAPE DETAILS

SCALE: AS SHOWN
Sheet No.
L-3.24

Additional Back-up

For

DET-2024-009
The Mark At College Park

PGCPB Agenda: June 11, 2026
PGCPB Item #: 7
Application: The Mark at College Park, DET-2024-009
Reviewer Name: Te-Sheng (Emery) Huang

APPLICANT'S EXHIBIT 1
PROPOSED REVISIONS TO STAFF REPORT

The Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

RECOMMENDATION

. . .

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

   a. Revise the lot width on Sheet DSP-1.

   b. Correct three parking spaces on Sheet A2-02 that are mistakenly labeled as electric vehicle parking spaces.

   c. Add the details for the long-term bicycle parking racks to the plan set.

   d. Update the Open Space Set-Aside schedule, indicating that no less than 50 percent (0.17 acre) of the required open space set-side is to be a square, forecourt, or plaza.

   e. Regarding the recreational facilities:

      (1) Revise the total required value of the recreational facilities noted in General Note 14 on Sheet DSP-1.

      (2) Revise the total dwelling number of the development and the total required value of the recreational facilities in the Recreational Facilities schedule on Sheet DSP-1.

      (3) Add details, including dimensions and materials (as applicable), of all proposed recreational facilities to the plan set, which are listed on Sheets DSP-1 and L-1.30.

      (4) Add the timing for construction of the recreational facilities to the Recreational Facilities schedule on Sheet DSP-1, indicating that:

      (1) The recreational facilities located within the two proposed buildings (e.g., the western courtyard, the eastern courtyard, and the roof terrace) shall be constructed, prior to issuance of the final certificate of occupancy for each

respective building; and (2) The recreational facilities located within the greenway/pedestrian promenade and the greenspace/pocket park shall be constructed, prior to issuance of the final certificate of occupancy for the overall development.

f. Add the details for two separate fences, each with a gate, to the plan set, and add notes associated with the gate details specifying that (a) all gates shall be equipped with hardware to secure them in a closed position, (b) all unattended gates, as well as gates opening onto a public sidewalk, shall be self-closing, self-latching, and locked when not in use. **Such fences and/or gates shall be subject to removal by the Prince George's County Fire/EMS Department.**

g. Add the details for the mirror/reflecting wall to the plan set.

h. Regarding lighting:

(1) Remove the uplight fixtures shown on Sheet L-1.51 from the proposed development.

(2) Revise the photometric plan to ensure that the maximum illumination level at lot line for residential uses in the RTO-PD Zone does not exceed 2.0-foot candles.

(3) Add the details of all lighting fixtures proposed for the development.

i. Regarding signage:

(1) Revise signs labeled as Can-12 and Can-13 on page 3 of the signage package to be canopy signs.

(2) Add a sign schedule to the signage package that specifies the square footage of each canopy sign and the total square footage of all proposed signs.

j. Regarding the required facilities by Zoning Map Amendment (Basic Plan) ZMA-2024-002:

(1) Clearly delineate the boundary of the proposed public use easement for the proposed publicly accessible greenway/pedestrian promenade on Sheet DSP-4.

(2) Clearly delineate the boundary of the proposed public use easement for the proposed publicly accessible greenspace/pocket park.

(3) Revise the associated number of the image/details for the proposed ~~*steel*~~ sculpture, to be labeled as P1, not P3, on Sheet L-1.30A.

(4) Add the details of this free little art gallery, including dimensions and materials, to the plan set.

(5) Add the details of wayfinding signs, including dimensions and materials, to

the plan set.

k. Depict at least one area for parking micromobility devices along both Knox Road and Hartwick Road on the plan~~, with details~~.

l. Revise the block length on the cover page of the plan set (Sheet DSP-1) to indicate the block length is met in accordance with applicable approvals and findings made herein.

m. Delineate **and label** the area ~~to be dedicated to public use on the plan, for future construction~~ of Ancestor's Lane **as proposed for future on demand dedication or establishment of a public use and improvement easement at the time the remaining extent of the Ancestor's Lane right-of-way is established**.

n. Depict the location of a sign on the plan **at the end of the future Ancestor's Lane street dedication**, **with sign details that provide the words "FUTURE STREET CONNECTION".** ~~indicating "Future Street Connection" and provide details of this sign.~~

o. Provide details for off-site pedestrian and bicycle adequacy improvements, including the location, limits, and specifications.

~~p. Include a sign at the end of the future Ancestor's Lane road dedication, with sign details that provide the words "FUTURE STREET CONNECTION."~~

~~q~~**p**. Prior to certification of the detailed site plan, the applicant and the City of College Park shall submit evidence of the agreement and Declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80 percent of the area median income, and the reduced rent that will be charged per bed. Upon submission of this evidence by the applicant and the City of College Park, the Prince George's County Zoning Hearing Examiner shall include that evidence in the record.

2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:

a. Remove the number of trees located within rights-of-way from Schedule 4.1-4.

b. Revise Schedule 4.8-2 to ensure accuracy and to include an evaluation of both building façades that face the greenway/pedestrian promenade.

c. Add the details for the proposed screening walls/fences to the plan set and revise their heights to comply with Section 27-6603(a) of the Prince George's County Zoning Ordinance.

d. Revise the total square footage required for tree canopy coverage (TCC) in the TCC schedule.

3. Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide the final design and associated details of the following items to be reviewed and approved by the Urban Design staff of the Development Review Division

of the Prince George's County Planning Department and the City of College Park, as designee of the Planning Board:

a. One proposed stair mural located in the central greenway/pedestrian promenade.

b. One proposed interactive artwork identified as one outdoor study board and is located in the central greenway/pedestrian promenade.

c. One proposed ~~*steel*~~ sculpture located in the greenspace/pocket park.

4. At the time of final plat, the applicant shall identify the stub portion of Ancestor's Lane and include a notation that it is intended for future connection between Hartwick Road and Knox Road, with development of the abutting property to the east.

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45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

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Filing Deadline

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant Landmark Properties, Inc. Case No. (where applicable) DET-2024-009

Address of Applicant 315 Oconee Street, Athens, GA 30601

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road , College Park , MD 20740 Type of Application Detailed Site Plan (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes X No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes X No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

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PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk)

6/5/26
Date

W. Christopher Hart
Printed Name of Signer

Authorized Signatory
Title of Signer (Authorized to sign for the business entity)

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant LCD Acquisitions, LLC Case No. (where applicable) DET-2024-009

Address of Applicant 315 Oconee Street, Athens, GA 30601

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road , College Park , MD 20740 Type of Application Detailed Site Plan (see § 5-833(d))

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Signature (original to be filed with the Clerk) — Date: 6/5/26

W. Christopher Hart
Printed Name of Signer

Authorized Signatory
Title of Signer (Authorized to sign for the business entity)

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If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Unit Owners Association of College Park Towers Condominium, Inc. Case No. (where applicable) DET-2024-009

Address of Applicant 4330 Hartwick Road, College Park, MD 20740

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road , College Park , MD 20740 Type of Application Detailed Site Plan (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ____ Yes ✓ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. *Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?*
____ Yes ✓ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. ____*Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council* **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk)

5/29/26
Date

Barry Levine
Printed Name of Signer

UOA Board President
Title of Signer (Authorized to sign for the business entity)

CITY OF
COLLEGE PARK

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
7401 BALTIMORE AVENUE SUITE 201 COLLEGE PARK, MD 20740 | 240.487.3538 | COLLEGEPARKMD.GOV

June 4, 2026

M-NCPPC Prince George's County Planning Board
1616 McCormick Drive
Largo, Maryland 20774

RE: The Mark at College Park, DET-2024-09

Dear Planning Board Members,

The City of College Park City Council, at their meeting on June 2, 2026, voted unanimously to support approval of Detailed Site Plan (DET-2024-09) for The Mark at 4330 Hartwick Road and 4313 Knox Road subject to the conditions outlined in the City staff report, see attachment.

Specifically, the City Council recommends:

A. Prior to Certification of the Detailed Site Plan:
   1. Micromobility Docking Station (s): Show location of proposed docking station (s) on Knox Road and Hartwick Road.
   2. On-Site Fencing: Show security gates at the northern and southern portions of the western side of the building to enhance site safety and security by ensuring no trespassing by unauthorized persons.
   3. Raised crosswalks: Show the following raised crosswalks on the Site Plan:
      a) On Knox Road from the western building to University Student Housing (The Commons) building across the street, and
      b) On Hartwick Road from the western building to The Standard apartment building.
      c) On Hartwick Road, replace the existing crosswalk and install a bicycle compatible raised crosswalk connecting the eastern building to The Standard across the street

B. Prior to City support of DET-2024-09, provide a signed Agreement and Declaration of Covenants with the City that includes at a minimum (more conditions may be forthcoming):
   a. Moderately priced housing requirements for a specified number of units.
   b. Provision of traffic control personnel during student move-in and move-out periods.
   c. Prohibition of resident eligibility for on-street residential permit parking.
   d. Reasonable accommodations be made to ensure access to the building and units for all.
   e. Long-term maintenance of all landscaping and site improvements.
   f. Compliance with the City of College Park Tree Ordinance.
   g. Accommodations for drop-off/pick-up spaces in front of the buildings, if requested by the City.

D. The following items are required as part of the City's technical review and shall be addressed prior to a City building permit being issued:

1. Stormwater Infrastructure Assessment * The applicant must perform a condition assessment of the existing 21-inch Reinforced Concrete Pipe (RCP) public storm drain that runs from the project site to Guilford Drive.

2. Roadway and Frontage Improvements * Resurfacing: Upon the completion of construction, the applicant is required to resurface the frontage on Knox Road from face of the curb to face of curb.

3. Removal of on-street parking and provision of a bike lane along project frontages, subject to agency approval.

4. Bike Lane Delineation: All bicycle lanes must be a minimum of 5 ft wide and physically separated from the travel lane using a double white line (consistent with the standards used on Rhode Island Avenue).

5. Terminology Standard * All engineering and site plans must explicitly use the term "bicycle compatible raised crosswalks" when referring to the three required raised crosswalks above.

6. Parking Restrictions: On-street parking shall be strictly prohibited within the bike lane areas along the Knox Road frontage and the Hartwick Road frontage.

7. Rooftop Access and Management Plan (Code Enforcement & Safety): Provide detailed descriptions of access points and a specialized operations plan for that portion of the building to ensure compliance with safety and code enforcement standards to be review by the Department of Public Services.

8. Pedestrian Street Lighting: Provide a lighting detail to show that the pedestrian street light will be designed to match the fixtures across the street.

Sincerely,

Miriam Bader

Miriam Bader, AICP
Director of Planning and Community Development

Attached: City Staff Report

Cc: Mayor and Council
Kenneth Young, City Manager
Michelle Bailey-Hedgepeth, Deputy City Manager/Chief of Staff
Stephanie Anderson, City Attorney
Nathaniel Forman, City Attorney
Jason T. Bartlett, M-NCPPC staff
Mridula Gupta, M-NCPPC staff
Te-sheng (Emery) Huang, M-NCPPC staff
Chris Hatcher, Attorney for the Applicant
Hamilton Reynolds, Applicant

ATTACHMENT 1
Revised 5-26-26

City Staff Review and Recommendation

Preliminary Plan of Subdivision (PPS-2024-016)
Detailed Site Plan (DET-2024-09)
Variation Petition (PPS-2024-016)
The Mark at College Park
4330 Hartwick Road & 4313 Knox Road

Project Description

The subject property consists of 4.53 acres bounded by Hartwick Road to the south and Knox Road to the north. The site is currently improved with two multi-family condominium buildings known as College Park Towers which are primarily occupied by University of Maryland students.

The Applicant proposes to redevelop the property with two high-density student housing buildings totaling 589 dwelling units/2030 beds along with associated site improvements including a central north–south pedestrian promenade, open space areas, landscaping, stormwater management facilities, and bicycle infrastructure.

This application implements the previously approved Zoning Map Amendment (ZMA-2024-002) which rezoned the property from RTO-L-E to RTO-PD to allow high-density residential development with associated public benefits. The Preliminary Plan of Subdivision (PPS) and Detailed Site Plan (DET) represent the stage at which those commitments are translated into specific, enforceable design elements.

The PPS and DET applications are currently being reviewed by M-NCPPC staff. The Planning Board is scheduled to hear the PPS on May 28th and the DET on June 11th. The M-NCPPC technical staff reports may be available on May 14th (PPS) and May 28th (DET).

Below are City's staff comments on the Preliminary Plan of Subdivision application (PPS-2024-016) and the Detailed Site Plan application (DET-2024-09) and City staff's recommended conditions of approval.

Conditions of Approval for Rezoning (ZMA-2024-002)

The proposed development is subject to a series of conditions and public benefit commitments established through the approval of ZMA-2024-002 which rezoned the property from RTO-L-E to RTO-PD. These conditions were intended to ensure that the additional density permitted through the Planned Development process would result in meaningful public amenities, enhanced pedestrian and bicycle infrastructure, sustainable design elements, and improved community connectivity. As part of the review of PPS-2024-016 and DET-2024-09, City Staff evaluated the Applicant's compliance with these rezoning conditions. This table summarizes requirements and Staff's findings regarding conformance with approved rezoning conditions:

Summary

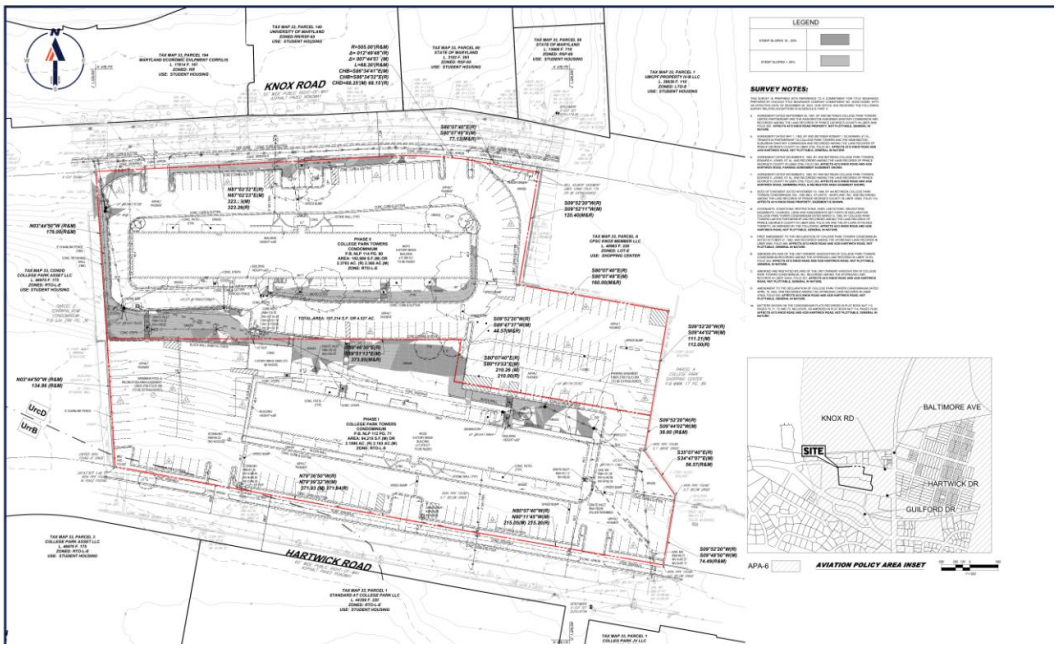
Req.	Condition	Status
Fenestration	Min. 25% façades	Complies
Green Bldg.	Min. 8 pts.	Complies
Plazas	Two plazas	Complies
ADA Access	ADA ramp/stairs	Complies
Public Art	≥1 installation	Complies
Seating	≥4 seating areas	Complies
Bike Repair	≥1 fix-it station	Complies
Bike Trail	Bicycle trail	Complies
Interactive Art	≥1 feature	Complies
Community Amenity	Community feature	Complies
Add'l Seating	≥1 bench	Complies
Pollinator Garden	Required	Complies
Wayfinding	≥1 sign	Complies
Benefits Summary	Conditions 1–5	Complies
Light/Fire Safety	Adequate compliance	Complies
EV Charging	≥20 EV spaces	Complies
City Agreement	Agreement w/ City	Pending

The Applicant committed to a series of public benefits to support the increased density permitted under the RTO-PD zone. These include a publicly accessible pedestrian promenade, pocket park and pollinator garden, streetscape improvements, green building techniques, bicycle infrastructure, setting aside a future north south connection (half to be provided by this development and half to be provided to the adjoining property to the east) known as Ancestor's Road extension, and setting aside some units at a reduced price.

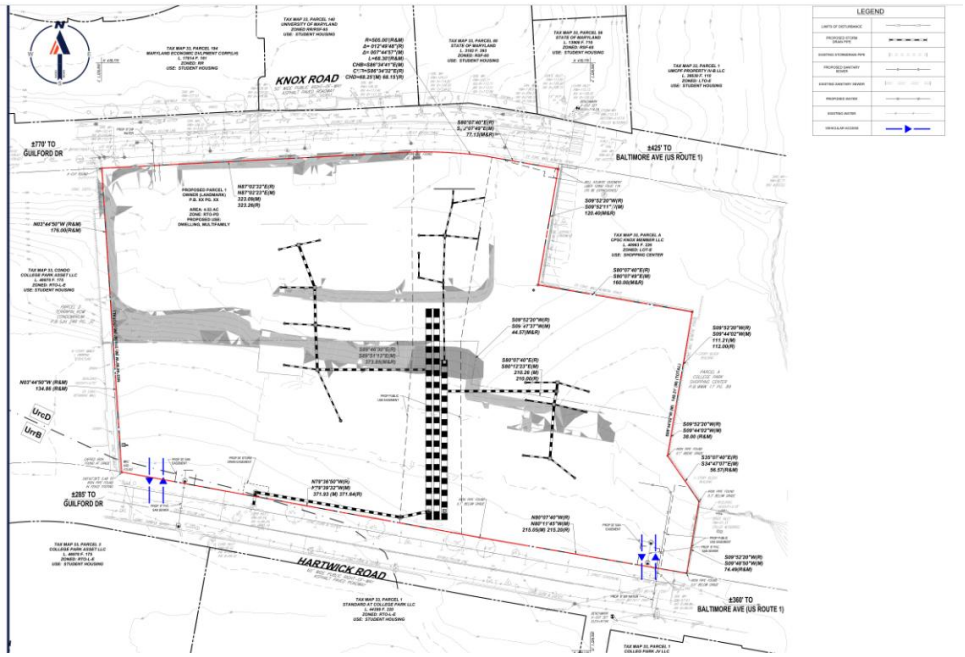
Preliminary Plan of Subdivision (PPS-2024-016)

The PPS proposes to consolidate the existing two (2) condominium lots into a single development parcel and establishes the framework for access, circulation, utilities, and public access easements.

Existing Two-Lot Layout:



Proposed Single Lot Layout and Access:



Access to the parking garage will be from Hartwick Road, at the west side of the western building. Another curb-cut for garbage pick-up and loading will be located at the eastern side of the eastern building also from Hartwick Road. No vehicular access will be taken from Knox Road.

Public use easements are proposed to ensure access to the pedestrian promenade, pocket park, and future extension of Ancestor's Lane. The plan anticipates that Ancestor's Lane will ultimately connect Hartwick Road and Knox Road subject to future redevelopment of adjacent properties. The location of the eastern access point along Hartwick Road is coordinated to align with this planned future public street connection.

Variation Petition (PPS-2024-016)

The Prince George's County Subdivision Regulations require the provision of a ten (10)-foot wide public utility easements (PUE) adjacent to the Hartwick Road and Knox Road rights-of-way, which abut the south and north boundaries of the site. The purpose of the required PUE is to provide sufficient space and access rights for public utility companies to locate, construct and maintain public utilities serving the property and/or surrounding properties. However, in College Park, such utilities are generally located within the adjacent rights-of-way. In this case, the public utilities are located within the Hartwick and Knox Road rights-of-way so it is not necessary to provide an additional easement on the subject property.

Staff Comment: City staff supports the variation request to not provide a ten (10) foot wide PUE on the Petitioner's property since utilities are already provided in the existing rights-of-way.

Transportation and Traffic

The Applicant submitted a Traffic Impact Analysis (TIA) on July 16, 2025 and updated it on April 17, 2026. According to this traffic study, traffic impacts from The Mark development are within acceptable limits. The results of the study indicate the project will satisfy the requirements of the *Transportation Review Guidelines* and Subdivision Ordinance.

Bicycle and Pedestrian Impact Statement (BPIS)

As part of the Preliminary Plan of Subdivision process, the Applicant must demonstrate conformance with Sec. 24-4506 of the Prince George's County Subdivision Regulations which requires the provision of adequate off-site public pedestrian and bikeway facilities. According to the scoping agreement, the Applicant is required to provide $254,550 for improvements. The Applicant proposes to meet this requirement with the following improvements recommended by the City's Bicycle and Pedestrian Advisory Committee (BPAC) and City Staff:

Listed in order of priority up to the BPIS cost cap:

1) Install bicycle compatible raised crosswalks at key locations, including:
    a) In front of the Delta Sigma Phi/Dunkin' crosswalk on Knox Road and paint additional crosswalk.
    b) In front of 4301 Hartwick Road and adjacent intersection.
    c) Other crosswalks on Knox Road and Hartwick Roads, as needed.
2) Provide standard continental high-visibility crosswalk markings:
    (1) 4305 Knox Road, in front of the Dunkin'and Delta Sigma Phi Fraternity House.
    (2) 4301 Hartwick Road.
3) Extend curbs within the study area and add "Stop for Pedestrians" signage. In particular at the following location: 4301 Hartwick Road.
4) Paint sharrows on Hartwick Road between Route 1 and Guilford Drive.
5) Extend east-west bicycle paths between the University and the Trolley Trail.

The following language was added by the Developer and is acceptable to City Staff: "In the event that the improvements recommended by the City of College Park do not exceed the cost cap and/or are not considered feasible and/or are cost prohibitive, the following improvements, shall be provided also subject to the cost cap and subject to the priority of the reviewing agencies."
City Staff Note: The City of College Park is the reviewing agency for Knox Road and Hartwick Road.

A. Install RRFB along Knox Road at the Terrapin Row crossing.
B. Install RRFB along Guilford Drive at the Rowalt Drive crossing.
C. Remove and replace pedestrian ramps to be ADA compliant along the south approach at the intersection of Guilford Road & Fordham Lane.
D. Remove and replace pedestrian ramp to be ADA compliant along the northeast corner at the

intersection of Guilford Road & Harvard Road.
E. Remove and replace pedestrian ramp to be ADA compliant along the southeast approach at the intersection of Guilford Drive & Rowalt Drive
F. Remove and replace pedestrian ramp to be ADA compliant along the northwest approach at the intersection of Knox Road & Dartmouth Avenue.
G. Install approximately 80 linear feet of continental crosswalk along the southwest approach at the intersection of Guilford Drive & Rowalt Drive.
H. Install approximately 50 linear feet of continental crosswalk along the south approach at the intersection of Guilford Road & Fordham Lane.
I. Install approximately 280 linear feet of continental crosswalk along the all approaches at the intersection of Guilford Road & Harvard Road.
J. Install approximately 110 linear feet of continental crosswalk along the south approach at the intersection of Guilford Drive & Rowalt Drive.
K. Install approximately 70 linear feet of continental crosswalk along the west approach at the intersection of Knox Road & Dartmouth Avenue.
L. Install RRFB along Hartwick Road at the Terrapin Row crossing.

Stormwater Management

A Stormwater Management Concept (SDCP #00111-2024) was approved by the Department of Permitting, Inspections and Enforcement (DPIE) on 1/17/2025 and consists of underground stormwater storage facilities, roof drains, and six (6) micro-bioretention facilities. In addition, pervious surface will be located throughout the site.

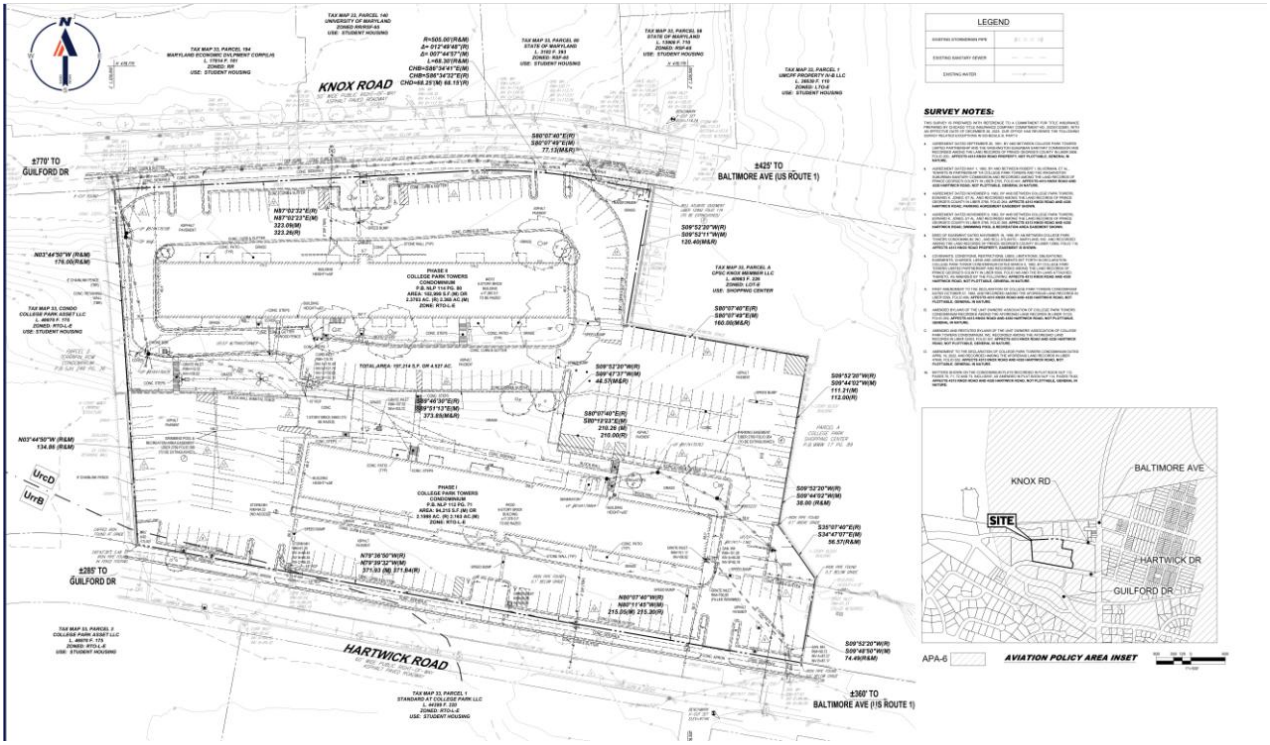
Detailed Site Plan (DET-2024-09)

The Detailed Site Plan evaluates the layout, architecture, circulation, open space, and design features of the proposed development.

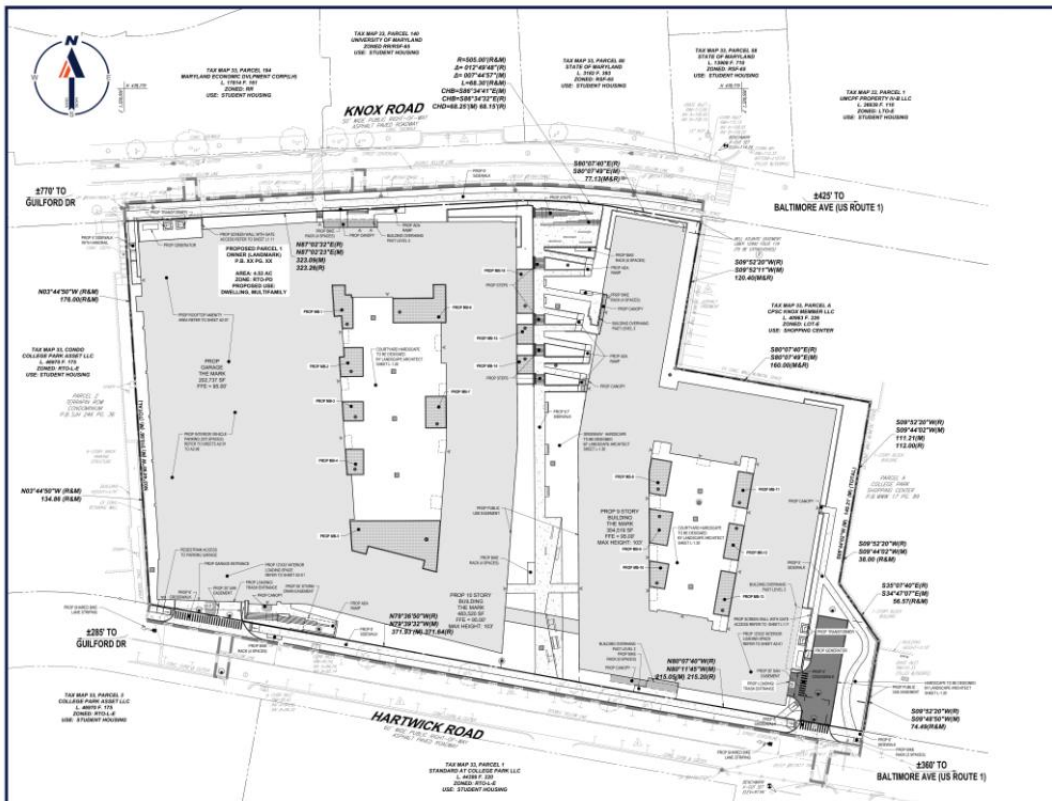
Site Design

The Applicant proposes to raze two existing condominium unit buildings (College Park Towers-98 units), predominantly occupied by college students and construct two new buildings of 589 dwelling units/2030 beds.

Existing Site Plan:



Proposed Site Plan:



The unit breakdown is as follows:

28 studios
21 – 1BDR
156 – 2 BDR
30 – 3BDR
191 – 4 BDR
163 – 5 BDR

The development is organized around a central pedestrian promenade connecting Knox Road and Hartwick Road. This feature is a primary public benefit and is designed to function as both a circulation corridor and public space.

Staff Comments: Staff recommends conditions in the Declaration of Covenants (DOC) to enhance the pedestrian and bicycle network including raised crosswalks, separated bicycle facilities, and micromobility infrastructure. Staff is also recommending that the on-street parking spaces along the project's frontages on Knox Road and Hartwick Road be removed and re-striped for a bike lane, following construction. The Bicycle/Pedestrian Advisory Committee discussed this City staff recommendation at their last meeting on May 21, 2026 and fully support it.

Parking

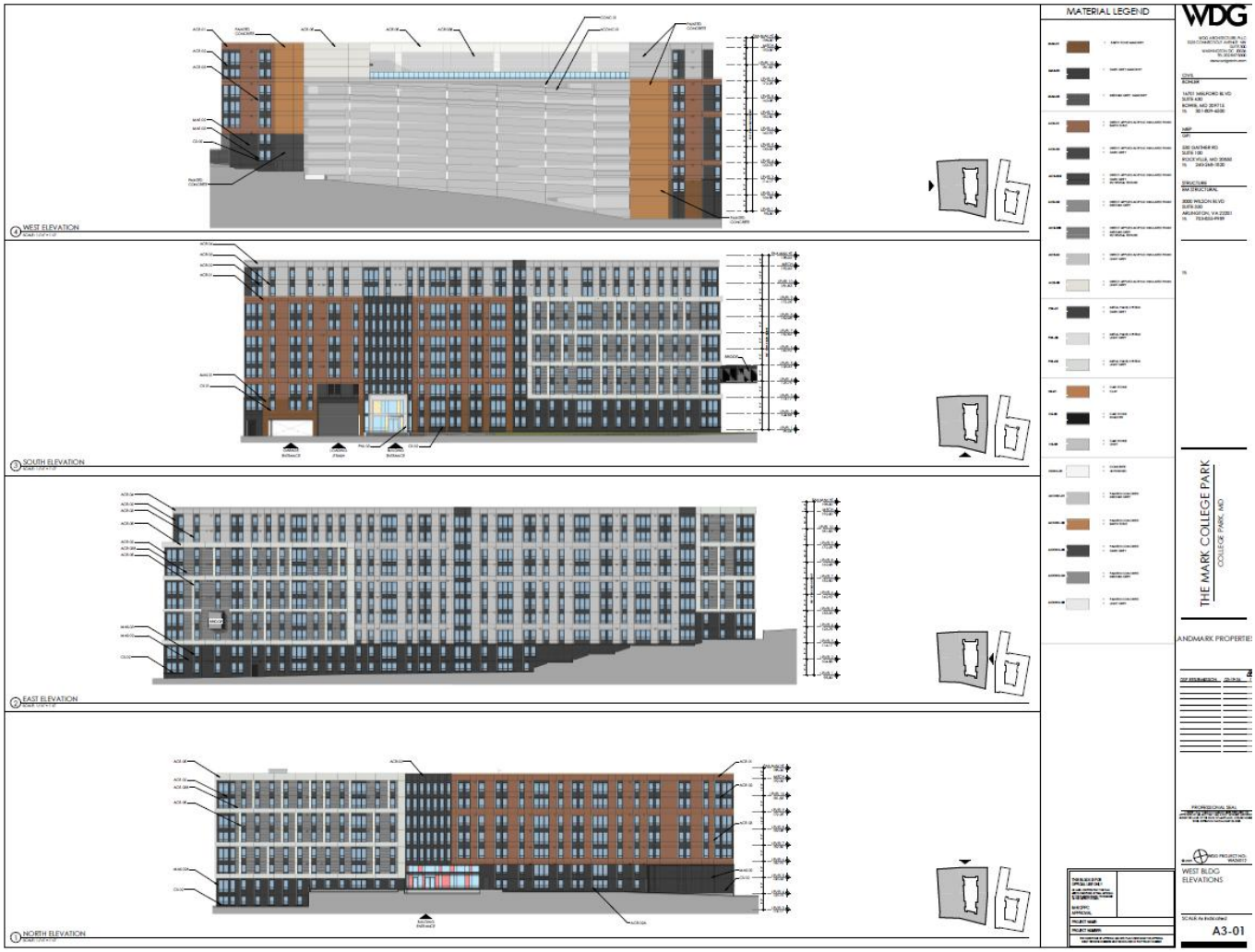
The Applicant is required to provide 389 parking spaces and will exceed this requirement by providing 573 spaces, including 13 ADA spaces, 20 EV space, 32 visitor spaces and 2 delivery spaces in a two-level underground parking garage to be accessed from Hartwick Road.

Architecture

The development consists of two buildings, a western building and an eastern building, each with an interior courtyard. The western building contains the parking garage. Both buildings are 103-feet tall. Due to topography, the number of floors range from 8-10 stories for the western building and 7-9 stories for the eastern building. Since the property is in an Aviation Policy Area (APA-6), the height is restricted. And the Applicant is required to notify the Federal Aviation Administration (FAA) to conduct an aeronautical study. The Applicant contacted FAA who conducted the study and concluded a "Determination of No Hazard to Air Navigation" meaning that marking and lighting on the building are not necessary for aviation safety.

Façade materials consist of masonry, applied acrylic, metal panel, cast stone and concrete, see elevations on next page.

Western Building Elevation:



Eastern Building
Elevation:



Exterior Lighting

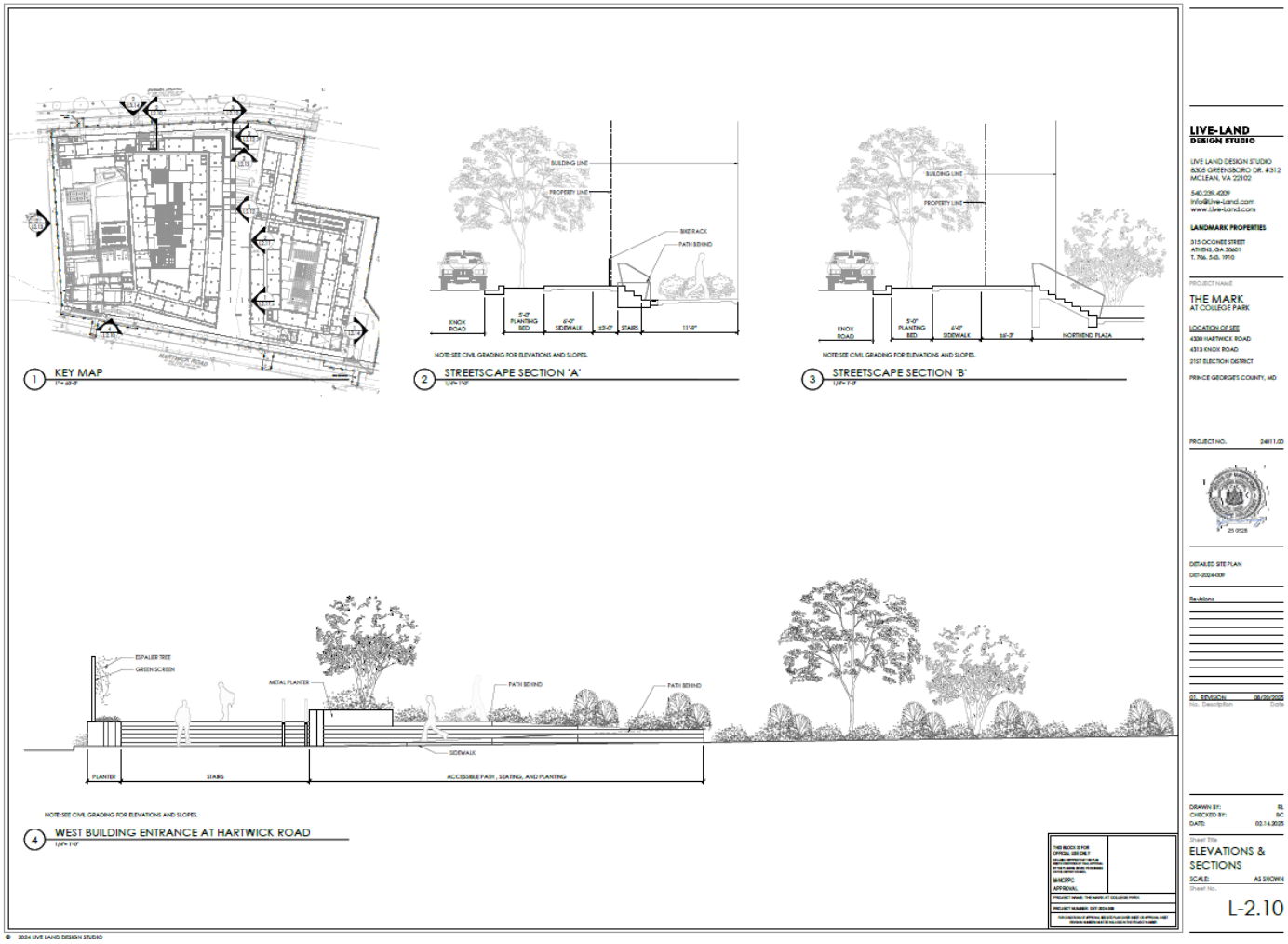
Exterior lighting will utilize full-cutoff fixtures to minimize glare and to be dark sky compliant.

Streetscape

The proposed development fronts Knox Road and Hartwick Road (both of which serve as key pedestrian and bicycle corridors connecting the University of Maryland with surrounding residential and commercial areas).

Staff Condition: Pedestrian street lighting shall be designed to match the fixtures across the street.

This graphic shows the proposed streetscape:



Recreational Amenities

The Zoning Ordinance requires the Applicant to provide at least $1,886,727 in recreational facilities. The Applicant is proposing to exceed this requirement by providing $2,023,118.80 in recreational facilities. Of the facilities, $446,205.88 will be available to the public in the form of landscaping and site improvements. This figure does not include the greenway/pedestrian promenade and the greenspace/pocket park that are mentioned below.

Private facilities for the tenants include a west courtyard ($637,295.74) and east courtyard ($373,337.18) and a rooftop swimming pool ($556,280.00).

Landscaping

Below is a graphic of the proposed landscape plan:

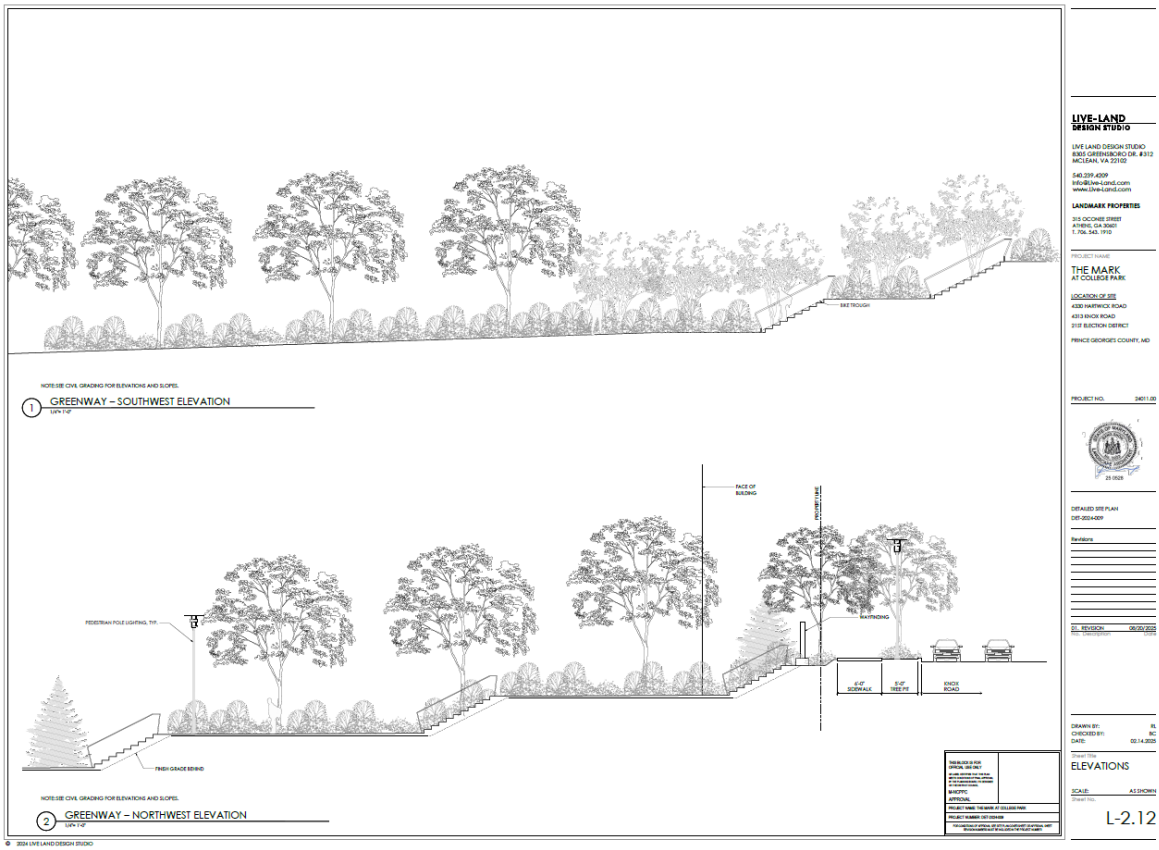


Public Greenway/Promenade:

In addition, not included in the Recreational Facility Value, the Applicant will provide a public Greenway/Pedestrian Promenade that includes: two (2) plazas located at the north and south termini of the promenade, an ADA compliant ramp at the northern terminus, in addition to stairways, one public art installation, a minimum of 4 benches/seating areas, 1 bicycle repair ("fix-it") station, 1 bicycle trough, 1 interactive art installation, 2 trash receptacles, 2 recycling receptacles, and 2 way finding signs. The greenway will be pedestrian, bicycle and ADA-accessible. It will informally connect the two buildings together and provide a north-south connection between Hartwick Road and Knox Road.

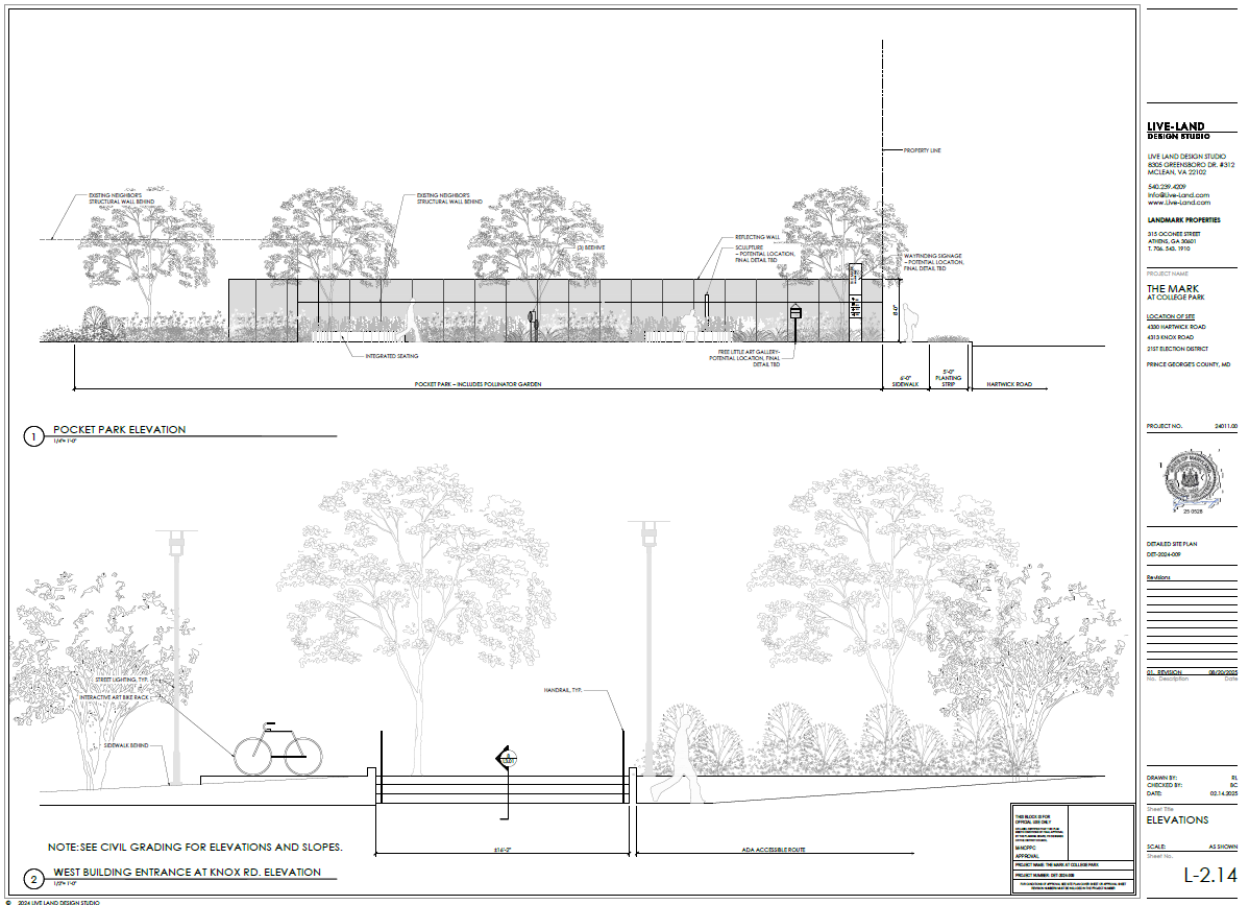
Graphic of the Greenway/Promenade:





Public Pocket Park:

The pocket park will include: a public art installation, a free little art gallery, a bench/seating area, a pollinator garden, and a wayfinding sign.



RECOMMENDATION

City Staff recommends the Planning Board approve Preliminary Plan of Subdivision PPS-2024-016, Detailed Site Plan DET-2024-09 and the Variation Petition (PPS-2024-016) subject to the following conditions of approval:

A. BPIS Improvements (listed in order of priority up to the BPIS cost cap):

Prior to certification of the DET, the Applicant shall coordinate with the City of College to establish the final priority list of BPIS improvements. Selection of projects shall be based on the City's assessment of critical safety needs and ADA accessibility, with the total scope of work not to exceed the established BPIS cost cap.

1) Install bicycle compatible raised crosswalks at key locations, including:

a) In front of the Delta Sigma Phi/Dunkin' crosswalk on Knox Road and paint additional crosswalk.
b) In front of 4301 Hartwick Road and adjacent intersection.
c) Other crosswalks on Knox Road and Hartwick Roads, as needed.

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In the event that the improvements recommended by the City of College Park do not exceed the cost cap and/or are not considered feasible and/or are cost prohibitive, the following improvements, shall be provided also subject to the cost cap and subject to the priority of the reviewing agencies:

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12. Install RRFB along Hartwick Road at the Terrapin Row crossing.

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   a) On Knox Road from the western building to University Student Housing (The Commons) building across the street, and
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C. Prior to City support of DET-2024-09, provide a signed Agreement and Declaration of Covenants with the City that includes at a minimum (more conditions may be forthcoming):
   a. Moderately priced housing requirements for a specified number of units.
   b. Provision of traffic control personnel during student move-in and move-out periods.
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   d. Requirement that building and unit access can be provided by manual (non-electronic) means.
   e. Long-term maintenance of all landscaping and site improvements.
   f. Compliance with the City of College Park Tree Ordinance.

D. The following items are required as part of the City's technical review and shall be addressed prior to a City building permit being issued:

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5. Terminology Standard * All engineering and site plans must explicitly use the term "bicycle compatible raised crosswalks" when referring to the three required raised crosswalks above.

6. Parking Restrictions: On-street parking shall be strictly prohibited within the bike lane areas along the Knox Road frontage and the Hartwick Road frontage.

7. Rooftop Access and Management Plan (Code Enforcement & Safety): Provide detailed descriptions of access points and a specialized operations plan for that portion of the building to ensure compliance with safety and code enforcement standards to be review by the Department of Public Services.

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