AGENDA ITEM: 5
AGENDA DATE: 2/12/2026

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

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

Detailed Site Plan DET-2024-010
Enclave at Brandywine, Phase 2

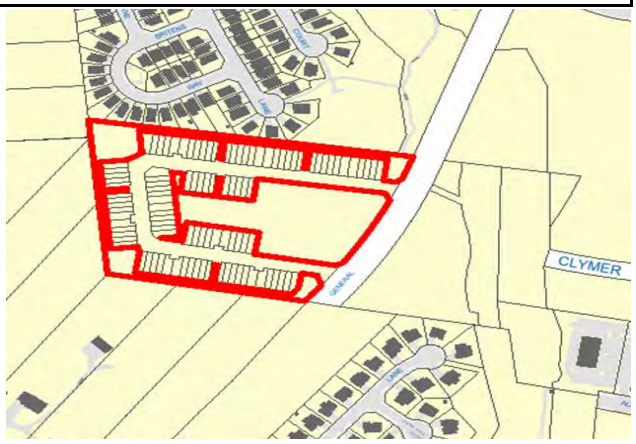
REQUEST	STAFF RECOMMENDATION
Development of 36 townhouse dwelling units and associated infrastructure.	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DET-2024-010 • APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0089

Location: On the west side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive.

Gross Acreage:	5.44
Zone:	RSF-A
Dwelling Units:	36
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Municipality:	None

Applicant/Address:
Sage Ventures, LLC
1777 Reisterstown Road, Suite 245
Baltimore, MD 21208

Staff Reviewer: Meng Sun
Phone Number: 301-952-3994
Email: Meng.Sun@ppd.mncppc.org



Planning Board Date:	02/12/2026
Planning Board Action Limit:	02/17/2026
Staff Report Date:	01/29/2026
Date Accepted:	11/24/2025
Informational Mailing:	05/08/2025
Acceptance Mailing:	11/07/2025
Sign Posting Deadline:	01/06/2026

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-2024-010
Type 2 Tree Conservation Plan TCP2-2025-0089
Enclave at Brandywine Phase 2

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 located in the Residential, Single-Family-Attached (RSF-A) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff have considered the following criteria in reviewing this detailed site plan:

A. The Prince George's County Zoning Ordinance;

B. Preliminary Plan of Subdivision PPS-2024-017 and Certificate of Adequacy ADQ-2024-041;

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

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

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

F. Referral comments; and

G. Community feedback.

II. BACKGROUND

A. Request: The subject detailed site plan (DET) proposes development of 36 townhouse dwelling units and associated infrastructure, for Phase 2 of the overall development known as Enclave at Brandywine.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	RSF-A	RSF-A
Use	Vacant	Dwelling, Townhouse
Total Gross Acreage	5.44	5.44
Floodplain Acreage	0	0
Total Net Acreage	5.44	5.44
Lots	0	36
Parcels	2	6
Townhouse Dwelling Units	0	36
Density	0	6.62 du/ac

C. **Location**: The subject site is located on the west side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive. The subject property is Phase 2 of the overall development known as Enclave at Brandywine. The subject Phase 2 property consists of 5.44 acres and is within Planning Area 85A and Council District 9.

D. **Proposed Uses**: The subject DET proposes residential uses on the property, consisting of townhouse dwelling units. The use is permitted in the Residential, Single-Family-Attached (RSF-A) Zone, subject to the applicable standards in Section 27-4202(f) of the Prince George's County Zoning Ordinance.

E. **Surrounding Uses**: The subject Phase 2 property is bounded to the north by single-family detached dwellings in the Legacy Comprehensive Design (LCD) Zone; to the east by General Lafayette Boulevard, and beyond by vacant land in the Phase 1 of Enclave at Brandywine development zoned RSF-A; and to the south and west by single-family detached dwellings in the Residential, Rural (RR) Zone.

F. **Previous Approvals**: Preliminary Plan of Subdivision (PPS) 4-18017 was approved by the Prince George's County Planning Board on October 10, 2019 (PGCPB Resolution No. 19-116(C)). This PPS was approved for 104 lots and 6 parcels, for development of 104 single-family attached dwellings. This PPS covered the overall 19.11-acre site of the Enclave at Brandywine.

Detailed Site Plan DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached (townhouse) dwelling units(now known as Phase 1), subject to 3 conditions. In this DSP, approved improvements for Parcel C included an open play area at the southwest corner of the site, required landscape bufferyards, and stormwater management (SWM) facilities. Approved improvements for Parcel B included a SWM facility, a trail around it, and a monument sign at the southwest corner of the intersection of proposed Private Road A and General Lafayette Boulevard. The notes indicated Parcels B and C were to be dedicated to a homeowners association (HOA).

DSP-20054-01 was approved by the Planning Board on November 2, 2023 (PGCPB Resolution No. 2023-118), to amend architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054,

subject to 2 conditions. In this approval, improvements in Parcels B and C remained the same as approved in DSP-20054.

PPS-2024-017 was approved by the Planning Board (PGCPB Resolution No. 2025-033) on April 17, 2025, for the subdivision of Parcels B and C (5.44 acres) of the prior approvals into 36 lots and 6 parcels, in support of development of an additional 36 townhouse dwelling units known as Phase 2 of the overall development of the Enclave at Brandywine, subject to 14 conditions. Pursuant to PPS-2024-017, the subject DET is required for the proposed development, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance. The subject DET application is for Phase 2, covering prior approved Parcels B and C.

Certificate of Adequacy ADQ-2024-041 was approved by the Planning Director on April 7, 2025, for Phase 2, subject to four 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) of the Prince George's County Subdivision Regulations.

DSP-2025-0033, a Director-level amendment to DSP-20054-01 for Phase 1, was accepted on January 9, 2026 and is pending approval by the Planning Director. This amendment is to modify landscape plant numbers and location, and to add improvements in Parcel D, in coordination with Phase 2 (DET-2024-010).

The subject DET will supersede applications DSP-20054, DSP-20054-01, and DSP-2025-0033 for Parcels B and C, which is the limit of subject DET for Phase 2. Prior detailed site plan applications, and PPS 4-18017, were evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). However, the subject DET, pursuant to the recently approved PPS-2024-017 for Phase 2, is subject to the Zoning Ordinance currently in effect, and all proposed improvements within the area covered by the subject application shall be in conformance with current regulations. Some improvements in Parcels B and C in the submitted DET are shown as grey lines, and the plans note that these are for informational purposes only while referring to prior approvals. However, unless constructed pursuant to prior approvals, these conditions remain proposed and shall be shown as proposed under the subject DET, and shall demonstrate conformance with the current Zoning Ordinance and the 2018 *Prince Geoge's County Landscape* Manual (Landscape Manual).

The boundary of prior Parcel B consists of proposed Parcels I, J, K, and H, and Lots 105–135, while the boundary of prior Parcel C consists of proposed Parcels G and L, and Lots 136–140 in the subject DET, as depicted in Figures 1 and 2 below. However, the submitted DET shows improvements in Parcels G, I, J, and H, as approved with grey lines and notes stating they are part of DSP-2025-0033, for Phase 1. A condition is included herein to remove notes specifying DSP-2025-0033 for Phase 1, and show all improvements as proposed within Parcels G, I, J, and H. On the other hand, a portion of the driveway for Lots 105–115 and 130–135, and required street trees along private streets (Section 4.10 of the Landscape Manual) are within Parcel D, which is within the limit of DSP-2025-0033 for Phase 1. A condition is included herein to move the improvements within Parcel D to DSP-2025-0033 for Phase 1, and certify DSP-2025-0033 for Phase 1, prior to certification of DET-2024-010 for Phase 2.

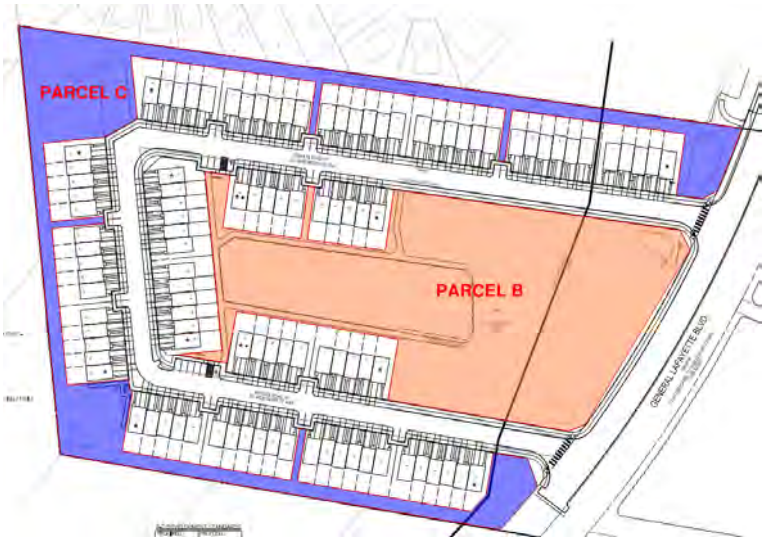


Figure 1: Limit of Parcel B and C in DSP-2025-0033 for Phase 1

Figure 2: Limit of subject DET for Phase 2

G. **Design Features**: This DET application includes 36 townhouse dwelling units for Phase 2 of the overall development known as The Enclave at Brandywine. The DET shows 31 units are located adjacent to General Lafayette Boulevard, and five units are located in the northwest corner of the overall development. The overall development includes two vehicular access points on General Lafayette Boulevard. The two vehicular access points are linked by a U-shaped private road A, which is within the limit of DSP-2025-0033 for Phase 1. PPS-2024-017 approved Parcel L as an extension of the private road A, and this extension portion is within the subject DET for Phase 2. Within the subject DET, the approved private road A with its extension, and a private alley connecting at both ends of private road A form the primary vehicular circulation for Phase 2 development. The private road A and its

extension will provide access to 22 front-loaded townhouse units, while the alley will provide access to 14 rear-loaded townhouse units. Of the 14 rear-loaded townhouse units, 10 units front General Lafayette Boulevard, and four units front the landscaped SWM facility. The provision of crosswalks, 5-foot-wide sidewalks on both sides of the private road A and along General Lafayette Boulevard, and an 8-foot-wide asphalt trail around the SWM facility form the pedestrian circulation for the site.

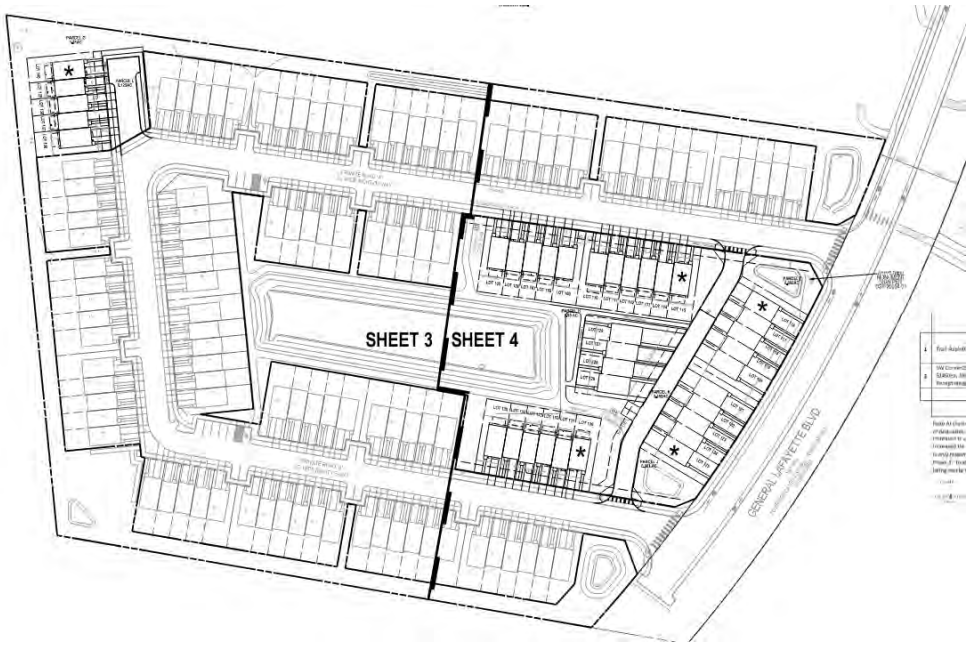


Figure 3: Site Plan

1. **Architecture:** As shown in the submitted architectural elevation package, two building models are included, namely Abigail and Shirley. Each model is available in both front-loaded and rear-loaded configurations. The 20-foot-wide Abigail model is for interior units, while the 22-foot-wide Shirley model is for end units. The proposed models vary in depth and offer multiple elevation options. The residential building elevations offer a variety of material and architectural elements such as stone veneer, horizontal siding, covered porch, decorative gable bracket, and optional decks. Enhanced elevations have been provided for the high-visibility townhouse models, which are labeled on the DET.

Model Name	Garage loading	Number of cars garage	Unit width	Base GFA (sq. ft.)	Typical Model Height	Variety in Front Elevation
Abigail Front	Front	1 car	20 ft.	1,899	34 ft, 10 in (36-foot-deep), 35 ft, 4 inch (40-foot-deep), 34ft, 1.5inch (36-foot-deep for lots 137, 138, 139), 34 ft, 7 inch (40-foot-deep for lots 137, 138, 139)	4
Abigail Rear	Rear	2 car	20 ft.	1,738	34 ft, 10 in (36-foot-deep), 35 ft, 4 inch (40-foot-deep)	4

Model Name	Garage loading	Number of cars garage	Unit width	Base GFA (sq. ft.)	Typical Model Height	Variety in Front Elevation
Shirley Front	Front	1 car	22 ft.	2,186	35 ft, 1 in (38-foot-deep), 35 ft, 4 inch (40-foot-deep), 34 ft, 4.25 inch (38-foot-deep, lots 136, 140), 34 ft, 7 inch (40-foot-deep, lots 136, 140)	4
Shirley Rear	Rear	2 car	22 ft.	2,038	35 ft, 1 in (38-foot-deep), 35 ft, 4 inch (40-foot-deep)	4

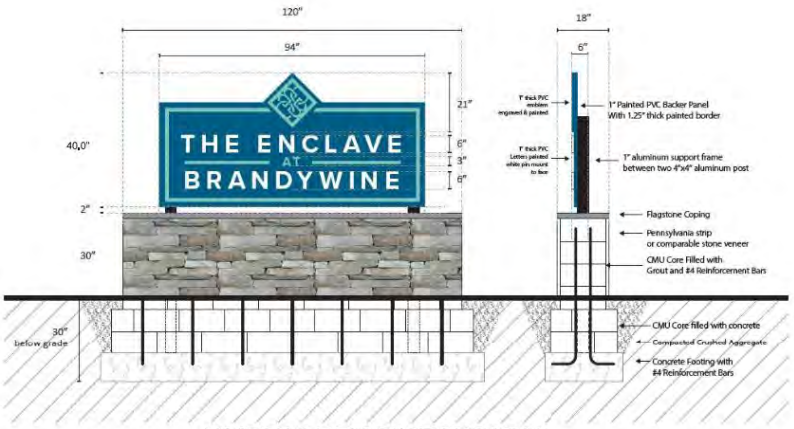
Figure 4: Colored elevation of Abigail and Shirley rear-loaded Model

Figure 5: Colored elevation of Abigail and Shirley front-loaded Model

2. **Parking**. The subject DET meets the parking requirements (72 spaces required, 86 spaces provided; 2 visitor parking spaces required, 2 visitor parking spaces provided). Off-street parking spaces are located in the garage and in driveways of each individual unit, and two surface parking spaces for visitors are located along the alley. Seven bicycle racks (14 parking spaces) are provided at three different locations adjacent to the proposed SWM facilities and at the open play area on Parcel G.

3. **Signage**. The submitted plan shows one residential gateway sign at the vehicular entrance of the site, at the southwest corner of the intersection of proposed private road A and General Lafayette Boulevard in Parcel I. The DET does not include signage details. However, the note on coversheet indicates this gateway sign is approved with DSP-2025-0033 for Phase 1. This case is currently being reviewed by staff. The signage is located within the limit of subject DET, and this DET will supersede DSP-2025-0033 for Parcel I. Therefore, signage details should be included and evaluated with this subject DET, under the current Zoning Ordinance.

   As such, staff have evaluated the signage included with DSP-2025-0033, in accordance with Section 27-61506(b), Residential Gateway Sign, of the Zoning Ordinance. The gateway sign is located at the entrance to the single-family residential subdivision, set back from the road to maintain unobstructed lines of vision for 500 feet in all directions of travel. The sign includes a stone veneer base with a rectangular panel in a deep blue color at the top. Materials consist of stone veneer, aluminum post, PVC Baker panel, and flagstone coping. No illumination is proposed. The height of the sign is 5.8 feet, which is within maximum height allowed. The area of the sign is 31 square feet, which exceeds the 12 square feet maximum allowed. No landscaping is provided at the base of the gateway sign, and no note is provided indicating the maintenance responsibility. A condition is included to provide a residential gateway sign with detailed features and landscape at the base, to demonstrate conformance to Section 27-61506(b), or relocate the signage to be within Parcel D, to be reviewed with DSP-2025-0033 for Phase 1.



ENTRY FEATURE/SIGN

SIGN TYPE	QTY	SQ/SIGN
ENTRY FEATURE	1	31 SF
TOTAL	1	31 SF

Figure 6: Signage included with DSP-2025-0033 application

4. **Lighting**. Pole-mounted light fixtures are proposed along the extension of private road A in Parcel L, and along the proposed alley in Parcel K. These fixtures will be full cut-off, and light will be directed downward. A photometric plan submitted with the application demonstrates that the internal roadway and alley of the Phase 2 property are adequately lit.

5. **Recreation Facilities**. PPS-2024-017 determined that the remaining 0.4538 acre of mandatory dedication of parkland requirement will be met through the provision of on-site recreational facilities, in accordance with Section 24-4601(b)(4)(A) of the Subdivision Regulations. The on-site recreational facilities should include a trail around the large SWM facility in the center of the development in Parcel H, an open play area in the southwest corner of the site on Parcel G.

   The DET includes an 8-foot-wide asphalt trail with nine benches around the SWM facility in the center of the development, and an open play area on Parcel G. Equipment details, cost estimates, and construction timing for the recreation facilities are included in the "Recreational Facilities Provided" chart on the coversheet of the DET. The chart indicates all proposed facilities will be built prior to first building permit of Phase 2. Typically, recreational facilities are not built prior to the first building permit, since residents cannot use them during construction and the facilities may be at risk of damage from ongoing building activities. Upon further discussion with the applicant, the applicant proffered to revise the construction timing to be prior to the 26th building permit of Phase 2. Staff find the revised timing is reasonable, and the construction timing is conditioned herein to be revised on the DET. Phase 2 development is responsible for 0.4538 acre of parkland dedication, pursuant to the approved PPS resolution (page 10 of PGCPB Resolution No. 2025-033), but the note under the "Recreational Facilities Provided" chart indicates 0.4528 acre. A condition is included to revise the

note under the "Recreational Facilities Provided" chart to indicate Phase 2 is responsible for 0.4538 acre.

Details for the open play area in Parcel G are included in Sheet 5 of the DET. The plan shows four proposed benches, two picnic tables, one pet waste station and one trash receptacle. The detailed plan is consistent with the improvements shown in DSP-2025-0033 for Phase 1. The subject DET will supersede DSP-2025-0033 for improvements in the open play area.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

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

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

The applicable standards of this Subtitle include standards of the RSF-A Zone–use standards, intensity and dimensional standards (Section 27-4202(f)), Development Standards (Part 27-6 of the Zoning Ordinance), as well as applicable sections of the Landscape Manual. The analysis of conformance to these standards is addressed, in detail, in Finding III.B. Based on the analysis herein, and subject to the conditions proposed by staff, in addition to the evidence filed in conjunction with this application, staff find that DET-2024-010 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses.

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

As discussed in detail below, in Findings IV and V, the proposed development complies with applicable conditions of PPS-2024-017 and ADQ-2024-041.

(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 regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the Type 2 tree conservation plan (TCP2). Three impacts and revisions were approved by the Planning Board with PPS 4-18017, DSP-20054, and PPS-2024-017, for a previously approved master-planned trail, sewer line connection, and a stormwater outfall, in

conformance with Section 27-6808 of the Zoning Ordinance. There are no additional impacts proposed with this DET; however, this application is reliant on the prior impact approvals.

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

The proposed development is not located in a Planned Development zone. Therefore, this criterion is not applicable.

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

The DET is in conformance with the submitted tree conservation plan, TCP2-2025-0089. Analysis of the TCP2, which is recommended for approval, is included in Finding VII below.

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

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

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

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

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

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

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

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

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

B. Section 27-4202(f)(2) Intensity and Dimensional Standards

The DET is in conformance with the applicable RSF-A Zone Intensity and Dimensional Standards, as shown below:

STANDARDS (Single-Family Detached Dwelling)	REQUIRED	PROVIDED
Density, max. (du/ac of net lot area)	16.33	6.62
Net lot area, min. (sf)	No requirement	1,800
Lot width, min. (ft)	20*	20
Lot width for the development as a whole	100	630
Lot frontage (width) at front street line, min. (ft)	16	20
Lot coverage, max. (% of net lot area)	45%**	19%
Front yard depth, min. (ft)	15	15
Side yard depth, min. (ft)	8***	8
Rear yard depth, min. (ft)	20****	20
Principal structure height, max. (ft)		
Non-NCS*****	50	35.33
NCS: 150–200 ft	45	34.58*****
NCS: 50–150 ft	35	34.58
Accessory structure height, max. (ft)	25	25

Notes: *A minimum lot width of 20 feet is applicable to the individual lots for townhouse units. The minimum lot width for the development lot as a whole shall be 100 feet. The minimum lot width for the development lot as a whole is more than 100 feet, and meets the requirement.

**Applicable to the lot coverage of the development lot as a whole, rather than individual lots under townhouse units.

***Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of eight feet is required between buildings.

****May be reduced to zero feet when a 20-foot-wide or wider alley is provided, or to a range between 5 and 10 feet when an alley less than 20 feet in width is provided.

*****NCS refers to requirements in Section 27-61203(a)(2), Neighborhood Compatibility Standards, of the Zoning Ordinance.

*****Based on the submitted compatibility exhibit, only Lots 136 and 137 are subject to Neighborhood Compatibility Standards (NCS) within 150–200 feet of an existing single-family dwelling. The maximum building height of the two townhouses is labeled as 34 feet and 7 inches in the submitted

compatibility exhibit, as well as in the building height diagram on the DET coversheet. However, the building height in the Intensity and Dimensional Standards Chart shows 35 feet and 4 inches for NCS-150–200 feet. A condition is included herein to revise the building height provided for NCS-150–200 feet to be 34 feet and 7 inches in the RSF-A Intensity and Dimensional Standards Chart on the coversheet.

C. Section 27-6 Applicable Development Standards

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

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

27-6202. Consistency with Plans: The design and proposed construction of access and circulation systems associated with the development is consistent with the transportation goals, objectives, and actions in the County's 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) as follows:

Plan 2035 Consistency
Plan 2035 provides the following recommendations:

> **Policy 1: Ensure that countywide transportation improvements are integrated with and support the 2035 vision and land use pattern.**
>
> The proposed site plan shows a striped bicycle lane along the frontage of General Lafayette Boulevard (MC-502). The recommended and proposed facilities meet the intent of the policy.
>
> **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 areas's character.**
>
> The site plan includes 5-foot-wide and 8-foot-wide internal sidewalks, striped crosswalks, and an 8-foot-wide shared-use path that transitions bicyclists into the striped bicycle lane along the General Lafayette Boulevard frontage. The recommended and proposed facilities meet the intent of the policy.
>
> **Policy 5: Improve overall safety levels within the County's transportation network.**

The site plan includes 5-foot-wide and 8-foot-wide internal sidewalks, striped crosswalks, and an 8-foot-wide shared-use path that transitions bicyclists into the striped bicycle lane along the General Lafayette Boulevard frontage.

The proposed facilities meet the intent of the policy. However, the striped bicycle lane is not shown on Sheet 4 of the DET, which is conditioned herein to be included.

Master Plan Consistency
The proposed and recommended access and circulation is consistent with the MPOT and the master plan as follows:

Right-of-Way (ROW)

- General Lafayette Boulevard (MC-502): 100-foot ROW

The MPOT and master plan recommend a minimum of 100-foot right-of-way, which is delineated on the DET.

Pedestrian and Bike Facilities

- General Lafayette Boulvard (MC-502): Planned Shared Roadway

The DET shows a stripped bicycle lane along the frontage of General Lafayette Boulevard (MC-502).

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.**

The proposed site plan shows continuous sidewalks, Americans with Disabilities Act ramps, and continental crosswalks throughout the site. The proposed site plan also shows a bicycle lane along the frontage of General Lafayette Boulevard. In addition, the DET proposes an 8-foot-wide shared-use path within the site and along the frontage of General Lafayette Boulevard to provide a connection to the Rose Creek Trail. 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 AASHTO Guide for the Development of Bicycle Facilities.

The proposed site plan details a bicycle lane along the site's frontage of General Lafayette Boulevard, which meets the latest AASHTO standards. Staff determine that the policy requirement is satisfied. However, staff recommend enhanced wayfinding, in the form of signage, curb cuts, etc., to ease the transition of cyclists between the Rose Creek Trail and the bicycle lane along General Lafayette Boulevard.

The master plan includes the following policies regarding the accommodations of pedestrian and bicycle facilities (page 118):

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

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The proposed site plan provides multimodal opportunities for travel throughout the site for pedestrians and bicyclists. Continental-style crosswalks are proposed at all pedestrian crossings. Bicycle circulation is provided through bicycle lanes along the site's frontage of General Lafayette Boulevard, as well as a shared-use path connection to the Rose Creek Trail within the site and along the frontage. Bicycle parking is provided to accommodate 14 spaces near the centralized recreation area and at the open play area at southwest corner of the development. Staff find that master plan conformance will be met, subject to the conditions of approval contained herein.

27-6203. Multimodal Transportation System: The submitted plans demonstrate circulation for multimodal use throughout the site. Staff recommend enhanced wayfinding to assist bicyclists to transition from the trail existing north of the site via the shared-use path to the striped bicycle lane along General Lafeyette Boulevard at the intersection with proposed private road A, unless modified by the road operating agency. This recommendation is conditioned herein.

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. Two full movement access points are proposed along General Lafayette Boulevard, and 5-foot-wide sidewalks are proposed throughout the site connecting to recreational areas and adjacent trails.

27-6206. Vehicular Access and Circulation: Staff find the proposed development meets the development standards governing vehicular access and circulation as follows:

27-6206(a): All public streets are classified appropriately.

27-6206(b): All proposed access is classified appropriately, and one alleyway is proposed. The development will be served by an internal network of private streets connecting to a public street, General Lafayette Boulevard.

27-6206(c): The site includes two vehicular access points along General Lafayette Boulevard and internal circulation served via private roads with a 50-foot right-of-way that can accommodate emergency vehicles. Staff find access and circulation to be sufficient.

27-6206(d): The site does not propose direct driveway access along the major collector, General Lafayette Boulevard.

27-6206(e): The proposed development is not located in a Transit-Oriented/Activity Center base, PD zone, or Nonresidential zone.

27-6206(f): The proposed development has a connectivity score of 1.5 and meets the minimum requirements.

27-6206(g): No cul-de-sacs or street turnarounds are proposed on-site. The applicant proposes a pedestrian connection to the Rose Creek Trail at the northeast edge of the site. The trail would cross the vacant land to the north of the site and connect to a residential neighborhood. 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. An 8-foot-wide shared-use path is also proposed along the property frontage of General Lafayette Boulevard.

27-6207(b): Pedestrian connectivity is currently proposed via 5-foot-wide and 8-foot-wide sidewalks and marked crosswalks throughout the site and along General Lafayette Boulevard.

27-6208. Bicycle Access and Circulation:

27-6208(a): The proposed site plan accommodates bicycle circulation through bicycle lanes on the site's frontage along General Lafayette Boulevard, as well as a shared-use path connection to the Rose Creek Trail at the northeast edge of the site. Bicycle parking is provided to accommodate 14 spaces near the centralized recreation area of the development, and at the open play area at the southwest corner of the development.

27-6208(b): The subject site is not adjacent to parcels that contain multifamily, townhouse, nonresidential, or mixed-use development; therefore, internal cross-access is not proposed. However, bicycle lanes are proposed along the property frontage of General Lafayette Boulevard, to accommodate connections to the adjacent property.

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

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements.

27-6303 Parking Plan or Site Plan Required: The site plan shows the number and location of required parking spaces and driveways, including how these parking facilities coordinate with the pedestrian, bicycle, and vehicular circulation systems for the development. Specifically, off-street parking will be on private lots in garages and driveways, and two visitor parking spaces will be along the proposed alley. Each townhouse unit includes one concrete-surfaced driveway providing access to garage parking. The site plan also shows the location and design of all pedestrian and bicycle facilities.

27-6304 General Standards for Off-Street Parking and Loading Areas: The proposed off-street parking meets the requirements for surfacing, location, and arrangement. The proposed parking includes concrete-surfaced parking on driveways and in garages, as well as asphalt-surfaced on-street parking. Per Section 27-6304(c) of the Zoning Ordinance, off-street parking is arranged for convenient access, with no conflicts with proposed sidewalks.

27-6305 Off-Street Parking Spaces Standards:

	Parking and Bicycle Tabulations		
Principal Use	**Required** (min.)		**Provided**
Single family attached (townhouse)	2 spaces per DU (36 DU)	72	86 (50 garage, 36 driveway)
Visitor parking	1 space per every 20 DU (36DU)	2	2
Total Parking		**74**	**88**
Total Bicycle Space	Min. 2 bicycle spaces per 10 parking spaces in parking area/ 1 bicycle space for each additional 10 parking spaces in parking area	2*	14 (7 racks)

Note: *Pursuant to Section 27-6309(a)(1) of the Zoning Ordinance, in the RSF-A 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 10 spaces). At least one additional bicycle space shall be provided for each additional 10 parking spaces or major fraction thereof, provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. The required bicycle spaces are calculated based on total parking spaces provided in a parking area. In the subject DET, only two visitor parking spaces are included in the proposed parking area along the alley, and therefore, two bicycle spaces are required. The required parking spaces for townhouses are not located within a parking area. A condition is included to revise the required bicycle spaces to be two in the bicycle parking chart on the coversheet.

27-6306. Dimensional Standards for Parking Spaces and Aisles: The parking spaces meet the minimum dimensional standards as outlined in Table 27-6306(a) of the Zoning Ordinance. The typical width and length of driveways are labeled on the DET.

27-6309. Bicycle Parking Standards: The proposed 14 bicycle parking spaces meet the requirements of this section. The bicycle racks are installed on a paved surface, and located in visible, well-lit areas which are conveniently accessible to the recreation facilities within this development. In addition, the bicycle racks will be placed at least 3 feet away from any structures and will be installed with at least 30 inches of spacing between each rack, to allow for adequate room for parking a bicycle. A bike rack detail is provided on coversheet and Sheet 5 of the DET.

27-6309(a): The development requires two bicycle parking spaces, and 14 inverted U-style racks are proposed, as discussed above in Finding III.C, Section 27-6305.

27-6309(b): The proposed development shows the required bicycle parking spaces located in a visible, well-lit, and near the primary open space of the development.

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 amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

27-6403. Amount of Open Space Set-Asides: The DET is in conformance with the applicable standards in Section 27-6403 of the Zoning Ordinance. Residential use in the RSF-A Zone is required to provide 20 percent of the development site area for open space set-aside, which is 1.09 acres for the subject development. The subject DET includes 21.7 percent of gross tract area, or 1.18 acres, for open space set-aside, which meets the requirement.

27-6404. Areas Counted as Open Space Set-Asides: All proposed open space areas are eligible to be counted towards the open space set-aside, per Table 27-6404(a). Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development shall consist of active recreational areas. In the subject DET, 15 percent of the total required minimum open space is 0.16 acre. The proposed development provides 0.28 acre or 25 percent of the total required minimum open space set-aside as active recreation area, which meets the requirement. Active recreation facilities include an 8-foot-wide trail around the stormwater management (SWM) facility in the center of the overall development, as shown on the open space set-aside exhibit. Only 52 percent of the SWM facility area (0.4 acre out of 0.77 acre) is included in the calculation for open space set aside, which is below the maximum allowable threshold of 75 percent. Shrubs and grasses will be planted within the SWM area. Trails, benches, and arranged planting are provided around the SWM facility, which support passive recreation uses.

Section 27-6405. Areas Not Counted as Open Space Set-Asides: The proposed open space set-aside areas comply with Section 27-6405 of the Zoning Ordinance, as they are not among the areas excluded from counting toward the required open space.

Section 27-6406. Design Standards for Open Space Set-Asides: As required by Section 27-6406(a) of the Zoning Ordinance, 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. In particular, the active recreation facilities, the trail round SWM facility is located within accessible portions of the development, featuring attractive and convenient amenities for future residents, connecting proposed sidewalks along private street A. The passive recreation space consists of open spaces around the trail with benches and proposed landscape. Townhouses units 126-129 will have front entrances facing the SWM facility. There are 12 additional units that back to the facility and will have a rear entrance facing the SWM facility. In addition, 28 townhouse units approved under Phase 1 will also have rear entrances facing the SWM facility.

Section 27-6407. Development in Open Space Set-Asides: Proposed development within the open space set-aside consists only of improvements appropriate to each open space set-aside, as listed in the "Recreational Facilities Provided" chart on the coversheet and discussed in Finding II.G.5 above.

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides: According to the statement of justification (SOJ), the areas that are designated as open space set-asides are to be conveyed to the homeowners association (HOA) for effective management, operation and maintenance.

4. Section 27-6500—Landscaping

The DET is in conformance with the applicable standards in the Landscape Manual. However, as discussed in above Finding II.A, the submitted DET shows landscaping in Parcels G, I, J, and H and their associated schedules as part of DSP-2025-0033 for Phase 1, which will need to be revised as these areas are being superseded by this DET. Detailed findings and conditions for Landscaping are discussed in Finding VI below.

5. Section 27-6600—Fences and Walls

The DET does not include fences or walls.

6. Section 27-6700—Exterior Lighting

As discussed in Finding II.G.4 above, pole-mounted light fixtures are proposed along private street A and the alley. These fixtures will be full cut-off, and light will be directed downward.

27-6704. Prohibited Lighting: No prohibited lighting types are proposed.

27-6705. Private Street Lighting: As depicted in the submitted photometric plan, three proposed lights in Parcel L are along private streets, the rest of the proposed lights in Parcel K are along the private alley. All private street lights are located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring. One type of light fixture along private streets is included. The correlated color temperature of streetlights is 4,000K, which exceeds 3,000K requirement. A condition is included to reduce the correlated color temperature of private streetlights in Parcel L to not exceed 3,000K.

27-6706. General Standards for Exterior Lighting: As shown on the photometric plan, all proposed lighting will be full cut-off fixtures that are directed downward. Lighting along private street and alley are proposed with this DET. The three light fixtures in Parcel L are private street lighting, which are not subject to the maximum illumination levels requirement. The light fixtures in Parcel K along the alley are subject to this requirement. The maximum illumination measure in foot-candles, at ground-level, at the lot lines of townhouses abut to the alley exceed the maximum listed in Section 27-6706(c)(1) of the Zoning Ordinance, which is 1.0 foot candle. A condition is included to revise the photometric plan to ensure the foot candle, at ground-level, at the lot lines of townhouses which abut the alley, does not exceed 1.0 foot candle, pursuant to Section 27-6706(c)(1). All exterior light fixtures shall generate at least 80 lumens per watt (LPW) of energy consumed, as shown on the manufacturers specifications for the fixture. However, the notes in specifications indicates 78.34 for LPW. A condition is included to revise the Ecoswap Module Specifications to be at least 80 LPW. The proposed light fixtures are 14 and 16 feet high, which meet the maximum height of 16 feet in a residential base zone.

27-6707. Lighting Design Standards for Specific Uses and Site Features: No light fixtures are proposed along trails around the SWM facility in Parcel H, and walkways at open play area at southwest corner in Parcel G. These areas are adjacent to residential lots, adding lights would bring safety and lighting pollution concerns during nighttime hours. Staff recommend no light fixtures in the above-mentioned recreational facility area.

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

27-6802. Natural Resources Inventory (NRI):
Section 27-6802 of the Zoning Ordinance requires an approved natural resource inventory (NRI) plan with PPS applications. The applicant submitted Natural Resources Inventory (NRI-171-2018-01) with the application. Natural Resources Inventory (NRI-171-2018-01) was approved on February 18, 2025, and is valid. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This site is woodlands with wooded floodplain and one specimen tree.

27-6803. Trees and Vegetations: This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code, as discussed in Findings VII and VIII below.

27-6804. Floodplain Management: The approved Natural Resources Inventory (NRI-171-2018-01) shows 1.63 acres of existing 100-year floodplain on the overall Enclave at Brandywine site, but none of the floodplain falls within the limit of subject DET for Phase 2.

27-6805. Erosion and Sedimentation Control: Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan with the DET. 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 Type 2 tree conservation plan (TCP2) must reflect the ultimate limits of disturbance, not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. An approved erosion and sediment control technical plan was submitted with this DET. The DET and TCP2 are in conformance with the erosion and sediment control technical plan.

27-6806. Stormwater Management: Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires SWM concept approval prior to acceptance of a DET. A revision to the SWM Concept Approval Letter (57206-2018-03) and associated plan for this phase were submitted with this application. The SWM approval was issued on November 7, 2025, by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), and

proposes six microbioretention facilities, one submerged gravel wetland, and one bypass structure. An SWM fee of $9,000 was estimated for payment of fee-in-lieu of providing on-site attenuation/quality control measures will be required.

The approved SWM concept plan permit number on the site plan coversheet is not up to date; a condition is included herein to revise General Note 8 to show SWM Concept Plan permit number as 57206-2018-03, and approval date as November 5, 2025.

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.

27-6808. Regulated Environmental Features: This site contains regulated environmental features (REF) that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808. The environmental features include streams, stream buffers, wetlands, wetland buffers, floodplain, and steep slopes.

Section 27-6808 refers to Section 24-4303(d)(5) of the Subdivision Regulations which states: "Where land is located outside the Chesapeake Bay Critical Area Overlay 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."

Three impacts and revisions were approved by the Planning Board with PPS 4-18017, DSP-20054, and PPS-2024-017. There are no additional impacts proposed with this DET; however, this application is reliant on the prior impact approvals.

27-6809. Unsafe Lands: Section 27-6809, Unsafe Lands, of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations". This application will use the current Subdivision Regulations, and Section 24-4101(c)(1) of the Subdivision Regulations states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Grosstown gravelly silt loam, and Potobac-Issue complex. Marlboro and Christiana clay are not found to occur on this property.

27-6810. Noise Control: As a residential development, site-generated noise is not expected to be a concern. The existing street adjacent to the subject property is General Lafayette Boulevard, which is classified as a major collector road in the MPOT. No adjacent roads are classified as arterial or higher; therefore, a noise study is not required.

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

Site Access: As mentioned in section II G, private road A was approved pursuant to DSP-2025-0033 for Phase 1 development. This road provides two points of vehicular access to the Phase 2 development from General Lafayette Boulevard. This access satisfies the above requirement and ensures emergency vehicle access.

Location of Off-Street Parking: As shown on the submitted DET, the two guest parking spaces will be located along the alley, at the side or rear of the townhouse buildings.

Building Orientation and Configuration: As shown on the submitted DET, the primary entrances of the proposed townhouse units are oriented towards internal private road A, public road General Lafayette Boulevard, and the common open space, which is the SWM facility located at the center of the development.

Maximum Building Length: The maximum building length for the proposed townhouse building stick is 120 feet, which is less than the maximum length of 150 linear feet for townhouses in the RSF-A Zone.

Building Façades: As shown in the submitted architectural elevations, the façades of each townhouse model are designed with wall offsets, in the form of projections or recesses, with a minimum depth of 2 feet and spaced less than 50 feet apart. Pursuant to Section 27-6903(e)(3) of the Zoning Ordinance, street-facing façades of townhouse buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street. Lots 116–125 face a public street (General Lafayette Boulevard), and therefore, are subject to Section 27-6903(e)(3). As shown on the colored architecture elevations, all elevations include minimum of three design features, namely covered porch, eaves projecting 12 inches from façade plane, and multiple windows with a minimum of four-inch-wide trim. This requirement is met.

Building Façade Fenestration/Transparency: The front façades of the townhouse model for Lots 105–125 and Lots 130–140 are subject to this

requirement. The transparency exhibits in Sheets 11–13 of architecture elevation package show that at least 15 percent of the street-facing façade area of the ground-level floor of the above-mentioned townhouse building will be occupied by windows and/or doorways. This requirement is met. However, per Section 29-6903(g), windows and doors counted toward transparency must use clear, non-reflective glass with at least 0.65 light transmittance and no more than 0.20 reflectance. The submitted elevations show the garage door and entrance door with minimal glass, so not all fenestration qualifies. A condition is included herein to revise the front façade elevations and transparency exhibit for Lots 105–125 and Lots 130 through 140, to comply with Section 27-6903(g) of the Zoning Ordinance, to calculate transparency per the footnotes in Section 27-61203(d)(1) of the Zoning Ordinance, and to adjust the architectural elevations accordingly.

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. The townhouses must be designed in accordance with Section 27-61203(d) of the Zoning Ordinance. This is addressed in the discussion of Section 27-61200 of the Zoning Ordinance below.

9. Section 27-61200—Neighborhood Compatibility Standards

Section 27-61200 applies because the applicant proposes new townhouses adjacent to existing single-family detached dwellings and vacant land in the RR Zone. The proposed townhouses in Lots 136–140 are subject to the requirements of this section.

Building Heights and Setbacks: The proposed townhouse units in Lots 136–140 are abutting vacant land in the RR zone at the western property line. However, the proposed townhouses are at a distance farther than 200 feet from the minimum front yard setback line in the vacant land in the RR Zone; therefore, the Section 27-61203(a)(2) maximum height requirements do not apply from the western property line. The townhouse units in Lots 136–140 are abutting existing single-family dwelling at northern property line. As discussed above in Finding III.B and shown in the submitted neighborhood compatibility exhibit and typical building height diagram on coversheet, the proposed townhouse building height in Lots 136–140 meet the requirements, and the buildings are designed to be lower than other townhouses that are not subject to neighborhood compatibility standards. The setbacks of buildings within the proposed development will be consistent with other buildings on the block face. The building height of the proposed townhouse in Lots 136–140 are 34 feet and 7 inches, and this is not over three stories or 35 feet in height.

Building Orientation: Four of the proposed units, namely Lots 126–129, are oriented towards an open space area, which is the SWM facility at the center of the development. All other buildings are oriented towards private or public streets from which they drive their street address.

Building Design: The submitted architectural elevations of townhouses are compatible with the adjacent single-family detached homes, in terms of architectural features, roof style, and use of exterior colors. The townhouses will have pitched roofs, consistent with the adjacent single-family detached homes. There is no roof mounted equipment to screen from adjacent single-family homes. The proposed exterior colors will be similar to adjacent single-family detached homes. Five units, namely Lots 136–140, with outdoor activity areas (decks) are adjacent to single-family detached homes and these decks are oriented away from the adjacent homes.

Building Materials: The proposed townhouse units in Lots 136–140 are adjacent to existing single-family detached dwellings to the north. Specifically, the side elevation on Lot 140 faces the rear of the existing single-family detached dwellings. The rear of the units on Lots 136–140, face existing single-family detached homes to the west. However, these single-family detached dwellings front on McKendree Road and are between 1,200 to 1,500 feet from the subject property and the space between the existing homes and the proposed townhouses is fully wooded.

As shown on Sheet 10 of the submitted architecture elevation, and in the exhibit on page 103 of the submitted SOJ, the proposed rear and side façade demonstrates conformance to the transparency standards in Table 27-61203(d)(1). However, the percentage is not labeled on the architectural elevation on Sheet 10. A condition is included to label transparency percentage to the rear elevation for Lots 136–140 in architectural elevation package.

Building Story	**1st Floor**	**2nd Floor**	**3rd or higher floor**
Transparency requirement	**15 percent**	**20 percent**	**20 percent**
Side elevation for Lot 140	15 percent	21 percent	20 percent
Rear elevation of Lot 136-140	15 percent	20 percent	20 percent

Exterior materials are consistent with commonly used materials of adjacent dwellings, and no prohibited materials will be used. The side elevation of the proposed townhouse on Lot 140 faces the rears of the existing single-family dwellings in adjoining property. The side elevation of the unit on Lot 40 will utilize a stone veneer water table and horizontal cementitious siding. Based on the SOJ, and staff's estimate, the percentage of vinyl siding does not exceed 25 percent of the side façade. A condition is included to label the percentage of vinyl siding on the architectural elevation for the side elevation of Lot 140 to demonstrate conformance to Section 27-61203(d)(2) of the Zoning Ordinance. The rear elevation of Lots 136–140 are more than 200 feet from the single-family detached dwellings on the adjoining property. Therefore, the rear units are not subject to the 25 percent limitation on vinyl siding.

Multibuilding Placement: The DET includes multiple townhouse buildings, but all proposed buildings have the same use. As such, the multibuilding placement requirements are inapplicable.

Off-Street Parking: Parking spaces will be located in front of the townhouses for front-loading units, and located at the rear of the townhouses for rear-loading units. This requirement only applies to off-street parking for townhouses, not including guest parking. As depicted on the DET, a total of 72 parking spaces are required and 86 parking spaces are provided, which exceed the required minimum number of parking spaces by 1.19, which do not exceed 1.5 times the required minimum specified in Table 27-6305(a) of the Zoning Ordinance.

Other Site Features: The submitted photometric plan shows that two pole-mounted light fixtures proposed in Parcel L are within 100 feet of a lot containing single-family detached dwellings. The height of the three lights are 14 feet, which meets the standards, and the foot candle at lot line is 0.6 to 0.8, which exceeds the 0.5 minimum requirement. A condition is included herein to revise the photometric plan to ensure foot candle at the northern property line does not exceed 0.5. Other proposed pole-mounted light fixtures are along the alley and are16 feet high. They are located beyond 150 feet of a lot containing single-family detached dwellings.

The residential gateway signage of the development is located more than 100 feet from the lot line shared with a single-family detached dwelling in the RR Zone.

The required open space set-asides includes the SWM facility and the trails and passive recreation space around it at the center of the overall development. They are not located between the proposed development and an adjacent single-family detached dwelling in the RR Zone. Given the compact layout of the development and required SWM facility, it is not practicable to locate required open space set-asides in the above-mentioned location. However, an open play area is proposed at the southwest corner of Parcel G, and landscape buffers will be provided in accordance with the Landscape Manual requirements. Outdoor recreation features, namely the trails around the SWM facility, are located around the SWM, which are located at least 50 feet away from any lot line that is shared with a single-family detached home in RR Zone.

Section 27-61300—Agricultural Compatibility Standards
The subject application is exempt, per Section 27-61302 of the Zoning Ordinance, because it is not adjacent to an on-going agricultural use or activity in the Reserved Open Space (ROS), Agriculture and Preservation (AG), and Agricultural-Residential (AR) base zones.

Section 27-61400—Urban Agriculture Compatibility Standards
The subject application is exempt because it is not adjacent to ongoing urban agriculture use.

Section 27-61500—Signage

The submitted plan shows one residential gateway sign located at the vehicular entrance of the site, at the southwest corner of the intersection of proposed private road A and General Lafayette Boulevard. The signage is in Parcel I, which is within limit of subject DET for Phase 2. Since this DET will supersede DSP-2025-0033 for Parcel I, signage details should be included and reviewed with this subject DET under current Zoning Ordinance, or the signage needs to be moved in Parcel D for Phase 1. As discussed in Finding II.G.3, a condition is included herein.

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 follows:

Table 27-61603(b): Green Building Point System	**Points Earned**
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
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff	1.0
Air Conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
All toilets are 1.28 GPF or less	0.50
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
Total	**4.25**

The DET included environmental site design (ESD) proposing a submerged gravel wetland in the center of the development, microbioretention facilities, and a bypass which were approved by DPIE, in SWM Concept Plan 57206-2018-03. Evergreen and deciduous shrubs, ornamental grass, perennials and ground covers will be planted in the bio-retention, which were approved by DPIE within the Stormdrain, Paving and ESD plan, with Permit No. 54392-2021. Stormdrains have been upgraded to reflect recent revisions to ESD features. These improvements will facilitate effective management of runoff within the development, safeguard sensitive ecological areas, and support the preservation of the Mattawoman Creek watershed, where the subject property is located.

IV. COMPLIANCE WITH PRIOR APPROVALS

A. Preliminary plan of subdivision PPS-2024-021: PPS-2024-017 was approved by the Planning Board (PGCPB Resolution No. 2025-033), on April 17, 2025, subject to 14 conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one in plain text:

2. **Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.**

Copies of the approved SWM Concept Plan (57206-2018-03) and approval letter were submitted with this DET application, proposing microbioretention facilities, a submerged gravel wetland, and a bypass structure. The proposed features on-site are in conformance with the approved SWM concept plan. An SWM fee-in-lieu of providing on-site attenuation/quality control measures will be required by DPIE.

3. **In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements, along the abutting General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.**

The DET correctly shows and labels the required 10-foot-wide public utility easement in conformance with this condition and the approved PPS.

6. **Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

> **"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(l)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."**

TCP2-023-2021-02 was submitted with this application to fulfill this condition. This condition will be met at the time of final plat of subdivision.

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

   a. **Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.**

      Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal intersections and crossing the site access points are proposed throughout the site, and shown on the DET, in accordance with this condition. Staff find the crosswalks shown on the proposed site plan to be satisfactory.

b. Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.

The DET shows standard sidewalks along both sides of the proposed internal roads, and along the west side of General Lafayette Boulevard. Staff find the sidewalks shown on the proposed site plan to be satisfactory.

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

The DET provides adequate on-site recreational facilities in appropriate and development areas, in accordance with the standards outlined in the *Prince George's County Parks and Recreation Facilities Guidelines*, as discussed above in Finding II.G.5.

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

As discussed above in Finding II.G.5, the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, has reviewed the sufficiency and sitting of the recreational facilities in accordance with the *Prince George's County Park and Recreation Facilities Guidelines*. Specifically, the 8-foot-wide trail and nine benches are proposed at the center of the overall development, around the central SWM facility, and the open play area is located at the southwest corner of the overall development. This sitting ensures that recreational facilities amenities are well distributed and conveniently accessible to future residents. Timing for construction is shown on the DET coversheet to occur prior to the first building permit of Phase 2. However, a condition is included herein to revise the construction timing to occur prior to the 26th building permit of Phase 2, as discussed in Finding II.G.5 above.

13. Prior to approval of the first building permit for a residential dwelling, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on

the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to the HOA shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including the reservation of the right of approval by the Prince George's County Planning Director.

Parcels are correctly labeled for conveyance to the homeowners association (HOA), in accordance with this condition and the approved PPS. This condition will be further evaluated at the time of future final plats for the project.

B. Certificate of Adequacy ADQ-2024-041: ADQ-2024-041 was approved by the Planning Director on April 7, 2025, subject to four conditions. One condition relevant to the review of this DET is listed below, in **bold** text. Staff's analysis of the project's conformance to this condition is provided in plain text:

1. **Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 PM peak-hour vehicle trips.**

   The use and number of dwelling units proposed with this DET are within that evaluated with the approved ADQ. The subject DET is consistent with the prior approval and does not exceed the trip cap.

C. Detailed Site Plan DSP-20054 and its amendments: DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached (townhouse) dwelling units, subject to three conditions. DSP-20054-01 was approved by the Planning Board on November 2, 2023 (PGCPB Resolution No. 2023-118), to amend architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054, subject to two conditions. Since the subject DET will supersede Parcels B and C in this approval, staff have reviewed the conditions of prior detailed site plan approvals to ensure Phase 1 and Phase 2 developments are coordinated. No conditions are related to the subject DET application.

V. 2018 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The DET is subject to the requirements of Section 4.1, Residential Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.8 Building Frontage Landscape Requirements, Section 4.9, Sustainable Landscaping, Section 4.10 Street Tress (For Private Streets), of the Landscape Manual. The submitted landscape plans show conformance to these requirements. A condition is included to delineate the buffer yard length for Schedule 4.7-1 for No. 1 northern property line (Lot 140) and No. 2 western property line (Lots 136–140) on landscape plan.

The DET also includes schedules, plant lists, and landscaping with grey dash lines, and refers to DSP-2025-0033 for Phase 1, indicating these are for information purposes only. The landscape plan of DSP-2025-0033 is reviewed in accordance with the 2010 Landscape Manual. However, Bufferyards 1, 2, and 3 in Parcel G, and SWM facility and landscape in Parcels H, I, and J are within limit of the subject DET for Phase 2. The proposed landscape and associated schedules in the limit of the subject DET should be shown as proposed and should be evaluated in accordance with 2018 Landscape Manual. Bufferyards 1, 2, and 3 are within an HOA parcel of townhouse use, and therefore, Bufferyards 1, 2, and 3 are subject to Buffeyard A requirements of Section 4.7 of the 2018 Landscape Manual. Bufferyard A requirements are the same in both the 2010 and 2018 Landscape Manuals. Since Bufferyards 1, 2, and 3 conform to the 2010 Landscape Manual, they will meet the 2018 requirements. The submitted Schedule 4.9-1, Sustainable Landscaping Requirements, excludes landscaping for Parcels G, H, I, and J. Staff reviewed the Schedule 4.9-1 in DSP-2025-0033 using the 2018 Landscape Manual. While the 2018 Landscape Manual requires a higher percentage of native plants than the 2010 version, the proposed amount in DSP-2025-0033 still satisfies Section 4.9 requirements in the 2018 Landscape Manual. The DET also includes plant lists from DSP-2025-0033, for information purposes only. However, plants that are within the limit of the subject DET for Phase 2 should be included in the plant list as proposed. Street trees along private streets, per Section 4.10 of the Landscape Manual, are within Parcel D and the proposed trees and associated Schedule 4.10 should be moved to DSP-2025-0033 for Phase 1 landscape plan, which is conditioned

herein. A second condition is included herein to remove notes indicating the schedules as part of DSP-2025-0033, and to revise the landscape plan by showing all landscape within Parcels G, H, I, and J as proposed by using solid black lines. A third condition is included herein to revise Bufferyard Schedules 1, 2, and 3 by using schedule templates in the 2018 Landscape Manual, to demonstrate conformance. A fourth condition is included herein to revise the plant list and Section 4.9 by including all proposed plants within the limit of the subject DET for Phase 2. A fifth condition is included to remove the schedules and plant list with DSP-2025-0033 for Phase 1.

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

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application has previously approved tree conservation plans. This project is also subject to the 2018 *Environmental Technical Manual*. TCP2-2025-0089 was submitted with this application.

The overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, and proposes clearing of 14.98 acres of woodland and clearing of 0.70 acre of wooded floodplain. This results in a woodland conservation threshold of 3.50 acres and a woodland conservation requirement of 9.68 acres. The application will meet this woodland conservation requirement with 2.50 acres of woodland preservation and 7.18 off-site woodland credits. This is in conformance with prior tree conservation plan approvals. These off-site woodland credits have been purchased as part of the previous TCP2 approval.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved." The proposed application will not impact any on-site specimen trees. A proposed master-planned roadway is shown to access the subject property. This roadway is not constructed at this time and is located across land owned by others. There are several off-site specimen trees that will be removed as part of the construction of the master-planned General Lafayette Boulevard. The removal of these off-site specimen trees is not part of this application.

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

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area or disturbance, and requires a grading permit. Properties zoned Residential, Single-Family-Attached (RSF-A) are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The submitted tree canopy coverage (TCC) requirement is calculated and met by the overall development. The overall site area is 19.11 acres and required TCC is approximately 3.82 acres (or approximately 166,486 square feet). The TCC requirement should be calculated based on the net track area, which is 17.48 acres as shown on the submitted TCP2, and is conditioned herein to be revised. The site plan proposes 5.48 acres (or approximately 238,676 square feet) of TCC between on-site woodland conservation, on-site

existing trees, and proposed landscaped trees, to meet the minimum requirement. The notes under TCC provide a breakdown of trees with DSP-2025-0033 for Phase 1, as well as trees proposed for the subject DET for Phase 2. Since trees within Parcels G, H, I, and J should be counted as part of the subject DET for Phase 2, a condition is included herein to revise the notes under TCC to accurately reflect the tree breakdown associated with DSP-2025-0033 for Phase 1, and the subject DET for Phase 2, ensuring that trees within Parcels G, H, I, and J are included under the subject DET.

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 December 30, 2025 (Calomese to Sun), the Community Planning Division provided an evaluation finding that the subject DET is consistent with the Housing and Neighborhoods Goal stated in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), as the subject application proposes medium-density housing in proximity to a potential future transit station. In addition, although conformance is not required, this application is largely consistent with the recommendations of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan), with respect to the recommended land use, environmental considerations, transportation and mobility, and housing and neighborhoods.

B. **Transportation Planning**—In a memorandum dated January 6, 2026 (Roff to Sun), the Transportation Planning Section provided a review of compliance with the approved PPS-2024-017 and ADQ-2024-041, Plan 2035, the MPOT, and the master plan policies, and a review of the applicable Part 27-6 development standards. The relevant analysis is incorporated into the above findings of this technical staff report. The Transportation Planning Section determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site development standards pursuant to Subtitle 27 of the County Code, and meets the findings for pedestrian and bicycle transportation purposes.

C. **Environmental Planning**—In a memorandum dated January 8, 2026 (Schneider to Sun), the Environmental Planning Section finds that the subject application is in conformance with Sections 27-3605(e)(3) and (6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 of the Zoning Ordinance.

D. **Subdivision**—In a memorandum dated January 9, 2026 (Harvey to Sun), the Subdivision Section indicated that the proposed DET is consistent with the development evaluated with the approved PPS. In addition, the Subdivision Section provided an analysis of the prior approved PPS, which is incorporated into the above findings of this technical staff report.

E. **Historic Preservation**—In a memorandum dated January 12, 2026 (Stabler, Smith and Chisholm to Sun), the Historic Preservation Section noted that the subject property was once part of Pheasant's Thicket (Documented Property 85A-022), a late 18th to early 19th-century plantation established by Zadock Robinson and

occupied through the early 20th century by members of the Robinson family. The manor house was located approximately 500 feet northeast of the subject property. A Phase I archeological survey was conducted on the subject property in April 2019. A total of 275 shovel test pits were excavated at 50-foot intervals across the property. A total of seven artifacts, including bottle and vessel glass, porcelain, and a possible nail were recovered. Although the materials were clustered, there were few and they did not suggest any features; no sites were recorded. No further work was recommended on the subject property. Historic Preservation staff concur that no additional archeological investigations are warranted.

F. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated January 12, 2026 (Thompson to Sun), DPR reviewed and evaluated the subject application and notes that the Planning Board resolution (PGCPB Resolution No. 19-116(C)) for PPS 4-18017 conditioned the conveyance of 1.7 acres of land to The Maryland-National Capital Park and Planning Commission, which is completed. The resolution mandates the construction of an 8-foot-wide trail connection of the Rose Creek Trail, which is shown on the site plan. DPR also notes the applicant should continue to work with DPR staff for the right-of-entry permit, public stormdrain facility easements, and the trail connection.

G. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 18, 2025 (Guzman to Sun), DPIE offered a list of comments which will be addressed at the time of permitting.

H. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.

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 the subject application.

J. **Prince George's County Health Department**—In a memorandum dated December 2, 2025 (Adepoju to Sun), the Health Department noted that the applicant should refer to the first review submitted on February 11, 2025, for comments for PPS-2024-017 and ADQ-2024-041. In a memorandum dated February 11, 2025 (Adepoju to Vatandoost), the Health Department recommended the developer should consider design for and implement water reuse practices for the proposed townhouses and landscaping on the site. If any septic structures are uncovered, the owner is required to report to the Prince George's County's Environmental Engineering and Permit Program, and to abandon and seal the structure prior to construction according to regulatory standards. Lastly, adherence to construction standards will be required by DPIE during the permitting process.

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

L. **Public Utilities**—On December 31, 2025, the subject DET application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.

IX. COMMUNITY FEEDBACK

At the time of the writing of this technical staff report, staff did not receive any inquiries or comments from the community regarding this subject DET.

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-2024-010 and Type 2 Tree Conservation Plan TCP2-2025-0089, for Enclave at Brandywine, Phase 2, 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 (DET), or provide the specific documentation as follows:

    a. Within Parcels G, I, J, and H, remove notes specifying Detailed Site Plan DSP-2025-0033 for Phase 1, and show all improvements as proposed for the subject DET.

    b. Remove the improvements within Parcel D, which are within Detailed Site Plan DSP-2025-0033 for Phase 1, and demonstrate DSP-2025-0033 for Phase 1 has been certified.

    c. Revise the cover page as follows:

        (1) Revise the building height provided for NCS-150–200 FT to be 34 feet and 7 inches in the Residential, Single-Family-Attached (RSF-A) Zone Intensity and Dimensional Standards chart.

        (2) Revise the required bicycle spaces to be two in the bicycle parking chart.

        (3) Revise the note under the "Recreational Facilities Provided" chart to indicate Phase 2 is responsible for 0.4538 acre of mandatory parkland dedication.

        (4) In the "Recreational Facilities Provided" chart, revise the "Permit trigger" to "Construction timing", and revise the timing to indicate recreational facilities shall be constructed prior to the 26th building permit of Phase 2.

        (5) Revise General Note 8 to show the Stormwater Management Concept Plan permit number as 57206-2018-03, and the approval date as November 5, 2025.

d. Provide a residential gateway sign with detailed features and landscape at the base, to demonstrate conformance to Section 27-61506(b) of the Prince George's County Zoning Ordinance, or remove the signage.

e. Provide detailed wayfinding signage to guide bicyclists as they transition from the existing trail north of the site, along the shared-use path, and into the striped bicycle lane on General Lafayette Boulevard, at its intersection with proposed Private Road A, unless modified by the road operating agency.

f. Show the striped bicycle lane on Sheet 4 of the DET.

g. Revise the architecture elevation package as follows:

(1) Revise the front façade elevations and transparency for Lots 105 through 125 and Lots 130 through 140, to comply with Section 27-6903(g) of the Prince George's County Zoning Ordinance, and to calculate transparency per the footnotes in Section 27-61203(d)(1) of the Zoning Ordinance.

(2) Label the transparency percentage to the rear elevation for Lots 136 through 140, to demonstrate conformance with Table 27-61203(d)(1) of the Prince George's County Zoning Ordinance.

(3) Label the percentage of vinyl siding on the architectural elevation for the side elevation of Lot 140, to demonstrate conformance to Section 27-61203(d) of the Prince George's County Zoning Ordinance.

h. Revise the photometric plan as follows:

(1) Reduce the correlated color temperature of private streetlights in Parcel L to not exceed 3,000K, pursuant to Section 27-6705 of the Prince George's County Zoning Ordinance.

(2) Ensure the foot candle, at ground-level, at the lot lines of townhouses which abut the alley, does not exceed 1.0 foot candle, pursuant to Section 27-6706(c)(1) of the Prince George's County Zoning Ordinance.

(3) Revise the lumens per watt (LPW) for Ecoswap Module Specifications to be at least 80 LPW, pursuant to Section 27-6706(c)(2) of the Prince George's County Zoning Ordinance.

(4) Demonstrate foot candles at the northern property line do not exceed 0.5, pursuant to Section 27-61213(g)(3) of the Prince George's County Zoning Ordinance.

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

   a. Delineate the bufferyard length for Schedule 4.7-1 No. 1 northern property line (Lot 140) and No. 2 western property line (Lots 136–140) on the landscape plan.

   b. Remove notes indicating the schedules as part of Detailed Site Plan DSP-2025-0033 are for information purposes only, and revise the landscape plan by showing all landscaping within Parcels G, H, I, and J as proposed by using solid black lines.

   c. Revise the bufferyard Schedules 1, 2, and 3 by using the schedule template in the 2018 *Prince George's County Landscape Manual*, to demonstrate conformance.

   d. Revise the plant list and Section 4.9 schedule by including all proposed plants within the limits of the subject Detailed Site Plan (DET-2024-010) for Phase 2.

   e. Remove the schedules and plant list associated with Detailed Site Plan DSP-2025-0033 for land remaining within Phase 1.

   f. Remove the required trees within Parcel D and Section 4.10 schedule associated with land area remaining in Detailed Site Plan DSP-2025-0033 for Phase 1.

   g. Revise the tree canopy coverage (TCC) schedule as follows:

      (1) Revise the notes under TCC to accurately reflect the tree breakdown associated with Detailed Site Plan DSP-2025-0033 for Phase 1, and the subject Detailed Site Plan DET-2024-010 for Phase 2, ensuring that trees within Parcels G, H, I, and J are included under the subject DET.

      (2) Calculate required TCC area by using net track area.

ENCLAVE AT BRANDYWINE, PHASE 2

Detailed Site Plan

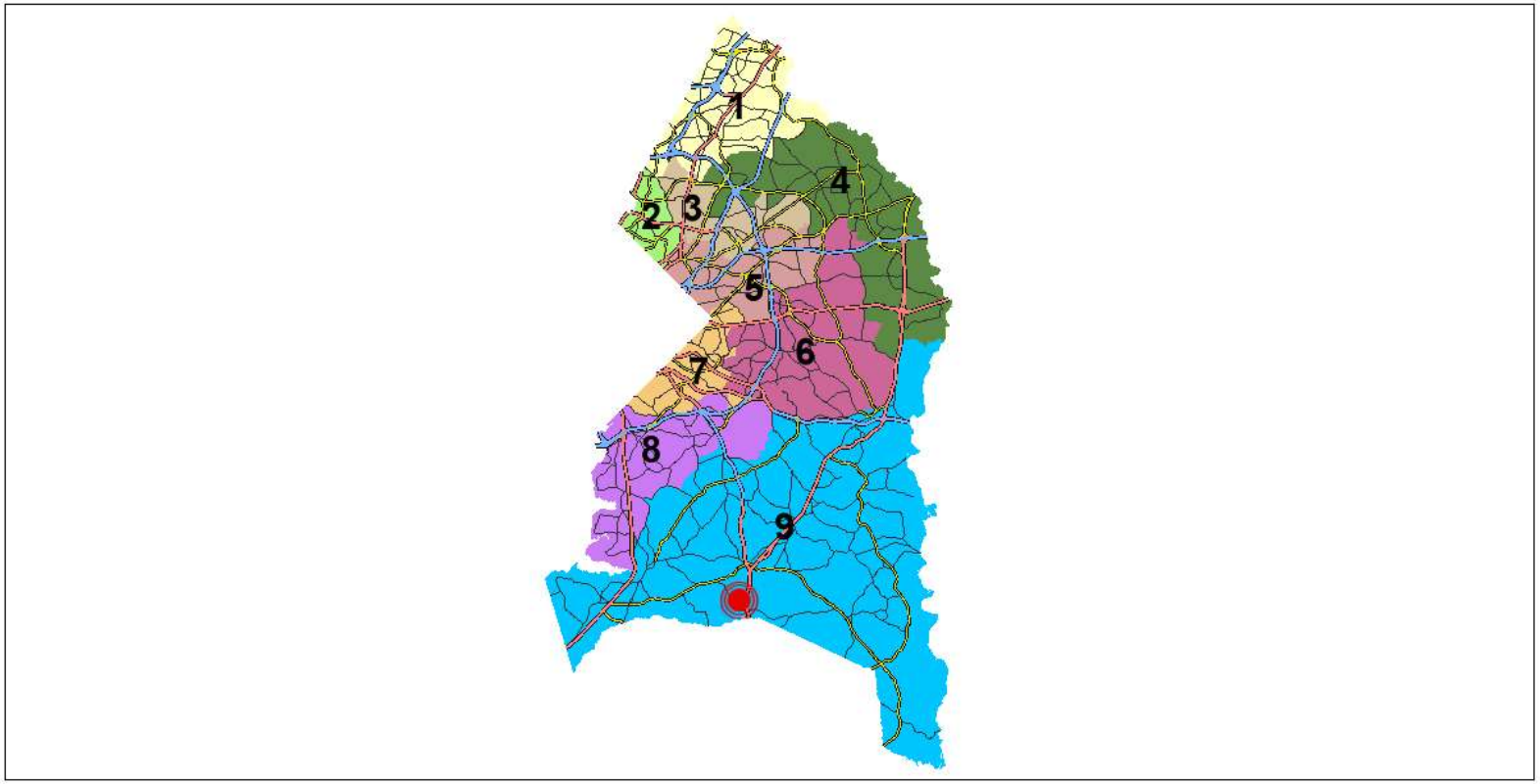
Type 2 Tree Conservation Plan TCP2-2025-0089

Staff Recommendation: APPROVAL with conditions

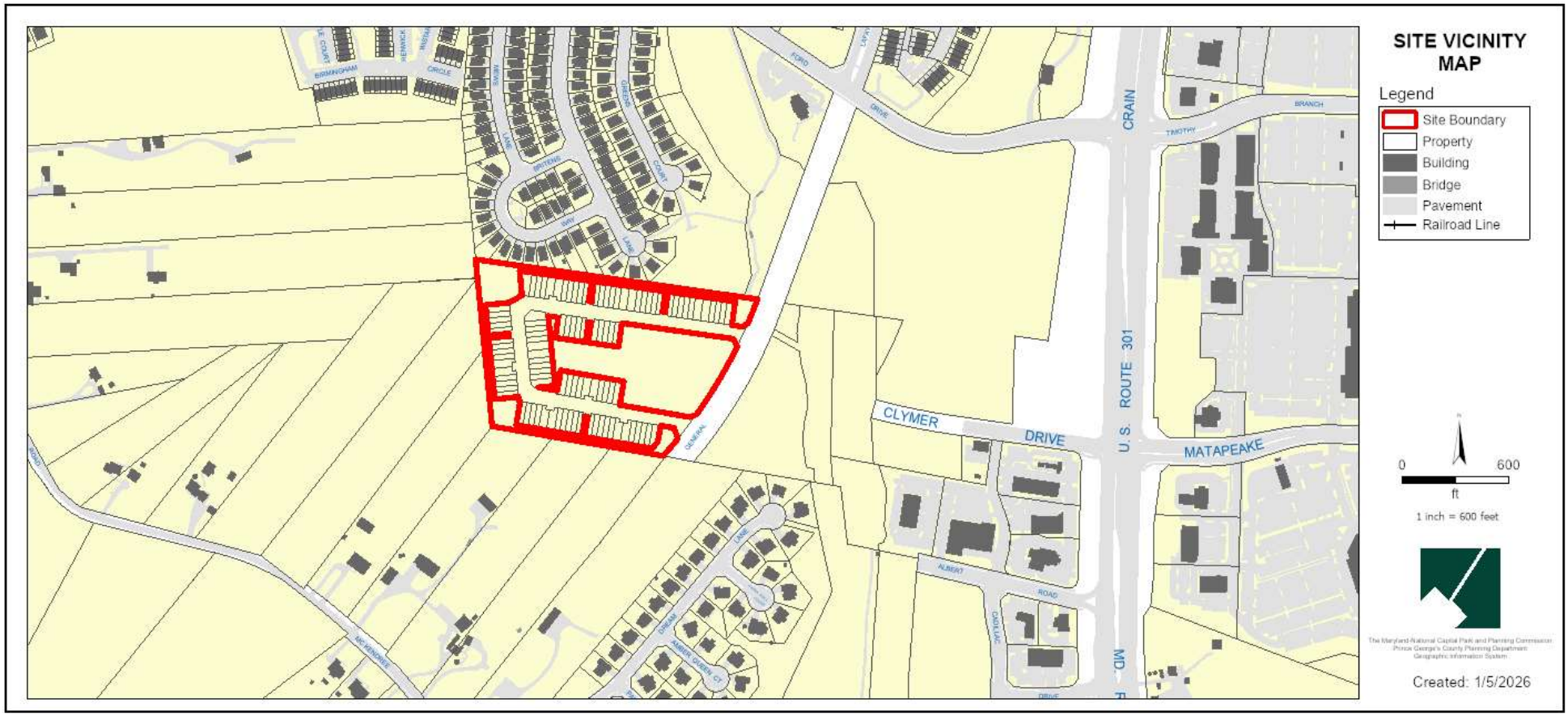
GENERAL LOCATION MAP

Council District: 09

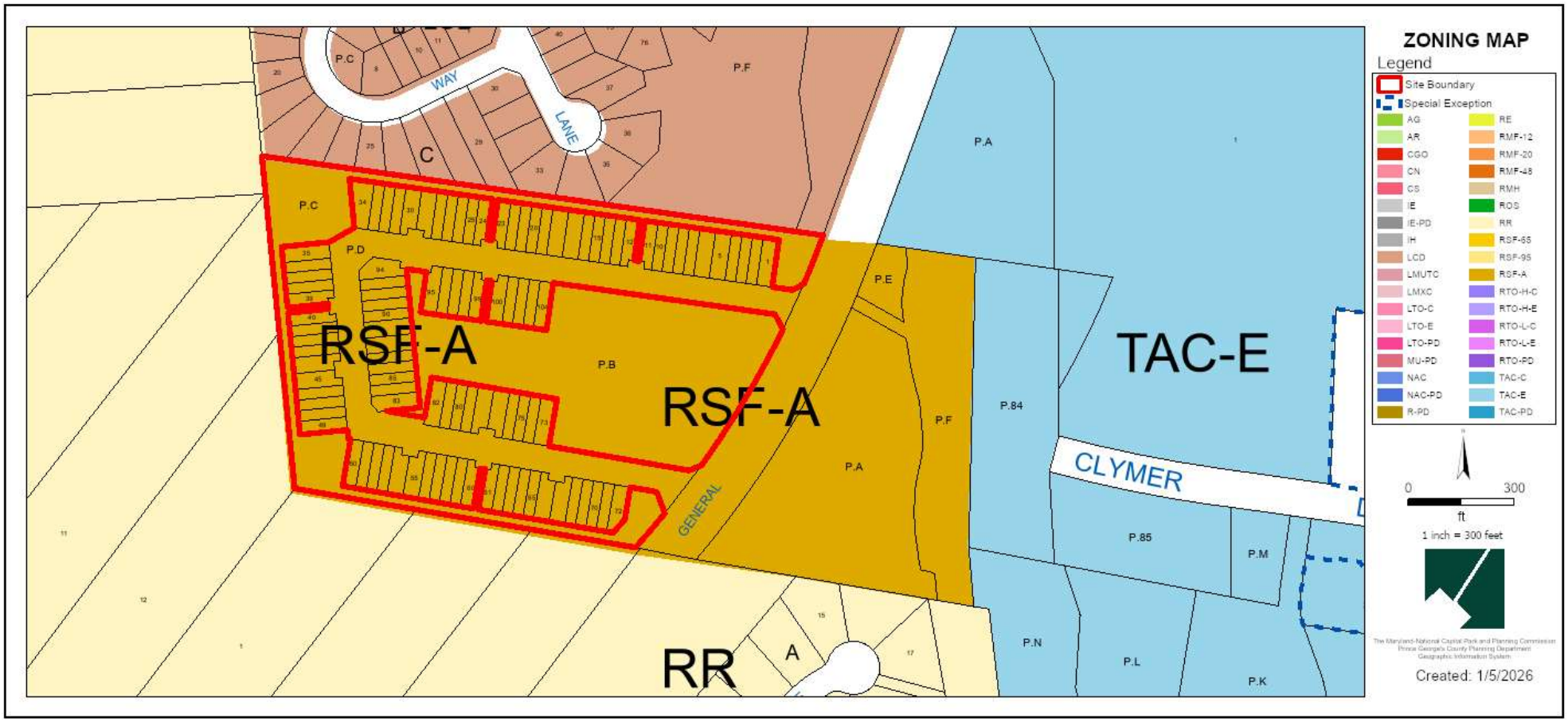
Planning Area: 85A



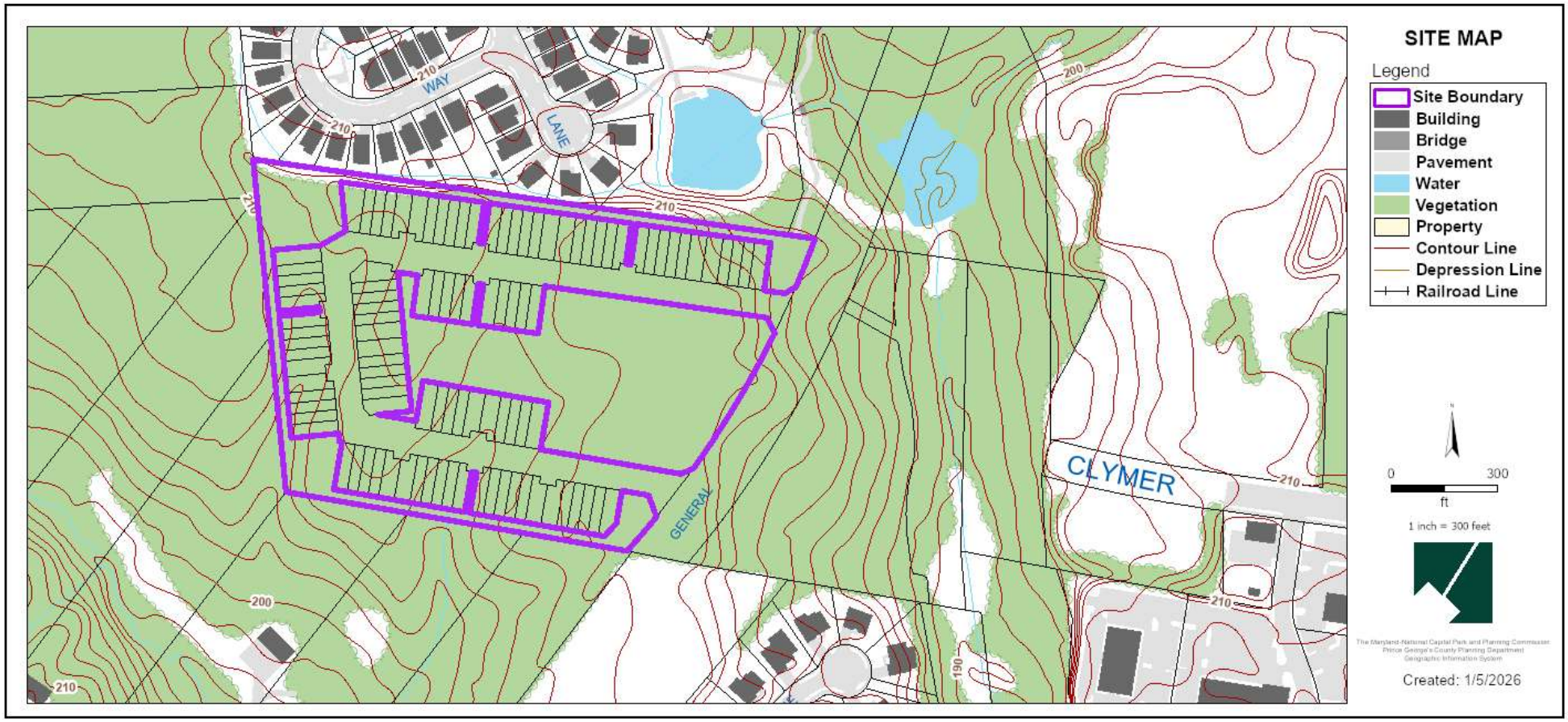
SITE VICINITY MAP



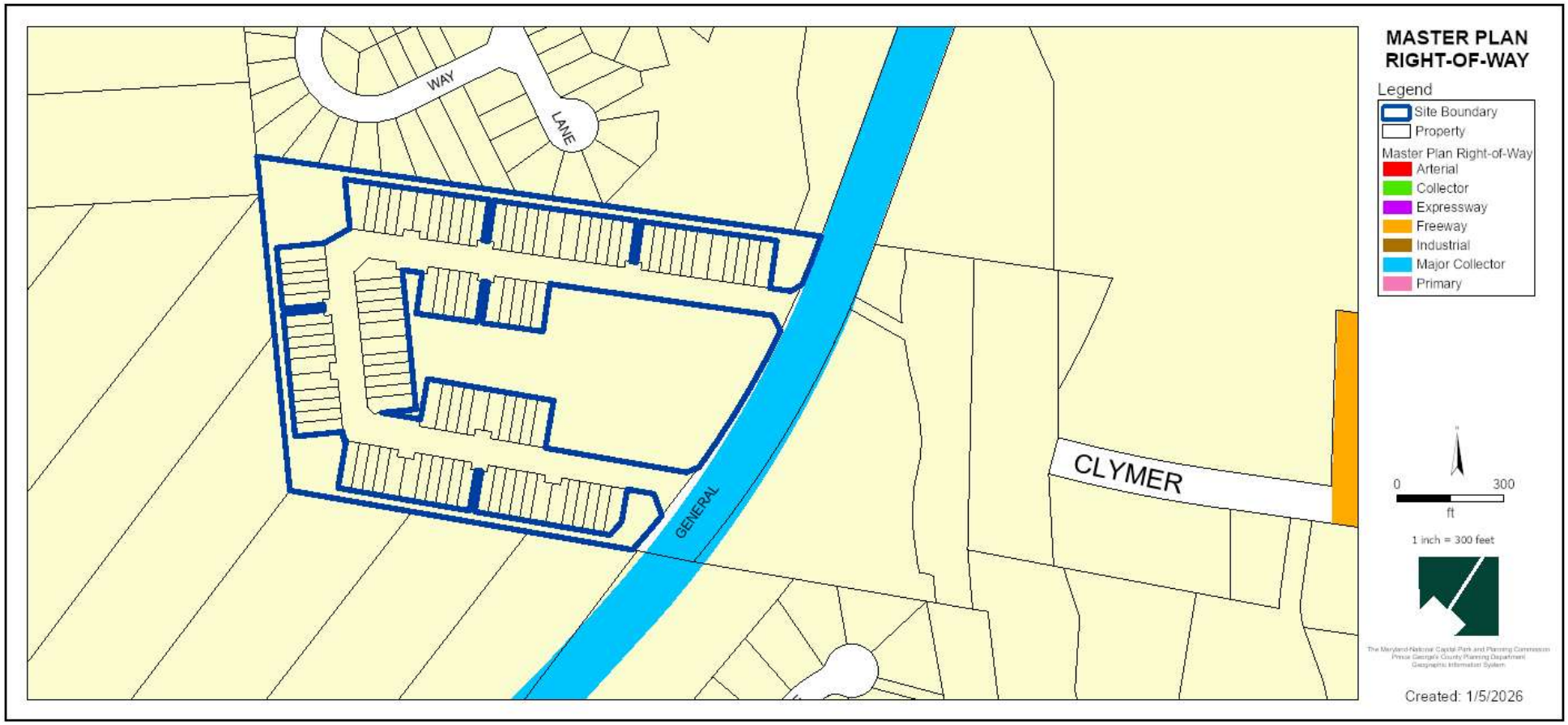
ZONING MAP (CURRENT)



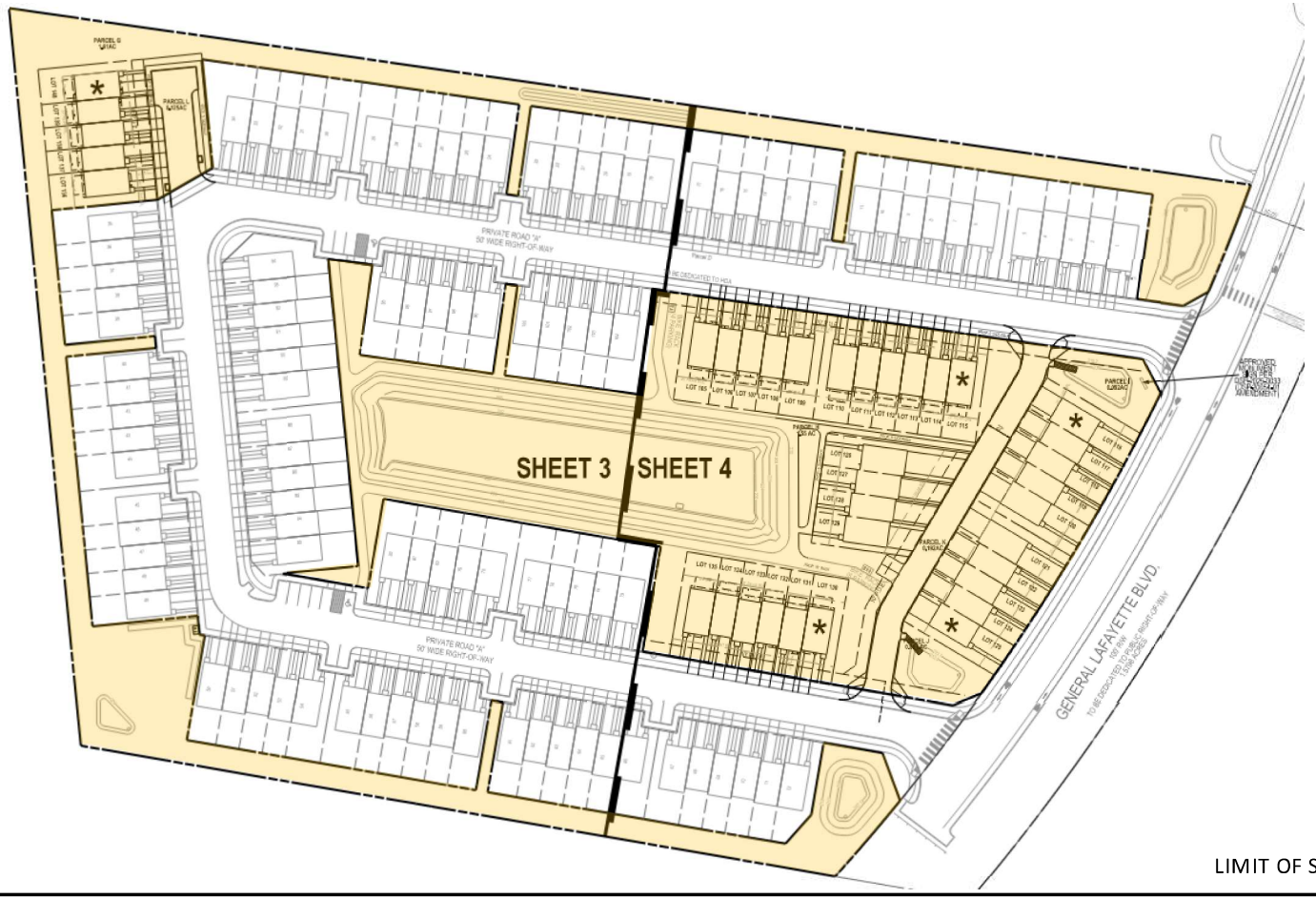
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 1/5/2026
CLYMER
GENERAL
WAY
LANE
210
200
190

MASTER PLAN RIGHT-OF-WAY MAP

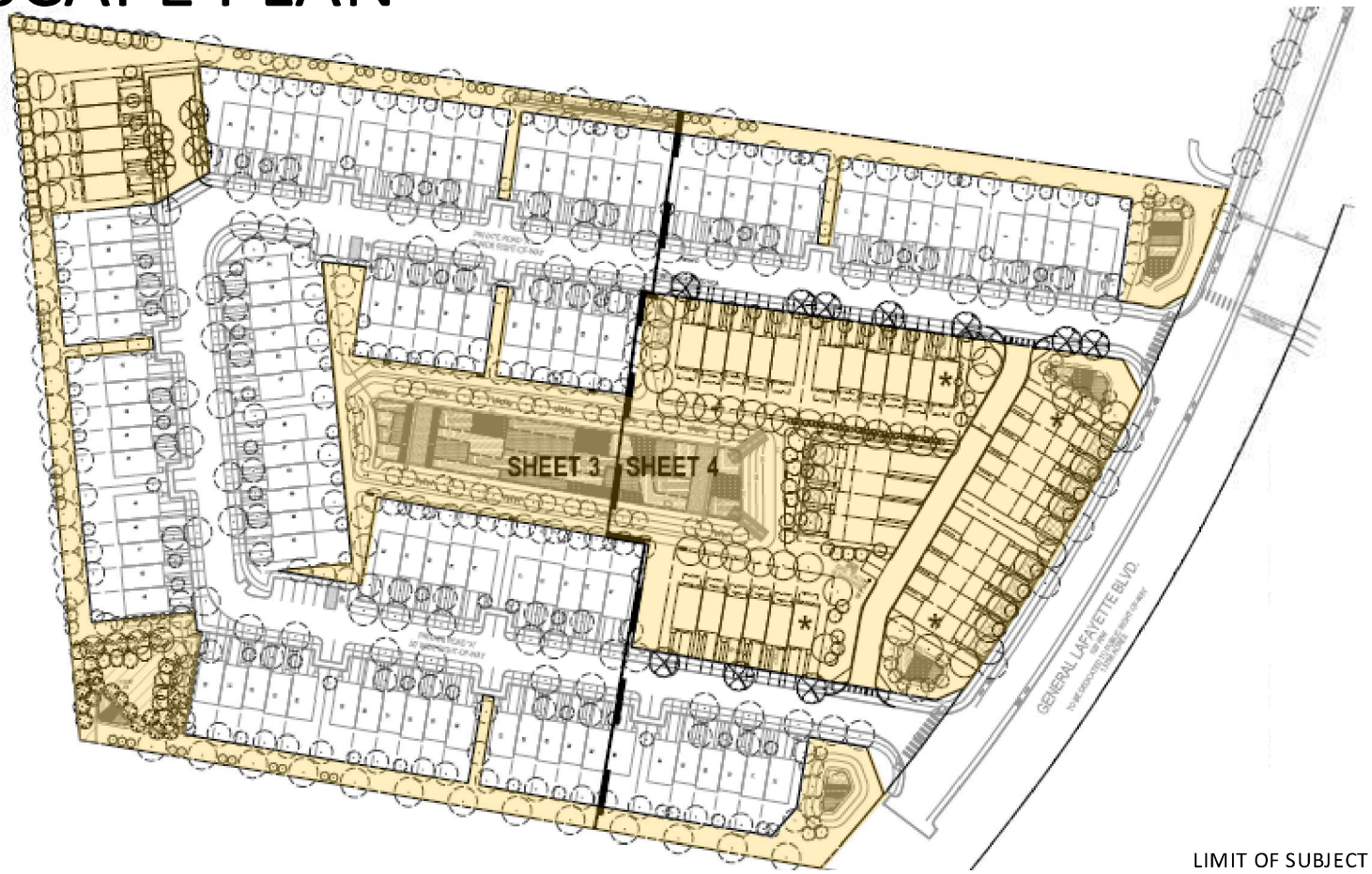


DETAILED SITE PLAN



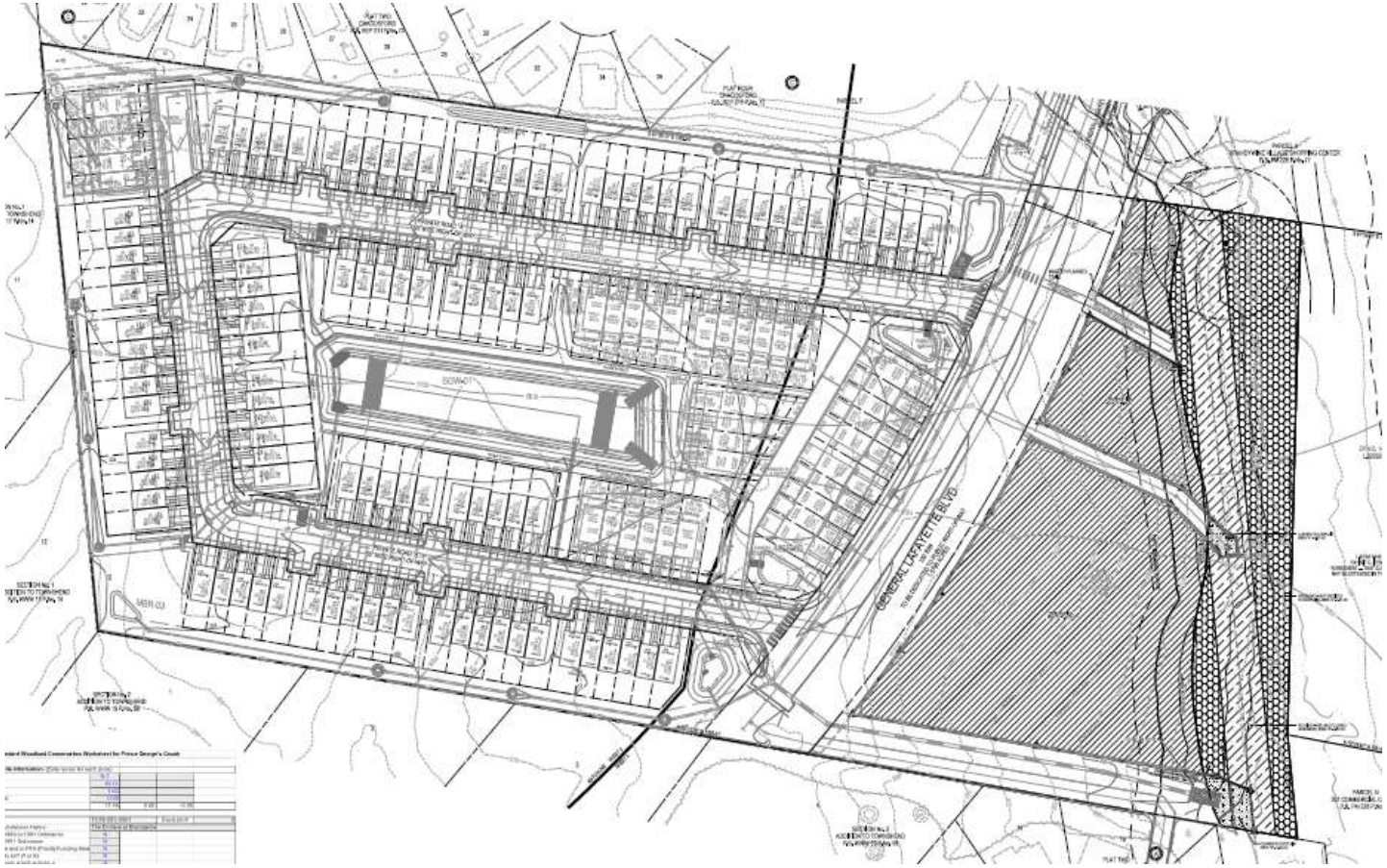
LIMIT OF SUBJECT DET FOR PHASE 2

LANDSCAPE PLAN



LIMIT OF SUBJECT DET FOR PHASE 2

TYPE II TREE CONSERVATION PLAN



OPEN SPACE SET-ASIDE EXHIBIT

ARCHITECTURE ELEVATIONS – LOTS 105 - 109

SHIRLEY (22')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	SHIRLEY (22')
LOT #109 – ELEV. 'C'	LOT #108 – ELEV. 'A'	LOT #107 – ELEV. 'D'	LOT #106 – ELEV. 'C'	LOT #105 – ELEV. 'A' (SHOWN w/ OPT. GABLE)

5-UNIT STRIP ELEVATION – LOTS 105-109 (FRONT GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 105 - 109

ARCHITECTURE ELEVATIONS – LOTS 110-115

6-UNIT STRIP ELEVATION – LOTS 110-115 (FRONT GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 110 - 115

ARCHITECTURE ELEVATIONS – LOTS 116-120

5-UNIT STRIP ELEVATION – LOTS 116-120 (REAR GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 11 FOR BREAKDOWN)

LOTS 116 - 120

ARCHITECTURE ELEVATIONS – LOTS 121-125

SHIRLEY (22')
LOT #125 – ELEV. 'C'

ABIGAIL (20')
LOT #124 – ELEV. 'B'

ABIGAIL (20')
LOT #123 – ELEV. 'D'

ABIGAIL (20')
LOT #122 – ELEV. 'C'

SHIRLEY (22')
LOT #121 – ELEV. 'A'
(w/ OPT. GABLE ROOF)

5-UNIT STRIP ELEVATION – LOTS 121-125 (REAR GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR
(SEE SHEET 11 FOR BREAKDOWN)

LOTS 121 - 125

ARCHITECTURE ELEVATIONS – LOTS 126-129

4-UNIT STRIP ELEVATION – LOTS 126-129 (REAR GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 11 FOR BREAKDOWN)

LOTS 126 - 129

ARCHITECTURE ELEVATIONS – LOTS 130-135

6-UNIT STRIP ELEVATION – LOTS 130-135 (FRONT GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 130 - 135

ARCHITECTURE ELEVATIONS – LOTS 136-140

TPYICAL 5-UNIT STRIP ELEVATION
22' / 20' UNITS - FRONT ELEVATION

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 136 - 140

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DET-2024-010
- Type 2 Tree Conservation Plan TCP2-2025-0089

Applicant Required Mailings:

- Informational Mailing: 05/08/2025
- Acceptance Mailing: 11/07/2025

STATEMENT OF JUSTIFICATION
ENCLAVE AT BRANDYWINE
PHASE 2
DETAILED SITE PLAN
DET-2024-010
MAY 29, 2025
REVISED SEPTEMBER 15, 2025

Applicant
Sage Ventures, LLC
1777 Reisterstown Road
East Building, Suite 245
Baltimore, MD 21208
Contact: Gil Horwitz
443-552-4870

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

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

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ENCLAVE AT BRANDYWINE, PHASE 2
DET-2024-010

1.0 OVERVIEW

Detailed Site Plan of Subdivision DET-2024-010 is filed on behalf of Sage Ventures, LLC (the "Applicant"). The property forming the subject matter of the preliminary plan consists of approximately 5.44 acres and is located approximately 0.2 miles south from the intersection of Chadds Ford Drive and General Lafayette Boulevard in Brandywine, Maryland.

The property which is the subject of this application is more particularly described as Parcel B and Parcel C as depicted on a plat of subdivision entitled "The Enclave at Brandywine", which plat is recorded among the Land Records of Prince George's County at Plat Book ME 266 Plat No. 23 (the "Subject Property"). The Subject Property was conveyed to affiliated entity of the Applicant (SH Brandywine LLC) on March 30, 2023. The Subject Property is zoned RSF-A. The Subject Property is included within a larger development known as the Enclave at Brandywine, which is an approved and platted subdivision consisting of 104 townhouse units. Preliminary Plan of Subdivision 4-2024-017 was recently approved to subdivide the Subject Property to allow for the development of 36 additional dwelling units.

The larger Enclave at Brandywine project is bounded by the Chaddsford development in the LCD zone to the north, vacant land zoned TAC-E to the east, and mostly undeveloped land in the RR zone to the south and west. The Enclave at Brandywine property is located on the west side of Robert Crain Highway (US 301). The only access to the property is from General Lafayette Boulevard, a proposed major collector with a right of way width of 100 feet. Although dedicated to the northern property line of the Enclave at Brandywine property,

General Lafayette Boulevard is not constructed south of its intersection with Chadds Ford Drive. The right of way between Chadds Ford Drive and the Enclave at Brandywine project was dedicated by the Brandywine Village development in 1998 (see Plat Book 186 Plat No. 64). However, that development was not required to construct the road south of General Lafayette Boulevard. When the Enclave at Brandywine project was first proposed, it was determined by the Department of Permitting, Inspections and Enforcement that the Applicant would be required to construct a half section of General Lafayette Boulevard from Chadds Ford Drive to the southern boundary of the Enclave at Brandywine property. This includes 825 feet of road construction through the Brandywine Village development. Although this is a substantial burden on the Subject Property, it is the only means by which the property can gain access. This requirement to construct a half section was memorialized in the initial Site Development Concept Plan ("SDCP") approval dated April 5, 2019 and has been carried forward as a condition of the SDCP since. General Lafayette Boulevard is ultimately planned to extend an additional 1,500 feet to the south to intersect with McKendree Road and will allow access to developments on the west side of US 301 without having to utilize MD 301, which carries high volumes of out of County traffic. Due to the limited traffic this section of General Lafayette Bouilevard will carry and the unlikelihood that it will be extended within the foreseeable future (the RR zoned properties to the south front on McKendree Road and are improved with single family detached homes that the road would require be razed), only a half section was deemed necessary at the present time. The Applicant has no information as to when a full section of roadway improvements will be needed or which entity will construct the road improvements in the future.

Development of the Subject Property in accordance with its prior approvals (described below) is commencing. It will be accessed by the extension of General Lafayette Boulevard referenced above and by internal private roadways within the Enclave at Brandywine development.

2.0 RECENT ENTITLEMENT HISTORY OF THE SUBJECT PROPERTY

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

In October, 2019, Preliminary Plan of Subdivision 4-18017 was approved for the development of 104 townhouse units on 19.11 acres of land, subject to 15 conditions. The approval is embodied in Prince George's County Planning Board Resolution PBCPB No. 19-116. The approved preliminary plan of subdivision depicted the extension of General Lafayette Boulevard through the property in accordance with the alignment depicted in the Master Plan. The right of way is shown as a 100-foot-wide major collector. All the proposed units are shown to be located to the west of the major collector right of way. The layout approved with the preliminary plan is depicted on the image below:

When the Detailed Site Plan application DSP-20054 was approved by the Planning Board, the Countywide Map Amendment ("CMA") to implement the new Zoning Ordinance was pending but had not been adopted. When the CMA was adopted and the new Zoning Ordinance took effect on April 1, 2022, the Subject Property was rezoned to the RSF-A zone. Under the provisions of Section 27-4202 of the new Zoning Ordinance, the density permitted for the development of townhouses in the RSF-A zone is 16.33 dwelling units per acre. As a result, the Applicant for the initial Detailed Site Plan met with Staff and expressed an interest in proceeding with a detailed site plan as phase 1 of the development with the intension of filing a later detailed site plan for phase 2 after the CMA was adopted. Staff was supportive of this approach. Thus, when DSP-20054 was filed, the applicant at that time proposed to maintain the same basic layout approved by the preliminary plan of subdivision, but to shift the location of the units to make space to allow for the additional townhouses to be located on the property

once the new Zoning Ordinance was implemented. This shift in lots can be seen on the Phase 1 project rendering reproduced below:

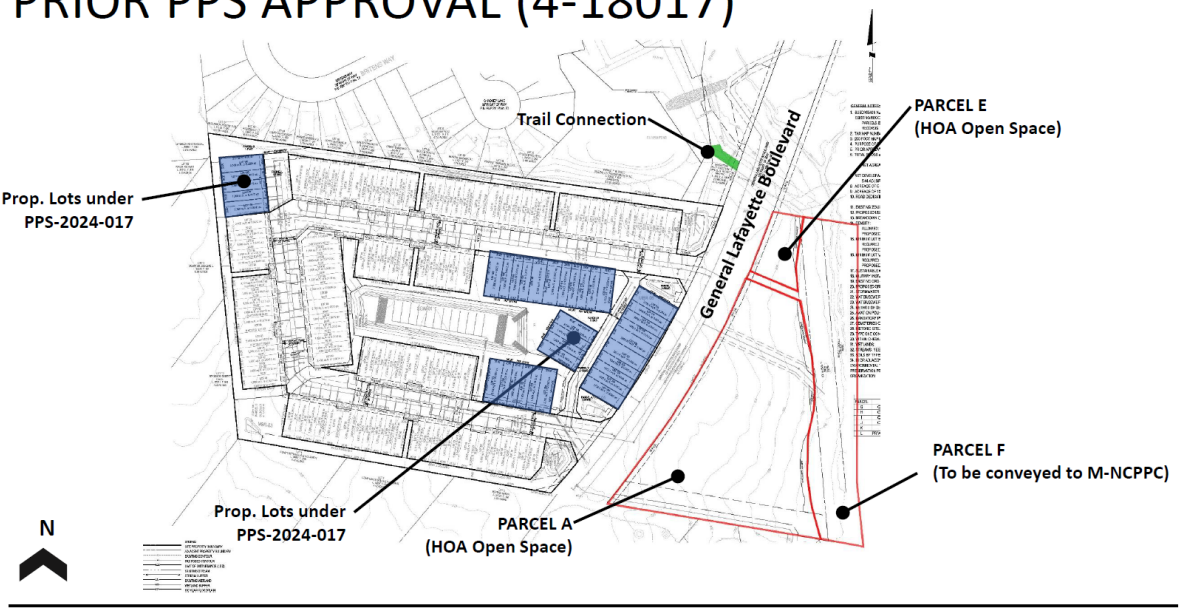
As a result, DSP-20054 was approved to allow for a future second phase upon the implementation of the new Zoning Ordinance. This application is submitted to incorporate the additional units now permitted pursuant to the provisions of the current Zoning Ordinance.

It is also noted that when DSP-20054 was initially approved, the applicant at that time proposed an affordable rental townhouse product, with all units proposed to be twenty feet in width with a finished floor area of 1,621 square feet. However, the prior applicant was unable to secure financing and elected not to purchase the Subject Property. As noted above, the Applicant acquired the Subject Property in 2023 and proposes to construct for sale market rate townhouses. DSP-20054-01 was submitted to approve revised architecture. The new architecture proposed two dwelling unit types, one known as the Abigale and one known as the Shirley. The Abigale model is 20 feet in width with a standard depth of 36 feet, which

purchasers have the option of extending to 38 feet in depth. The Shirley model is used for the end units and is 22 feet in width with a standard depth of 38 feet. Which purchasers have the option of extending to 40 feet in depth. At 36 feet deep, the Abigale contains 1,899 square feet of gross floor area. At 40 feet in depth, the Shirley contains 2,318 square feet of gross floor area. The subject application proposes to create additional lots to accommodate an expansion of the same dwelling unit types as approved in DSP-20054-01.

3.0 SUMMARY OF CURRENT DEVELOPMENT PROPOSAL

As noted above, when the initial Detailed Site Plan was approved, the lots were shifted to create sufficient space to accommodate a second phase of development. Two parcels of land, Parcel B and Parcel C, on which no lots were previously approved, are included within the present application. Parcel B contains 3.4794 and Parcel C contains 1.9783 acres. Preliminary Plan of Subdivision PPS-2024-017 subdivides these two parcels into 36 lots and2 parcels. The prior subdivision also established an internal private road network. Of the proposed lots, 22 will access the previously created private street. These lots will all be front loaded garage units, consistent with the models already approved by DSP-20054—01. The remaining 14 lots will be accessed by a new alley depicted on the preliminary plan of subdivision. The alley allows 10 lots to front on General Lafayette Boulevard with rear loaded garages and four front load garage units will back to a landscaped stormwater management facility. The location of the new lots in relation to the previously approved lot layout can be seen on the image below taken from the power point presentation from PPS-2024-017:



4.0 CONFORMANCE WITH THE CONDITIONS OF PPS-2024-017

Preliminary Plan of Subdivision PPS-2024-017 was approved by the Prince George's County Planning Board at its meeting of April 17, 2025 subject to 14 conditions. The conditions are set forth in Prince George's County Planning Board Resolution PGCPB NO. 2025-033. Each of the conditions is set forth below, with a comment addressing the applicability of or conformance with each condition.

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

a. Revise the subdivision name listed in General Note 1 to indicate The Enclave at Brandywine, Phase 2.

b. Add the applicable stormwater management concept plan number to General Note 21.

c. Revise General Note 26 to state that mandatory dedication of parkland is met by prior dedication of parkland and proposed on-site private recreational facilities.

d. Revise General Note 29 to provide the Type 1 tree conservation plan number as TCP1-004-2019-01.

COMMENT: Each of these items will be addressed at the time of signature approval of the PPS.

2. Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.

COMMENT: The proposed DET is in conformance with the Site Development Concept Plan.

3. In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements, along the abutting General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.

COMMENT: At the time of final plat, the PUE will be established.

4. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> **"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."**

COMMENT: The above note will be added to the final plat at the time of recordation.

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2019-01), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

> **"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-031-2024, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning**

Department."

COMMENT: The above note will be added to the final plat at the time of recordation.

6. **Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

   "This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

COMMENT: The above note will be added to the final plat at the time of recordation.

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

   a. **Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.**

   b. **Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.**

COMMENT: A bicycle and pedestrian facilities plan is submitted with the application and depicts the required improvements.

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

COMMENT: The Detailed Site Plan depicts the location of recreational facilities proposed to satisfy the requirements of Section 24-4601(b)(4)(C) of the Subdivision Regulations.

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

COMMENT: The Detailed Site Plan depicts the location of recreational facilities proposed to satisfy the requirements of Section 24-4601(b)(4)(C) of the Subdivision Regulations.

10. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.

COMMENT: A Recreational Facilities Agreement will be executed and recorded among the Land Records of Prince George's County prior to recordation of the final plat.

11. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.

COMMENT: A bond guaranteeing the construction of the recreational facilities will be posted prior to the approval of any building permits.

12. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

COMMENT: A homeowners association was established prior to the recordation of the existing subdivision plats for the project. The covenants were approved and have been recorded among the Land Records of Prince George's County at Book 49426 Page 493. The homeowners association covenants will be modified to include the additional lots created by the preliminary plan prior to final plat.

13. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of

subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to the HOA shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including the reservation of the right of approval by the Prince George's County Planning Director.

COMMENT: Common area will be conveyed to the HOA prior to the approval of any building permits.

14. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits, the recorded conveyance prior land dedication approved in accordance with Preliminary Plan of Subdivision 4-18017, and used to meet the mandatory dedication of parkland requirement for this subdivision, shall have been completed.

COMMENT: A deed of conveyance of the parkland dedication area was provided to the Maryland-

National Capital Park and Planning Commission with the final plats previously recorded.

5.0 CONFORMANCE WITH THE CONDITIONS OF CERTIFICATE OF ADEQUACY ADQ-2024-041

Certificate of Adequacy ADQ-2024-041 was approved by the Planning Director on April 7, 2025 subject to 4 conditions. Each of the conditions is set forth below, with a comment addressing the conformance of the DET with each condition.

1. **Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 PM peak-hour vehicle trips.**

COMMENT: The ADQ was approved for 36 single family attached units and the DET proposes 36 dwelling units. Thus, the number of units proposed in the DET is consistent with the approved ADQ.

2. **Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (OPIE) or Department of Public Works and Transportation (DPW&T).**

COMMENT: This fee will be paid prior to the approval of building permits.

3. **Prior to Planning Board approval of the preliminary plan of subdivision (PPS), the applicant shall enter into and submit a ratified Public Safety Mitigation Fee agreement with the M-NCPPC Prince George's County Planning Department, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), for the mitigation of residential police response times.**

COMMENT: The Public Safety Mitigation Fee Agreement was executed by the Applicant on March 30, 2025 and submitted to the Planning Department for the mitigation of residential police response times prior to the approval of the preliminary plan of subdivision.

4. **Prior to the issuance of a grading permit for the development, a Public Safety Mitigation Fee shall be paid in the amount of $136,080 ($3,780 x 36 dwelling**

units) based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment Notwithstanding the number of single-family dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per unit factor noted above. The per unit factor of $3,780 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the grading permit is issued.

COMMENT: The public safety mitigation fee will be paid prior to the issuance of a grading permit for the proposed development.

6.0 CONFORMANCE WITH THE REQUIREMENTS OF THE RSF-A ZONE

The Zoning Ordinance contains regulations for each zoning category. These regulations outline the purpose of the zone and include Intensity and Dimensional Standards. For the RSF-A zone, these provisions are found in Section 27-4202(f) of the Zoning Ordinance.

Section 27-4202(1)(1) sets forth the purposes of the RSF-A Zone. The purposes are as follows:

(A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;

COMMENT: The 2013 Subregion 5 Master Plan and Sectional Map Amendment rezoned the Subject Property to allow for the development of single-family attached dwelling units. The prior approvals for Phase 1 have set the stage for the development of a walkable, pedestrian oriented community. The development of the site will require the extension of General Lafayette Boulevard, an important Master Plan roadway link, which will include a sidewalk to access Chadds Ford Drive. The project itself will have five-foot sidewalks on both sides of the internal roadways and a pedestrian trail around the stormwater management facility. Finally, the prior approvals required that land be conveyed to the Department of Parks and Recreation for the extension of the Rose Creek Connector Trail. DSP-20054 included a condition which

required the Applicant to execute a right-of-entry agreement with the Department of Parks and Recreation for the section of the Rose Creek connector trail to the north site to be improved on the Maryland-National Capital Park and Planning Commission owned property. The right-of-entry agreement included construction of an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to a shared-use path proposed along the General Lafayette Boulevard frontage. All these improvements ensure walkability and robust pedestrian facilities.

(B) To provide development that is respectful of the natural features of the land; and

COMMENT: As noted above, the Master Plan recommends this type of development and the prior preliminary plans of subdivision have both found that the proposed development will preserve and/or restore the regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual. The proposed Phase 2 development will be consistent with these prior findings and ensure that the development is respectful of the natural features of the land.

(C) To provide development that is compatible with surrounding lands

COMMENT: The proposed development conforms to the recommendations of the Master Plan and will be compatible with surrounding lands. This compatibility will be ensured by conformance with the requirements of the Landscape Manual and conformance with the neighborhood compatibility standards addressed in greater detail below.

Section 27-4202(f)(2) sets forth the Intensity and Dimensional Standards. As reflected on the Detailed Site Plan, and as addressed in greater detail below, the proposed development

conforms with the Intensity and Dimensional Standards to the extent possible. For ease of reference, the applicable Intensity and Dimensional Standards are set forth below:

- **Density: maximum 16.33 dwelling units per acre.**

COMMENT: The proposed development is 6.61 dwelling units per acre, which conforms to this standard.

- **Net lot area: No requirement for townhouses**

COMMENT: Not applicable.

- **Lot Width, Minimum: 20 feet.**

COMMENT: The proposed townhouse units are a minimum of 20 feet wide, which conforms to this standard.

- **Lot frontage (width) at front street line, minimum: 16 feet.**

COMMENT: Each townhouse lot will be a minimum of 20 feet at the front street line, conforming to this standard.

- **Lot Coverage, max. (% of net lot area): 45**

COMMENT: This standard is applicable to the development as a whole and not applicable to the individual lots. With a total area of 5.44 acres, the maximum lot coverage permitted is 2.35 acres. The proposed development includes a lot coverage of 1.04 acres, or 19%, conforming to this standard

- **Front yard depth: 15 feet.**

COMMENT: The minimum front yard depth provided is 15 feet, which conforms to this standard.

- **Side yard width: Minimum 8 feet.**

COMMENT: The minimum side yard depth provided is 8 feet, which conforms to this standard.

- **Rear Yard depth: Minimum 20 feet.**

COMMENT: The minimum rear yard depth provided is 20 feet, which conforms to this standard.

- **Principal structure height: Maximum 50 feet.**

COMMENT: The maximum building height is 35 feet, which conforms to this standard.

- **Accessory Structure height: Maximum 25 feet.**

COMMENT: The maximum accessory structures proposed is 25 feet, which conforms to this standard.

7.0 CONFORMANCE WITH THE REQUIREMENTS OF DEVELOPMENT STANDARDS CONTAINED IN THE ZONING ORDINANCE

Detailed Development Standards are set forth in Part 27-6 of the Zoning Ordinance. Per Section 27-6101, these standards are applicable to all development projects in Prince George's County.

PART 27-6: DEVELOPMENT STANDARDS

Set forth below are the applicable development standards. These development standards are reproduced from the Zoning Ordinance, with comments regarding the conformance of the proposed DET provided in **red.**

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

27-6206. Vehicular Access and Circulation

(1)**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 the Regional Transit Districts and Local Centers as designated by the General Plan (as may be amended from time to time), the Prince George's County Urban Street Design Standards shall apply.

COMMENT: Noted

(2)**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.

a.**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: Access to the proposed development is provided by a private road which accesses General Lafayette Boulevard in two locations.

b.**Alleys**

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

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

ii. 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: One alley is proposed to provide access to 14 of the proposed 36 lots. The alleys provide access to 10 lots which front on General Lafayette Boulevard and four lots which front on the open space/mews in the center of the development.

c. **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 accessways will conform to all requirement of Subtitle 23, subject to approval by DPIE.

(3) **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 DET complies with this requirement. The proposed development will be accessed from a system of vehicular accessways, including private streets and alleys. These accessways will adequately serve the project and accommodate public safety and service vehicles.

(4)**Vehicular Access Management**

a.**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:

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

ii. 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

iii. 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 is not proposing to provide direct access to the major collector road (General Lafayette Boulevard) via a driveway to any of the proposed lots. The lots are proposed to be accessed via a private right of way or alley, as authorized pursuant to the Ordinance, which are by definition streets, not driveways. While lots do front on the major collector roadway (General Lafayette Boulevard), no access to those lots is proposed directly from the road. Rather, alternate direct access is provided in the form of an alley. The townhouses which front on the major collector will be rear loaded so that no direct driveway access is needed. Thus, the proposed subdivision conforms with the limitations on access to a major collector set forth in Section 27-6206(d)(1).

b.**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.

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

COMMENT: Not applicable, as the development proposes townhouses.

ii. 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 development will be primarily served by a private street approved pursuant to the prior subdivision approval for Phase 1. This private street provides two points of access to General Lafayette Boulevard and will be constructed to the standards set forth in Subtitle 23 subject to DPIE approval.

iii. 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: Not applicable.

c. **Shared Driveways**

i. 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.

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

COMMENT: Not applicable, as no shared driveways are proposed.

(5) **Cross-Access**

a. **Purpose**

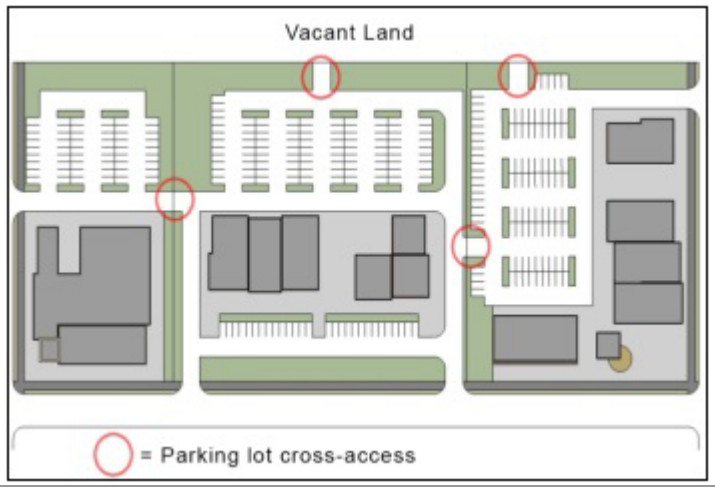
The purpose of the following vehicular connectivity standards is to enhance safe and convenient mobility within and between neighborhoods and developments that helps integrate and connect neighborhoods, allow residents to conveniently visit neighbors and nearby activity centers without compromising the 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.

b. **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:

i. 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).

Figure 27-6206(e)(2): Cross-Access Between Parking Areas of Adjoining Development



COMMENT: The Subject Property's vehicular use areas do not abut adjoining parcels containing nonresidential or mixed use development or vacant land is a transit-oriented base or PD zone. Thus, this provision is not applicable to the proposed development.

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

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

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

COMMENT: As noted above, the proposed vehicular circulation system is designed to utilize the circulation system approved in the prior subdivision. No new points of access are proposed to public rights of way abutting the Subject Property. There are no vehicular use areas on adjoining lots and thus this requirement does not appear to be applicable. The Applicant further notes that the property to the north is fully developed with a single family detached subdivision and the rears of lots abut the Enclave at Brandywine development. The property to the south is unimproved land in the RR zone, but the land along this property line has already been lotted out by the prior subdivision with no opportunity to connect in the future. As a result, the Applicant would submit that cross-access is impractical given the prior approved development pattern and, if applicable, the Applicant would request a waiver of any requirement for cross access.

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

(1) Minimum Connectivity Index Score Required

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

Table 27-6206(f)(1): Minimum Street Connectivity Index	
Zone Where Development is Proposed	**Minimum Connectivity Index Score**
Located in Residential and Planned Development Zones	1.50
Located in Nonresidential and Transit-Oriented/Activity Center Zones	1.4

(2) Connectivity Index Score Calculation

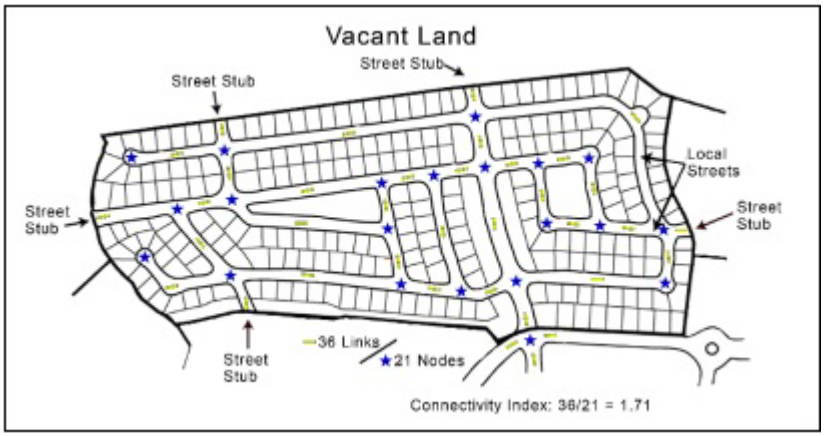
The connectivity index for a development is calculated by dividing its links by its nodes. Figure 27-6206(f)(2): Street Connectivity Index, provides an example of how to calculate the connectivity index.

Nodes exist at street intersections, including any intersections to access streets immediately adjacent to the development but outside of its site property, such as intersections that provide access to the development through an entry street or driveway; traffic circles/roundabouts; street intersections with alleys that serve as the only vehicular access to residential dwellings; trail intersections where two or more trails intersect; and cul-de-sac heads within the development.

Links are stretches of road that connect nodes, stub streets, and pedestrian connections pursuant to Section 27-6206(g) below. Any alley that serves as the only vehicular access to residential dwellings shall also count as a link. Other alleys do not count as links. For purposes of this Subsection, stub streets shall stub at the property line to count a link. Any stub street fully internal to the development and which does not touch the property line (and therefore will not constitute a future street connection) does not count as a link. Links external to the development that connect to nodes associated with the development shall be included in the index calculation, as shall all links attached to nodes providing access to the development.

In the diagram, there are 33 links and 18 nodes; therefore the connectivity index is 1.83 (33/18 = 1.83).

Figure 27-6206(f)(2): Street Connectivity Index



(3) Reduction in Minimum Index Score

The minimum connectivity index score may be reduced by the Planning Director if the landowner/applicant demonstrates it is infeasible to achieve due to natural features, existing road configurations, or adjacent existing development patterns. In these instances, internal street design shall achieve as high a connectivity index score as reasonably practical, especially by providing stub-outs and other potential connections that may be made in the future, including through public infrastructure improvements.

COMMENT: The Applicant provided an exhibit at the time of preliminary plan that demonstrates that the proposed development provides 9 links and 6 nodes, which achieves a minimum connectivity index of 1.5 and which satisfies the minimum requirement for land in residential zones.

(g) Pedestrian Connections

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

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

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

COMMENT: Not applicable as no cul-de-sac or street turnaround is proposed which can be connected to any existing or proposed sidewalk.

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

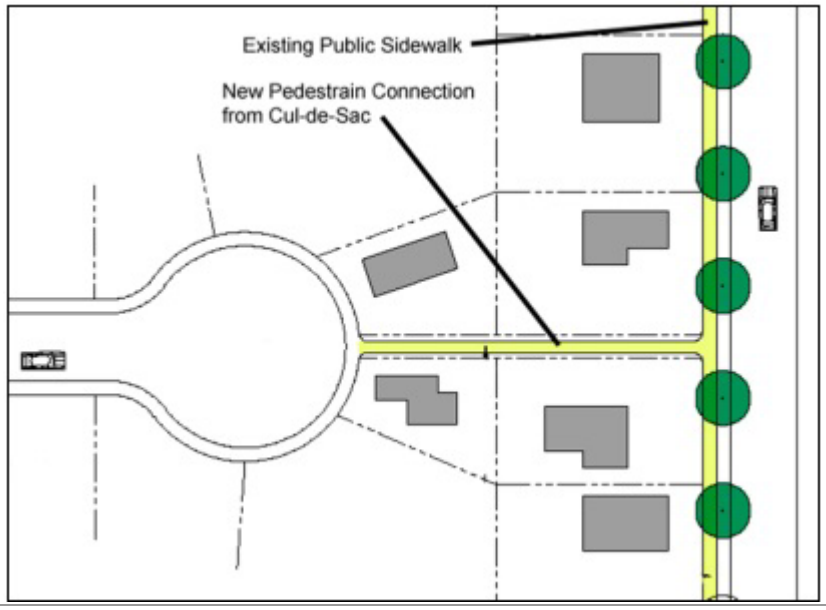
COMMENT: The abutting land to the north and south are being connected through sidewalks on General Lafayette Boulevard in conformance with this requirement.

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

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

COMMENT: Not applicable as no cul-de-sac or street turnaround is proposed which can connect to any abutting property or sidewalk system.

Figure 27-6206(g): Pedestrian Connections



(h) External Street Connectivity

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

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

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

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

COMMENT: Not applicable because no streets are proposed within the development.

(i) Continuation of Adjacent Streets

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

COMMENT: General Lafayette Boulevard is dedicated to the northern property line of the larger Enclave at Brandywine development and is being extended through the project for future connection to the south.

(j) Traffic-Calming Measures for Private Streets

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

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

(3) Residential development shall employ measures to interrupt direct vehicle flow on linear street segments over 800 linear feet long, to the maximum extent practicable (see Figure 27-6206(j): Traffic Calming Measures). Such measures may include, but shall not be limited to:

(A) Stop signs at street intersections;

Figure 27-6206(j): Traffic-Calming Measures

(B) Mini-roundabouts at intersections;

(C) Curvilinear street segments to slow traffic and interrupt monotonous streetscapes;

(D) Traffic-diverting physical devices such as neckdowns, chicanes, and diverter islands;

(E) Roadway striping to limit vehicular cartway widths or accommodate bike lanes; and

(F) Speed tables, raised intersections or elevated pedestrian street crossings.

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

COMMENT: Not applicable as no traffic calming measures are proposed on any public or private streets abutting or within the Subject Property.

(k) Block Design

(1) Block Length

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

(A) Environmental or topographic constraints exist;

(B) The site has an irregular shape;

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

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

COMMENT: Section 27-2500 defines "Block" as "The land lying within an area bounded on all sides by streets." The Enclave at Brandywine project has established a private street which accesses General Lafayette Boulevard at two points, creating a "block" which is approximately 320 feet in length, satisfying the minimum and maximum block length standard.

(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 width of the block accommodates lots facing each side of both public roads to provide for an appropriate and compatible lot layout.

(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: To the extent that the private streets within the development create a "block", none of the block lengths exceed 800 feet. Nonetheless, pedestrian connections are provided through the block on shared use paths around the stormwater management facility.

(4) General Accessway Layout and Design

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

COMMENT: Not applicable as the Subject Property does not abut an existing or proposed transit route.

(l) Driveway Layout and Design

(1) Driveway Width

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

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

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

COMMENT: The DET complies as the driveways accessing the townhouses are all a minimum of11 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: The DET complies with this standard. All driveways access garages within the townhouse unit.

(3) Driveway Intersections

Driveway intersections shall also comply with the following standards:

(A) Alignment

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

COMMENT: There are no existing or proposed driveway, parking lot aisle or roadway intersection in the opposite side of General Lafayette Boulevard for the proposed private streets to align with.

(B) Proximity to Adjoining Land

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

COMMENT: There are no internal driveways which this standard would apply to.

(C) Medians in Driveway Entrances

Medians may be incorporated at driveway entrances provided:

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

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

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

COMMENT: Not applicable as no median is proposed in the private road entrances.

(m) Vehicle Stacking Space

(1) For Drive-through and Related Uses

(A) Required Number of Stacking Spaces

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

Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses		
Use or Activity (1)	**Minimum Number of Stacking Spaces**	**Measured From**
Bank or financial Institution, with drive-through service or with automated teller machine (ATM) as an accessory use	3 per lane	Teller window or teller machine
Gas station	1	Each end of the outermost gas pump island
Gated driveway (for any principal use)	3	Gate
Nursing or care home	3	Building entrance
Recycling collection center	3 per bay	Bay entrance
Personal Vehicle Repair and Maintenance, specifically with car wash and auto detailing, automatic	6 per bay	Bay entrance
Personal Vehicle Repair and Maintenance, specifically with car wash and auto detailing, self-service	2 per bay	Bay entrance
Consumer goods establishment, with drive-through service	4 per lane	Window
All personal service uses with drive-through service	4 per lane	Window
Personal Vehicle Repair and Maintenance, specifically with oil change/lubrication shop	3 per bay	Bay entrance
Restaurant, quick-service, with drive-through service (2)	6	Order box
School, private not located in the RTO-H, RTO-L, RTO-PD, LTO, LTO-PD, TAC, TAC-PD, NAC, or NAC-PD zones	6 spaces	Primary Building entrance, if this is the primary location for student pick-up/drop-off
	8 spaces	Designated student waiting area, if this is the primary location for student pick-up/drop-off
Other	Uses not specifically listed are determined by the Planning Director based on standards for comparable uses, or alternatively based on a parking demand study	

NOTES:

(1) See PART 27-5: Use Regulations.

(2) Restaurants with drive-through service shall provide at least four additional stacking spaces between the order box and the pick-up window.

(B) Design and Layout

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

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

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

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

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

(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.

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway

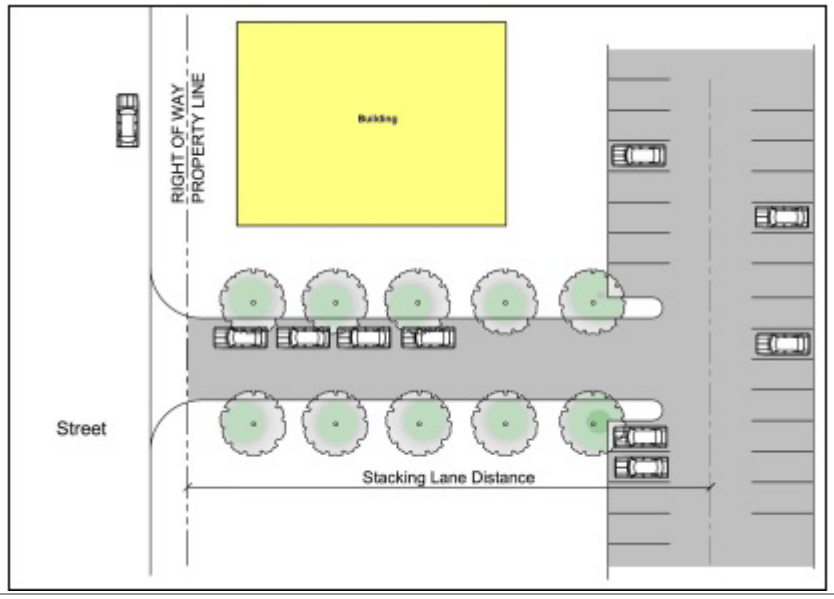
Number of Off-Street Parking Spaces (1)	Minimum Stacking Lane Distance (ft) (2)
1 - 49	25
50 – 249	50
250 – 499	100
500 or more	100 + 15 ft for every additional 50 spaces beyond 500

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.

Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway



(CB-015-2024)

COMMENT: This provision is not applicable to the proposed development.

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: An internal pedestrian circulation network is proposed within the site which allows for efficient and orderly movement within the development, to the public and private streets and to each of the proposed townhouse units. The pedestrian system includes sidewalks and pedestrian paths. In addition, a trail connection is provided to the public trail on land owned by DPR to the north.

(2) Sidewalks Required

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

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

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

COMMENT: The private roadways approved pursuant to DSP-20054-01 depict sidewalks on both sides. The proposed private roadway will connect to General Lafayette Boulevard, a public street which will also have curb and gutter construction. Sidewalks are also shown on this street on the approved DSP.

(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).

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

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

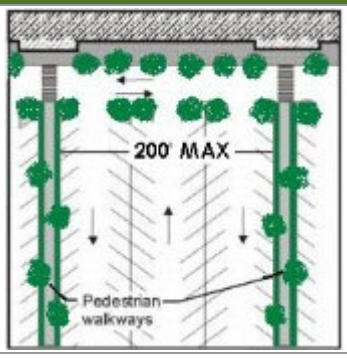
(4) Pedestrian Walkways through Large Vehicular Parking Areas and Parking Garages

(A) General Standards

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

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

Figure 27-6207(b)(4): Pedestrian Walkways Through Vehicular Parking Area



(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 proposed development includes a pedestrian circulation system consisting of sidewalks which provide access to all the proposed buildings and includes an internal trail around a stormwater management facility in the middle of the development. The property does not adjoin land containing townhouses, nonresidential development or mixed-use development.

Sections 27-6207(b)(2) and (3) relate to waivers of the above requirement and private easements necessary to implement the above requirement. The Applicant conforms to the above requirement and all sidewalks internal to the development will be maintained by the homeowner's association.

Section 27-6207(b)(4)(A) addresses pedestrian walkways through large vehicular parking areas and parking garages. There are not large vehicular parking areas or parking garages associated with the proposed development. The majority of the parking spaces are either in garages or on lots. Therefore, this provision does not apply.

(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: This subsection addresses walkway standards and requires that all walkways in residential zones be five (5) feet in width, be distinguishable from vehicular traffic lanes they cross by painted markings and provide lighting. All the proposed sidewalks comply with this requirement. They are all five feet in width, road crossings established in DSP-20054-01 include painted markings and adequate lighting is provided (a photometric plan was approved with DSP-20054-01.

27-6208. Bicycle Access and Circulation

(a) Required Bicycle Access

(1) Internal and Adjoining Bicycle Access

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

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

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

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

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

COMMENT: Internal bicycle circulation is safe, convenient and intuitive. Parking for two bicycles are provided to satisfy the requirements of Section 27-6309.

(2) Required Bikeway Network Improvements

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

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

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

COMMENT: The Applicant will coordinate with DPE regarding the appropriate bicycle network along General Lafayette Boulevard. Any such improvements required by DPIE will be implemented by the Applicant.

(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: This section provides that 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 existing or proposed multifamily, townhouse, nonresidential, or mixed-use development. The Planning Director may waive or modify these requirements where such cross–access is impractical or undesirable, and easements allowing cross-access shall be provided. The Subject Property does not adjoin existing or proposed parcels containing existing or proposed multifamily, townhouse, nonresidential, or mixed-use development. Therefore, this provision is not applicable to the proposed development. However, the Applicant would note that bicycle connectivity was addressed with the approval of DSP-20054. General Lafayette Boulevard is a four-lane major collector roadway which the Master Plan of Transportation designates as a Shared Roadway. No additional dedication was deemed necessary to accommodate this recommendation.

(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 off street bicycle paths are required or provided in the development.

(2) On-Street Bicycle Facilities

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

COMMENT: If bicycle lanes are required to be installed along General Lafayette Boulevard, they will be designed and provided pursuant to DPIE standards and requirement.

(d) Waiver

The Planning Director may waive all or part of the standards in this Section for private streets if it is demonstrated that bicycle access and circulation is not needed in the proposed development due to an established bicycle facility already within or abutting the development, or that compliance with the required bicycle improvements is impracticable because topography, natural features, or the facilities or will create significant risks of harm to bicyclists.

COMMENT: Noted.

Sec. 27-6300 Off-Street Parking and Loading

27-6303. Parking Plan or Site Plan Required

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

COMMENT: The DET includes a parking schedule in conformance with this requirement.

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

(6)**Use of Parking and Loading Areas**

a.**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.

b.**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: The parking areas will be used exclusively for residents and guests of the residents. The DET depicts the demarcation of the proposed parking spaces in accordance with subsection (a)(2) above.

(7)**Surfacing**

a.**General**

i.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.

ii.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:

1.Agricultural research facilities;

2.Farm supply sales or farm machinery/implement sales, rental, or repair; and

3.Cemeteries.

COMMENT: All parking will conform to the requirements in Subsection (b)(1)(A) above. Subsection (b)(1)(B) does not apply to this DET.

b.**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).

Figure 27-6304(b)(2): Use of Pervious Materials in a Parking Lot

COMMENT: Not applicable, as no pervious pavement is proposed.

(8)**Location and Arrangement**

a.**Safe and Convenient Access**

i.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.

ii.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.

iii.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.

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

b. **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: All townhouse dwellings include a one or two car garage and a driveway of sufficient depth to accommodate an additional vehicle. No loading spaces are required.

(9) **Markings**

a. 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:

i. Single-family detached dwellings;

ii. Two-family dwellings;

iii. Three-family dwellings; and

iv. 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.

b. 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: The DET reflects markings which conform to these requirements. Each off-street parking space shall be identified by surface markings that are arranged to provide for orderly and safe parking of vehicles.

Exterior Lighting

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

COMMENT: A photometric plan has been provided with the DET and the requirements of Section 27-6700 will be addressed below.

(10)**Wheel Stop Requirements**

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

b.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.

c.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: None of the proposed parking spaces are gravel, crushed stone, or similar material lot, are at the edge of a parking lot where the parking surface is adjacent to a downward slope of more than five percent, or are at the edge of a parking lot where the parking surface ends at a concrete curb or vertical divider. All parking spaces are defined with curbing, are located interior to the units or are on the driveway of the unit.

(11)**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: This regulation is met as DSP-20053 provides accessible parking spaces within the project to satisfy the requirements of the Zoning Ordinance.

(12)**Maintained In Good Repair**

a.**Maintained at All Times**

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

COMMENT: Noted.

(13)**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:

a.**Primary Drive Aisle**

i. Primary drive aisles within vehicular use areas shall be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive. The primary drive aisle(s) shall comply with the following standards (see Figure 27-6304(i)(1): Location of Primary Drive Aisle):

ii. Have a minimum cross-section width between curbs to serve two travel lanes and accommodate parallel parking spaces along both sides of the drive aisle in areas not needed for turning movements;

iii. Be striped to designate parallel parking spaces, where appropriate;

iv. Include a sidewalk or curb-delineated pedestrian path along the front façade of a building when the drive aisle is aligned parallel to that building façade; and

v. Provide shade trees along both sides of the primary drive aisle.

Figure 27-6304(i)(1): Location of Primary Drive Aisle

COMMENT: This provision is not applicable to the Subject Property as there are no surface parking areas exceeding 300 spaces.

(2) Pedestrian Pathways

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

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

ii. Are enhanced with planted landscaping strips;

iii. Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the primary entrance into the building served by the parking lot;

iv. Are paved with asphalt, cement, brick or stone pavers, or other comparable material;

v. Are of contrasting color or materials when crossing drive aisles;

vi. Are in compliance with applicable State and Federal requirements while at a minimum are at least four feet wide when located within planting strips, and ten feet wide when crossing drive aisles;

vii. Connect to all existing or planned adjacent transit facilities; and

viii. Provide safe and efficient pedestrian access to the use they serve.

Figure 27-6304(i)(2): Examples of Pedestrian Pathways

COMMENT: This provision is applicable to large vehicular use areas with more than 300 parking spaces. The Subject Property does not contain more than 300 spaces and therefore this subsection is not applicable to this DET.

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): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Household Living Uses	Artists' residential studios	No minimum	0.75 per DU	1.0 per DU	0.75 per DU	1.5 per DU	1.0 per DU	1.5 per DU
	Conversion of a single-family detached dwelling to add a maximum of two (2) additional dwelling units	Not applicable					2.0 per DU	3.0 per DU
	Dwelling, live-work	Not applicable	1.0 per DU	1.0 per DU	1.0 per DU	1.0 per DU	2 per DU	2 per DU
	Dwelling, multifamily	No minimum	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.5 per DU	2.0 per DU
	Dwelling, single-family detached	Not applicable					1.5 per DU	2.0 per DU
	Dwelling, three-family	No minimum	1.0 per DU	1.0 per DU	1.2 per DU	1.0 per DU	1.2 per DU	1.5 per DU
	Dwelling, townhouse	1.0 per DU	1.0 per DU	No minimum	1.5 per DU	1.5 per DU	2.0 per DU	2.0 per DU
	Dwelling, two-family	Not applicable	1.5 per DU				1.5 per DU	2.0 per DU
	Manufactured home park	Not applicable					1.5 per DU	2.0 per DU
	Mobile home	Not applicable					1.5 per DU	2.0 per DU

COMMENT: The proposed townhouses are not located inside the Capital Beltway and are therefore required to provide two parking spaces per unit for a total of 72 spaces. The 14 rear load townhouses which back to the alley each have two parking spaces in the garage and an additional space is provided on the driveway. Each of the front-load townhouses has a one car garage and another space on the driveway. There are a total of 86 parking spaces, well in excess of the minimum requirement.

Unlisted Uses

An applicant proposing to develop a use that is unlisted in Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this Subsection. On receiving the application proposing to develop a use not expressly listed in Table 27-6305(a), with the proposed amount of parking, the Planning Director shall:

(1) Apply the minimum off-street parking space requirement specified in Table 27-6305(a) for the listed use that is deemed most similar to the proposed use;

(2) Establish the minimum off-street parking space requirement by reference to resources published by the Institute for Transportation Engineers (ITE), or other sources; or

(3) Require the applicant to conduct a parking demand study to demonstrate the appropriate minimum off-street parking space requirement. The study shall estimate parking demand based on an acceptable source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

COMMENT: None of the proposed uses are unlisted. Therefore, this provision is not applicable to the proposed development.

(b) Mixed-Use Developments and Shared Parking

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

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

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

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

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

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

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

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

(C) Applicant calculates the sum of each column in the resulting table (rounding down all fractions). These sums represent the total estimated shared demand for each time period throughout a typical day.

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

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

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

Table 27-6305(c)(1): Shared Parking Calculation, Time-of-Day Demand Factors						
Use	**Weekday, 2:00 am – 7:00 am**	**Weekday, 7:00 am – 6:00 pm**	**Weekday, 6:00 pm – 2:00 am**	**Weekend, 2:00 am – 7:00 am**	**Weekend, 7:00 am – 6:00 pm**	**Weekend, 6:00 pm – 2:00 am**
Office	20%	100%	20%	0%	10%	0%
Retail/ Commercial	0%	100%	80%	0%	100%	60%
Eating or Drinking Establishment	20%	80%	100%	20%	80%	100%
Residential	100%	60%	100%	100%	80%	100%
Hotel/Motel	100%	60%	100%	100%	60%	100%
Personal Services	20%	100%	40%	0%	60%	0%
Conference Center or Meeting Space	0%	60%	100%	0%	80%	100%
Industrial Uses	15%	15%	15%	15%	15%	15%
All Other Uses	Use 100% of requirements from Table 27-6305(a)					

(4) As an example of how this shared parking requirement is computed, consider the following hypothetical mixed-use development proposal, located in the core area of a Town Activity Center (TAC-Core) zone: 15,000 SF Office; 15,000 SF Conference/Meeting Space; 10,000 SF General Retail (Consumer Goods); 100 multifamily dwelling units; and 120 hotel rooms.

(A) Minimum requirements for each of these uses would be as follows:

Use	Minimum Parking Spaces Required
Office	38
Conference/Meeting Space (uses Conference or Training Center use in Parking Table)	30
General Retail	25
Multifamily Dwelling Units	120
Hotel Rooms	90

i. Applying these minimum requirements to the shared parking methodology would yield the need for 268 spaces, as shown in Table 27-6305(c)(3): Example Shared Parking Calculation, Time-of-Day Demand Factors. Without using the sharing calculation methodology, the development would require 303 spaces, an additional 35 over the shared approach.

Table 27-6305(c)(3): Example Shared Parking Calculation, Time-of-Day Demand Factors						
Use	**Weekday, 2:00 am – 7:00 am**	**Weekday, 7:00 am – 6:00 pm**	**Weekday, 6:00 pm – 2:00 am**	**Weekend, 2:00 am – 7:00 am**	**Weekend, 7:00 am – 6:00 pm**	**Weekend, 6:00 pm – 2:00 am**
Office	8	38	8	0	4	0
Retail/ Commercial	0	25	20	0	25	15
Eating or Drinking Establishment	-	-	-	-	-	-
Residential	120	72	120	120	96	120
Hotel/Motel	90	54	90	90	54	90
Personal Services	-	-	-	-	-	-
Conference Center or Meeting Space	0	18	30	0	24	30
SUM OF ALL SPACES	**218**	**207**	**268**	**210**	**203**	**255**

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

(6) These provisions shall not limit the opportunity to reduce the minimum number of required off-street parking spaces through approval of an alternative parking plan that justifies the feasibility of shared parking (see Section 27-6307(c), Shared Parking for Single-Use Developments) or through other provisions of this ordinance.

COMMENT: The proposed development is not mixed use. Therefore, this provision is not applicable to the proposed development.

2. **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			
Zone	**Use**	**Maximum Number of Parking Spaces Allowed as a Percentage of Minimum (1)(2)**	
		Inside the Capital Beltway	**Outside the Capital Beltway**
Transit-Oriented/Activity Center base and PD zones	See Section 27-4204(a)(1)(E)(ii), Maximum Off-Street Vehicle Parking Spaces,		
All other base zones	Any use listed under the Commercial use classification	125 percent	140 percent
	Mixed-use development	125 percent	
	All other uses	No requirement	No requirement

NOTES:

2. Each percentage listed is the percentage of the minimum number of parking spaces required in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces. The maximum number of allowed spaces shall be rounded down to the nearest whole number. Parking spaces in structured parking facilities do not count toward the maximum allowed.
3. In the event there is no minimum number of parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, the maximum amount of off-street parking spaces allowed shall not exceed 1.0 spaces for every 150 sq. ft. of the first 3,000 sq. ft. of gross floor area (GFA) plus an additional 1.0 spaces for every 200 sq. ft. of GFA above the first 3,000 sq. ft.

COMMENT: As noted above, this requirement does not apply to residential uses.

2. **Electric Vehicle (EV) Charging Stations**

a. 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.

b. Minimum EV Parking Spaces

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

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

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

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

Table 27-6305(e): Minimum EV Parking Spaces		
USE	**EV-Ready Parking Spaces Required**	**EVSE-Installed Parking Spaces Required**
Uses in the Office Uses Principal Use Category	10%	5%
The Multifamily Dwelling Principal Use Type	10%	5%
Mixed Use Developments	10%	5%

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

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

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

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

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

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

COMMENT: The above requirement is not applicable to townhouse developments. No EV charging spaces are proposed.

2. **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: The proposed driveways are a minimum of 19 feet in length and satisfy this standard to be allowed to be counted as additional parking.

3. **Visitor Parking**

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

COMMENT: The proposed development consists of 36 dwelling units. Thus, a total of 2 visitor parking spaces are required. As noted above, the parking provided in the garages and driveways is 12 spaces more than the minimum, and thus ample visitor spaces are provided. The Applicant also notes that DSP-20054-01 approved an additional 30 visitor parking space not in a garage or driveway, which are not counted toward those provided in this application. Nonetheless, the Applicant has added two additional visitor spaces in the alley on land which is included in this application. In conclusion, a total of 7 visitor spaces would be required for the entire development if the entire development had been approved under the current Zoning Ordinance. A total of 32 visitor spaces are provided.

4. **Parking of Vehicles Owned or Used by the Occupants of the Premises or Their Bona Fide Guests**

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

(3) 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:

(B) Boats;

(C) Boat trailers;

(D) Camping trailer (unoccupied), not to exceed one per lot or parcel; and/or

(E) Not more than 1 commercial vehicle:

1. If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles; or

2. The commercial vehicle does not exceed a maximum manufacturer's gross vehicle weight specification of 17,000 pounds, and which may include unlimited advertising on the side of the vehicle, and shall be parked within a wholly enclosed private parking garage.

(CB-068-2022; CB-028-2024; CB-015-2024; CB-067-2024)

COMMENT: The above requirements are noted.

27-6306. Dimensional Standards for Parking Spaces and Aisles

(a) General

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

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	8/16 (3)	27

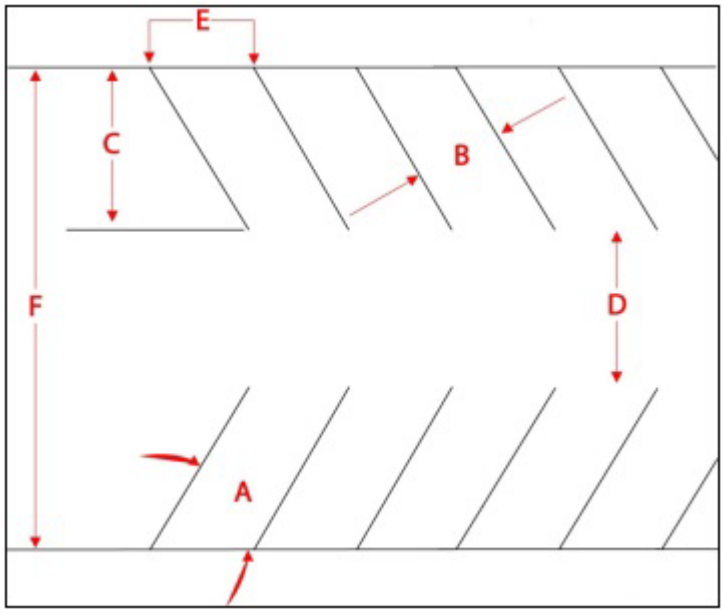
NOTES:

(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.

Figure 27-6306(a).2: Measurement of Parking Space and Aisle Dimensions



2. **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:

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

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

3. **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.

4. **Compact Parking Spaces**

a. 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.

b. All compact car spaces shall be marked as such.

(CB-015-2024)

COMMENT: The DET reflects that all non-accessible parking spaces are 9' wide and 18 feet deep, which conforms to the standard for parking space sizes.

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 special exception (Section 27-3604), detailed site plan (Section 27-3605), 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.

(2) An alternative parking plan may include any one or combination of the following:

(A) Provision of more parking spaces than the maximum allowed in accordance with Section 27-6307(b);

(B) Sharing of parking spaces in accordance with Section 27-6307(c)

(C) Off-site parking spaces in accordance with Section 27-6307(d);

(D) On-street parking spaces in accordance with Section 27-6307(e);

(E) Deferred parking spaces in accordance with Section 27-6307(f); and

(F) Valet and tandem parking in accordance with Section 27-6307(g).

(b) Provision over Maximum Allowed

An alternative parking plan prepared specifically for the proposed plan for development may propose to exceed the maximum number of off-street parking spaces allowed in Section 27-6305(d), Maximum Number of Off-Street Parking Spaces, in accordance with the following standards:

(1) Parking Demand Study

The alternative parking plan shall include a parking demand study demonstrating how the maximum number of parking spaces allowed by Section 27-6305(d), Maximum Number of Off-Street Parking Spaces, is insufficient for the proposed development.

(c) Shared Parking for Single-Use Developments

An applicant for a single-use development may use an alternative parking plan to meet a portion of the minimum number of off-street parking spaces required in Section 27-6305(a) for that use through sharing parking with other existing uses. Such use of shared parking shall be allowed in accordance with the following standards:

(1) Maximum Shared Spaces

Up to 75 percent of the number of parking spaces required for the use may be shared with other uses, provided that parking demands do not overlap as defined in Table 27-6305(c)(1) of Section 27-6305(c), Mixed-Use Developments and Shared Parking.

(2) Location

(A) Shared parking spaces shall be located within a maximum walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table 27-6307(c)(2): Allowed Distances for Shared and Off-site Parking.

Table 27-6307(c)(2): Allowed Distances for Shared and Off-site Parking	
Primary Use	**Maximum Allowed Distance (feet)(1)**
Residential	660
Retail	800
Mixed-use	800
Office	1,320
Industrial Uses	1,320
All Others	1,320
NOTES: 2. Distance shall be measured by the actual distance of the pedestrian path from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.	

i. Shared parking spaces shall not be separated from the use they serve by an arterial street unless pedestrian access across the arterial street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a pedestrian walkway (such as a bridge or tunnel).

(3) Pedestrian Access

Adequate and safe pedestrian access via a walkway protected by a landscape buffer or a curb separation and elevation from the street grade shall be provided between the shared parking areas and the primary pedestrian entrances to the uses served by the parking.

(4) Signage Directing Public to Parking Spaces

Signage complying with the standards in Section 27-61500, Signage, shall be provided to direct the public to the shared parking spaces.

(5) Justification

The alternative parking plan shall include justification of the feasibility of shared parking among the proposed uses. Such justification shall address, at a minimum, the size and type of the uses proposed to share off-street parking spaces, the composition of their tenants, the types and hours of their operations, the anticipated peak parking and traffic demands they generate, and the anticipated rate of turnover in parking space use.

(6) Shared Parking Agreement

(E) An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces. The agreement shall provide all parties the right to joint use of the shared parking area in perpetuity (such agreement may be extinguished with the written consent of all affected property owners at any point in time following an initial time frame of at least

10 years). The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a shared parking arrangement is proposed is located, for review and comment. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with PART 27-8, Enforcement.

(F) No use served by the shared parking agreement may be continued if the shared parking becomes unavailable to the use, unless substitute off-street parking spaces are provided in accordance with this Section.

2. **Off-Site Parking**

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required for a use with off-site parking—i.e., off-street parking spaces located on a parcel or lot separate from the parcel or lot containing the use and can be operated by a private or public agency—in accordance with the following standards.

(5) Zone Classification

The zone classification of the off-site parking area shall be one that allows the use served by off-site parking (and thus off-street parking accessory to such use) or that allows parking as a principal use, except off-site parking may be approved on lands in the Residential zones upon approval of a special exception in accordance with Section 27-3604, Special Exception.

(6) Location

(B) Off-site parking spaces shall be located within a walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table 27-6307(c)(2): Allowed Distances for Shared and Off-site Parking.

(C) Off-site parking spaces shall not be separated from the use they serve by an arterial street unless safe pedestrian access across the street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a grade-separated pedestrian walkway.

(7) Pedestrian Access

Adequate and safe pedestrian access shall be provided between the off-site parking areas and the primary pedestrian entrances to the use served by the parking.

(8) Off-Site Parking Agreement

(A) If land containing the off-site parking area is not under the same ownership as land containing the principal use served, the off-site parking arrangement shall be established in a written agreement between the owners of land containing the off-site parking area and land containing the served use. The agreement shall provide the owner of the served use the right to use the off-

site parking area for at least 10 years, and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an off-site parking arrangement is proposed is located, for review and comment. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be served by the off-site parking area. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the off-site parking area and land containing the served use, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with PART 27-8, ENFORCEMENT.

(B) An enforcement and turn-over agreement shall be recorded between the developer and the Revenue Authority. Such agreement would allow the developer to build less required off-site parking in exchange for allowing the Revenue Authority to enforce parking time limits through approaches agreed to by all parties subject to the agreement.

(C) No use served by the off-site parking may be continued if the off-site parking becomes unavailable unless substitute off-street parking spaces are provided in accordance with this Section.

3. **On-Street Parking**

b. **General**

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required through on-street parking along streets that are adjacent to the development, subject to the maximum credit allowed in Table 27-6307(e)(1): Conditions for On-Street Credit Toward Off-Street Requirements.

Table 27-6307(e)(1): Conditions for On-Street Parking Credit Toward Off-Street Requirements

Zone	Maximum Credit Allowed
RTO and LTO zones, Core area	No parking required
RTO and LTO zones, Edge area	15% or 6 spaces, whichever is less
TAC zone, Core area	10%
TAC zone, Edge area	5%
NAC zone	10% or 4 spaces, whichever is less
CGO zone	10% or 4 spaces, whichever is less

(2) On-Street Parking Agreement

(A) If an alternative parking plan is proposed for on-street parking, the applicant shall enter into an on-street parking agreement or series of agreements, depending on ownership of the streets where on-street parking is proposed, with the Maryland State Highway Administration, the County, or any municipality with jurisdiction of the street. The agreement shall spell out the

terms and conditions and duration of use for the on-street parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an on-street parking arrangement is proposed is located, for review and comment. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the on-street parking. The agreement shall be considered a restriction running with the land and shall bind the applicant and the applicant's heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with PART 27-8, Enforcement.

(B) No use served by the on-street parking may be continued if the on-street parking becomes unavailable unless substitute on-street parking spaces are provided in accordance with this Section.

2. **Deferred Parking**

An alternative parking plan may propose to defer construction of up to 35 percent of the number of off-street parking spaces required by Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, in accordance with the following standards:

b. **Justification**

The alternative parking plan shall include a study demonstrating that because of the location, nature, or mix of uses, there is a reasonable probability the number of parking spaces actually needed to serve the development is less than the minimum required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces. The Planning Director shall review the alternative parking plan and study, and may choose to approve or disapprove the alternative parking plan.

c. **Reserve Parking Plan and Covenant**

The alternative parking plan shall include a reserve parking plan identifying: (a) the amount of off-street parking being deferred, and (b) the location of the area to be reserved for future parking, if future parking is needed.

d. **Parking Demand Study**

(A) The alternative parking plan shall provide assurance that within 24 months after the initial Certificate of Occupancy is issued for the proposed development, an off-street parking demand study evaluating the adequacy of the existing parking spaces in meeting the off-street parking demand generated by the development will be submitted to the Planning Director.

(B) If the Planning Director determines that the study demonstrates the existing parking is adequate, then construction of the remaining number of parking spaces shall not be required. If the Planning Director determines the study indicates additional parking is needed, such parking shall be provided consistent with the reserve parking plan and the standards of this Section.

e. **Limitations on Reserve Areas and Covenant**

Areas reserved for future parking shall be brought to the finished grade and shall not be used for buildings, storage, loading, or other purposes. Such areas may be used for temporary overflow parking, provided such use is sufficiently infrequent to ensure maintenance of its ground cover in a healthy condition. A covenant shall be established on the areas to be reserved for future parking, which shall ensure such areas are available should the parking demand study below demonstrate additional parking is needed.

f. **Landscaping of Reserve Areas Required**

Areas reserved for future off-street parking shall be landscaped with an appropriate ground cover, and if ultimately developed for off-street parking, shall be landscaped in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.

3. **Valet and Tandem Parking**

An alternative parking plan may propose to use valet and tandem parking to meet a portion of the minimum number of off-street parking spaces required for a development with commercial uses in accordance with the following standards:

b. **Number of Valet or Tandem Spaces**

No more than 35 percent of the total number of parking spaces provided shall be designated for valet or tandem spaces except for restaurants, where up to 50 percent of spaces may be designated for valet parking, and hotels, where up to 100 percent of parking spaces may be designated for valet parking.

c. **Drop-Off and Pick-Up Areas**

The development shall provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located near the building served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation or cause queuing in a public street or an internal drive aisle serving the development. Drop-off and pick-up areas shall not be allowed in moving vehicle and bicycle travel lanes in the public right-of-way without obtaining a street closure permit. Drop-off and pick-up areas shall not be allowed to use sidewalks for any stationing of vehicles.

d. **Valet Parking Agreement**

i. Valet parking may be established and managed only in accordance with a valet parking agreement. An applicant shall provide documentation of an active agreement to the County and include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking. The agreement shall be for a minimum of 5 years, identify the location of the valet parking lot, and include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which a valet or tandem parking arrangement is proposed, for review and comment. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County

before issuance of a building permit for any use to be served by the valet parking, and documentation that the agreement remains in effect shall be provided to the County on an annual basis thereafter. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the uses served by the valet parking, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with PART 27-8, Enforcement.

ii. No use served by valet parking may be continued if the valet service becomes unavailable and the Planning Director determines that there is not adequate parking available in the area to serve the use.

4. **Publicly Managed Parking**

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required through participation in an agreement for publicly managed parking facilities with an agency such as the Revenue Authority, potentially including contributions toward construction of parking facilities, parking management services, and parking enforcement.

(CB-015-2024)

COMMENT: No alternative parking arrangement is proposed as the DET reflects all off-street parking requirements satisfied on-site. Therefore, this provision is not applicable to the proposed development.

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

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

2. **Transit Accessibility**

The Planning Director may authorize the following reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for uses located near a high-service transit stop:

b. Up to a 50 percent reduction for uses located within a one-quarter mile (1,320 feet) radius of a high-service transit stop; or

c. Up to a 15 percent reduction for uses located between a one-quarter mile (1,320 feet) radius and one-half mile (2,640 feet) radius of a high-service transit stop.

3. **Transportation Demand Management**

The Planning Director may, through approval of a Transportation Demand Management (TDM) plan, authorize up to a 30 percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for nonresidential or mixed-use developments having a floor area of at least 25,000 square feet, in accordance with the following standards.

b. **TDM Plan Requirements**

The TDM plan shall include facts, projections, an analysis (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees and/or patrons, minimum parking requirements) and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and reduce traffic congestion. The plan shall identify the amount by which parking requirements have been reduced from the amounts otherwise required by this Section.

c. **Transportation Demand Management Activities**

The TDM plan shall be required to provide the following transportation demand management activities:

i. A "Guaranteed Ride Home" program that offers emergency ride services to each employee with an allowance of no fewer than four rides per year, that an applicant may establish to serve the development or in partnership with other developments or uses, or by participating in the Metropolitan Washington Council of Governments Commuter Connections program (or its designated successor for these services).

ii. Written disclosure of transportation information and educational materials to all employees, residents, and nonresidents informing them of all transportation and ride-sharing options available to them. This does not need to be a unique role and may be met by human resources officers or other administrators of an organization.

iii. Formation of transportation demand reduction programs offering an equivlanet value in transit benefits or cash in exchange for a parking benefit, such as carpooling, vanpooling, ridesharing, subsidy of employee transit passes beyond standard tax credits already provided by State and Federal governments, teleworking, and shuttle service programs.

d. **Two Transportation Demand Management Options Required**

The plan will also require at least two of the following transportation demand management strategies:

i. Establishment of a development-specific website that provides real-time travel/traffic data and multimodal transportation information, transit/bus schedules and maps, and bicycle, pedestrian, and carpool/vanpool options. Information will vary depending on the specific services and transportation infrastructure available in the vicinity of the development, but in general will allow tenants or customers to compare travel modes available.

ii. In lieu of the website, installation of a real-time visual display screen or other display device of this type that provides multi-modal transportation information, as described above.

iii. Parking cash-out or transportation stipend, or provision of an equivalent value cash incentive to employees not to use parking spaces otherwise available to tenants of a development.

iv. Unbundling of parking from multifamily and mixed-use development leases, as well as other types of development, or issuing tenant leases that do not include parking as an integral part of a floor-area space lease and require parking to be leased, purchased, or otherwise accessed through separate payment.

v. Creation of a Preferential Parking Management Plan that designates spaces located near building entrances or in other preferential locations for registered carpool/vanpool vehicles.

vi. Institution of off-peak work schedules that allow employees to arrive and depart at times other than the peak morning commute period (defined as 7:00 a.m. to 9:00 a.m.) and peak evening commute period (defined as 5:00 p.m. to 7:00 p.m.).

vii. Offer all employees free or discounted bikeshare memberships.

viii. Fully funding a bicycle sharing station which is connected to and/or part of a regional system (e.g., Capital Bikeshare).

ix. Any other transportation demand management activity as may be approved by the Planning Director as a means of complying with the parking reduction provisions of this Subsection.

e. **Recording of TDM Plan**

(E) A copy of the approved TDM plan shall be recorded in the Land Records of Prince George's County before issuance of a building permit for the development to be served by the plan. The TDM plan shall be recorded against the land, and the applicant and/or successors in interest in the land shall be responsible for implementing the plan in perpetuity.

f. **TDM Program Coordinator**

(A) The applicant shall appoint a TDM program coordinator to oversee transportation demand management activities.

(B) The TDM program coordinator shall be a licensed engineer, certified planner, or a traffic consultant that is also a qualified or trained TDM professional.

(C) The TDM program coordinator shall be appointed prior to issuance of a certificate of occupancy for the buildings to be served by the transportation demand management program.

(D) If the development is located within an established business improvement district, a Transportation Demand Management District as defined in Subtitle 20A: Transportation, or other such organization that offers TDM services, the applicant may identify that organization's appropriate staff person as the TDM coordinator provided that the applicant agrees to participate in that organization's TDM programs and meet all required organizational membership obligations.

(E) If the development is located within a municipality, the applicant shall coordinate the TDM program with the appropriate municipal representatives.

g. **TDM Report**

The TDM program coordinator shall submit to the Planning Director a report every two years that details implementation of the approved TDM plan and how it has successfully met or failed to meet the target reduction in drive-alone trips that justified the original reduction in parking because of its effectiveness in reducing driving demand, in turn reducing the need for parking. The report may include, but is not limited to, the following:

(A) A description of transportation demand management activities undertaken;

(B) An analysis of parking demand reductions based on employee and/or resident use of ridership programs or alternative transportation options;

(C) Changes to the TDM plan to increase transit ridership, bicycle ridership, and other commuting alternatives, as defined in Section 27-6308(b)(7) below; and

(D) The results of an employee transportation survey.

h. **Amendments**

The Planning Director may approve amendments to an approved TDM plan in accordance with the procedures and standards for its original approval. Changes in transportation options subsequent to the approval of the original plan that allow a development to meet the reduction targets identified in the original plan, such as introduction of new transit service to a development area, shall not require amendments to the plan as long as annual reports can demonstrate that these services are contributing to the plan's intent.

i. **Parking Required if TDM Terminated**

If the applicant or successors in interest in the development subject to a TDM plan stop implementing the plan or fail to submit a TDM report within one year of the regularly scheduled date the biennial report is due, the TDM plan shall be terminated and become null and void. Any such termination of the TDM plan does not negate the parties' obligations to comply with parking requirements of this Section and this Ordinance, and thus shall constitute a violation of this Ordinance. No use served by the TDM plan may be continued unless another TDM plan is approved or all required off-street parking spaces are provided in accordance with this Section and this Ordinance, within 120 days of termination of the TDM plan.

4. **Special Facilities for Bicycle Commuters**

The Planning Director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for developments that comply with the bicycle parking standards in Section 27-6309, Bicycle Parking Standards, and provide both of the following:

(1) Additional enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and

(2) Shower and dressing areas for employees.

5. **Other Eligible Alternatives**

The Planning Director may authorize up to a 10 percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, in exchange for any other strategy that an applicant demonstrates will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed development plan will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.

COMMENT: No reduced parking standards are proposed as the DET reflects all off-street parking requirements satisfied on-site. Therefore, this provision is not applicable to the proposed development.

27-6309. Bicycle Parking Standards

(a) Bicycle Racks or Lockers Required

(1) In all zones except the RTO, LTO, TAC, and NAC base and PD zones, Rural and Agricultural zones, and any Residential Zone with equal or lesser intensity than the RSF-95 Zone, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to ten spaces). At least one additional bicycle space shall be provided for each additional ten parking spaces or major fraction thereof,

provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. Specific requirements for particular uses are as follows:

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

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

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

(D) For private colleges and universities, one space per ten employees plus one space for each five students of planned capacity shall be required. Of these student-required spaces, generally half should be for short-term storage (outdoors and convenient to building entrances and other major destinations of the use) and the other half should be for long-term storage (which may be inside buildings, in lockers, or in other specialized covered and secured bicycle parking areas).

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

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

COMMENT: With 36 dwelling units, a total of 2 bicycle parking spaces are required. The DET reflects a total of 2 bicycle spaces provided. This requirement is satisfied. Staff noted in its SDRC comments that the two bicycle racks in the southwest corner of the site were approved with DSP-20054-01 and cannot be counted toward satisfying the requirements for the additional 36 lots. The Applicant has added two additional bicycle racks next to the visitor parking spaces in response to this comment.

(b) Bike Parking Rack or Locker Location

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

(2) In the RTO, LTO, TAC, and NAC base and PD zones, developments may place up to 20 percent of required bicycle parking in the public right-of-way as street furnishings (subject to the approval of the operating agency or municipality with jurisdiction), provided that they are all within 100 feet of the entrance of the use and that they allow sufficient space (generally 3 feet on either side of a rack) for placement and removal of bicycles. Developments may count existing bicycle parking along frontage streets and in the street right-of-way toward these requirements.

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

(A) Be located in a secure, clean and well-lighted area, whether inside a building, in an auxiliary structure, or in an outdoor covered location;

(B) Protect bicycles from weather and debris;

(C) Be signed so that directions to entrances of related uses are clearly understood;

(D) Allow sufficient spacing of racks or lockers for storage, maneuvering and removal of bicycles;

(E) Be available and accessible for all building tenants during the building's hours of operation. (For residential tenants, each space should be accessible 24 hours a day, 7 days a week);

(F) If located in an enclosed area, only be accessible to those authorized to use the space (to limit vandalism and theft);

(G) If in a parking garage for long-term bicycle parking, be clearly marked as long-term bicycle parking spaces, be in a well-lighted, visible location near the main entrance of elevators, and separated from vehicle parking by a barrier that minimizes the possibility of a parked bicycle being hit by a car, and be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade.

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

COMMENT: A bike rack detail is provided which satisfies this requirement.

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

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

Table 27-6310(a): Minimum Number of Off-Street Loading Berths		
Principal Use Classification/Category	**Gross Floor Area (GFA) of Building**	**Minimum Number of Loading Berths**
Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only	At least 100 dwelling units and up to 300 dwelling units	1
	Each additional 200 dwelling units or major fraction thereof	add 1

COMMENT: The proposed development is for townhouses and therefore no loading spaces required.

(b) Dimensional Standards for Loading Areas

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

(c) Location of Loading Areas

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

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

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

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

Figure 27-6310(c): Loading Area Configuration

COMMENT: The proposed development has 36 dwelling units. Therefore, no loading berths are required.

Sec. 27-6400 Open Space Set-Asides

27-6403. Amount of Open Space Set-Asides Required

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

Table 27-6403: Required Open Space Set-Asides				
Use Classification	Minimum Open Space Set-Aside Area (as percentage of development site area)			
	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit-Oriented/Activity Center Base and PD Zones, MU-PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed-Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%

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

COMMENT: Per Table 27-6403, 20% of the Subject Property must be set aside as open space, or 1.09 acres. A total of 1.33 acres has been provided, which satisfies this requirement.

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

(14)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.

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

b.No less than fifty percent (50%) of the total required minimum open space set-aside area within the core area of a Transit-Oriented/Activity Center base or Transit-Oriented/Activity Center PD zone shall be a square, forecourt, or plaza.

COMMENT: Per Subsection (A)(1) above, 15% of the open space must consist of active recreational areas. Based on a requirement of 1.09 acres of open space set-aside area required, .16 acres (or 6,970 square feet) must qualify as active recreational area. A total of .28 acres is provided, the location of which is depicted on the Open Space Set Aside Exhibit. Submitted with the application.

Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	**Description**	**Design and Maintenance Requirements**
Natural Features		
 	Natural features (including lakes, ponds, rivers, streams, bays, shorelines, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, steep slopes (15 percent or more), wildlife habitat and woodland conservation areas established in accordance with Division 2 of Subtitle 25: Trees and Vegetation of the County Code	Preservation of any existing natural features shall have highest priority for locating open space set-asides, except in the Transit-Oriented/Activity Center base and planned development zones, the IE and IH base zones, and the IE-PD zone. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.
Active Recreational Areas		
 	Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, community buildings and clubhouses, and land dedicated for parks in accordance with Subtitle 24: Subdivision Regulations, Section 24-4600, Parklands and Recreation Facilities.	Active recreational areas may occupy up to 100 percent of the open space set-asides (if no natural features exist on the site) except in the Transit-Oriented/Activity Center base and PD zones, the Nonresidential base zones, and the IE-PD zone. Active recreational areas shall be contiguous or interconnected, to the maximum extent practicable, unless used to link or continue existing or public open space lands.
Passive Recreation (Including Plantings and Gardens)		
 	Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens (including community gardens), gazebos, and similar structures.	Passive recreation shall have direct access to a sidewalk or pedestrian walkway that connects to the street.

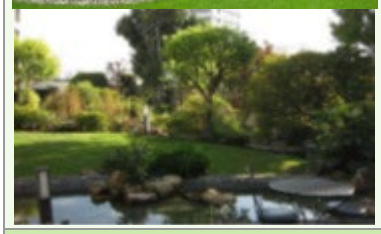
Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	**Description**	**Design and Maintenance Requirements**
Squares, Forecourts, and Plazas		
 	Squares, forecourts, plazas, and civic greens that provide opportunities to create special places for people to gather.	Such features shall be at least 600 square feet in area. Such features shall have direct access to a street or sidewalk and shall be designed to accommodate people sitting and gathering, incorporating benches, tables, fountains, or other similar amenities. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development.
Required Landscape Areas and Agricultural Buffer		
  	All areas occupied by required landscaping areas, tree protection areas, and riparian buffers, and agricultural buffers, except landscaped area within vehicular use areas.	See Landscape Manual and Sec. 27-61300, Agricultural Compatibility Standards.
Stormwater Management Areas Treated as Site Amenities		
 	Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity.	To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches, and shall be subject to a maintenance agreement approved by the operating authority or agency having regulatory authority over the facility.
Public Access Easements with Paths or Trails		

Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	**Description**	**Design and Maintenance Requirements**
	Public access easements that combine utility easements with paths or trails that are available for passive recreational activities such as walking, running, and biking	Such public access easements shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point.

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

COMMENT: An open space set aside exhibit is included in the DET set which identifies the areas designated as open space and the areas specified as active recreation area. The Applicant has provided a trail around the stormwater management facility to satisfy the active recreational facility and mandatory dedication requirements.

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

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

(b)Private yards not subject to an open space or conservation easement;

(c)Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;

(d)Vehicular parking areas or lots (excluding the landscaped areas);

(e)Driveways for dwellings;

(f)Land covered by structures not designated for active recreational uses;

(g)Designated outdoor storage areas; and

(h)Stormwater management facilities and ponds, unless located and designed as a site amenity (e.g., with low fencing, vegetative landscaping, gentle slopes, fountain or other visible water-circulation device, and pedestrian access or seating).

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

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

(2)**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.

(3)**Configuration**

a.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.

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

(4)**Orientation of Adjacent Buildings**

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

COMMENT: The open space set aside area primarily consists of the stormwater management facility and the trail which encircles it. Four of the proposed units are oriented to face this amenity and will have an entrance facing the open space set aside. There are 12 additional units that back to the facility and will have a rear entrance facing the open space set aside. It is noted that 32 other units approved pursuant to DSP-20053-01 will also back up to the open space set aside and have an entrance facing it. Thus, although approved pursuant to the prior Zoning Ordinance, these units will also benefit from proximity to this facility.

(5)**Prioritization of Open Space Set-Aside**

a.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:

i. Natural features such as riparian areas, riparian buffers, shorelines, flood hazard areas, floodplains, wetlands, steep slopes, and wildlife habitat and woodland areas;

ii. Water features such as rivers, bays, lakes, creeks, canals, natural ponds, and retention and detention ponds;

iii. Protected trees and other mature trees;

iv. Parks and trails (regardless of public or private ownership);

v. Lands with active agricultural uses and activities;

vi. Perimeter buffers or visual transitions between different types or intensities of uses;

vii. Areas that accommodate multiple compatible open space set-aside uses rather than a single use; and

viii. Historic and archeological features.

COMMENT: The larger project that includes the Subject Property includes substantial open space that includes natural features, streams, protected trees and trails. These areas are not included in the calculation provided with this application because these areas are not included in this DET. This DET does, however, include park and trail areas and other open areas that are consistent with these priorities. The open space areas will be owned by the homeowners association.

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

COMMENT: The RSF-A Zone is not a Transit-Oriented/Activity Center base zone or PD zone, therefore this provision does not apply to the proposed development.

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

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

a. Applicant calculates the sum amount of open space set-aside required for each individual industrial use or lot.

b. The total sum of open space set-aside required may be placed on any portion of the area included in the calculation.

COMMENT: Not applicable.

27-6407. Development in Open Space Set-Asides

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

COMMENT: The development proposed within the open space areas includes active recreation in the form of a trail system, which is appropriate for the intended purpose. The remaining open space areas will be landscaped as depicted on the landscape plan. At the time of preliminary plan, the Applicant was advised to address landscaping for the four units which face the stormwater management facility, as several other units back up to the same facility. The landscape plan depicts that extensive landscaping which will ensure the compatibility of the various units abutting the facility.

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

(g) 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.

(h) 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.

(i) 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 homeowners association will maintain the open space set-aside areas on the Subject Property.

Sec. 27-6700 Exterior Lighting

27-6703. Lighting Plan

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

COMMENT: A photometric plan is included in the DET set in conformance with this requirement.

27-6704. Prohibited Lighting

The following exterior lighting is prohibited:

(i)Light fixtures that imitate an official highway or traffic control light or sign;

(j)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.

(k)Privately-owned light fixtures located in the public right-of-way;

(l)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

(m)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: No prohibited lighting is proposed.

27-6705. Private Street Lighting

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

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

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

COMMENT: The photometric plan reflects conformance with this requirement. All light fixtures are full cut-off fixtures.

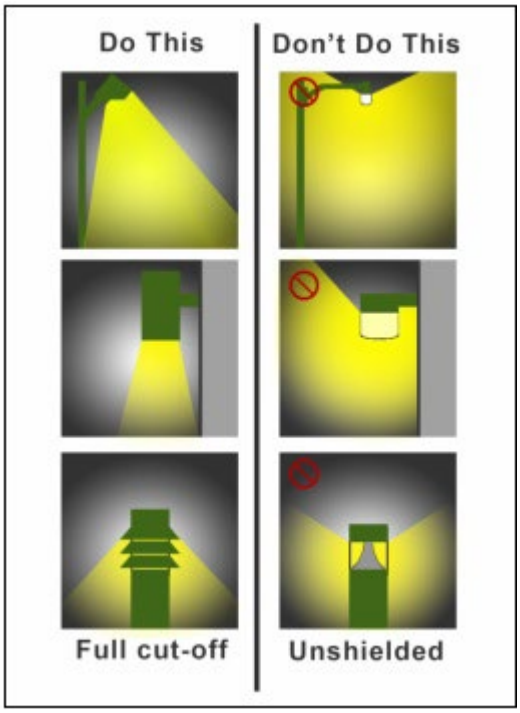
27-6706. General Standards for Exterior Lighting

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

(j) 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.

Figure 27-6706(b).2: Examples of Fully-Shielded Light Fixtures

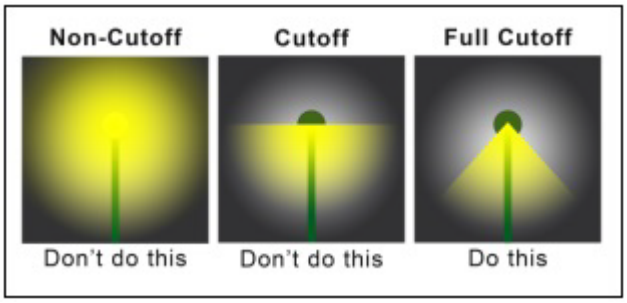


COMMENT: Not applicable. The proposed development is not a public, civic, institutional, commercial, mixed-use, or industrial use.

(k) Shielding with Full Cut-off Fixtures

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

Figure 27-6706(b).1: Full Cut-off Fixtures



COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

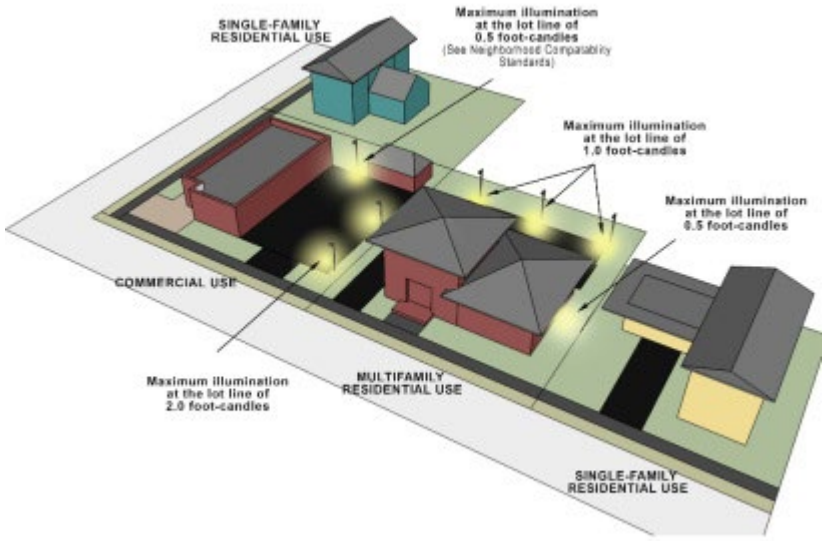
(l) Maximum Illumination Levels

(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

Figure 27-6706(c).2: Maximum Illumination Levels



(3) 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: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

2. **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

Zone	Maximum Height
Rural and Agricultural base zones	16 feet
Residential base zones and the R-PD Zone	16 feet
Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone	20 feet
Nonresidential base zones and the IE-PD Zone	30 feet
Within 100 feet of a Residential base zone and the R-PD Zone	16 feet

COMMENT: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

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.

2. **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: Not applicable.

3. **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:

(3) 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

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

COMMENT: Not applicable.

4. **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: Not applicable.

5. **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: In conjunction with the DET, the applicant has provided a lighting/photometric plan with details of all light fixtures. These plans meet this requirement.

6. **Pedestrian Lighting**

Pedestrian light fixtures shall comply with the following:

(3) 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.

(4) Pedestrian bollard lamps shall be mounted no higher than four feet above grade and shall not exceed 900 lumens for any single lamp (see Figure 27-6707(e): Examples of Pedestrian Bollard Lamps).

COMMENT: A photometric plan and fixture list have been provided and is in conformance with this requirement.

Figure 27-6707(e): Examples of Pedestrian Bollard Lamps

7. **Decorative Landscaping and Lighting**

Outdoor light fixtures used for decorative effects shall comply with the following standards.

(3) 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.

(4) Decorative lighting shall not exceed 100 watts of incandescent illuminance or the equivalent.

COMMENT: No landscape up-lights are proposed with this development. Lighting is provided at the front door to the units to provide security and enhance the appearance of the units.

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: The photometric plan is in conformance with this requirement.

27-6709. Security Exemption Plan

(k) A landowner may submit a security plan to the Planning Director, or where delegated pursuant to Section 27-3308(b), the municipality in which the development application is located proposing exterior lighting that deviates from the standards in this Section. The Planning Director or municipality shall approve or approve with conditions the security plan and its proposed deviation from the standards, upon finding that the applicant demonstrates:

(1) The proposed deviation from the standards is necessary for the adequate protection of the subject land, development, or the public;

(2) The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage, or members of the public are at greater risk for harm than on surrounding land without the additional lighting; and

(3) The proposed deviation from the standards is the minimum necessary, and will not have a significant adverse effect on neighboring lands.

(l) If the Planning Director or municipality finds the applicant fails to demonstrate compliance with Subsections 27-6709(a)(1) through 27-6709(a)(3) above, the security plan shall be disapproved.

COMMENT: Not applicable.

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

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

Development subject to this Section shall comply with the following standards.

(16)**Site Access**

New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

a.At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible.

b.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: As discussed above, a private street was approved pursuant to prior applications which provides two points of vehicular access to the development from General Lafayette Boulevard. This roadway enters the site near its northern boundary, travels west, turns south and then turns east to intersect with the public street, General Lafayette Boulevard. This access satisfies the above requirement and ensures emergency vehicle access.

(17)**Location of Off-Street Parking**

a.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: The proposed development does not include multifamily dwellings. Therefore, this standard is not applicable.

b.For all multifamily, townhouse, and three-family buildings:

i.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.

ii.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: This standard is met. Since all units have garages and driveways, most parking is accommodated on the lots and not in separate parking lots. Although not included in this DET, guest spaces are provided in designated areas throughout the development and do not occupy more than 35 percent of the street frontage.

(18)**Building Orientation and Configuration**

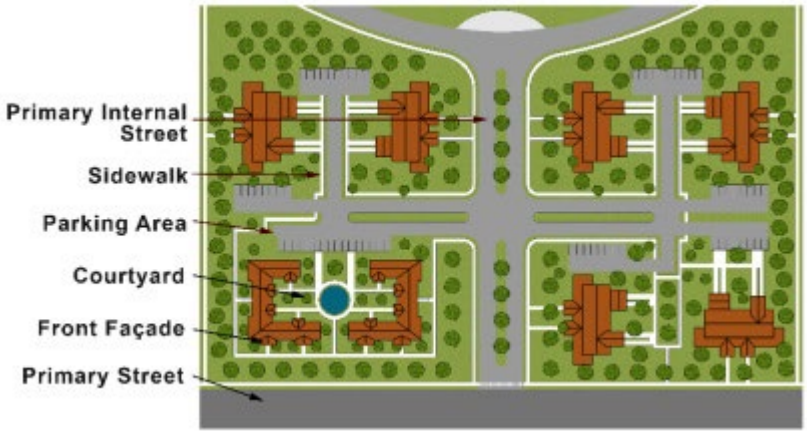
a.**Single-Building Development**

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.

b.**Multi-Building Development**

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like mews or courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 27-6903(c)(2): Multi-Building Orientation)

Figure 27-6903(c)(2): Multi-Building Orientation



COMMENT: All of the townhouse units are configured so that the primary building entrance is oriented toward external streets (General Lafayette Boulevard), internal streets (the private road that extends through the development) or open space (the mews containing the stormwater facility).Units are not oriented towards off street parking lots.

(19)**Maximum Building Length**

a.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 widest strip of townhouses contains 6 units. The interior units are 20 feet wide and the end units are 22 feet wide. Thus, the maximum length proposed is 124 feet, which complies with the maximum building length standard in the RSF-A Zone.

(20)**Building Façades**

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

a.Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart (see Figure 27-6903(e)(1): Changes in Building Façade), unless the applicant provides a design of similar or superior quality.

Figure 27-6903(e)(1): Changes in Building Façade

COMMENT: Wall offsets are provide which are less than 50 feet apart in conformance with this standard.

a.Wall offsets shall have a minimum depth of two feet.

COMMENT: The wall offsets provided are a minimum of two feet in conformance with this standard.

b.In addition to wall offsets, street-facing façades of multifamily, townhouse, and three-family buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street (see Figure 27-6903(e)(3): Examples of Front Façades):

i.One or more dormer windows or cupolas;

ii.A recessed entrance;

iii.A covered porch;

iv.Pillars, posts, or columns next to the doorway;

v.One or more bay windows projecting at least twelve inches from the façade plane;

vi.Eaves projecting at least six inches from the façade plane;

vii.Raised corniced parapets over the entrance door;

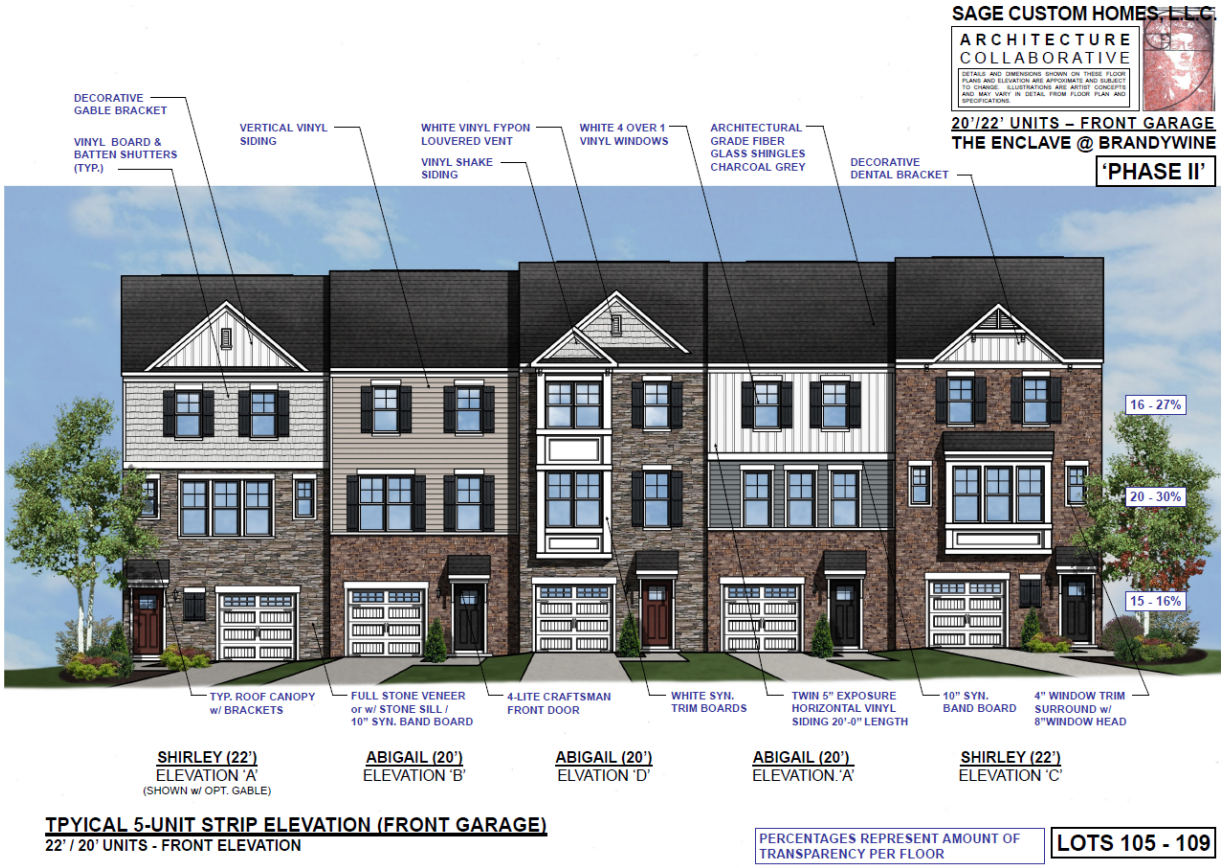
viii.Multiple windows with a minimum four-inch-wide trim;

ix.Integrated planters that incorporate landscaped areas or places for sitting; or

x.Roof form and line changes consistent with the wall offsets.

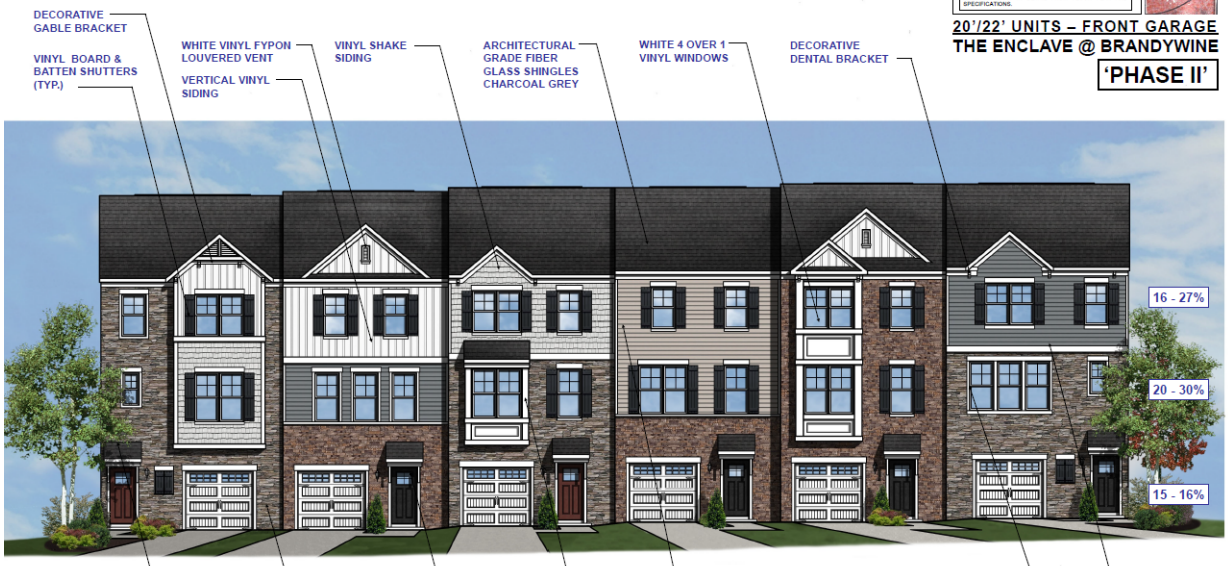
Figure 27-6903(e)(3): Examples of Front Façades

COMMENT: the townhouse units will have sticks of 4 units, five units and six units. There will be front load garages (22 units) and rear load garages (14 units). The five- and six-unit front load garage units are depicted below. These units include at a minimum a covered porch, bay windows which project at least twelve inches from the façade plane, and roof form and line changes consistent with the wall offsets.



SAGE CUSTOM HOMES, L.L.C.
ARCHITECTURE COLLABORATIVE
DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPOXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.

20'/22' UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'



SHIRLEY (22') ELEVATION 'D' | ABIGAIL (20') ELEVATION 'A' (SHOWN w/ OPT. GABLE) | ABIGAIL (20') ELVATION 'C' | ABIGAIL (20') ELEVATION 'B' | ABIGAIL (20') ELEVATION 'D' | SHIRLEY (22') ELEVATION 'B'

TPYICAL 6-UNIT STRIP ELEVATION (FRONT GARAGE)
22' / 20' UNITS - FRONT ELEVATION

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR

LOTS 110 – 115
135 – 130

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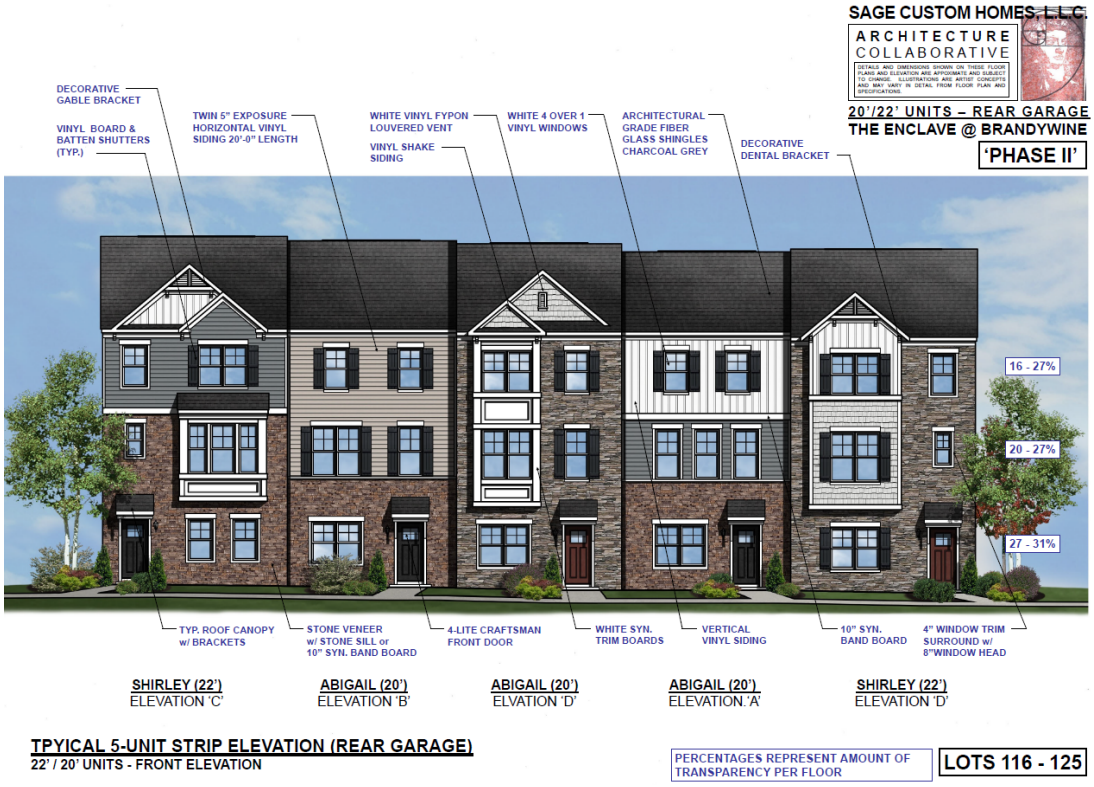
20'/22' UNITS – REAR GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

SHIRLEY (22') ELEVATION 'A' (SHOWN w/ OPT. GABLE) | ABIGAIL (20') ELEVATION 'C' | ABIGAIL (20') ELVATION 'A' | SHIRLEY (22') ELEVATION 'B'

TPYICAL 4-UNIT STRIP ELEVATION (REAR GARAGE)
22' / 20' UNITS - FRONT ELEVATION

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR

LOTS 126 - 129



The four- and five-unit rear load garage units are depicted below. These facades also include roof canopies with brackets, bay windows which project at least twelve inches from the façade plane, and roof form and line changes consistent with the wall offsets.

(m) Roofs

For all multifamily dwellings:

(1) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

COMMENT: This standard does not apply.

(2) Flat roofs shall be concealed by parapets that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.

COMMENT: This standard does not apply.

(3) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

COMMENT: This standard does not apply.

(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 will be screened from the street.

(n) Building Façade Fenestration/Transparency

At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

COMMENT: The front-loaded garage units face private streets within the development and have 15-16 percent transparency on the ground level floor. The rear loaded garage units which face General Lafayette Boulevard (Lots 116-125) have 27-31 percent transparency on the ground-level floor. Therefore, all street-facing facades conform to this transparency requirement.

Materials

For all multifamily, townhouse, and three-family buildings:

(1) Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, with the exception that materials may change where side or rear wings meet the main body of the structure.

(2) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. See Figure 27-6903(h): Example of Building Façade, Roof, Fenestration/Transparency, and Materials Requirements for Multifamily Building.

(3) Townhouse development shall conform with the building material requirements set forth in Section 27-61203(d), Building Materials, of this Subtitle.

COMMENT: Material changes comply with Subsections (1) and (2) above. The building material requirements set forth in Section 27-61203(d) are addressed below.

(o) Garage Standards

For all multifamily, townhouse, and three-family buildings:

(1) Detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings. A parking structure is exempt from this requirement. (see Figure 27-6903(i): Garage Placement.)

(4) 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.

(5) The exterior materials, design features, and roof forms detached garages or carports should generally be compatible with the building(s) they serve.

COMMENT: Not applicable. No detached garages or carports are proposed.

3. **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 five units in the northwest corner of the development are adjacent to single family dwelling. A perimeter buffer in accordance with Section 4.7 of the Landscape Manual is provided.

Sec. 27-61200 Neighborhood Compatibility Standards

27-61202. Applicability

(21)**General**

a.Unless exempted as provided in Section 27-61202(b), Exemptions, below, these standards apply to:

i.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);

ii.Any new multifamily, nonresidential, or mixed-use development when located on land adjacent to, or across a street or alley from, existing townhouse dwellings;

iii.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

iv.Any expansion of an existing multifamily, nonresidential, or mixed-use building located on land abutting or across a street or alley from existing townhouse dwellings where the expansion increases the building's gross floor area by 50 percent or more.

b.For the purposes of this Section:

i."Multifamily development" shall include the following:

1.Live/work dwellings; and

2.Multifamily dwellings.

xi."Nonresidential development" shall include the following:

1. Uses in the Group Living Uses, Health Care Uses, Transportation Uses, and Utility Uses Principal Use Categories; and
2. Uses in the Commercial Use and Industrial Use Principal Use Classifications.

(22)**Exemptions**

In addition to the exemptions specified in Section 27-6103, General Exemptions, the following are exempt from these standards unless the applicable Area Master Plan or Sector Plan addresses compatibility differently:

a.Townhouse, multifamily, nonresidential, and mixed-use development located on lots separated from single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone by a built and existing street with a median with four or more lanes;

b.Townhouse, multifamily, nonresidential, and mixed-use development abutting vacant lands in a single-family residential zone that consists of publicly owned land, preserved open space, existing protective easements, or environmental features, that prevent any residential use of said vacant lands; or an outlot as defined by Section 24-2300, Definitions, of the Subdivision Regulations;

c.Uses in the Communication Uses and Educational Uses Principal Use Categories; and

d.Development within any Transit-Oriented/Activity Center base or PD zone if the existing single-family detached dwellings, two-family dwellings, or townhouse dwellings are also located in a Transit-Oriented/Activity Center base or PD zone.

(23)**Conflict**

In the case of conflict between these neighborhood compatibility standards and other standards in this Ordinance, these neighborhood compatibility standards shall control.

COMMENT: The proposed development is adjacent to existing single family detached homes.

Therefore the Neighborhood Compatibility Standards are applicable.

27-61203. Neighborhood Compatibility Standards

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

2. **Building Height and Setbacks**

(2) Setbacks of buildings shall be consistent with other buildings on the block face to maintain a consistent plane or edge of buildings along public frontages. Instead of the required setback or build-to line of the zone, setbacks of buildings shall vary no more than 15 percent from the setbacks of adjacent buildings.

COMMENT: The proposed development is not on the same block face as any other existing building. This, this standard is not applicable to the proposed development.

(3) Building height shall not exceed the maximum height established in Table 27-61203(a)(2): Maximum Height in Transitional Areas.

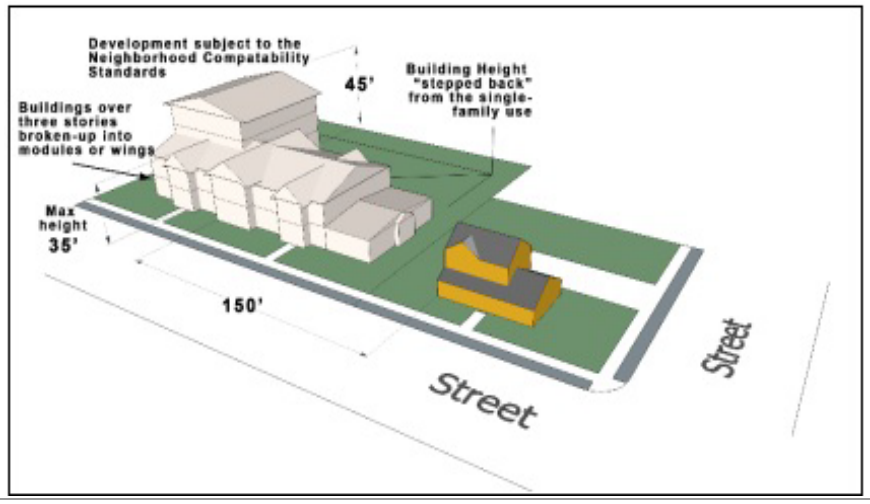
Table 27-61203(a)(2): Maximum Height in Transitional Areas			
Distance from Single-Family Dwelling, Two-Family Dwelling, or Vacant Land in a Single-Family Zone (1)	**Maximum Height**		
	Parcels Fronting US 1 Between the Northern Corporate Boundaries of the City of College Park and the County's Boundary with the District of Columbia, and Parcels Fronting 34th St between Shepherd St and Otis St	**All Other Areas**	**Parcels fronting Central Avenue /East Capitol Street (MD 214) or Old Central Avenue/Central Avenue (MD 332) Between the County's Boundary with the District of Columbia and Landover Road/Largo Road (MD 202)**
50 feet or less	Lesser of: 3 stories or 35 feet	Lesser of: 3 stories or 35 feet	Lesser of: 7 stories or 80 feet
Greater than 50 feet but less than 150 feet	Lesser of: 6 stories or 65 feet		
150 to 200 feet	No requirement	Lesser of: 4 stories or 45 feet	
NOTES: 4. The distance from an existing single-family dwelling, two-family dwelling, townhouse, or vacant land in a single-family zone is to be measured from the closest portion of the dwelling (in the case of single-family and two-family dwellings and townhouses) or from the minimum front yard setback line (in the case of vacant land).			

COMMENT: The maximum height of the proposed units is 35 feet, which complies to the strictest of the above listed standards.

(1) Buildings over three stories in height shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to single-family

dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone (see Figure 27-61203(a)(3): Building Height Modulation).

Figure 27-61203(a)(3): Building Height Modulation



COMMENT: The buildings do not exceed three stories in height. This standard is not applicable.

(n) Building Orientation

Except for when a mews or open space is located in front of the building, buildings shall be oriented towards the street from which they derive their street address.

COMMENT: Four of the proposed units are oriented towards a mews or open space area. All other buildings are oriented towards the street from which they derive their street address.

(o) Building Design

(5) Buildings shall (see Figure 27-61203(c): Compatible Building Design):

(G) Use a similar roof type to adjacent single-family detached dwellings, two-family dwellings, or townhouse dwellings in terms of slope and arrangement to prevent abrupt changes in roof form;

(H) Configure all roof-mounted equipment to avoid or minimize its view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone;

(I) Use exterior colors, where possible, that are similar to those found on adjacent single-family detached dwellings two-family dwellings, or townhouse dwellings;

(J) Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials,

and other building articulations found on adjacent single-family detached, two-family dwellings, and townhouse dwellings; and

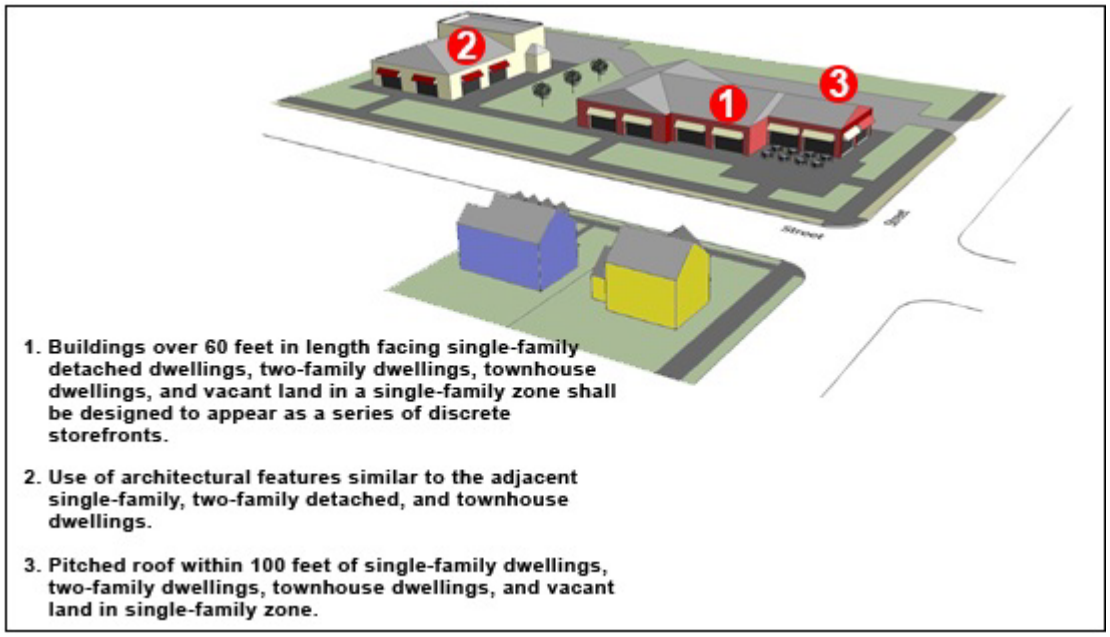
(K) Orient porches, balconies, and outdoor activity areas away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: The townhouses will have pitched roofs, consistent with the adjacent single-family detached homes. There is no roof mounted equipment to screen from adjacent single-family homes. The proposed exterior colors will be similar to those on adjacent single-family detached homes. Only four units with outdoor activity areas (decks) are adjacent to single-family detached homes and these decks are oriented away from the adjacent homes. A photo of the typical homes in the adjacent Chaddsford community are below:

(6) Retail commercial building façades over 90 feet in length that face single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total façade width of the building.

COMMENT: This standard is not applicable to the proposed development.

Figure 27-61203(c): Compatible Building Design



(p) Building Materials

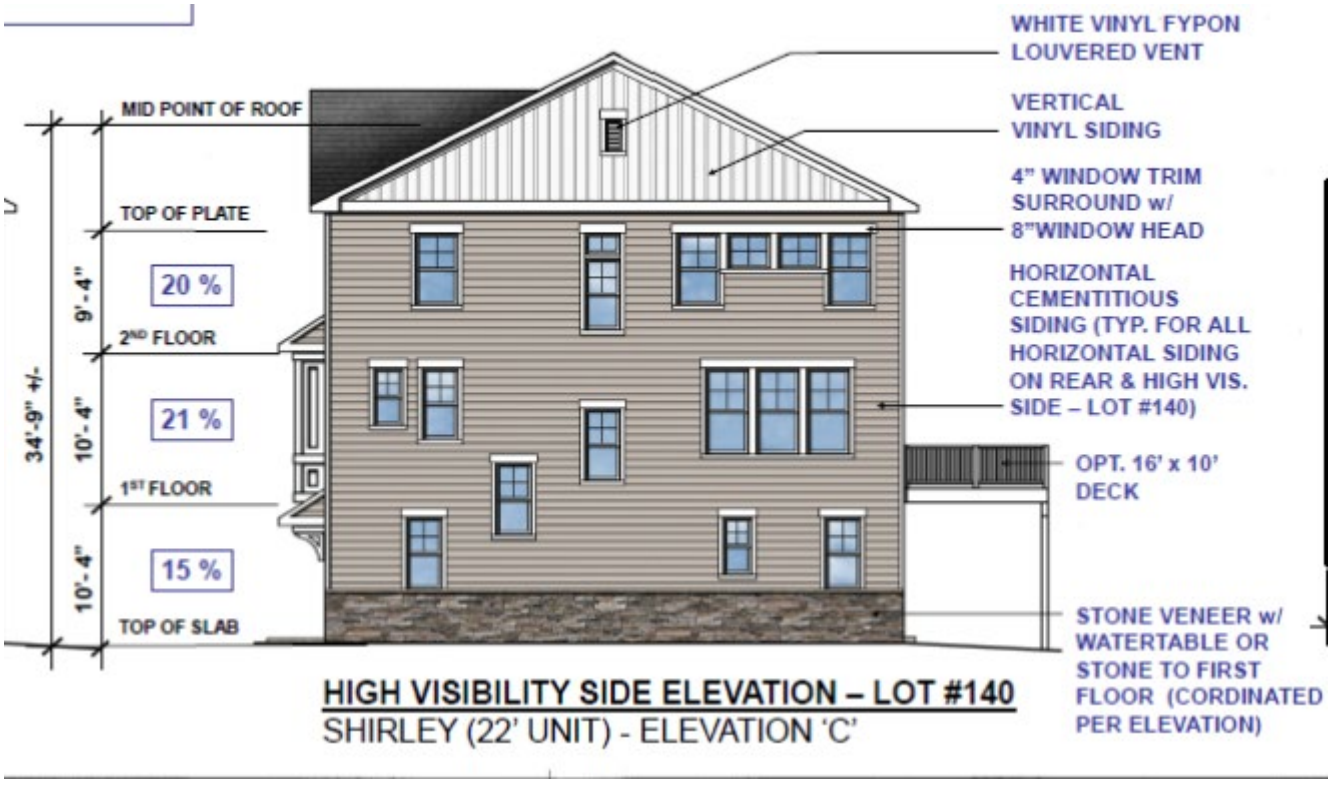
a. Transparency

Building façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall comply with the standards in Table 27-61203(d)(1), Transparency Standards:

Table 27-61203(d)(1): Transparency Standards

Building Story	Minimum Facade Area Percentage to be Transparent for Townhouses (Percent of Facade) (1),(2),(3),(4)	Minimum Façade Area Percentage to be Transparent for All Other Buildings (Percent of Façade) (1),(2),(3)
1st Floor (2)	15 (3)	35 (3)
2nd Floor	20	20
3rd or Higher Floor	20	20

Table 27-61203(d)(1): Transparency Standards		
Building Story	**Minimum Facade Area Percentage to be Transparent for Townhouses (Percent of Facade) (1),(2),(3),(4)**	**Minimum Façade Area Percentage to be Transparent for All Other Buildings (Percent of Façade) (1),(2),(3)**
NOTES: 2. The façade area shall be measured from the grade to the underside of the eaves, or from story line to story line on upper building stories. 3. Façades abutting sidewalks, plazas, gathering areas, or other pedestrian areas shall incorporate transparent glazing. 4. The first two feet of façade area closest to the grade are not required to be glazed and shall be excluded from the façade area calculation. 5. For the purposes of this standard, entry doors (regardless of transparency) and garage door windows may be counted toward the required minimum.		



COMMENT: The five lots in the northwest corner of the Subject Property are adjacent to single family detached homes in the Chaddsford community to the north. The side elevation on Lot 140 faces the rear of the homes in Chaddsford. As shown on the image above, the side

elevation provides 15% transparency on the first floor, 21% transparency on the second floor and 20% transparency on the third floor, which conforms to the transparency standard.

The rear of the units on Lots 136-140, depicted above, face existing single family detached homes to the west, although these single family detached homes front on McKendree Road and are between 1200 to 1500 feet from the Subject Property and the space between the existing homes and the proposed townhouses is fully wooded. The rear facades provide 15% transparency on the first floor, 20% transparency on the second floor and 20% transparency on the third floor in conformance with the transparency standard.

(1) Exterior Materials

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall comply with the following exterior materials standards:

(E) Materials and material configurations shall be similar to those commonly used on adjacent single-family detached dwellings and two-family dwellings.

(F) Plywood, standard (versus decorative) concrete block, and corrugated metal are prohibited as exterior materials.

(G) Vinyl siding shall not exceed 25 percent of a building façade of any building located within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone.

COMMENT: As noted above, the rears of the homes in Chaddsford face the side of the proposed townhouse on Lot 140. The rear facades of these homes are exclusively vinyl sided. Notwithstanding, as required by Subsection (G) above, the side façade of the unit on Lot 40 will utilize a stone veneer water table and horizontal cementitious siding. The percentage of vinyl siding does not exceed 25% of the side façade. The rear facades, as noted above, are more than 200 feet from the single family detached dwellings on the adjoining property, as can be seen on the aerial image below, where the area outlined in red is the location of Lots 136-140. As can be seen, there is also an intervening environmental feature (stream) that separates the existing single-family dwellings from the lots. Therefore, the rear units are not subject to the 25% limitation on vinyl siding.

5. **Multi-Building Placement**

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, multi-building development that includes varying use and/or development intensities in different buildings should locate buildings with the least intense use and/or development nearest to the abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, to the maximum extent practicable.

COMMENT: This standard is not applicable as the proposed multi-building development does not include varying uses or development intensities.

6. **Off-Street Parking**

b. Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, for development that is within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone, the total amount of off-street parking shall not exceed 1.5 times the required minimum specified in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, and may be reduced through an alternative parking plan (see Section 27-6307, Off-Street Parking Alternatives) that demonstrates such reduction will not have an adverse impact on the adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: As depicted on the DET, a total of 74 parking spaces are required and 86 parking spaces are provided, which exceed the required minimum number of parking spaces by 1.16, in conformance with this standard.

c. When required, off-street parking shall be established in one or more of the following locations, listed in order of priority:

(G) Within a structured parking facility;

(H) Adjacent to off-street parking lots serving nonresidential development on abutting lots;

(I) Adjacent to lot lines abutting nonresidential development;

(J) Adjacent to lot lines abutting mixed-use development;

(K) Behind the building;

(L) Within a lot's corner side yard;

(M) In front of the building; or

(N) When all of the above options are infeasible, adjacent to lot lines abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: Parking is provided within the units or on the driveway in front of the unit, conforming to this standard.

d. Off-street surface parking areas located adjacent to single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be treated in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.

COMMENT: Not applicable.

e. The façade of any parking structure facing adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall be designed in accordance with the exterior materials standards of this Section and be landscaped to soften its visual impact.

COMMENT: Not applicable.

7. **Other Site Features**

(4) Loading, Service, Recycling Collection, and Refuse Collection Areas

Loading, service, recycling collection, and refuse collection areas shall be located at least 50 feet from residential development and:

(F) Located behind or to the sides of buildings away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family zone, and screened with walls and/or landscaping, and provided with access that is integrated with parking areas and the vehicular circulation network;

(G) Screened from view of single-family detached dwellings, two-family dwellings, townhouses, and vacant lands in a single-family residential zone, using materials that are the same as, or of equal quality to, the materials used for the principal building; or

(H) Incorporated into the overall design of the site so that the visual impacts of these functions are fully contained within an enclosure, or are otherwise out of view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

COMMENT: Not applicable. No loading or service areas are provided.

(5) Drive-Through Service Facilities

ii. In no instance shall a drive-through or pick-up window be located on a building façade that faces a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

iii. Order boxes associated with a drive-through or pick-up window shall be at least 200 feet from a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: Not applicable. No loading or service areas are provided.

(6) Exterior Lighting

i. Exterior lighting fixtures shall have a maximum height of 14 feet and illumination that does not exceed 0.5 foot candle at the lot line if located within 100 feet of a lot containing a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

ii. Exterior lighting fixtures shall have a maximum height of 18 feet if between 100 and 150 feet of such lot or lands (and illumination that does not exceed 0.5 foot candle at the lot line).

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

COMMENT: The photometric plan shows that the lighting on site does not exceed the lighting standards at the property line. The lighting fixtures approved pursuant to DSP-20054-01 are 16.5 feet in height but are not located within 100 feet of a lot containing a single family detached home.

(7) Signage Standards

i. To the maximum extent practicable, signage shall be located a minimum of 50 feet from lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

ii. Signage within 50 feet of a lot line shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, shall be limited to directional signage.

iii. Within 100 feet of lot lines shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, the maximum sign area for signs shall be reduced by 25 percent.

iv. Projecting signs are prohibited if the sign is located across the street from or within 200 feet of a development with single-family detached dwellings, two-family dwellings, townhouses dwellings, or vacant lands in a single-family residential zone.

COMMENT: No signage is proposed within 50 feet of a lot line shared with a single-family detached dwelling.

(8) Open Space Set-Asides

(B) Required open space set-asides shall be located between a proposed development and an adjacent single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone, to the maximum extent practicable.

(C) Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 50 feet from any lot line

shared with a single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone.

COMMENT: There is open space abutting the proposed development and the adjacent single-family detached dwellings on the abutting properties. No active recreation areas are within 50 feet of the abutting lot with a single family detached home.

(9) Natural Features

Natural features such as existing vegetation, natural differences in topography, streams, wetlands, and other such features shall be used as transitions where possible.

COMMENT: There are no regulated environmental features on the Subject Property.

8. **Operational Standards**

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, development within 200 feet of any single-family detached dwelling, two-family dwelling, townhouse, or vacant lands in a single-family residential zone shall:

(3) Prohibit outdoor dining or other outdoor activities such as, but not limited to, outdoor entertainment areas where alcohol is served or music is played, and outdoor recreation areas that are open after 8:00 p.m. in the evening;

(4) Limit trash collection or other service functions to only between the hours of 7:00 a.m. and 7:00 p.m.; and

(5) Extinguish amplified music, singing, or other forms of noise audible at shared lot lines after 10:00 p.m. Sunday through Thursday nights, and after 12:00 a.m. Friday and Saturday nights.

(6) These standards shall not apply to new development locating within 200 feet of any nonconforming dwellings.

COMMENT: Not applicable. The proposed development is exclusively residential.

Sec. 27-61500 Signage

27-61503. Prohibited Signs

The following signs are prohibited in any zone:

(n)Signs located in any manner or place so as to constitute a hazard to traffic;

(o)Signs that obstruct the view of traffic control devices;

(p)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;

(q)Signs emitting sound and/or smoke to attract attention;

(r)Signs which are not clean, legible, or in a state of good repair;

(s)Signs or sign structures that are no longer in use, effaced, or otherwise obsolete;

(t)Signs which are illegal under State or Federal laws or regulations;

(u)Any permanent illuminated tubing or strings of lights outlining property lines, open sales areas, rooflines, doors, windows, edges of any building, and fencing;

(v)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;

(w)Signs that are copies or imitations of an official sign or purports to have official status;

(x)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;

(y)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;

(z)Signs projecting from a structure housing a gasoline pump, service appliance, or vending machine;

(aa)Outdoor advertising signs (billboards), except digital billboards and certified nonconforming outdoor advertising signs;

(bb)Signs that revolve; and

(cc)Signs having a revolving device that causes intermittent flashes of light to be projected.

COMMENT: No prohibited signage is proposed.

27-61504. General Standards

(10)**Illumination**

a.**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: No lighting is proposed for the monument sign.

b.**Animated Illumination**

i.Animated sign illumination is prohibited, except in accordance with Subsection 27-61504(a)(2)(B) below.

ii.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: No animated illumination is proposed.

(11)**Materials**

Permanent signs shall not be made of plywood, corrugated plastic sheets, cardboard, paper, cloth, vinyl banners, or other similar materials.

COMMENT: Permanent signs will meet this requirement.

(12)**Digital Display**

Digital displays shall comply with the standards in this Subsection.

a.**Location and Sign Type**

i.In the Rural and Agricultural and Residential base zones and the R-PD Zone, digital displays shall be permitted only on freestanding signs for uses in the Community Service Uses and Educational Uses Principal Use Categories.

ii.In the Transit-Oriented/Activity Center base and PD zones, digital displays shall be permitted only on building wall or roof signs.

iii.In all other base and PD zones, digital displays shall be permitted only on building wall or roof signs or freestanding signs.

b.**Standards**

i.A digital display shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign or its supporting structure. Each static message shall not include flashing or the varying of light intensity.

ii.Automatic changes in display are permitted for digital displays, provided such changes shall be:

1. Spaced at least 8 seconds apart;
2. Accomplished in 0.25 seconds or less; and
3. Accomplished without the use of animation, movement, or scrolling.

(E) Except when part of a digital billboard (see Subsection 27-61506(g)), the luminance of a digital display during daylight hours shall be no greater than 1500 nits. At all other times, luminance shall be no greater than 150 nits. Automatic dimming is required to maintain the appropriate illumination levels at all times.

COMMENT: Not applicable. The applicant is not proposing to provide any digital displays on its sign(s).

(13)**Signs Within Proposed Right-of-Way**

a.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:

i.Land which:

1. Was in reservation but is now not in reservation; and
2. Has not been acquired and is not being acquired; or

i. Land which was subdivided after the adoption of the General Plan or other County plans (e.g., Area Master Plans, Sector Plans, or Functional Master Plans), but was not reserved or required to be dedicated for a street or rapid transit route or facility shown on the General Plan or other County plan.

COMMENT: Not applicable. No signage is proposed within the right-of-way.

27-61505. Standards for Specific Sign Types

COMMENT: The proposed project is a single-family residential development and is therefore entitled to a special purpose sign in accordance with Section 27-61506.

27-61506. Standards for Special Purpose Signs

(q) Permanent Real Estate Identification Sign

(7) Permanent signs identifying multifamily development are allowed if they comply with the following standards:

(L) Location: on the building or premises.

(M) Number: one for the first 100 dwelling units, plus one for each additional 100 dwelling units, up to a maximum of four signs.

(N) 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).

(8) Permanent signs identifying a business or professional office are allowed, if they comply with the following standards:

i. Location: on the building adjacent to the main entrance.

ii. Number (maximum): one for each business.

iii. Area (maximum): Three square feet.

COMMENT: Not applicable. The proposed development is not a multifamily development.

(r) 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:

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

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

c. Area (maximum): 12 square feet.

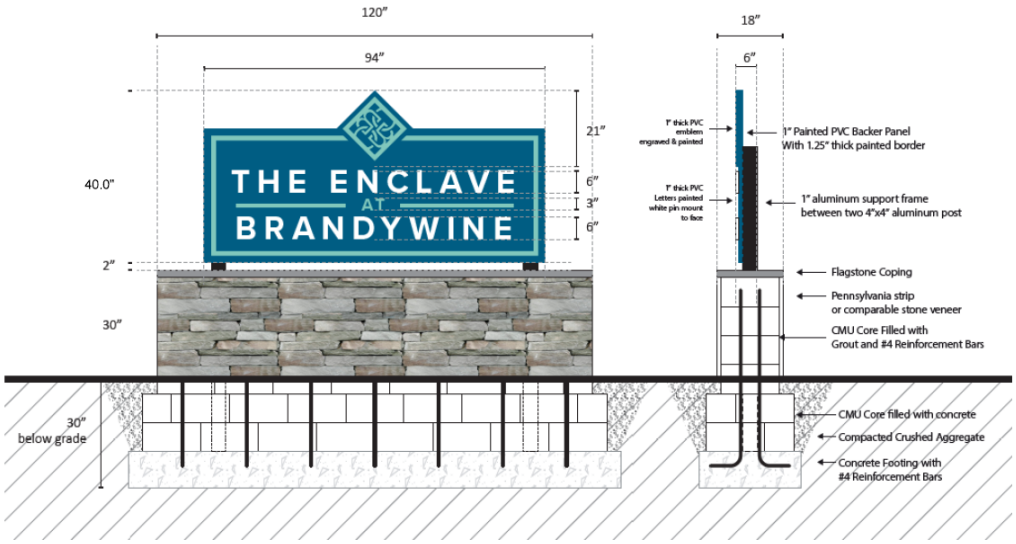
d. Height (maximum): six feet above established grade.

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

f. Landscaping: non-invasive landscaping which is attractive year-round shall be provided at the base of the gateway sign.

g. Maintenance: responsibility of a Homeowners' Association or other entity or person designated in a maintenance agreement signed with the Department of Permitting, Inspections, and Enforcement.

COMMENT: A single monument sign was approved with DSP-20054-01. No modification of the previously approved sign is proposed with this application. The approved sign is six feet above the established grade and has an area of 31 square feet. The approved sign is depicted below. As approved, the area of the sign (31 square feet) exceeds the maximum area permitted. The Applicant would submit that the approved sign is grandfathered pursuant to Section 27-1704(d) since no modification to the sign or its location is proposed by this application.



ENTRY FEATURE/SIGN

SIGN TYPE	QTY	SQ/SIGN
ENTRY FEATURE	1	31 SF
TOTAL	1	31 SF

(s) 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:

(2) Location: at the entrance to the site, setback from the road a sufficient distance to maintain unobstructed lines of vision for 500 feet in all directions of travel.

(3) Number (maximum): one for each building complex.

(4) Area (maximum): 100 square feet.

(5) Height (maximum): eight feet above established grade.

(6) General: sign may include the names or logos and addresses of businesses. The signs may also contain the name or logo of the complex.

(7) Materials: shall be low maintenance, durable, and in keeping with the character of the area. Plastic signs with internal illumination are prohibited.

(8) Landscaping: non-invasive landscaping which is attractive year-round shall be provided at the base of the gateway sign.

(9) Maintenance: shall be the responsibility of a business association or other entity or person designated in a maintenance arrangement approved by the Planning Director.

COMMENT. Not applicable. The proposed project is not a business or professional office.

(t) 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:

c. Area (maximum):

(A) Within street right-of-way: four square feet.

(B) Outside street right-of-way: 16 square feet.

d. Height (maximum): Ten feet above established grade.

e. Illumination: The sign shall not be illuminated (but may be of the beaded reflector type).

f. Other standards: The sign shall be erected in accordance with applicable State, County, and municipal highway regulations.

COMMENT: Not applicable. The proposed project is not a public, civic, institutional golf course or country club use.

(u) 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:

f. Number (maximum): one per street the property fronts on (must face street frontage).

g. Area (maximum for each sign): 48 square feet.

h. Height (maximum): eight feet above finished grade at base of sign.

i. Setback (minimum): 15 feet from adjoining land in any Rural and Agricultural or Residential base zone (or land proposed to be used for residential purposes).

j. Type allowed: freestanding or building wall sign.

COMMENT: Not applicable.

(v) Freestanding Gas Station Price Signs

b. Freestanding gas station price signs shall comply with the following standards:

i. If the sign reflects the price of two or fewer fuel products, it shall not exceed 25 square feet in area, except as provided for in Subsection 27-61506(f)(1)(C) below;

ii. If the sign reflects the price of three or more fuel products, it shall not exceed 50 square feet in area, except as provided for in Subsection 27-61506(f)(1)(C) below;

iii. Any unused freestanding sign area authorized in accordance with Table 27-61505: Standards for Specific Sign Types, may be added to the permissible sign area for gasoline prices;

iv. The total combined area of freestanding gas station price and other on-site signs on one support structure shall not exceed 200 square feet in area.

c. Gas station price signs shall be affixed to the same freestanding structure that supports the sign containing other advertising matter for that gas station.

COMMENT: Not applicable.

(w) 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 only be erected in place of a nonconforming billboard in accordance with the following standards:

b. Notwithstanding any other provision of this Subtitle, a digital billboard shall have a minimum front setback of 10 feet from the property line and a minimum side setback of 5 feet from the property line, and shall be located within 15 feet of the nonconforming billboard that the digital billboard is replacing.

c. A digital billboard shall not be located within 500 feet of an existing outdoor advertising sign or within 1,000 feet of another digital billboard located on and facing the same roadway.

d. A digital billboard shall not be located on a roadway other than a roadway with a transportation functional classification of arterial or higher.

e. A digital billboard shall not be located where it would obstruct a motorist's view of official traffic signs or controls, and approaching or merging traffic.

f. Unless modified in accordance with Subsection (9) below, the height of a digital billboard shall not exceed 45 feet above the finished grade at the base of the digital billboard, or, if oriented toward an abutting elevated street, 45 feet above the pavement of that street at the point on the elevated street nearest the digital billboard.

g. The DPIE Director may increase the maximum height of a digital billboard to the greater of 55 feet above the finished grade at the base of the digital billboard or 50 feet above the pavement of an abutting elevated street at the point on the street nearest the digital billboard, if the DPIE Director finds that:

iv. The nonconforming billboard that the digital billboard is replacing is higher than 45 feet;

v. The digital billboard is obstructed from view; or

vi. At the time of application for a sign permit, a building permit has been issued for an adjacent property which would cause an obstruction of the proposed digital billboard.

h. The digital display area of a digital billboard shall not exceed 675 square feet.

i. A digital billboard shall not operate at a brightness level of more than 0.3 foot candle above ambient light, as measured using a foot candle meter at the distance from the digital billboard listed in Table 27-61506(g)(8): Distance for Measuring Foot-candles, based on the size of the digital display.

Table 27-61506(g)(8): Distance for Measuring Foot-candles	
Digital Display Size	**Measurement Distance from Digital Billboard**
300 sq ft or less	150 feet
Between 300 sq ft and 378 sq ft	200 feet
Between 378 sq ft and 675 sq ft	250 feet

b. A digital billboard shall have a light-sensing device to adjust the digital display brightness as ambient light conditions change.

c. A digital billboard shall comply with all applicable State and Federal regulations.

d. A parcel occupied solely by a digital billboard is exempt from landscaping and screening requirements in the Landscape Manual; provided, landscaping shall be provided around the base of a digital billboard in accordance with the Landscape Manual.

e. If a digital display is removed from a digital billboard, it may be replaced within a period of one year, during which time the sign owner shall be permitted to operate the sign faces as a traditional, static-type billboard.

f. Notwithstanding the requirements of Section 27-3407, Scheduling of Hearings and Public Notice, at least thirty (30) days before an application is determined complete, the applicant shall send by first class mail an informational mailing to all adjoining property owners including owners whose properties lie directly across a street, alley, or stream; every municipality located within one (1) mile of the applicant's property; and to all associations registered with the Planning Director for the area which includes the property.

(D) At any time after an application is determined complete and accepted for processing, a determination that a person entitled did not receive a required informational mailing may not be the basis for invalidating a final action on the application.

COMMENT: Not applicable.

(d) Country Inn

Signs associated with a country inn are allowed, if they comply with the following standards:

a. Location: anywhere on the premises.

b. Number (maximum): one for each country inn.

c. Area (maximum): six square feet.

d. Setback (minimum): five feet behind the street line.

e. Illumination: the sign may be illuminated, but no neon, red, scrolling, or flashing device may be used. The illumination shall be confined to the face of the sign and not glare onto residential property or public streets.

COMMENT: Not applicable.

(e) 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:

(3) Location: all signs shall be conspicuous and legible.

(4) Number (maximum):

i. If the property has frontage on one or more improved public streets, there shall be one sign posted for each 1,000 feet (or fraction) of street frontage on each street.

ii. If the property does not have frontage on an improved public street, there shall be one sign posted within the right-of-way or easement which provides vehicular access to the property.

(5) Area (maximum): not less than 9 or more than 16 square feet.

(6) Height: not less than four or more than eight feet above the finished grade of the improved street if it is to be viewed from a public street.

(7) General: Each sign shall identify the use as a surface mining or sand and gravel wet-processing operation, the size of the property (in acres), and the name of the owner of the property and operator of the facility. A legal description of the property, including the subdivision name, lot and block numbers, or liber and folio numbers shall be included, as well as instructions for obtaining additional information about the operation.

COMMENT: Not applicable.

(f) Produce Stand (Farm Products)

A sign for a produce stand is allowed if it complies with the following standards:

b. Location: at least 10 feet behind the street line, and at least 50 feet from the nearest corner of any street intersection.

c. Number (maximum): one per street the produce stand fronts.

d. Area (maximum): 48 square feet.

e. Illumination: any illumination shall be confined to the face of the sign, and shall not create glare onto adjacent property or streets.

COMMENT: Not applicable.

(g) Home Occupation

A sign for a home occupation is allowed if it complies with the following standards:

(7) Location: at least 10 feet behind the street line.

(8) Number (maximum): one per street the property fronts on.

(9) Area (maximum): Two square feet.

(10) Illumination: any illumination shall be of an enclosed lamp design and non-flashing; the sign shall contain no red illumination or scrolling text. Reflector-type signs may be used.

COMMENT: Not applicable.

(h) 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:

b. Location: attached to the building.

c. Number (maximum): one per dwelling.

d. Area (maximum): four square feet.

COMMENT: Not applicable. No business use is proposed within any of the multifamily dwellings.

(i) Outdoor Menu Boards

a. If the entire menu board is not visible from any street, the sign is exempt from this Zoning Ordinance pursuant to Section 27-61506(b)(5).

b. If any part of the menu board is visible from any street, the menu board shall comply with the following standards:

i. Location: on premises of the associated eating or drinking establishment.

ii. Number (maximum): two per drive-through aisle.

iii. Area (maximum): 40 square feet (per menu board sign).

iv. Height (maximum): 7 feet, including mount or base.

v. Orientation: menu boards may not be parallel to the street line.

vi. Other than the menu of the associated eating or drinking establishment, no advertisements may be attached to the menu board.

COMMENT: Not applicable.

27-61507. Standards for Temporary Signs

2. **Temporary Use Sign**

Signs for a temporary use in any zone shall comply with the following standards:

b. Location: at least 10 feet behind the street line.

c. Number (maximum): one per street the property fronts, unless modified in the sign permit.

d. Area (maximum): six square feet.

e. Illumination: any illumination shall be confined to the face of the sign and not shine onto adjacent properties or streets.

COMMENT: Not applicable.

3. **Real Estate Sign**

c. 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:

(A) In the Rural and Agricultural and Residential base zones and the R-PD Zone:

1. Location: on building or premises advertised.
2. Number (maximum): one for each property advertised, plus one for each additional street the property fronts (must face additional street frontage).
3. Area (maximum): 24 square feet; plus 12 square feet for each additional acre advertised above two acres, to a maximum of 100 square feet.
4. Removal: the sign shall be removed upon sale of the property.

i. In all other base and PD zones:

1. Location: on building or premises advertised.
2. Number (maximum): one for each property advertised, plus one for each additional street the property fronts (must face additional street frontage).
3. Area (maximum): 120 square feet.
4. Removal: the sign shall be removed upon sale of the property.

d. A sign permit for a temporary real estate advertising sign shall be valid for only six months. The permit may be renewed for an additional six month periods, for good cause shown, by the DPIE Director.

COMMENT: The Applicant will comply with all regulations regarding temporary real estate signage during the marketing period.

4. **Real Estate Directional Sign**

e. 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:

iii. Location: within four street miles of a project.

iv. Number (maximum): four for each project.

v. Area (maximum): 50 square feet.

vi. Height (maximum): 15 feet above finished grade at base of sign.

vii. Setback (minimum): 15 feet from public street and 150 feet from the nearest curb intersection of any two streets.

viii. Removal: The sign(s) shall be removed upon sale of the property.

f. A sign permit for a temporary real estate directional sign shall be valid for six months. The permit may be renewed for additional six month periods, for good cause shown, by the DPIE Director.

COMMENT: The Applicant will comply with all regulations regarding real estate directional signage during the marketing period.

5. **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.

(2) Any sign permitted in accordance with this Section shall contain the date and time of the auction and include a phone number to call for further information.

COMMENT: Not applicable.

6. **Construction Sign**

Construction signs are allowed in any zone, if they comply with the following standards:

d. 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.

e. In all other base and PD zones:

iv. Location: On building or premises being constructed.

v. Number (maximum): one for each project; plus one for each additional street the property fronts on (must face additional street frontage).

vi. Area (maximum): 120 square feet.

vii. Height (maximum): 12 feet above finished grade at base of sign.

viii. Removal: The sign(s) shall be removed within one month of the date construction on the site is completed.

COMMENT: The Applicant will comply with any regulations regarding construction signage during the construction period.

Sec. 27-61600 Green Building Standards

27-61603. Green Building Standards

(dd)**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.

a.**Minimum Requirements for Residential Development**

i.10 to 25 units: 3 points.

ii.25 or more units: 4 points.

COMMENT: With 36 dwelling units, the project must provide a minimum of 4 points.

b.**Minimum Requirements for Non-Residential Development**

i.25,000 to 75,000 square feet: 3 points.

ii.More than 75,000 square feet: 4 points.

COMMENT: Not applicable.

(ee)**Green Building Point System**

Development subject to the standards of this Section shall use Table 27-61603(b): Green Building Point System, to determine compliance with this Section.

COMMENT: The Applicant proposes to provide the following Green Building Standards referenced in Table 27-61603(b):

Table 27-61603(b): Green Building Point System	
	Points Earned
Energy Conservation	
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Water Conservation and Water Quality	
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.00
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff	1.00

Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the green building standards of this Section at the time of submittal of a development application.

COMMENT: The documentation of the green building techniques to be used to satisfy the green building standards are set forth on the DET Coversheet.

27-61604. Failure to Install or Maintain Green Building Elements

Failure to install or maintain approved green building elements that are to be provided to comply with this Section is a violation of this Ordinance, and may result in revocation of the development approval or permit in accordance with PART 27-8, Enforcement.

COMMENT: Understood.

8.0 DETAILED SITE PLAN DECISION STANDARDS

The standards for approving a Detailed Site Plan are set forth in Section 27-3605(e) of the Zoning Ordinance. Each standard is set fort below with a comment addressing how the proposed DET conforms to the standard.

(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 builds off a prior Detailed Site Plan approval obtained pursuant to the prior Zoning Ordinance. This is relevant in that the street network and overall layout of the development have already been established. The additional lots proposed in this application complete the development consistent with the purposes of the RSF-A Zone. As such, the proposed development does represent a reasonable alternative for satisfying the applicable standards.

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

COMMENT: All conditions the prior preliminary plan of subdivision and certificate of adequacy have been addressed above. The proposed DET is in full conformance with all applicable conditions.

(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: There are no regulated environmental features within the boundaries of the DET and a finding of conformance to this standard was made at the time of the approval of the preliminary plan of subdivision.

(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: This standard is not applicable to the proposed development as the underling zone is not a PD zone.

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

COMMENT: The proposed DET conforms to TCP 1-2024-017, which was approved with the Preliminary Plan of Subdivision.

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

COMMENT: This standard is not applicable as this DET is not a detailed site plan for infrastructure.

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

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

ii. When possible, there should be no parking or loading spaces located in the front yard; and

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

COMMENT: This standard is not applicable as the proposed use is not a place of worship.

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

COMMENT: This standard is not applicable as the proposal does not related to a nonconforming use.

7.0 CONCLUSION

Based on the foregoing, the Applicant submits that the Subject Property satisfies the criteria for approval of a preliminary plan of subdivision.

Respectfully submitted

_____

Thomas H. Haller
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The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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December 30, 2025

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division

VIA: Sarah R. Benton, AICP, Supervisor, Long-Range Planning Section, Community Planning Division

FROM: Michael D. Calomese, AICP, Master Plans and Studies Section, Community Planning Division

SUBJECT: **DET-2024-010 Enclave at Brandywine Phase 2**

FINDINGS

Community Planning Division staff find that, pursuant to 27-3605(e) Detailed Site Plan Decision Standards of the Zoning Ordinance, this detailed site plan to construct 36 single-family attached dwelling units is not required to conform to the Master or Sector Plan.

BACKGROUND

Application Type: Detailed Site Plan

Planning Area/Community: 85A/Brandywine & Vicinity

Location: On the west side of Robert Crain Highway (US 301), south of Chadds Ford Drive, at 15841 General Lafayette Boulevard

Size: 5.44 acres

Existing Use: Wooded; undeveloped

Future Land Use: Residential Medium High

Proposal: To develop 36 single-family attached dwelling units

Zoning: Residential, Single-Family – Attached (RSF-A) Zone

Applicable Zoning Ordinance: Current Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities Growth Policy Area. The vision for Established Communities is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met. (p. 20)

The application is consistent with Plan 2035's Housing and Neighborhoods Goal, which is to "provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity." (p. 181) This application accomplishes this goal by locating medium-density housing in proximity to a potential future transit station, as indicated on Map IV-1: Future Land Use, on page 32 of the 2013 *Approved Subregion 5 Master Plan*.

Master Plan: The 2013 *Approved Subregion 5 Master Plan* (Master Plan) recommends **Residential Medium High** land use on the subject property. Residential medium high land use is defined by the Master Plan as "residential areas between eight and 20 dwelling units per acre" with a "mix of dwelling unit types, including apartments." (p. 31) The Master Plan envisions creating "an attractive, vital, and sustainable suburban and rural region, managed in a way that protects the best existing character of rural and suburban areas and supports, through land use measures and other policies and programs, the future desired characteristics of these areas." (p. 1)

The subject property is zoned Residential, Single-Family – Attached (RSF-A), which allows for the development of townhouses. The proposed density for this phase of development is 6.61 dwelling units per acre. This application conforms to the recommended land use and density of the Master Plan.

In addition, the 2013 *Approved Subregion 5 Master Plan* recommends the following policies and strategies to help advance the intent and purpose of the plan:

CHAPTER V: ENVIRONMENT

Green Infrastructure

Policies (p. 71)

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

Strategies (p. 71)

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

Analysis: *The subject property is in the Mattawoman Creek watershed. The site plan submitted with this application preserves the green infrastructure and protects streams and wetlands on the property by proposing dwelling units outside of sensitive environmental areas and proposes units around a stormwater management facility that will also be used by the proposed dwelling units from Phase 1 of the proposed development. Storm drains have been updated according to revisions made on environmental site design devices. This infrastructure and facilities will help to manage runoff in the development, protect sensitive environmental areas, and preserve Mattawoman Creek. The Applicant designed these facilities to include open spaces and recreational opportunities, including a proposed trail around the stormwater management facility to benefit the community.*

CHAPTER VI: TRANSPORTATION

Roads

Strategies (p. 108)

- Implement the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) policies and strategies for streets, roads, and highways as they apply to new development applications and the preparation of plan recommendations.

Sidewalks, Bikeways, and Trails

Policies (p. 118)

- Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.
- Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.

Strategies (p. 120)

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

Analysis: *Major collector MC-502 (West Brandywine Spine Road, to be known as General Lafayette Boulevard) is a shared four-lane roadway with a 100-foot right of way. General Lafayette Boulevard is the only access to the subject property. General Lafayette Boulevard is not constructed south of its intersection with Chadds Ford Drive. Pursuant to meetings with the Department of Permitting, Inspections and Enforcement (DPIE), the Applicant will be required to construct a half section of General Lafayette Boulevard from Chadds Ford Drive to the southern boundary of the Enclave at Brandywine property. Please refer to* ***Table VI-4: Recommended Road Improvements by 2030, (p. 100), and Table VI-5: Recommended Road Improvements at Buildout, Beyond 2030, (p. 103)****.*

The subject property will be accessed by the extension of General Lafayette Boulevard and by internal private roadways within the proposed development. The proposed development includes a pedestrian circulation system consisting of sidewalks which provide access to all the proposed buildings and include an internal trail around a stormwater management facility in the middle of the development. All proposed sidewalks will be five feet in width. Though only a half section of General Lafayette Boulevard will be constructed at this time, the application shows bike lanes on both sides of this road.

DSP-20054 included a condition which required the Applicant to execute a right-of-entry agreement with the Department of Parks and Recreation for the section of the Rose Creek Connector Trail to the north site. It required that a right-of-entry agreement be included on the Maryland-National Capital Park and Planning Commission-owned property for construction of an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to a shared-use path proposed along the General Lafayette Boulevard frontage. In the Transportation exhibit, the Applicant shows a future sidewalk connecting to M-NCPPC's future trail installation. Execution of this agreement will improve connectivity between the development and the trail.

Aviation/MIOZ: This application is neither within an Aviation Policy Area nor the Military Installation Overlay Zone.

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* reclassified the subject property from the Residential, Rural (R-R) zone to the Townhouse (R-T) 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-T zone to the Residential, Single-Family – Attached (RSF-A) Zone, effective April 1, 2022.

MASTER PLAN CONFORMANCE ANALYSIS:
None

OVERLAY ZONE CONFORMANCE ANALYSIS:
None

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
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Planning Department
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January 6, 2026

MEMORANDUM

TO: Meng Sun, Development Review Division

FROM: Alyssa Roff, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DET-2024-010, Enclave at Brandywine Phase 2

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 Certificate of Adequacy (ADQ)-2024-041 and PPS, 2024 017, which supersedes the prior PPS approvals. The relevant transportation conditions of approval related to the subject application are listed below:

PPS-2024-017:

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

    a. Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.
    b. Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.

Comment: Staff find the crosswalks and sidewalks shown on the proposed site plan to be satisfactory.

ADQ-2024-041:

1. Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 PM peak-hour vehicle trips.

Comment: The subject application is consistent with the prior approval and does not exceed the trip cap.

2. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

Comment: To be satisfied at the time of building permit approval.

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 proposed site plan shows a striped bicycle lane along the frontage of General Lafayette Boulevard (MC-502).The recommended and proposed facilities meet the intent of the policy.

> **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 areas's character.**

Comment: The site plan includes five, eight and 10-foot-wide sidewalks internal to the site, striped crosswalks, and an eight-foot-wide shared-use path and striped bicycle lane along the frontage of General Lafayette Boulevard. The recommended and proposed facilities meet the intent of the policy.

> **Policy 5: Improve overall safety levels within the County's transportation network.**

Comment: The site plan includes five, eight and 10-foot-wide sidewalks internal to the site, striped crosswalks, and an eight-foot-wide shared-use path and striped bicycle lane along the frontage of General Lafayette Boulevard to accommodate separated pedestrian, bicycle and vehicular movement. The proposed facilities meet the intent of the policy.

Master Plan Compliance
The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the *2013 Approved Subregion 5 Master Plan.*

Right-of-Way (ROW)
General Lafayette Boulevard (MC-502): 100-foot ROW

Comment: The MPOT and area master plan recommend a minimum of 100-foot ROW, which is delineated on the plan sheet.

Master Plan Pedestrian and Bike Facilities

General Lafayette Boulvard (MC-502): Planned Shared Roadway

Comment: The proposed site plan shows a striped bicycle lane and eight-foot-wide shared use path along the frontage of General Lafayette Boulevard (MC-502) and meets the intent of the recommendation.

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 a bicycle lane along the frontage of General Lafayette Boulevard. In addition, the applicant proposes an eight-foot-wide shared-use path within the site and along the frontage of General Lafayette Boulevard to provide a connection to the Rose Creek Trail. 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 AASHTO Guide for the Development of Bicycle Facilities.**

Comment: The proposed site plan details a bicycle lane along the site's frontage of General Lafayette Boulevard, which meets the latest AASHTO standards. Staff determine that the policy requirement is satisfied. However, Staff recommend enhanced wayfinding, in the form of signage, curb cuts, etc., to ease the transition of cyclists between the Rose Creek Trail and the bicycle lane along General Lafayette Boulevard.

The 2013 Approved Subregion 5 Master Plan includes the following policies regarding the accommodations of pedestrian and bicycle facilities (pg. 118):

> **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
>
> **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Comment: The proposed site plan provides multimodal opportunities for travel throughout the site for pedestrians and bicyclists. Continental-style crosswalks are proposed at all pedestrian crossings. Bicycle circulation is provided through bicycle lanes along the site's frontage of General Lafayette Boulevard, as well as a shared-use path connection to the Rose Creek Trail within the site and along

the frontage. Bicycle parking is provided to accommodate 10 spaces in the centralized recreation area of development. Staff find that master plan conformance will be met, subject to the conditions of approval contained within.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-3605 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for the review of DET development applications. Sections within 27-6 provide guidance for the development and design standards for the current application. The relevant sections to transportation are discussed below.

Section 27-6200: Roadway Access, Mobility and Circulation

27-6202: Consistency with Plans: The proposed and recommended access and circulation were evaluated per the applicable master plans.

27-6303: Multimodal Transportation System: The submitted plans demonstrate circulation for multimodal use throughout the site. Staff recommend enhanced wayfinding to direct bicyclists on the transition between the Rose Creek Trail to the bike lane along General Lafayette Boulevard, which can be accomplished through signage, curb cuts, etc.

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. Two full movement access points are proposed along General Lafayette Boulevard, and five-foot-wide sidewalks are proposed throughout the site connecting to recreational areas and adjacent trails.

27-6206: Vehicular Access and Circulation
27-6206(a): All public streets are classified appropriately.
27-6206(b): All proposed access is classified appropriately, and one alleyway is proposed. The development will be served by an internal network of private streets connecting to a public street, General Lafayette Boulevard.

27-6206(c): The site plan includes two vehicular access points along General Lafayette Boulevard and internal circulation served via private roads with a 50-foot ROW that can accommodate emergency vehicles. Staff find access and circulation to be sufficient.

27-6206(d): The site does not propose direct driveway access along the major collector, General Lafayette Boulevard.

27-6206(e): Development is not located in a Transit-Oriented/Activity Center base, PD zone, or Nonresidential zone.

27-6206(f): The proposed development has a connectivity score of 1.5 and meets the minimum requirements.

27-6206(g): No cul-de-sacs or street turnarounds are proposed on site. The applicant proposes a pedestrian connection to the Rose Creek Trail at the northeast edge of the site.

The trail would cross the vacant land to the north of the site and connect to a residential neighborhood. 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. An eight-foot-wide shared-use path is also proposed along the property frontage of General Lafayette Boulevard.

27-6207(b): Pedestrian connectivity is currently proposed via five and eight-foot-wide sidewalks and marked crosswalks throughout the site and along General Lafayette Boulevard.

27-6208: Bicycle Access and Circulation
27-6208(a): The proposed site plan accommodates bicycle circulation through bicycle lanes on the site's frontage along General Lafayette Boulevard as well as a shared-use path connection to the Rose Creek Trail at the northeast edge of the site. Bicycle parking is provided in the centralized recreation area of development. Bicycle parking is provided to accommodate 10 spaces in the centralized recreation area of development.

27-6208(b): The subject site is not adjacent to parcels that contain multifamily, townhouse, nonresidential, or mixed-use development, and therefore internal cross-access is not proposed. However, bicycle lanes are proposed along the property frontage of General Lafayette Boulevard to accommodate connections to the adjacent property.

27-6309: Bicycle Parking Standards
27-6309(a): The development requires 2 bicycle parking spaces, of which 10 inverted U-style racks are proposed to accommodate the 86 vehicle parking spaces proposed.

27-6309(b): The proposed development shows the required parking spaces located in a visible, well-lit, and near the primary open space of the development.

Conclusion

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for vehicular, pedestrian, and bicycle transportation purposes if the following conditions are met:

1. Prior to the certification of the Detailed Site Plan, the applicant, and the applicant's heirs, successors, and/or assigns shall:
    a) Provide signage details for wayfinding to ease the transition for bicyclists on the trail to the bicycle lanes along General Lafayette Blvd. This can be in the form of signage, curb cuts, etc.

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Countywide Planning Division
Environmental Planning Section 301-952-3650

January 8, 2026

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section

VIA: Tom Burke, Supervisor, Environmental Planning Section *TB*

FROM: Chuck Schneider, Planner III, Environmental Planning Section *ACS*

SUBJECT: The Enclave at Brandywine, Phase 2; DET-2024-010 and TCP2-2025-0089

The Environmental Planning Section (EPS) has reviewed the above-referenced Detailed Site Plan (DET-2024-010) and Type 2 Tree Conservation Plan (TCP2-2025-0089) received on November 24, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on December 5, 2025. Revised information was received on December 31, 2025. The EPS finds the application in conformance with the Environmental Regulations of County Code in 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-2024-010 and TCP2-2025-0089 based on the findings and conditions at the end of this memorandum.

BACKGROUND

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

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-171-2018	N/A	Staff	Approved	2/5/2019	N/A
4-18017	TCP1-004-2019	Planning Board	Approved	10/10/2019	19-116(C)
DSP-20054	TCP2-023-2021	Planning Board	Approved	10/14/2021	2021-126
DSP-20054-01	TCP2-023-2021-01	Planning Board	Approved	11/2/2023	2023-118
NRI-171-2018-01	N/A	Staff	Approved	2/18/2025	N/A
PPS-2024-017	TCP1-004-2019-01	Planning Board	Approved	4/17/2025	2025-033
DET-2024-010	TCP2-2025-0089	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

This Detailed Site Plan (DET-2024-010) application is for the development of Phase 2 containing 36 single-family attached residential dwellings with associated infrastructure.

APPLICABLE ENVIRONMENTAL REGULATIONS

This property is subject to the grandfathering provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review on or before June 30, 2024. The project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO), the 2018 Environmental Technical Manual, and environmental regulations of Subtitles 24 and 27.

SITE DESCRIPTION

The overall 19.11-acre site is located west of Robert Crain Highway and south of the Chaddsford Drive on both sides of the master-planned major collector General Lafayette Boulevard. The geographic area associated with this application is 5.44 acres located on the west side of General Lafayette Boulevard. The zoning for the site is Residential, Single-Family - Attached (RSF-A).

A review of the available information indicates that the overall site contains regulated environmental features (REF), such as streams, non-tidal wetlands, their associated buffers, steep slopes and 100-year floodplain. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of the application area. The on-site topography is fairly flat with the eastern portion of the site sloping to the east towards the on-site unnamed intermittent stream system. This intermittent stream then drains south, into Timothy Branch and continues to the Mattawoman Creek which flows into the Potomac River. Currently, the site is fully wooded and has no road frontage. An extension of a master-planned road (General Lafayette Boulevard) is proposed to be constructed from the Chaddsford Drive and General Lafayette Boulevard intersection to access this development.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

The subject Detailed Site Plan (DET-2024-010) proposes additional single-family attached residential units within an area dependent on prior preliminary plan of subdivision (PPS) and detailed site plan (DSP) approvals. The below conditions associated with the previous preliminary plan and detailed site plan were addressed prior to signature approval and final plat. The text in **BOLD** quotes the conditions from the resolution, and the plain text provides comments on status of conformance.

Preliminary Plan of Subdivision 4-18017
PPS 4-18017 was approved by the Planning Board on October 10, 2019 (PGCPB Resolution No. 19-116(C)). The environmental conditions of approval were addressed prior to the recordation of the plat.

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

The stormwater management (SWM) concept approval for this phase was submitted with this application. The SWM approval was issued on November 7, 2025, by Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), proposing micro-bioretention facilities, a submerged gravel wetland and a bypass structure. A SWM fee-in-lieu of providing on-site attenuation/quality control measures will be required.

12. Prior to approval of a final plat:

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

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

In conformance with Section 24-130(b)(5) of County Code a conservation easement was recorded on the final plat.

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

> **"Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland National Capital Park and Planning Commission, Prince George's County Planning Department."**

In conformance with Section 25-121 of the WCO, TCP1-004-2019 was approved with this PPS, and the note was added to the final plat.

14. Prior to approval of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> **"This plat is subject to the recordation of a woodland conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."**

A Type 2 tree conservation plan was approved with DSP-20054. The note in this condition was added to the final plat.

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

The Maryland Department of the Environment (MDE) permit(s) will be verified at the time of County permit review for the impacts to ensure compliance with conditions and that any associated mitigation plans are represented on the TCP2. Any alterations to the primary management area (PMA) impacts as a result of the MDE approvals shall be reflected on a revised TCP2.

Detailed Site Plan DSP-20054
DSP-20054 was approved by the Planning Board on October 4, 2021 (PGCPB Resolution No. 2021-126). The environmental conditions of approval were addressed prior to certification.

3. Prior to certification of this Type 2 tree conservation plan, the following revisions shall be made, or information shall be provided:

a. Replace the existing woodland conservation worksheet with a corrected worksheet.

b. Add a tree protection fence to the required areas and add the symbol and label to the legend.

c. Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and 200 feet along the proposed water/sewer and stormwater management utility lines.

d. Have the plans signed and dated by the qualified professional who prepared them.

These conditions were met at time of certification of TCP2-023-2021.

Detailed Site Plan DSP-20054-01
This DSP revision was approved by the Planning Board on November 2, 2023 (PGCPB Resolution No. 2023-118). There were no environmental conditions of approval. The Environmental Planning Section noted with that review that the submitted TCP2 was in conformance with the previously approved TCP2-023-2021.

Preliminary Plan of Subdivision PPS-2024-017
PPS-2024-017 was approved by the Planning Board on April 17, 2025 (PGCPB Resolution No. 2025-033). The environmental conditions of approval will be addressed prior to the recordation of the final plat.

2. Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.

The SWM concept approval for this phase was submitted with this application, proposing micro-bioretention facilities, a submerged gravel wetland, and a bypass structure. An SWM fee-in-lieu of providing on-site attenuation/quality control measures will be required.

4. **At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:**

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

   This condition will be met at the time of final plat of subdivision.

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2019-01), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:**

   "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-031-2024, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

   This condition will be met at the time of final plat of subdivision.

6. **Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

   "This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

This condition will be met at the time of final plat of subdivision.

ENVIRONMENTAL REVIEW

Natural Resource Inventory Plan/Existing Features
Section 27-6802 of County Code requires an approved natural resource inventory (NRI) plan with PPS applications. A previously approved Natural Resources Inventory (NRI-171-2018), which included the overall subdivision and a detailed forest stand delineation, was submitted with the application. This NRI is no longer valid. A revision to the NRI was approved on February 18, 2025, and is valid. Prior to certification of the DET the applicant shall submit NRI-171-2025-01 into the case record. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This site is woodlands with wooded floodplain and one specimen tree.

Woodland Conservation Plan
This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO) because the application has previously approved tree conservation plans. This project is also subject to the 2018 Environmental Technical Manual (ETM). Type 2 Tree Conservation Plan (TCP2-2025-0089) was submitted with this application.

The overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, and proposes 14.98 acres of woodland and 0.70 acre of wooded floodplain. This results in a woodland conservation threshold of 3.50 acres and a woodland conservation requirement of 9.68 acres. The application will meet this woodland conservation requirement with 2.50 acres of woodland preservation and 7.18 off-site woodland credits. This is in conformance with prior TCP approvals. These off-site woodland credits have been purchased as part of the previous TCP2 approval.

Specimen Trees
Section 25-122(b)(1)(G) of the 2010 WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved. The proposed application will not impact any on-site specimen trees. A proposed master-planned roadway is shown to access the subject property. This roadway is not constructed at this time and is located across land owned by others. There are several off-site specimen trees that will be removed as part of the construction of the master planned General Lafayette Boulevard. The removal of these off-site specimen trees is not part of this application.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)
This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 of the Zoning Ordinance. The environmental features include streams, stream buffers, wetlands, wetland buffers, floodplain, and steep slopes.

Section 27-6808 of County Code refers to section 24-4303(d)(5) of the Subdivision Ordinance which states: "Where land is located outside the Chesapeake Bay Critical Area Overlay 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."

Three impacts and revisions were approved by the Planning Board with 4-18017, DSP-20054, and PPS-2024-017. There are no additional impacts proposed with this DET; however, this application is reliant on the prior impact approvals.

Soils
Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations". This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) which states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the U.S. Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Grosstown gravelly silt loam, and Potobac-Issue complex. Marlboro and Christiana clay are not found to occur on this property.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan with the DET. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code.

The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. An approved Erosion and Sediment Control Technical Plan was submitted with this DET. The DET and TCP2 are in conformance with the Erosion and Sediment Control Technical Plan.

Stormwater Management
Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires stormwater management (SWM) concept approval prior to acceptance of a DET. A revision to the SWM Concept Approval Letter (57206-2018-03) and associated plan for this phase were submitted with this application. The SWM approval was issued on November 7, 2025, by DPIE and proposes six micro-bioretention facilities, one submerged gravel wetland, and one bypass structure. An SWM fee of $9,000.00 was estimated for payment of fee-in-lieu of providing on-site attenuation/quality control measures will be required.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of Detailed Site Plan (DET-2024-010) and Type 2 Tree Conservation Plan (TCP2-2025-0089) subject to the following findings and conditions:

Recommended Findings:

1. In conformance with Section 25-122(b)(1)(G) of County Code, no specimen trees are proposed for removal with this application.

2. In conformance with Section 27-6808 of County Code, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the Type 2 tree conservation plan for a previously approved master-planned trail, sewer line connection, and a stormwater outfall.

Recommended Conditions:

1. Prior to certification of the detailed site plan the applicant shall submit Natural Resources Inventory (NRI-171-2025-01) into the case record.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 9, 2026

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Taylor Harvey, Planner II, Subdivision Section TH

SUBJECT: DET-2024-010; Enclave at Brandywine Phase 2

The property subject to this detailed site plan (DET) consists of 2 parcels known as Parcels B and C, recorded in the Prince George's County Land Records in Plat Book ME 266, Plat no. 23. The property is located within the Residential, Single-Family-Attached (RSF-A) Zone and contains approximately 5.44 acres. This application has been submitted for review in accordance with the current Prince George's County Zoning Ordinance and Subdivision Regulations. DET-2024-010 was accepted for review on November 24, 2025, and comments were provided to the applicant during the SDRC meeting on December 5, 2025. This referral memorandum is based upon the plans submitted for review on October 31, 2025 and December 31, 2025.

The property is subject to Preliminary Plan of Subdivision PPS-2024-017, which was approved on April 17, 2025 (PGCPB Resolution No. 2025-033). This PPS approved 36 lots and 6 parcels to support residential development of 36 single-family attached dwelling units, and 6 parcels to be conveyed to a homeowner's association (HOA). The proposed DET is consistent with the development evaluated with the approved PPS. Therefore, a new PPS is not required at this time.

Preliminary Plan of Subdivision PPS-2024-017 was approved subject to 14 conditions, of which the conditions relevant to the review of this proposed DET are listed below in bold text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

2. **Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.**

   Copies of the approved Stormwater Management (SWM) Concept Plan 57206-2018-03 and approval letter were submitted with this DET application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

3. **In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements, along the abutting General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.**
   The DET correctly shows and labels the required 10-foot-wide public utility easement

(PUE) in conformance with this condition and the approved PPS.

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2019-01), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:**

6. **Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

   A Type 2 Tree Conservation Plan TCP2-023-2021-02 was submitted with this application. The Environmental Planning Section should further review the submittal to determine conformance with Conditions 5 and 6.

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

   a. **Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.**

      Crosswalks and associated Americans with Disabilities Act (ADA)-compliant curb ramps at all internal intersections and crossing the site access points are proposed throughout the site, and shown on the detailed site plan, in accordance with this condition. The Transportation Planning Section should review the detailed site plan and evaluate conformance with the condition.

   b. **Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.**

      The detailed site plan shows standard sidewalks along both sides of the proposed internal roads, and along the west side of General Lafayette Boulevard. The Transportation Planning Section should review the detailed site plan and evaluate conformance with the condition.

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

9. **The on-site recreational facilities shall be reviewed by the Urban Design Section, of the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper sitting, in accordance with the Prince**

George's County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction shall also be determined at the time of DET.

During the review of PPS-2024-017, the applicant proposed an open play area in the southwest corner of Parcel G, and a trail around the large SWM facility in the center of the development, on Parcel H. With this DSP, the applicant only proposes the asphalt trail around the stormwater pond as a recreational facility to meet the mandatory dedication of parkland requirement. The play area on Parcel G, and benches around the pond trail are proposed, and shown on the plan sheets, but are not included as part of the facilities provided to meet the mandatory dedication of parkland requirement. Section 24-4601(b)(4)(A)(ii) of the Subdivision Regulations provides that "the location of on-site detention and/or retention ponds may be credited toward lands required for dedication, regardless of ownership, if it is determined that such area will provide active or passive recreation because of specific access provisions, recreational facilities, or visual amenities, and appropriate maintenance agreements have been, or will be, made to ensure compliance with this requirement". The pond and the trail should be designed to meet the requirements of this section, to be considered as sufficient recreational space according to Section 24-4601(b)(4)(A)(ii) of the Subdivision Regulations. The Urban Design Section should review to confirm sufficiency and proper siting in accordance with the Prince George's County *Park and Recreation Facilities Guidelines*.

13. **Prior to approval of the first building permit for a residential dwelling, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:**

    Parcels are correctly labeled for conveyance to the homeowners' association, in accordance with this condition and the approved PPS. This condition will be further evaluated at the time of future final plats for the project.

The property is also subject to an approved Certificate of Adequacy ADQ-2024-041, which was approved by the Planning Director on April 7, 2025. The following conditions of the ADQ are relevant to the review of this DET and are discussed below:

1. **Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 PM peak-hour vehicle trips.**

    The use and number of dwelling units proposed with this DSP are within that evaluated with the approved ADQ. Therefore, the proposed development should generate trips no more than those established with the approved PPS. However, Transportation Planning Section should confirm conformance.

Additional Comments:

1. None.

Recommended Conditions:

1. 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 has been found to be in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the DET and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

January 12, 2026

MEMORANDUM

TO: Meng Sun, 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-2024-010 Enclave at Brandywine, Phase 2

The subject property comprises 5.44 acres and is located on the west side of Robert Crain Highway, south of Chadds Ford Drive. The subject property is zoned Residential, Single-Family-Attached (RSF-A) and is located within the 2013 *Approved Subregion 5 Master Plan* area. The subject application proposes the development of 38 single-family attached dwelling units and associated infrastructure.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* includes goals and policies related to historic preservation (pages 155-159); however, these are not specific to the subject site or applicable to the proposed development.

The subject property was once part of Pheasant's Thicket (Documented Property 85A-022), a late eighteenth to early nineteenth-century plantation established by Zadock Robinson and occupied through the early twentieth century by members of the Robinson family. The manor house was located approximately 500 feet northeast of the subject property. A Phase I archeological survey was conducted on the subject property in April 2019. A total of 275 shovel test pits were excavated at 50-foot intervals across the property. A total of seven artifacts, including bottle and vessel glass, porcelain, and a possible nail, were recovered. Although the materials were clustered, there were few and they did not suggest any features; no sites were recorded. The applicant's archeological consultant recommended no further work on the subject property.

Historic Preservation staff concurs that no additional archeological investigations are necessary on the subject property. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property.

The Historic Preservation Section staff recommends approval of DET-2024-010, Enclave at Brandywine, Phase 2, with no conditions.

From: Thompson, Ivy
To: Sun, Meng
Cc: Holley, Edward; Quattrocchi, Dominic
Subject: DET-2024-010 Enclave at Brandywine, Phase 2
Date: Monday, January 12, 2026 8:52:31 AM
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The following DPR staff comments are provided in-lieu of a formal memorandum:

Planning Board Resolution No.19-116C, conditioned the conveyance of 1.7 acres of land to M-NCPPC, which is completed. The resolution mandates the construction of an 8-foot-wide trail connection of the Rose Creek Trail which is shown on the site plan. The applicant should continue to work with DPR staff for the Right- of- Entry Permit, public storm drain facility easements and the trail connection.

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
Book time to meet with me

Stay connected:

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

Aisha N. Braveboy
County Executive

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

MEMORANDUM

DATE: December 18, 2025

TO: Te-Sheng (Emery) Huang, Subdivision Review Section
Development Review Division, M-NCPPC

FROM: Rey de Guzman, P.E., Associate Director *Reynaldo de Guzman*
Site/Road Plan Review Division, DPIE

RE: Enclave at Brandywine Phase 2
DET-2024-010

CR: General Lafayette
CR: Chadds Ford

This memorandum is in response to the Detailed Site Plan (DET-2024-010) referral for the construction of 36 townhouses.

- The subject property is zoned RSF-A. The property is part of a larger 19.11 acres of land that was previously amended pursuant to DET-20054-01. The prior detailed site plan DSP-20054 approved 104 dwelling units. The Applicant is now proposing a new detailed site plan to construct 36 townhouse dwelling units on 5.4 acres that was originally part of the 19.11-acre tract.

Background Information:

- **General Lafayette Blvd** is a county-maintained road located southwest of the development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Commercial and Industrial Road Standards. This work shall be permitted before or concurrent with the issuance of a fine grading permit.
- **Chadds Ford Drive** is a county-maintained road located southwest of the development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban Commercial and Industrial Road Standards. This work shall be permitted before or concurrent with the issuance of a fine grading permit.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, is required. Soil borings are required to determine the vertical difference from the facility bottom to the seasonal high groundwater table.

Traffic Comments:

- The ultimate frontage improvement fronting the development along General Lafayette Boulevard was approved and permitted under a site development fine-grading permit (SDFG #54392-2021-0).

Floodplain:

- No floodplain for this phase of the development.

Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates platted Parcels B & C 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 are in the vicinity of the proposed development. Water and sewer line extensions or on-site systems may be required to service the proposed development and must be approved by the Washington Suburban Sanitary Commission before recording a final plat. An amended Letter of Findings dated February 15, 2022, is on file for this proposed development.

Storm Drain and Stormwater Management:

- DET-2024-010 is consistence with the Site Development Concept Plan 57206-2018-03, which has been approved and will expire on November 7, 2028.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities is required before permit issuance.
- DPIE has no objection to DET-2024-010.
- 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 to be provided with DSP for Technical review.
  c) Proposed grading to be shown on plans.
  d) Stormwater volume computations have been provided with the concept submittal. These computations will be further updated with the submission of the site development fine-grading permit.
  e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.

f) A detailed SDFG report will be required for technical review.
g) Applicant shall provide items (a-f) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Rene Lord-Attivor, Chief Engineer, S/RPRD, DPIE
Mariwan B. Abdullah, P.E., Chief Engineer, S/RPRD, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH DEPARTMENT

Date: December 2, 2025

To: Meng Sun, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DET-2024-010 Enclave at Brandywine Phase 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 Enclave at Brandywine Phase 2 and does not have any additional comments/recommendations at this time.

1st review submission on 2-11-2025
PPS-2024-017 and ADQ-2024-041 (Enclave at Brandywine - Phase 2)

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, *Fax* 301-883-7266, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

HEALTH DEPARTMENT
Prince George's County

Division of Environmental Health/Disease Control

Date: February 11, 2025

To: Mahsa Vatandoost, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: PPS-2024-017 and ADQ-2024-041 (Enclave at Brandywine - Phase 2)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the preliminary plan to the subdivision site plan submission for the Enclave at Brandywine located at 15801 General Lafayette Boulevard and has the following comments / recommendations:

1. Health Department permit records indicate there are approx. ten or more existing carry-out/convenience store and two grocery food facilities 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. As a water conservation measure, the developer should consider design for and implementation of water reuse practices for the proposed townhomes and landscaping on the site.

3. Abandon and seal any septic structure that are uncovered prior to construction according to regulatory standard.

4. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

5. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
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HEALTH DEPARTMENT
Prince George's County

Division of Environmental Health/Disease Control

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Angela Alsobrooks
County Executive

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

December 12, 2019

Shield Investments, LLC
2077 Somerville Road, Suite 206
Annapolis, MD 21041

Re: Notification of Planning Board Action on
Preliminary 4-18017
The Enclave at Brandywine

Dear Applicant:

Enclosed please find a Corrected Resolution for the above referenced case. The purpose of this Corrected Resolution is to correct a minor administrative error in the subject decision. The mail out of this Corrected Resolution does not change the action of the Planning Board, nor does it affect notice and appellate rights.

Please direct any future communication or inquiries regarding this matter to the Development Review Division at (301) 952-3530.

Very truly yours,

Retha Pompey-Green
Development Review Division

Enclosure: PGCPB No. **19-116 (C)**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

PGCPB No. 19-116(C)

File No. 4-18017

CORRECTED RESOLUTION

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

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

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-18017 for The Enclave at Brandywine was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 10, 2019, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on October 10, 2019, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-004-2019, and further APPROVED Preliminary Plan of Subdivision 4-18017 for 104 lots and 4 parcels, with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:

    a. Create a fifth parcel containing approximately 1.7 acres of the subject property, consistent with Staff Exhibit 'A', and label as dedication to the Maryland-National Capital Park and Planning Commission (M-NCPPC) and revise the acreage for Parcel A accordingly.

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

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

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

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

5. Prior to approval of any building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA) land as identified on the approved preliminary plan of subdivision and detailed site plan (DSP). Land to be conveyed shall be subject to the following:

   a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division (DRD), in Upper Marlboro, Maryland.

   b. All waste matter of any kind shall be removed from the property by the developer, and all disturbed areas shall have a full stand of grass, or other vegetation upon completion of any phase, section, or the entire project.

   c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

   d. Any disturbance of land to be conveyed to an HOA shall be in accordance with an approved DSP. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

   e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD, in accordance with the approved DSP.

   f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.

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

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

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

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

8. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

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

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

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

    a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, in Upper Marlboro, Maryland, along with the application of the first final plat.

    b. With the exception of the master plan trail (or other improvements associated therewith) within the area to be dedicated to M-NCPPC, M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

    c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, the land to be conveyed shall not be disturbed, or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). Other than the improvements depicted on the TCP1 for utilities and stormwater facilities, if the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary, or required by M-NCPPC development approval process. The bond, or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks, prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures (with the exception of any existing underground utilities) shall be removed. DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to, or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to, or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, no storm water management facilities, or tree conservation, or utility easements shall be proposed on land owned by, or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance, and easement agreements shall be required, prior to issuance of grading permits.

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

12. Prior to approval of a final plat:

a. The applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section of the Development Review Division, to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.

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

c. The final plat shall reflect 100 feet of right-of-way dedication along General Lafayette Boulevard, in accordance with the approved preliminary plan of subdivision.

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

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

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

> "Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland National Capital Park and Planning Commission, Prince George's County Planning Department."

14. Prior to approval of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> "This plat is subject to the recordation of a woodland conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

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

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. **Stormwater Management**—An approved Stormwater Management (SWM) Concept Plan (57206-2018-0) and approval letter were submitted with the subject application and were approved on April 5, 2019, with conditions requiring the use of micro-bioretention and a fee-in-lieu of providing on-site attenuation for stormwater runoff. The concept approval expires April 5, 2022. Development shall conform with the SWM concept approval and any subsequent revisions to ensure no on-site or downstream flooding occurs.

7. **Parks and Recreation**—This PPS has been reviewed and evaluated for conformance with the requirements and recommendations of the Subregion 5 Master Plan and SMA; the 2017 *Land Preservation, Parks and Recreation* Plan for Prince George's County; the *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*; and the Subdivision Regulations as they pertain to public parks and recreation facilities.

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

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

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

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

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

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

Master Plan Conformance

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

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

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

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

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

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

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

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

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

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

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

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

Analysis of Traffic Impacts

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

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

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

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 301/MD 5 and Matapeake Business Drive	1,095	1,541	B	E
US 301/MD 5 and Chadds Ford Drive	1,161	1,423	C	D
Chadds Ford Drive and General Lafayette Boulevard	10.9*	10.8*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

None of the critical intersections identified above are programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation "Consolidated Transportation Program" or the Prince George's County "Capital

Improvement Program." Background traffic has been developed for the study area using 18 approved, but unbuilt developments within the study area. A two percent annual growth rate for a period of six years has been assumed. A second analysis was done to evaluate the impact of the background developments. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 301/MD 5 and Matapeake Business Drive	1,564	2,269	E	F
US 301/MD 5 and Chadds Ford Drive	1,607	2,065	F	F
Chadds Ford Drive and General Lafayette Boulevard	13.4*	15.9*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The following critical intersections, interchanges and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the "Transportation Review Guidelines, Part 1" including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 301/MD 5 and Matapeake Business Drive	1,565	2,270	E	F
US 301/MD 5 and Chadds Ford Drive	1,631	2,084	F	F
Chadds Ford Drive and General Lafayette Boulevard	21.2*	16.1*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

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

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

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

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

10. **Use Conversion**—The total development included in this PPS is for 104 single-family attached dwellings in the R-T Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.

11. **Schools**—This PPS has been reviewed for impact on school facilities, in accordance with Section 24-122.02. An analysis was conducted, and the results are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2013 Subregion 5 Master Plan and Sectional Map Amendment
The Environmental Infrastructure section contains goals, policies, recommendations, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

> **POLICY 1: Implement the master plan's desired development pattern while protecting the sensitive environmental features and meeting the full intent of environmental policies and regulations.**
>
> **POLICY 2: Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**
>
> **POLICY 3: Protect, preserve, and enhance the identified green infrastructure network within Subregion 5.**

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

> **POLICY 4: Encourage restoration and enhancement of water quality in degraded areas and the preservation of streams.**
>
> **POLICY 5: Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.**

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

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

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

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

POLICY 8: Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.

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

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

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

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

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

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

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

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

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

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

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

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

Conformance with the Green Infrastructure Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Statement of Justification

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

Analysis of Impacts

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

Impact 1: Water/Sewer Connection

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

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

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

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

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

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

16. **Urban Design**—Conformance with the following Zoning Ordinance regulations is required for the development at the time of DSP review, including, but not limited to the following:

a. Section 27-433 regarding requirements in the R-T Zone;
b. Section 27-441(b) regarding the Table of Uses for the R-T Zone;
c Section 27-442 regarding regulations in the R-T Zone; and
d. Parts 11 and 12 regarding parking and signage.

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

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

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

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

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

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

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, October 10, 2019, in Upper Marlboro, Maryland.

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

Elizabeth M. Hewlett
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

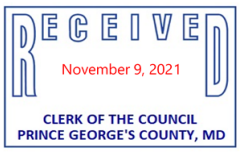
EMH:JJ:CD:gh

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 12/4/19

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

November 9, 2021



Fogler-Pratt Development
12435 Part Potomac Avenue
Potomac, MD 20854

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-20054
Enclave at Brandywine

Dear Applicant:

This is to advise you that, on **November 4, 2021,** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of this final notice of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: _____
Reviewer

Attachment: PGCPB Resolution No. **2021-126**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2021-126 File No. DSP-20054

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on October 14, 2021, regarding Detailed Site Plan DSP-20054 for Enclave at Brandywine, the Planning Board finds:

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

2. **Development Data Summary:**

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

Parking Information

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

Architectural Model

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

3. **Location:** The property is located on the west side of US 301 (Robert Crain Highway), in Planning Area 85A and Council District 9. The property is zoned in the Townhouse (R-T) Zone, and it is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

4. **Surrounding Uses:** The site is bounded by the Chaddsford development in the Residential Medium Zone to the north; to the east by vacant land in the Commercial Shopping Center Zone; and to the south and west by mostly undeveloped land in the Rural Residential Zone.

5. **Previous Approvals:** The subject property is a legal parcel known as Parcel 30, described by deed recorded in the Prince George's County Land Records in Liber 22896 at folio 307. The property is subject to Preliminary Plan of Subdivision (PPS) 4-18017 (PGCPB Resolution No. 19-116), which was approved on October 10, 2019 for 104 lots and 6 parcels, for the development of 104 single-family attached dwellings. A final plat of subdivision must be submitted prior to October 31, 2021, the date the PPS expires. The site also has a Stormwater Management (SWM) Concept Approval, No. 57206-2018-00, which was issued on April 5, 2019.

6. **Design Features:** The subject site is approximately 19.11 acres and is located on the west side of US 301 (Robert Crain Highway). The subject DSP proposes to construct 104 single-family attached (townhouse) dwelling units. A SWM area is provided in the central green area on-site and is designed to serve as an amenity for the entire community. This feature provides privacy for the units that are central to the site where their rear yards face this amenity, and the feature further unifies pedestrian circulation and connection on-site. The site layout of the subdivision is condensed to preserve land for a future phase of development, which will be located on Parcels B and C dedicated to the homeowners association. An open play area is being proposed on the southwest corner of the site.

Architecture

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

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The subject application has been reviewed for compliance with the requirements of the R-T Zone and the site plan design guidelines of the Zoning Ordinance, as follows:

a. The application is subject to the requirements of Section27-441(b) of the Zoning Ordinance, which governs uses in residential zones. Townhomes are permitted in the R-T Zone, pursuant to Footnote 125, which states that the DSP is in conformance with the applicable site design guidelines and the requirements of the R-T Zone.

b. The DSP generally conforms with Section 27-433 of the Zoning Ordinance, Regulations for the R-T Zone.

8. Preliminary Plan of Subdivision 4-18017: The Prince George's County Planning Board approved PPS 4-1817 for Enclave at Brandywine on October 10, 2019 (PGCPB Resolution No. 19-116), for 104 lots and 6 parcels to support development of 104 townhouse units. The conditions that are relevant to the review of this DSP warrant the following discussion:

1. Prior to signature approval of this preliminary plan of subdivision, the plan shall be revised to:

a. Create a fifth parcel containing approximately 1.7 acres of the subject property, consistent with Staff Exhibit 'A', and label as dedication to the Maryland-National Capital Park and Planning Commission (M-NCPPC) and revise the acreage for Parcel A accordingly.

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

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

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

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

The proposed DSP does not conform with the approved SWM concept plan (57206-2018-0). A new SWM concept plan is needed. The applicant has indicated that a revision to the SWM concept plan is being submitted to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A copy of the revised SWM concept plan was not submitted by the applicant as part of this application. A condition has been included herein, stating that the revised SWM concept plan should be approved by DPIE, and a copy of the approved SWM concept plan and approval letter should be submitted by the applicant for review prior to certification of this DSP. The revised SWM concept plan should depict development in general conformance with the DSP and Type 2 tree conservation plan (TCP2).

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

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

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

8. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

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

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

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

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

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

a. An original, special warranty deed for the property to be conveyed, (signed by the Washington Suburban Sanitary Commission Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, in Upper Marlboro, Maryland, along with the application of the first final plat.

b. With the exception of the master plan trail (or other improvements associated therewith) within the area to be dedicated to M-NCPPC, M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs, and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, the land to be conveyed shall not be disturbed, or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). Other than the improvements depicted on the TCP1 for utilities and stormwater facilities, if the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary, or required by M-NCPPC development approval process. The bond, or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks, prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures (with the exception of any existing underground utilities) shall be removed. DPR shall

inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to, or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. With the exception of the improvements depicted on the TCP1 for utilities and stormwater facilities, no stormwater management facilities, or tree conservation, or utility easements shall be proposed on land owned by, or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance, and easement agreements shall be required, prior to issuance of grading permits.

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

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

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

12. Prior to approval of a final plat:

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

c. The final plat shall reflect 100 feet of right-of-way dedication along General Lafayette Boulevard, in accordance with the approved preliminary plan of subdivision.

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

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

"Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan, TCP1-004-2019, or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland National Capital Park and Planning Commission, Prince George's County Planning Department."

This DSP is in general conformance with Type 1 Tree Conservation Plan TCP1-004-2019.

9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved tree conservation plans. TCP2-023-2021 was submitted with this DSP application.

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

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

A required master planned trail was shown adjacent to General Lafayette Boulevard going through a new woodland clearing area towards the on-site primary management area. The proposed trail ends at the on-site existing sanitary sewer line easement. This easement area goes in a southerly direction towards the adjacent off-site proposed master planned trail

connection. The trail will be located within this sanitary easement, which is assumed to be cleared of woodlands.

10. 2010 Prince George's County Landscape Manual: This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets, of the Landscape Manual. The required plantings and schedules are provided in conformance with the Landscape Manual and are acceptable.

11. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit for more than 5,000 square feet of disturbance. The requirement for the R-T Zone is 15 percent, which is 2.87 acres, or 124,865 square feet for this property.

12. Further Planning Board Findings and Comments from Other Entities: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Subdivision**—The Planning Board adopts, herein by reference, a memorandum dated September 13, 2021 (Heath to Butler), which notes that the DSP has been found to be in substantial conformance with the approved PPS.

b. **Environmental Planning**—The Planning Board adopts, herein by reference, a memorandum dated September 16, 2021 (Schneider to Butler), which notes a response to previous conditions of approval and the applicable WCO requirements that have been included in the findings of this approval. Conditions to the TCP2 have been included in this approval and are outlined below.

c. **Permits**—The Planning Board adopts, herein by reference, a memorandum dated September 13, 2021 (Chaney to Butler), which notes several comments that have been incorporated as conditions as part of this approval, as appropriate.

d. **Community Planning**—The Planning Board adopts, herein by reference a memorandum dated September 10, 2021 (Calomese to Butler), which noted no Community Planning comments.

e. **Bicycle and Pedestrian Facilities**—The Planning Board adopts, herein by reference, a memorandum dated September 13, 2021 (Benjamin to Butler), which concluded that the pedestrian and bicycle transportation site access and circulation of this plan is acceptable.

f. **Transportation Planning**—The Planning Board adopts, herein by reference, a memorandum dated September 13, 2021 (Masog to Butler), which determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.

g. **Historic Preservation**—The Planning Board adopts, herein by reference, a memorandum dated August 2, 2021 (Smith to Butler), which stated that the proposal will not impact any historic sites, historic resources, or significant archeological sites.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board adopts, herein by reference, a memorandum dated September 16, 2021 (Giles to Butler), from DPIE, which provided comments that will be addressed as part of their permitting process.

i. **The Prince George's County Department of Parks and Recreation (DPR)**—The Planning Board adopts, herein by reference, a memorandum dated September 16, 2021 (Burke to Butler), which notes that the DSP has been reviewed and evaluated for conformance with the requirements and conditions of prior approvals as they pertain to public parks and recreational facilities.

13. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved with the proposed conditions below, represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-023-2021, and further APPROVED Detailed Site Plan DSP-20054 for the above described land, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:

a. Label Parcel F to be dedicated to The Maryland-National Capital Park and Planning Commission.

b. Provide the sign square footage on the sign detail.

c. All end units visible to public view from streets should be designated as high visibility units.

d. A revised stormwater management (SWM) concept plan consistent with this DSP should be approved by the Prince George's County Department of Permitting, Inspections and Enforcement, and a copy of the approved SWM concept plan and approval letter should be submitted by the applicant.

e. Provide a notation to the Rose Creek connector trail section east of General Lafayette Boulevard indicating "future trail installation by M-NCPPC".

2. Prior to the issuance of any building permit:

The applicant shall execute a right-of-entry agreement with the Prince George's County Department of Parks and Recreation, for the section of the Rose Creek connector trail to the north of this site to be improved on The Maryland-National Capital Park and Planning Commission owned property. The right of entry agreement shall require the removal of the excess section of the existing Rose Creek trail and construction of an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to the shared-use path proposed along the General Lafayette Boulevard frontage in accordance with a schedule approved by DPR.

3. Prior to certification of this Type 2 tree conservation plan, the following revisions shall be made, or information shall be provided:

a. Replace the existing woodland conservation worksheet with a corrected worksheet.

b. Add a tree protection fence to the required areas and add the symbol and label to the legend.

c. Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and 200 feet along the proposed water/sewer and stormwater management utility lines.

d. Have the plans signed and dated by the qualified professional who prepared them.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, October 14, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of November 2021.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:nz

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date: October 20, 2021

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

November 14, 2023

RECEIVED
November 14, 2023
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY, MD

Sage Ventures, LLC
1777 Reisterstown Road, Suite 245
Baltimore, MD 21208

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-20054-01
The Enclave at Brandywine

Dear Applicant:

This is to advise you that, on **November 9, 2023,** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290 of the Prince George's County prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice **(November 14, 2023)** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: Te-Sheng Huang
Reviewer

Attachment: PGCPB Resolution No. **2023-118**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2023-118 File No. DSP-20054-01

RESOLUTION

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is located approximately 150 feet west of the terminus of the Clymer Drive right-of-way and within the Residential, Single-Family-Attached (RSF-A) Zone; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission approved Detailed Site Plan DSP-20054 on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached dwelling (townhouse) units on the subject property, pursuant to the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, pursuant to Section 27-1704(a) of the Zoning Ordinance, because DSP-20054 was approved prior to the effective date of the Zoning Ordinance (April 1, 2022), it remains valid for three years, or until November 4, 2024; and

WHEREAS, the applicant, Sage Ventures, LLC, submitted an application for approval of an amendment to DSP-20054; and

WHEREAS, pursuant to Section 1704(e) of the Zoning Ordinance, subsequent revisions or amendments to development approvals or permits grandfathered under the provisions of Section 27-1704 shall be reviewed and decided under the Zoning Ordinance under which the original development approval or permit was approved; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on November 2, 2023, regarding Detailed Site Plan DSP-20054-01 for Enclave at Brandywine, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) amends architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone (s)	RSF-A (prior R-T)	RSF-A (prior R-T)
Use(s)	Single-family attached dwellings	Single-family attached dwellings
Gross Tract Acreage	19.11	19.11
Lots	0	104
Parcels	1	6

Parking Requirements (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking Required	
Townhouse or other one-family attached dwelling	
2.04 spaces/unit @ 104 units	**213**
Parking Provided	**238**
104 units @ 1 garage and 1 driveway space per unit	208
On-Street Spaces	28
Handicap-Accessible Parking Spaces	2

Architectural Model

Model Name	Base Finished Square Footage	Total Finished Square Footage	1-Car Garage
Abigail	1,899	2,139	1
Shirley	2,186	2,318	1

3. **Location:** The subject site is located approximately 150 feet west of the terminus of the Clymer Drive right-of-way (ROW). The property is 19.11 acres, within Planning Area 85A and Council District 9.

4. **Surrounding Uses:** The site is bounded by single-family detached dwellings in the Legacy Comprehensive Design (LCD) Zone (prior Residential Medium Development (R-M) Zone) to the north; to the east by vacant land zoned Town Activity Center - Edge (TAC-E) (prior Commercial Shopping Center (C-S-C) Zone); and to the south and west by single-family detached dwellings in the Rural Residential (RR) Zone (prior Rural Residential (R-R) Zone).

5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-18017 was approved by the Prince George's County Planning Board on October 10, 2019 (PGCPB Resolution No. 19-116(C)). This PPS was approved for 104 lots and 6 parcels, for development of 104 single-family attached dwellings. Final plats will be required, pursuant to the approved PPS, prior to approval of permits. Final plat applications 5-22041, 5-22042, 5-22043, and 5-22236 have been submitted for this site, which are currently in pre-acceptance review. Final plats should be accepted, prior to the expiration date of PPS 4-18017, which is December 31, 2023, due to an extension of the PPS validity period approved on January 12, 2023.

   DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached dwelling (townhouse) units. DSP-20054 remains valid for three years, or until November 4, 2024. This site had an approved Stormwater Management (SWM) Concept Plan, 57206-2018-00.

6. **Design Features:** The subject site is approximately 19.11 acres and is located on the west side of US 301. The subject DSP is to construct 104 single-family attached (townhouse) dwelling units.

   This application includes a U-shaped, 50-foot-wide private road for site circulation, providing direct access to the 104 residential units and connecting to MC-502 (General Lafayette Boulevard), with two entry points. The layout would be compressed to preserve land for a future second phase, which will be located on Parcel B and a portion of Parcel C, located at the northwest corner of the subject site. In the central green area, the applicant plans to construct a SWM area, which provides sufficient distance to ensure privacy of the units central to the site with rear yards facing the SWM area.

   Architecture
   Two front-loaded, one-car garage townhouse models, the Abigail and the Shirley, are included for the 104 units. The size of these units is 20 feet wide, with the Abigail model being 36 feet in depth and the Shirley model being 38 feet in depth. Both models provide the option to expand the depth to a maximum of 40 feet. The height of all approved units is approximately 34 feet and 7 inches.

   Each approved unit has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, band board, boxed bay, decorative louvered vent, and cross gables. The buildings have been designed to incorporate a variety of materials, including stone and siding, creating a clean and contemporary design. Any exposed concrete on the side elevations will be textured, stamped, or covered by stone veneer. The roof of the buildings will consist of architectural shingles, with continuous ridge vent.

   High visibility side elevations are shown on the building elevations submitted and are identified on the DSP. These high visibility side elevations are designed with additional architectural features, such as shutters and stone watertables with stone caps. To enhance the design quality of this application, the high visibility lots identified should have a full first floor finished in brick, stone, or masonry. Since one of the side elevations of both Lots 1 and 72 will directly face

MC-502, those two side elevations should be fully finished in brick, stone, or masonry. In addition, no two units located next to or across the street from each other should have identical elevations. Conditions have been included herein to address these issues.

Recreational Facilities
PPS 4-18017 determined that the dedication of ±1.7 acres (Parcel F) to the Maryland-National Capital Park and Planning Commission (M-NCPPC) was adequate to serve the recreational needs of future residents of the 104 townhomes, in accordance with Section 24-134 of the Prince George's County Subdivision Regulations and the standards in the *Prince George's County Park and Recreation Facilities Guidelines.*

The SWM area, which was approved with DSP-20054, is designed as an amenity for the entire community. However, there are discrepancies between DSP-20054 and this DSP, in terms of shape and size of the facility and the walkway around it. For example, the 8-foot-wide walkways around the SWM area are only located to its north and west in this DSP. The minor alteration of the SWM area does not affect the layout of the approved community. Conditions are included herein requiring the applicant to provide a complete walkway, with seating, around the SWM area.

An open play area is being located at the southwest corner of the site. This area was approved with DSP-20054, and this DSP does not make any alteration. Around this open field, the plan provides benches, picnic tables with benches, trash receptacles, and bike racks for the community. Two dog waste stations are located next to two separate locations of the mailboxes. A condition is included herein for one additional dog waste station to be located around the open play area.

Lighting and Signage
Both lighting and signage were reviewed and approved through DSP-20054. No changes to lighting or signage are made with this DSP amendment. The submitted plans show that streetlight poles are located within the private rights-of-way, providing adequate lighting for pedestrians and vehicles on the site. One gateway sign, included on this DSP, is located at the southwest corner of the northern entry point, with a height of approximately six feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-T Zone and the site design guidelines of the Zoning Ordinance, as follows:

   a. The application is subject to the requirements of Section 27-441(b) of the prior Zoning Ordinance, which governs uses in residential zones. Townhouses are permitted in the R-T Zone, subject to Footnote 125. The property is not combined with other zoned lots and was not rezoned to the R-T Zone through a sectional map amendment, so Footnote 125 does not apply to this DSP.

b. With amendment to architecture, this DSP complies with Section 27-433 of the prior Zoning Ordinance, Regulations, for the R-T Zone, as applicable.

c. The DSP complies with the applicable site design guidelines contained in Section 27-274 of the prior Zoning Ordinance, as cross-referenced in Section 27-283.

8. **Preliminary Plan of Subdivision 4-18017:** The site is subject to PPS 4-18017, which was approved on October 14, 2019, subject to 15 conditions. Conformance with the requirements of PPS 4-18017 was found at the time of the original DSP-20054 approval. This amendment to DSP-20054 does not impact any prior findings of conformance, as none of the conditions are relevant to the review of architecture.

9. **Detailed Site Plan DSP-20054:** DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), subject to three conditions. The conditions of DSP-20054 are listed in **bold** text, followed by the Planning Board's comment in plain text. The Board recommends that the conditions contained within this resolution supersede those contained in DSP-20054.

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:

a. Label Parcel F to be dedicated to Maryland-National Capital Park and Planning Commission.

b. Provide the sign square footage on the sign detail.

c. All end units visible to public view from streets should be designated as high visibility units.

d. A revised stormwater management (SWM) concept plan consistent with this DSP be approved by the Prince George's County Department of Permitting, Inspections and enforcement, and a copy of the approve SWM concept plan and approval letter should be submitted by the applicant.

e. Provide a notation to the Rose Creek Connector trail section east of General Lafayette Boulevard indicating "future trail installation by M-NCPPC".

The above condition was met at the time of certificate of approval of DSP-20054.

2. Prior to the issuance of the building permit:

The applicant shall execute a right-of-entry agreement with the Department of Parks and Recreation for the section of the Rose Creek connector trail to the north of this site to be improved on the Maryland-National Capital Park and Planning Commission owned property. The right-of-entry agreement shall require the

removal of the excess section of the existing Rose Creek trail and construction of an eight-foot-wide asphalt shared-use trail connection from the terminus of the trail on the adjacent parkland to shared-use path proposed along the General Lafayette Boulevard frontage in accordance with a schedule approved by DPR.

This condition remains applicable to this DSP and should be carried forward.

3. **Prior to certification of this Type 2 Conservation Plan, the following revisions shall be made, or information shall be provided:**

   a. **Replace the existing woodland conservation worksheet with a corrected worksheet.**

   b. **Add a tree protection fence to the required areas and add the symbol and label to the legend.**

   c. **Add the tree preservation signs along the preservation areas adjacent to General Lafayette Boulevard and master plan trail every 100 feet and every 200 feet along the proposed water/sewer and stormwater management utility lines.**

   d. **Have the plans signed and dated by the qualified professional who prepared them.**

   The above condition was addressed, prior to certificate of approval of Type 2 Tree Conservation Plan TCP2-023-2021.

10. **2010 Prince George's County Landscape Manual:** This development is subject to the requirements of the *Prince George's County Landscape Manual*. Compliance with the applicable landscaping requirements was found at the time of DSP-20054 approval, and the approval of this DSP does not change those prior findings.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This DSP does not alter the previous findings regarding compliance with the Woodland and Wildlife Habitat Conservation Ordinance, which were made at the time of approval of DSP-20054.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned R-T are required to provide a minimum of 15 percent of the gross tract area of TCC. Compliance was found with the TCC requirements, at the time of the original DSP-20054 approval. This approved DSP amendment does not impact prior findings of conformance with this ordinance.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and main points are summarized, as follows:

a. **Historic Preservation and Archeological Review—**The Planning Board has reviewed and adopts the memorandum dated August 21, 2023 (Stabler, Smith, and Chisholm to Huang). The Historic Preservation Section noted that this proposal does not impact any historic sites or resources or significant archeological sites.

b. **Community Planning—**The Planning Board has reviewed and adopts the memorandum dated September 28, 2023 (Calomese to Huang). The Community Planning Division provided an evaluation of the application stating that, pursuant to Section 27-281(b)(1)(A) of the prior Zoning Ordinance, this application is in accordance with the *Plan Prince George's 2035 Approved General Plan* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA).

c. **Transportation Planning—**The Planning Board has reviewed and adopts the memorandum dated September 25, 2023 (Ryan to Huang). The Transportation Planning Section offered the following comments:

Master Plan Right of Way
The subject property will gain vehicular access along MC-502 (General Lafayette Boulevard). MC-502 currently culminates at its intersection with Chadds Ford Drive, north of the subject property. MC-502 will need to be constructed, in order for access to be provided to the subject property. Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 Master Plan and SMA, this portion of MC-502 is recommended as a 4-lane major collector roadway, constructed within 100 feet of ROW. The applicant's submission does not display any impact to master-planned roads, and no additional dedication is required.

Master Plan Pedestrian and Bicycle Facilities
This DSP is subject to the MPOT, which recommends the following facilities:

Planned Shared Roadway: MC-502

No additional ROW is being sought with this application and no additional bicycle or pedestrian improvements are proposed.

d. **Subdivision—**The Planning Board has reviewed and adopts the memorandum dated October 2, 2023 (Vatandoost to Huang). The Subdivision Section noted that the property has an automatic certificate of adequacy pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date subject to the expiration provisions of Section 24-4503(c).

e. **Environmental Planning—**The Planning Board has reviewed and adopts the memorandum dated September 29, 2023 (Schneider to Huang). The Environmental Planning Section noted that the submitted TCP2 is in conformance with the previously approved TCP2-023-2021 and DSP-20054.

f. **Permit Review Section—**The Planning Board has reviewed and adopts the memorandum dated September 21, 2023 (Meneely to Huang). The Permit Review Section offered no comments for this application.

g. **Prince George's County Department of Parks and Recreation (DPR)—**The Planning Board has reviewed and adopts the email dated September 29, 2023 (Thompson to Huang), noting that there were no additional comments for this application. A previous email, dated September 1, 2023 (Thompson to Huang), indicated that the developer is in the process of conveying 1.7 acres of land to DPR, to meet the mandatory parkland dedication requirement, and is processing the right-of-entry agreement.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)—**The Planning Board has reviewed and adopts the memorandum dated October 10, 2023 (Giles to Huang). DPIE noted that the site has an approved Floodplain Study (201839), which requires a floodplain easement, and an approved Site Concept Plan (57206-2018), which expires on May 25, 2025. Other comments and recommendations will be addressed through DPIE's separate permitting process.

i. **Price George's County Police Department—**The Police Department did not offer comments on this application.

j. **Prince George's County Fire/EMS Department—**The Fire/EMS Department did not offer comments on this application.

k. **Prince George's County Health Department—**The Planning Board has reviewed and adopts the memorandum dated August 22, 2023 (Adepoju to Huang). The Health Department offered comments addressing the potential long-term impact of the conversion of green space to impervious surface and construction activity impacts (noise and dust) extending into adjacent properties during construction. The Health Department acknowledged that the development enhances the connectivity in the area and provides dog waste stations.

l. **Washington Suburban Sanitary Commission (WSSC)—**WSSC did not offer comments on this application.

m. **South Maryland Electric Cooperative (SMECO)—**The Planning Board has reviewed and adopts the memorandum dated August 17, 2023 (Ulrich to Huang). SMECO provided the following comments:

"(1) Show field location of all existing overhead and underground electrical infrastructure within the limit of any provided plans. Show all underground cables and overhead conductors between devices.

"(2) Easements are required from the owner at time of service. If conflicts exist with Stormwater devices or other civil features, modifications to site plan designs may be required to accommodate electrical infrastructure.

"(3) Easements are to be clear of any obstructions and encumbrances. Examples of encumbrances are Stormwater devices and easements, amenities such as landscaping, berming, and other civil features.

"(4) Future submittals may require Additional comments."

n. **Public Utilities—**On September 18, 2023, the subject DSP application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. No correspondence has been received from these public utility companies.

14. **Community Feedback:** The Planning Board did not receive any inquiries or feedback from the community regarding the subject DSP, nor did any community members testify at the November 2, 2023 public hearing.

15. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, this DSP, approved with the conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

16. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.

17. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.

18. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the regulated environmental features have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 24-130(b)(5). This finding was made with the original DSP-20054 approval and this DSP amendment does not impact the prior finding.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-20054-01 for the above-described land, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plans to:

    a. Include a complete walkway enclosing the stormwater management area, subject to approval of the Prince George's County Department of Permitting, Inspections and Enforcement and the Prince George's County Soil Conservation District.

    b. Include seating along the walkway that encloses the stormwater management area.

    c. Include one additional dog waste station around the open play area.

    d. Identify two or more dwelling units (at different locations) which have the potential to be made accessible through barrier-free design construction, in accordance with Section 4-180 of Subtitle 4 of the Prince George's County Code.

    e. Add the site plan notes and revise the architecture, as appropriate, as follows:

        (1) No two units located next to or across the street from each other may have identical front elevations.

        (2) Every highly visible side elevation shall display full brick, stone, stucco, or other masonry treatment on the first floor.

        (3) The side elevation of Lots 1 and 72, directly facing MC-502 (General Lafayette Boulevard), shall display full brick, stone, stucco, or other masonry treatment.

2. Prior to issuance of the building permit, the applicant shall execute a right-of-entry agreement with the Prince George's County Department of Parks and Recreation (DPR) for the section of the Rose Creek connector trail to the north of this site, to be improved on the Maryland-National Capital Park and Planning Commission property. The right-of-entry agreement shall require removal of the excess section of the existing Rose Creek trail and construction of an 8-foot-wide, asphalt, shared-use trail connection, from the terminus of the trail on the adjacent parkland to the shared-use path proposed along the MC-502 (General Lafayette Boulevard) frontage, in accordance with a schedule approved by DPR.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, November 2, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of November 2023.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:TH:rpg

Laura Tallerico
Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

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 13, 2025

Sage Ventures, LLC
1777 Reisterstown Road, Suite 245
Baltimore, MD 21208

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision PPS-2024-017
Enclave At Brandywine Phase 2

Dear Applicant:

This is to advise you that, on **May 8, 2025,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice **(May 13, 2025)**. Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: M.Vatandoost
Reviewer

Attachment: PGCPB Resolution No. **2025-033**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
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PGCPB No. 2025-033 File No. PPS-2024-017

R E S O L U T I O N

WHEREAS, SH Brandywine, LLC is the owner of a 5.44-acre tract of land known as Parcels B and C, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Residential, Single-Family-Attached (RSF-A); and

WHEREAS, on February 7, 2025, Sage Ventures, LLC filed an application for approval of a Preliminary Plan of Subdivision for 36 lots and six parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan PPS-2024-017 for The Enclave at Brandywine, Phase 2, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on April 17, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

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

WHEREAS, on April 17, 2025, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-004-2019-01 and APPROVED Preliminary Plan of Subdivision PPS-2024-017 for 36 lots and six parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

    a. Revise the subdivision name listed in General Note 1 to indicate The Enclave at Brandywine, Phase 2.

    b. Add the applicable stormwater management concept plan number to General Note 21.

    c. Revise General Note 26 to state that mandatory dedication of parkland is met by prior dedication of parkland and proposed on-site private recreational facilities.

    d. Revise General Note 29 to provide the Type 1 tree conservation plan number as TCP1-004-2019-01.

2. Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.

3. In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements, along the abutting General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.

4. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-004-2019-01), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

> "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-031-2024, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

6. Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> "This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

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

a. Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.

b. Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.

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

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

10. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.

11. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.

12. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

13. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to the HOA shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including the reservation of the right of approval by the Prince George's County Planning Director.

14. Prior to approval by the Maryland-National Capital Park and Planning Commission's Prince George's County Planning Department of any building permits, the recorded conveyance prior land dedication approved in accordance with Preliminary Plan of Subdivision 4-18017, and used to meet the mandatory dedication of parkland requirement for this subdivision, shall have been completed.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background—**The site is located on the south side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive, on Tax Map 154 Grid E-4. The property consists of two parcels known as Parcels B and C, which were recorded in the Prince George's County Land Records in Plat Book ME 266, Page 23 titled "Plat 1, Parcels B, C and D, The Enclave at Brandywine." The property is located in the Residential, Single-Family-Attached (RSF-A) Zone. The site is subject to the 2013 *Approved Subregion 5*

Master Plan and Sectional Map Amendment (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

The subject property is 5.44 acres and is included within a larger 19.1-acre development known as The Enclave at Brandywine, consisting of 104 single-family attached dwelling units. This preliminary plan of subdivision (PPS) is the second phase of the development and allows resubdivision of Parcels B and C into 36 lots and 6 parcels for development of an additional 36 single-family attached dwelling units. The property is currently wooded.

This PPS is required in accordance with Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on July 26, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on September 16, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2024-041.

3. **Setting—**The subject site is located on Tax Map 154, in Grid E4 and is within Planning Area 85A.The overall Enclave at Brandywine project is bounded to the north by the Chaddsford residential development, in the Legacy Comprehensive Design (LCD) Zone, and to the south and west by single-family residential development in the Residential, Rural (RR) Zone. The unimproved right-of-way of General Lafayette Boulevard (dedicated in accordance with approved PPS 4-18017) bisected the property and land east of this roadway is to be conveyed to the Enclave at Brandywine Homeowners Association (HOA), with vacant properties in the Town Activity Center – Edge Zone beyond.

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

	EXISTING	EVALUATED
Zone	RSF-A	RSF-A
Use(s)	Open Space	Residential
Acreage	5.44	5.44
Lots	0	36
Parcels	2	6
Outparcels	0	0
Dwelling Units	0	36
Nonresidential Gross Floor Area	0	0
Variation	No	No
Subtitle 25 Variance	No	No

The subject PPS was accepted for review on February 7, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review

Committee, which held a meeting on February 28, 2025, where comments were provided to the applicant. Revised plans were received on March 6, 7, and 12, 2025, which were used for the analysis contained herein.

5. **Site Layout—**The existing and approved townhouse lots are organized around a U-shaped private road (Tabor Road) from General Lafayette Boulevard, previously approved with PPS 4-18017. A large stormwater management (SWM) facility is located in the central open space and is designed to serve as an amenity for the overall Enclave at Brandywine subdivision. Of the 36 lots included in this PPS, 31 are located adjacent to General Lafayette Boulevard, and 5 are located in the northwest corner of the development, off an extension of the private road, Tabor Road. The townhouse units are grouped in sticks of five or six units. A private alley, aligned parallel to General Lafayette Boulevard, connects at both ends of Tabor Road and provides primary vehicular access to 14 of the lots. The remaining townhouse lots are front-loading, facing Tabor Road. Pursuant to Section 24-4204(b)(1)(D) of the Subdivision Regulations, in any zone where townhouse dwelling units are permitted, access to townhouses via private streets and alleys is permitted, except within the Transit-Oriented/Activity Center Base and Transit-Oriented/ Activity Center Planned Development zones subject to certain requirements. In accordance with this section, the PPS includes lots with access via a private road with a minimum pavement width of 22 feet, and a private alley with a minimum pavement width of 18 feet. The street system features a hierarchical circulation pattern providing all lots with access to private and public streets. The access and circulation are found to be acceptable.

   The 14 lots accessed by the alley are designed as rear-loaded townhouse units, 10 of which front on General Lafayette Boulevard, and 4 front on open space (Parcel H). Section 27-6903(c)(2) of the Prince George's County Zoning Ordinance allows townhouse dwellings to be configured so that primary building entrances are oriented towards open space areas (like mews or courtyards). Further discussion of these units (Lots 126–129) is provided in the Urban Design finding of this resolution.

   The PPS includes six parcels: one each for the private road extension and private alley, and the remaining for open space, SWM, and recreational facilities. All parcels are to be conveyed to the HOA.

6. **Previous Approvals—**Parcels B and C are the subject of a previous PPS, 4-18017 (PGCPB Resolution No. 19-116(C)), which was approved by the Prince George's County Planning Board on October 10, 2019. This PPS approved six parcels (four of which are for open space, one for parkland dedication, and one for a private road) and 104 lots for development of 104 single-family attached dwelling units. The Board approved PPS 4-18017 with 15 conditions. Of those conditions, the following are relevant to the review of this PPS:

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

The prior PPS (4-18017) did not include the 36 residential units included with the subject PPS (PPS-2024-017) for the subject site. Accordingly, ADQ-2024-041 and this PPS were filed to address these conditions for expansion of development on Parcels B and C, and to establish capacity for the property, independent from the prior capacity established by PPS 4-18017.

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

A SWM Concept Plan (57206-2018-01) and an associated letter approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 25, 2025, were submitted with this PPS. The concept plan shows the entire development and construction of four microbioretention facilities and three submerged gravel wetlands.

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

The approved Detailed Site Plan, DSP-20054, shows this required connection to the existing hiker/biker trail, located to the north of the overall Enclave at Brandywine development, to a sidewalk along the west side of the General Lafayette Boulevard right-of-way. This trail connection will provide pedestrian access from the subdivision to the existing master plan trail.

Subsequent to the approval of PPS 4-18017, the property was recorded in the Prince George's County Land Records, in Plat Book ME 266, Page 23 titled "Plat 1, Parcels B, C and D, The Enclave at Brandywine." This PPS supersedes 4-18017 for Parcels B and C. New final plats of subdivision will be required pursuant to this PPS, prior to approval of any permits.

The site is also subject to DSP-20054 and DSP-20054-01, which were approved by the Planning Board on October 21, 2021 and November 2, 2023, respectively. Both DSPs included development pursuant to the approved PPS (4-18017). DSP-20054 approved development of 104 single-family attached dwellings for subject property, and DSP-20054-01 amended the architecture of the dwelling units. None of the conditions of approval of these DSPs are relevant to the review of the current PPS. A detailed site plan (DET) is required for the proposed development, subsequent to approval of this PPS, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance.

7. **Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans,

sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

Plan 2035
Plan 2035 places the subject property in the Established Communities Growth Policy Area. Established communities are most appropriate for context-sensitive infill and low-to medium-density development. The subject PPS is consistent because Plan 2035 designates established communities as areas most appropriate for context-sensitive infill and low- to medium-density development. The proposed development aligns with this classification in terms of land use and density. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).

The subject PPS is consistent with multiple goals stated in Plan 2035. The following land use, housing, and neighborhood goals apply to the subject property:

- **Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources** (page 93).

- **Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity** (page 181).

This PPS meets these goals by providing housing opportunities in close proximity to a commercial corridor (Brandywine Town Center), while preserving environmental resources. While there are no regulated environmental features (REF) on the subject property, the REF on the larger development, of which the subject property is a part, were protected during the prior PPS 4-18017, TCP1, and Type 2 tree conservation plan (TCP2) approvals.

Master Plan
The master plan recommends residential medium-high land use on the subject property. Residential medium-high land use is defined by the master plan as "residential areas between eight and 20 dwelling units per acre" with a "mix of dwelling unit types, including apartments" (page 31). The master plan envisions creating an attractive, vital, and sustainable suburban and rural region, managed in a way that protects the best existing character of rural and suburban areas and supports, through land use measures and other policies and programs, the future desired characteristics of these areas (page 1).

Section 24-4101(b)(3) of the Subdivision Regulations provides that the provisions of the County Zoning Ordinance supersede the recommendations of the master plan where in direct conflict, or where the Prince George's County District Council has not imposed the respective corresponding zoning to implement the master plan recommendation. The property is zoned RSF-A, which allows for development of townhouses. This PPS includes 36 townhouse dwelling units on a net

tract area of 5.44 acres, for a density of 6.61 dwelling units per acre. While the density is beneath the recommended density range outlined in the master plan, the RSF-A Zone does not set a minimum density requirement. The lots are maximized, to the extent practical, while conforming to the minimum lot standards in Section 27-4202(f)(2) of the Zoning Ordinance and the applicable development standards in Part 27-6 of the Zoning Ordinance. However, this development is context sensitive, in accordance with Plan 2035, and is in character with the previously approved development of which this PPS is for Phase 2.

There are other provisions of the master plan, including policies and strategies that are found applicable to the development of the subject property. The preliminary plan's conformance to these is discussed throughout this resolution.

8. **Stormwater Management—**Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a SWM concept plan has been approved by DPIE. A SWM Concept Plan (57206-2018-01) and an associated letter approved by DPIE on May 25, 2025, were submitted with this PPS. The concept plan shows the proposed development and management of stormwater with four microbioretention facilities, three submerged gravel wetlands, and payment of a fee.

   Development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building techniques and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

9. **Parks and Recreation—**This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

   Facilities which serve the subject property are the Rose Creek Connector Trail, the Mattawoman Stream Valley Park (south), and the Southern Area Aquatics and Recreation Complex to the northwest. These existing facilities provide access to active recreation for future residents of this development.

   Section 24-4601 of the Subdivision Regulations, which relates to mandatory dedication of parkland, provides for the dedication of land, the payment of a fee in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of residential development.

   The mandatory parkland dedication requirement, for the existing lots in Enclave at Brandywine was previously met via the dedication of land per prior PPS 4-18017, which approved the dedication of approximately 1.7 acres of land to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The prior PPS (4-18017) addressed mandatory dedication in accordance with Section 24-134 of the prior Subdivision Regulations. At that time, the maximum

density permitted in the underlying prior Townhouse Zone was six dwelling units per acre. As a result, the mandatory dedication requirement was 7.5 percent, or 1.311 acres. PPS 4-18017 approved 1.6742-acre Parcel F, shown for preservation as part of a stream valley park on the master plan, to be dedicated to M-NCPPC. Parcel F was subsequently recorded in Plat Book ME 266 Plat No. 26 and a deed of conveyance was provided to M-NCPPC.

The current PPS is subject to the requirements of Section 24-4601. Based upon the allowable density of 16.33 dwelling units per acre in the RSF-A Zone, 15 percent of land, or 0.816 acre would be required as mandatory parkland dedication. Section 24-4601(b)(2)(C) of the Subdivision Regulations also states that mandatory dedication shall not apply to "any re-subdivision of land for which land was previously dedicated for park and recreation needs, or a fee in-lieu paid, to the extent that land dedication or fees in-lieu are sufficient to accommodate the residents of the subdivision (if lots are added as part of the resubdivision, land shall be dedicated or an in-lieu fee paid in accordance with this Section to meet the park and recreation needs of the residents of the new lots)." Based on the additional 0.3622-acre excess land from the prior PPS, the remaining dedication of parkland required would be 0.4538 acre.

The applicant proposes to satisfy the remaining 0.4538 acre of mandatory dedication of parkland requirement through the provision of on-site recreational facilities. Per Section 24-4601, the Planning Board may approve the provision of recreation facilities to meet the mandatory parkland dedication requirement if the proposed facilities will be equivalent or superior in value to the land, improvements, or facilities, that would have otherwise been provided under the requirements of Section 24-4601.The applicant proposes to provide an open play area in the southwest corner of Parcel G, and also to construct a trail around the large SWM facility in the center of the development, on Parcel H. Section 24-4601(b)(4)(A)(ii) of the Subdivision Regulations provides that "the location of on-site detention and/or retention ponds may be credited toward lands required for dedication, regardless of ownership, if it is determined that such area will provide active or passive recreation because of specific access provisions, recreational facilities, or visual amenities, and appropriate maintenance agreements have been, or will be, made to ensure compliance with this requirement." The trail will provide an amenity for all the residents of the subdivision, and satisfy any remaining requirement for mandatory dedication resulting from the additional lots approved under the current PPS.

Based on the preceding findings, the provision of mandatory dedication of parkland shall be met through prior parkland dedication and on-site recreational facilities, in accordance with Section 24-4601(b)(4)(A).

10. **Transportation (pedestrian, bicycle, and vehicular)—**This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation facilities.

Master Plan Right-of-Way
The subject property has frontage along master-planned roadway General Lafayette Boulevard (C-502), which is identified as a collector roadway with a recommended right-of-way width of

100 feet. The PPS correctly displays the right-of-way, and no additional right-of-way dedication is required.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends a bicycle lane and a side path along General Lafayette Boulevard. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9 and 10):

Policy 2: **All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

Policy 4: **Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.**

Policy 5: **Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The master plan includes the following recommendations:

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

This PPS includes residential lots that are part of a larger townhouse development. DSP-20054, which was approved for the overall 19.1-acre development, shows a standard bicycle lane and sidewalk along the property's frontage on General Lafayette Boulevard, and standard sidewalks along internal private roadways. Americans with Disabilities Act (ADA)-compliant curb ramps and crosswalks were shown at each site access point. In addition, the DSP provided an 8-foot-wide sidewalk at the northeast edge of the property, to provide a connection to the Rose Creek Trail. Adequate pedestrian and bicycle improvements were determined with the prior PPS and shall remain. However, the applicant shall provide crosswalks and ADA-compliant curb ramps to cross each end of the alleyway shown with this PPS. The provided and required facilities meet the intent of the master plan's policies by providing road frontage improvements, continuous sidewalk connections, and accommodating multimodal use to and throughout the site.

Access and Circulation
Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 of the Zoning Ordinance provides specific roadway access, mobility, and circulation requirements for

the proposed development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208 which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6204 of the Zoning Ordinance requires development applications to include a circulation plan, unless a site plan is provided detailing circulation. The submitted plans demonstrate pedestrian and vehicular circulation through the site. Two full-movement access points are shown along General Lafayette Boulevard, and 5-foot-wide sidewalks are shown along the perimeters of the internal private road. The PPS meets the requirements of this section.

The site is located within the RSF-A Zone and is not required to provide vehicular cross access per Section 27-6206(e) of the Zoning Ordinance. The applicant submitted a connectivity exhibit demonstrating conformance to Section 27-6206(f)(1) of the Zoning Ordinance, which requires a minimum internal street connectivity index score of 1.5. This section has been met, as the subdivision has a connectivity index score of 1.5, meeting the minimum requirement.

Regarding Sections 27-6207 and 27-6208 of the Zoning Ordinance, bicycle and pedestrian cross-access is not required to the property on the southern and western boundary of the subject site, as it is zoned RR. However, the property adjacent to the northern boundary is zoned LCD, and cross access will be achieved via an 8-foot-wide side path along the northeast portion of the property that connects to the Rose Creek Trail. The requirements of this section have been met.

Based on the preceding findings, access and circulation for the proposed development is sufficient, as it pertains to this PPS review. The vehicular, pedestrian, and bicycle transportation facilities serving the subdivision meet the required findings of Subtitle 24, and conform to both the MPOT and master plan.

11. **Public Facilities—**This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1). The master plan identifies the following policies which are relevant to the review of this PPS:

- **Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students** (page 132)**.**

- **Locate police, public safety, and fire/rescue facilities to meet the needs of the community in accordance with the standards contained in the Public Safety Facilities Master Plan** (page 134)**.**

The proposed development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to ADQ-2024-041, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development, with required mitigation. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities, and construction of new facilities, none of which affect this site.

The subject property is located in Planning Area 85A, which is known as Brandywine and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget does not identify any public facilities proposed for construction.

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 Water and Sewer Plan placed this property in water and sewer Category 3, "Community System Adequate for Development Planning." Category 3 includes developed land on public water and sewer, and underdeveloped properties with a valid PPS approved for public water and sewer. Category 3 is appropriate for PPS and final plat approval.

12. **Public Utility Easement—**Section 24-4401 of the Subdivision Regulations requires that preliminary plans and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

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

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for public utility easements (PUEs). PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the right-of-way.

The subject site has frontage along the existing public right-of-way of General Lafayette Boulevard. A private road, approved under PPS 4-18017, and a private road extension included with this PPS provide access to the lots. The required PUEs are correctly shown along the public and private rights-of-way.

13. **Historic—**The master plan contains goals and policies related to historic preservation (pages 155–159); however, these are not specific to the subject site, or applicable to the proposed development.

The subject property was once part of Pheasant's Thicket (85A-022), a late 18th to early 19th century plantation established by Zadock Robinson, and occupied through the early 20th century by members of the Robinson family. The manor house was located approximately 500 feet northeast of the subject property. A Phase I archeological survey was conducted on the subject property in April 2019. A total of 275 shovel test pits were excavated at 50-foot intervals across the property. A total of seven artifacts, including bottle and vessel glass, porcelain, and a possible nail were recovered. Although the materials were clustered, they were few and did not

suggest possible existence of any features; no sites were recorded. The applicant's archeological consultant recommended no further work on the subject property.

No additional archaeological investigations are necessary on the subject property, and no further work is required.

14. **Environmental**—The PPS is found to be in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
NRI-171-2018	N/A	Staff	Approved	02/05/2019	N/A
4-18017	TCP1-004-2019	Planning Board	Approved	10/10/2019	19-116(C)
DSP-20054	TCP2-023-2021	Planning Board	Approved	10/14/2021	2021-126
DSP-20054-01	TCP2-023-2021-01	Planning Board	Approved	11/2/2023	2023-118
PPS-2023-017	TCP1-004-2019-01	Planning Board	Approved	4/17/2025	2025-033

This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024. The project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO), the 2018 Environmental Technical Manual (ETM), and current regulations of Subtitles 24 and 27.

Environmental Site Description
A review of the available information indicates that the site contains REF, such as streams, non-tidal wetlands, their associated buffers, steep slopes, and 100-year floodplain. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of the subject property. The on-site topography is fairly flat with the eastern portion of the site sloping to the east towards the on-site unnamed intermittent stream system. This intermittent stream then drains in a southern direction to Timothy Branch and continues to Mattawoman Creek which flows into the Potomac River. Currently, the site is fully wooded and has road frontage on the unimproved General Lafayette Boulevard. This master-planned road is to be constructed from its intersection with Chadds Ford Drive to access this development.

Plan 2035
The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area.

Environmental Conformance with Applicable Plans
In accordance with Section 24-4101(b), conformance with the environmental sections of the applicable master plans is analyzed as follows:

Master Plan
The master plan contains environmental policies and strategies. The text in **BOLD** is the text from the master plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

Policy 1:

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

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**

- **Protect, preserve, and enhance the identified green infrastructure network within Subregion 5.**

The overall project site does contain REF, woodland areas, and elements of the Countywide Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. The site is required to provide bio-retention and infiltration per the approved SWM concept plan and letter. The previous PPS and DSP approved impacts to REF for the required SWM outfall and sewer line connections. This PPS includes three impacts to on-site 100-foot-wide stream buffers for the trail, SWM outfall, and sewer connection. Two of these impacts (for SWM outfall and sewer connection) are an expansion of impacts previously approved with PPS 4-18017. The impact for a trail connection is new. These impacts are the result of the increase in the width of the regulated stream buffer from 75 feet (under the prior Subdivision Regulations) to 100 feet (under the current Subdivision Regulations). This PPS approves no new impacts to the green infrastructure network.

Policy 2:

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

- **Protect and restore groundwater recharge areas such areas of streams.**

In accordance with this master plan policy, Section 24-4303 of the Subdivision Regulations, and Section 27-6806 of the Zoning Ordinance, the proposed development will be subject to current SWM requirements. This PPS allows construction of 36 additional townhouses and utilities on a fully wooded parcel. The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and

Grading Code of the County Code. This subtitle requires that the environmental site design (ESD) be implemented to the maximum extent practicable. An SWM Concept Approval Letter (57206-2018-01) and associated plan were submitted with the PPS. The approval was issued on May 25, 2022 from DPIE. The concept plan reflects the overall development and shows construction of four microbioretention facilities and three submerged gravel wetlands. A SWM fee for on-site attenuation/quality control measures is also required. The overall development includes one stormwater outfall, one sewer line connection, and one water line connection that will impact the 100-year floodplain, wetlands, wetland buffer, and stream buffer. No additional floodplain, wetlands, or streams would be impacted by the proposed development.

Policy 3:

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

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

The site is within the Mattawoman Creek watershed in the developing tier. This site is in Environmental Strategy Area 2. In accordance with this master plan policy and Sections 24-4303 and 27-6806, the development of the site will be subject to the current SWM regulations, which require that ESD be implemented to the maximum extent practicable. The proposed development will be outside the environmentally sensitive areas except for three impacts to the on-site 100-foot-wide stream buffer for the trail, SWM outfall, and sewer connection. The remaining sensitive areas will be preserved within protective easements.

2017 Green Infrastructure Plan

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, the entire site is either in a regulated or evaluation area within the designated network of the plan. The regulated area contains a perennial stream, associated stream buffers, and adjacent woodlands. Impacts are shown within both the regulated and evaluation areas for residential development.

The following policies and strategies are applicable to the subject PPS. The text in **BOLD** is the text from the GI Plan and the plain text provides comments on plan conformance:

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its e: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

The entire Enclave at Brandywine property area contains mapped evaluation and regulated areas of the GI Plan and contains REF. The entire development area is within either a regulated or evaluation area, both of which are fully wooded. Any development within the on-site woodlands will impact a portion of the green infrastructure network. The on-site REF are located along the stream found along the eastern property line. This PPS approves three impacts for construction of a trail, sewer, and SWM connections. In accordance with this policy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the remaining on-site REF woodlands will be preserved in a conservation easement.

In accordance with this policy and Sections 24-4303 and 27-6806, the SWM concept plan will be reviewed by DPIE. Per Section 24-4303(d)(7) of the Subdivision Regulations, and Section 27-6805 of the Zoning Ordinance, the sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District (SCD).

Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.

Strategies

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.

The subject property is entirely within the evaluation area, with small pockets of regulated area, and does not contain network gap areas. In accordance with this GI Plan strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, woodland preservation is shown which will improve the green infrastructure network.

Policy 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

Strategies

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.

In accordance with this strategy, the PPS shows construction of a trail head to a future M-NCPPC trail. Currently, the trail connection is shown impacting the 100-foot-wide stream buffer, but avoiding the 100-year floodplain.

Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.

Strategies

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

In accordance with this strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the on-site woodland preservation area will be placed in a woodland and wildlife habitat conservation easement with the TCP2 review. The property does not contain special conservation areas.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

Strategies

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

In accordance with this strategy and Sections 24-4303 and 27-6806, and State regulations, developments are required to treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The SWM outfall structures are located on-site within the stream system and will be reviewed by DPIE and SCD.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

In accordance with this strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the woodland conservation requirement is met with 2.50 acres of on-site preservation and 7.18 off-site woodland credits. The overall

Enclave at Brandywine subdivision was approved for off-site credits with the previously approved PPS and DSP.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

Other Environmental Review

Natural Resources Inventory Plan/Existing Conditions
Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. An approved NRI-171-2018, which included the overall 19.1-acre Enclave at Brandywine subdivision and a detailed forest stand delineation, was submitted with the PPS.

The site is flat along the western portion of the site and then sloping to the east towards the on-site stream system. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This overall site contains 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, and one specimen tree.

Woodland Conservation
This property is subject to the provisions of the 2010 WCO because the subject property has previously approved tree conservation plans. This project is also subject to the ETM. TCP1-003-2019-01 was submitted with this PPS. According to the TCP1, the overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, and has a woodland conservation threshold of 3.50 acres (20 percent). This PPS includes clearing of 14.98 acres of woodland and 0.70 acre of wooded floodplains, resulting in a woodland conservation requirement of 9.68 acres. The PPS meets this woodland conservation requirement with 2.50 acres of on-site preservation and 7.18 off-site woodland credits. These off-site woodland credits have been purchased as part of the previous TCP2 approval.

Specimen Trees
Section 25-122(b)(1)(G) of the County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved." The PPS will not impact any on-site specimen trees. A master-planned roadway is shown to access the subject property. This roadway is not constructed at this time and is located across land owned by others. There are several off-site specimen trees that will be removed as part of the construction of the master-planned General Lafayette Boulevard. The removal of these off-site specimen trees is not part of this PPS.

Preservation of Regulated Environmental Features/Primary Management Area
REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300, Environmental Standards.

Section 24-4303(d)(5) of the Subdivision Regulations states: "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." Section 24-4303(d)(6) of the Subdivision Regulations states: "All regulated environmental features shall be placed in a conservation easement and identified on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly, and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary if the site has been designed to place the outfall at the point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

This PPS is subject to Section 24-4303(c) of the Subdivision Regulations, which states that the stream buffers outside the Plan 2035 transit-oriented centers are required to be a minimum width of 100 feet. The previous approvals for the site were reviewed in accordance with the prior Subdivision Regulations, which required 75-foot-wide stream buffers. This PPS includes impacts to the additional 25 feet of stream buffer. These impact areas are in the same area that were approved with the prior PPS 4-18017.

The subject PPS includes two increased impacts to the 100-foot stream buffer for stormwater outfall and sewer connections and one new stream buffer impact for a trail connection. These impact areas were not approved previously due to the stream buffer width at the time being 75 feet. The impact areas are in the same area of clearing that was previously approved, with the exception of the future trail connection. The trail connector was shown in previous development approvals to be outside of the primary management area (PMA), stopping at the floodplain and stream buffer. With the current 100-foot-wide stream buffer, the trail location now impacts the PMA.

A statement of justification (SOJ) was submitted with the PPS on December 19, 2024, for the impacts to the PMA reflecting the current stream buffer. The SOJ requested a revision to two PMA impact areas approved with the previous PPS and one new PMA impact area. These new PMA impacts total 2,769 square feet (0.06 acre). These impacts are consistent with the previously approved impacts (5,500 square feet), for an overall total of 8,269 square feet (0.19 acre).

Analysis of Impacts
Based on the SOJ, the applicant requested a revision to the two previously approved impacts and one new impact area, as described below:

Impact 1A – Sanitary sewer connection
744 square feet of additional stream buffer and PMA impact. Due to the increase in the width of the regulated stream buffer, this impact area is a modification to an impact that was previously approved with PPS 4-18017.

Impact 2A – Stormwater outfall structure
1,256 square feet of additional stream buffer and PMA impact. Due to the increase in the width of the regulated stream buffer, this impact area is a modification to an impact that was previously approved.

Impact 3 – Trail connection
769 square feet of PMA and stream buffer disturbance for a future M-NCPPC trail connection to their property. This new PMA impact is due to a change in the current Subdivision Regulations, which requires a 100-foot-wide stream buffer outside of transit-oriented centers.

After evaluating the applicant's SOJ, the impact of the PMA is approved. In accordance with Section 24-4303(d)(5) and based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored, to the fullest extent possible. Therefore, Impacts 1A, 2A, and 3 are approved.

Erosion and Sediment Control
Section 24-4303(d)(7) requires the approval of a concept grading, erosion, and sediment control plan by SCD, prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and sediment control plan. A copy of this plan was submitted with the PPS. The TCP1 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control plan must be submitted with the TCP2 so that the ultimate LOD for the project can be verified and shown on the TCP2. No further information pertaining to erosion and sediment control plans is required at this time.

Soils
Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict, or prohibit, the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes, or soils that are unstable either because they are highly erodible, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

According to the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Grosstown gravelly silt loam, and Potobac-Issue complex. Marlboro and Christiana clay are not found to occur on this property.

15. **Urban Design—**This PPS subdivides two parcels (Parcels B and C) into 36 lots and 6 parcels, to support the development of 36 townhouse units as Phase 2 of the overall Enclave at Brandywine development.

A detailed site plan (DET) is required for this development in accordance with Section 27-3605(a)(1). The use evaluated for this property in the RSF-A Zone is permitted, per Section 27-5101(c) of the Zoning Ordinance. The regulations and requirements of the Zoning Ordinance that apply to development within the RSF-A Zone will be evaluated, at the time of DET review.

Open Space Set-Aside
Pursuant to Section 27-6403 of the Zoning Ordinance, development located in the RSF-A Zone is required to provide 20 percent open space set-aside area based on development site area. The subject property is approximately 5.44 gross/net acres and is required to provide approximately 1.09 acres of open space. An exhibit submitted with the PPS shows the location of open space set-aside area and indicates approximately 1.84 acres (33.8 percent) of the area be provided within the subject site. With the provided 1.84-acre open space set-aside area, the exhibit also shows that approximately 0.39 acre (36 percent) will be of active recreational areas, in accordance with Section 27-6404(a)(1) of the Zoning Ordinance. It is noted that trails with pavement, but without trees, cannot be qualified as active trails. The stated open space set-aside amount, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of DET review.

Additional Urban Design Findings
Among the 36 lots, Lots 126 through 129 are accessed via an alley and the units will be designed with rear-loaded garages. These four lots directly face the SWM pond located in the center of the overall Enclave at Brandywine development. However, all other dwellings surrounding the pond have the rear façade facing the SWM pond. Section 4103(d)(3) of the Subdivision Regulations provides layout and design guidelines to avoid the fronts of dwelling units facing the rear and sides of dwelling units on adjoining lots. While the four lots directly face the SWM pond, they are also oriented toward the rear of other lots. Landscaping should be added to buffer views from the rears of other dwellings from the fronts of these four units. The applicant submitted an exhibit dated March 12, 2025, showing how vehicles access the driveways/garages of these units. As

such, each townhouse unit on these lots will have a two-car garage and the driveway of each unit is large enough to accommodate at least two additional cars.

Conformance with the 2018 Prince George's County Landscape Manual
The proposed development is subject to the requirements of the Landscape Manual. The site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees (For Private Streets). At the time of approval of DSP-20054 and DSP-20054-01, for the phase one development, conformance to Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual* (2010 Landscape Manual), was met by providing 28 street trees on private right-of-way (Parcel D). It is anticipated that the 36 townhouse units in this phase two development could potentially reduce the number of street trees. An amendment to the previously approved DSP will be required to ensure conformance to Section 4.10 of the 2010 Landscape Manual, if the subject 5.44-acre portion of the development only moves forward with a detailed site plan under the current Zoning Ordinance. If a DET for the overall property is provided, an alternative compliance application for Section 4.10 may be required at the time of DET, since development with front-loaded townhouse units provides limited area for street tree planting.

Tree Canopy Coverage Ordinance
Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site is in the RSF-A Zone and is required to provide a minimum of 20 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET review.

16. **Citizen Feedback—**The Prince George's County Planning Department has not received any written correspondence from members of the community regarding this PPS.

17. **Planning Board Hearing—**At the April 17, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant's representative, Mr. Haller, described the proposed project to the Board and his agreement with all the findings stated in the technical staff report. No citizens registered to speak on the PPS during the hearing. The Board approved the PPS unanimously, with conditions, as recommended by staff.

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

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, April 17, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of May 2025.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:MV:tr

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: April 29, 2025

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

Certificate of Adequacy

ADQ- 2024-041

General Information

Project Name: The Enclave at Brandywine Phase 2

Case Number: ADQ-2024-041

Associated Preliminary Plan of Subdivision or Final Plat: PPS-2024-017

Use Type: Residential

Dwelling Unit Type and Number: 36 Single Family detached

Gross Floor Area (nonresidential): N/A

Project Location

Project Location: Located south side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive.

Lot/Parcel: Parcels B and C

Tax Account: 5766241, 11266023

Property Zone: RSF-A

Council District: 9

Planning Area: 85A

Municipality: N/A

Election District: 11

Transportation Service Area: 2

Police District: VII

School Cluster Area: 6

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation *(Transit-Oriented/ Activity Center Zones and Employment Areas)*	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation *(All Other Zones)*	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	Yes
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Special Projects Section (Walker to Vatandoost, March 11, 2025)*
- *Department of Parks and Recreation (Thompson to Vatandoost, March 17, 2025)*
- *Transportation Planning Section (Daniels to Vatandoost, March 14, 2025)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☑ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 PM peak-hour vehicle trips.

2. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

3. Prior to Planning Board approval of the preliminary plan of subdivision (PPS), the applicant shall enter into and submit a ratified Public Safety Mitigation Fee agreement with the M-NCPPC Prince George's County Planning Department, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), for the mitigation of residential police response times.

4. Prior to the issuance of a grading permit for the development, a Public Safety Mitigation Fee shall be paid in the amount of $136,080 ($3,780 x 36 dwelling units) based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment. Notwithstanding the number of single-family dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per unit factor noted above. The per unit factor of $3,780 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the grading permit is issued.

SIGNATURE

Lakisha Hull (Apr 7, 2025 11:27 EDT)

Planning Director

04/07/2025

Date of Approval

This certificate of adequacy is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c).

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Division
Special Projects Section

March 11, 2025

MEMORANDUM

TO: Mahsa Vatandoost, Planner III, Subdivision Section, DRD

FROM: ***TW*** Tineya Walker, Planner I, Special Projects Section, CWPD

VIA: ***BR*** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: PPS-2024-017 & ADQ-2024-041 – Enclave at Brandywine Phase 2

Project Summary:
The project proposes to subdivide the existing 2 parcels into 36 single-family attached residential dwelling units and 6 parcels. The site is on 2 parcels totaling approximately 5.44-acres. The property is located at the intersection of Chadds Ford Drive and General Lafayette Boulevard located at 15841 & 15801 General Lafayette Boulevard in Brandywine, Maryland. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on January 7, 2025.

PPS-2024-017

The Certificate of Adequacy associated with preliminary plan PPS-2024-017 is being reviewed for public facility adequacy standards per Section 24-4502 as follows:

24-4502. Applicability

(b) Applicability of Public Facility Adequacy Standards

(2) An application listed in Section 24-4502(a) above[1] shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

[1] **24-4502. Applicability**
(a) **Applications / Approvals Subject to this Section**
This Section applies to:
(1) An application for a preliminary plan of subdivision (minor or major).

Water and Sewer:

24-4404.
In accordance with the Sustainable Growth and Agricultural Preservation Act (Map 3 of Plan 2035 Prince George's County Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map, Adopted November 20th, 2012, as may be amended from time to time), the water and sewer standard for residential subdivisions is:

(a) A subdivision in the Sustainable Growth Tier I in the General Plan or applicable Functional Master Plan shall be served by public sewer.

The property is within Tier I of the Sustainable Growth Act. Tier I include those properties eligible to be served by public sewerage systems.

24-4405.
For purposes of determining whether water and sewerage complies with the standards of this Section, the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage and compliance with the standards for the provision of public sewer and water.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System Adequate for Development Planning". Category 3 includes developed land on public water and sewer, and underdeveloped properties with valid preliminary plan approved for public water and sewer.

Capital Improvement Program (CIP):
The subject project is located in Planning Area 85A – "Brandywine & Vicinity". The *2025-2030 Fiscal Year Approved CIP Budget* does not identify any public facilities proposed for construction.

Conformance to the Master Plan:

24-4101. General

(b) Conform to Comprehensive Master Plan

(1) Preliminary plans of subdivision (minor and major) and final plats shall be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans, and as referenced in Sections 24-3402(d) and 24-3402(e) of this Subtitle.

The *2013 Approved Subregion 5 Master Plan* contains some of the following policies and strategies:

- Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students.

- Locate police, public safety, and fire/rescue facilities to meet the needs of the community in accordance with the standards contained in the Public Safety Facilities Master Plan.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

ADQ-2024-041

Police Facility Adequacy:
Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

24.4508. Police Facility Adequacy

(b)Adopted LOS Standard-Police

(2) To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:

(A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and

The subject property is served by Police Division VII, Fort Washington, located at 11108 Fort Washington Road, Fort Washington, Maryland 20744. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated February 10, 2025, that stated the Department "has an adequate amount of equipment for our current sworn officers"

(B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

Compliance with the required 10/25-minute emergency/non-emergency response times is evaluated (i) on the date the application is accepted or (ii) within the following three-monthly cycles of response time reports. Response times that equal, or are less than, the criteria for both types of calls within any one of those four testing periods shall cause the subdivision to satisfy Police Facility Adequacy. An application that fails one or both of these response times in each testing period, but for which the response times for both emergency and nonemergency calls does not exceed 20% above the respective response times, may mitigate. If one or both response times exceed 20% in each testing period, or an applicant with an opportunity to mitigate chooses not to do so, the application fails the Police Facility Adequacy test.

The appropriate response time is the time for the area closest in proximity to the proposed subdivision that also contains accurate data. At the Beat and Reporting Area level, times are often not sufficiently accurate because there may be no, or only a few calls, in an entire year at that level. At the Sector level, however, there are a sufficient number of calls to provide accurate response

times. Since the Sector level is more narrowly drawn, Sector level estimated times are closer to the vicinity of the subdivision and are, therefore, applied when provided by the Chief of Police. If Sector level times are not available, staff applies times at the Division level.

Pursuant to Section 24-4508(b), the estimated police response times for the site satisfy the standard of 10 minutes for emergency calls and 25 minutes for non-emergency calls. The times are based on a rolling average for the 12-month period from January 2023 through December 2023. The application was accepted by the Planning Department on January 7, 2025. The subject property is located within Police Division VII and the response times provided reflect this reporting area.

Police Response Times (Section 24-4508.B) District VII

Acceptance Date	Reporting Periods	Emergency	Non-Emergency
January 7, 2025	January 2023 to December 2023	11:00	15:00

Pursuant to the above information and based on reviewing the most recent annual report provided by the Chief of Police dated September 3, 2024, the subject police response times for the site fails the standard of 10 minutes for emergency calls. The applicant may offer to mitigate. A mitigation agreement and payment of Safety Mitigation Fee will be required.

Fire and Rescue Adequacy:
Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

24-4509. Fire and Rescue Adequacy

(b) Adopted LOS Standard for Fire and Rescue

(1) The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the *Public Safety Guidelines.*

(2) The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:

(A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and

(B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.

(3) Subsection (b)(2), above, does not apply to commercial or industrial applications.

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes response time for any

residential uses. The Fire Department uses the metric of "travel time" in their evaluation. Response time adds one minute of 'turn-out" time which is assessed at the time the station receives notice and initiates a response. Therefore, the six-minute travel time is the same metric as the seven-minute response time.

The subject property is served by Brandywine #840, located at 13809 Brandywine Road, Brandywine, Maryland 20613. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of February 12, 2025, the site passes the seven-minute travel time test for residential development from the closest or 'first due' Fire/EMS station.

Schools Adequacy:

Per Section 24-4510 of the current Subdivision Regulations, the Planning Board's test for school adequacy involves the following:

24-4510 Schools Adequacy:

(a) Adopted LOS Standards for Schools

(1) The adopted LOS standard for schools is based on school clusters, which are groupings of elementary, middle, and high schools that are impacted by the preliminary plan for subdivision (minor or major).

(2) The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.

(3) The number of elementary, middle, and high school students generated by the proposed subdivision shall be determined in accordance with the pupil yield factors for each dwelling unit type as determined by the Planning Director from historical information provided by the Superintendent of the Prince George's County Public Schools.

This preliminary plan was reviewed for impact on school facilities in accordance with Section 24-4510 of the current Subdivision Regulations. The subject property is located within Cluster 6, as identified in the *Pupil Yield Factors & Public-School Clusters* 2021 Update. The project proposes to add 36 single-family attached residential dwelling units.

The adopted "level of service" standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters. Per the table below, the existing state rated capacity is below 105% at all school levels and complies with the service standard.

	Affected School Cluster 6		
	Elementary School Cluster 6	**Middle School Cluster 6**	**High School Cluster 6**
Single Family Attached Dwelling Units	36	36	36
Pupil Yield Factor (PYF) – SFA	0.134	0.067	0.096
SFA x PYF=Future Enrollment	41	38	39
Adjusted Student Enrollment 9/30/23	6,347	2,299	4,060
Total Future Student Enrollment	6,388	2,337	4,099
State Rated Capacity	8,299	2,516	5,206
Percent Capacity	**77%**	**93%**	**79%**

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is **$11,950** per dwelling if a building is located between Interstate 495 and the District of Columbia; **$11,950** per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or **$20,500** per dwelling for all other buildings. This project is outside of the I-495 Capital Beltway; thus, the surcharge fee is **$20,500.** This fee is to be paid to Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit

CONCLUSION

At the writing of this referral the Special Projects Section finds that due to the failing police response the applicant will need to enter into a mitigation agreement and payment of Safety Mitigation Fee will be required.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: March 17, 2024

TO: Mahsa Vatandoost, Planner II
Subdivision Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief SME
Dominic Quattrocchi, Planning Supervisor DAQ
Park Planning and Development Division
Department of Parks and Recreation

FROM: Ivy Thompson, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **PPS-2024-017 The Enclave at Brandywine Phase 2**

The Department of Parks and Recreation (DPR) staff has reviewed and evaluated this Preliminary Plan of Subdivision for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL
This application is for the development of 36 lots and 6 parcels for single-family attached residential development.

BACKGROUND:
Located on the west side of Robert Crain Highway and south of Chaddsford Drive. The subject site was previously reviewed as Preliminary Plan of Subdivision 4-18017, which Planning Board Resolution No.19-116C, Condition 10 a-g conveyed 1.7 acres of land to M-NCPPC and Condition 11 mandates the construction of an 8-foot-wide trail connection. The site was again reviewed as DSP-20054-01, which Planning Board Resolution No. 2013-118 Conditions 1(a)(e) and 2 apply. Subdivision staff must complete the conveyance of the 1.7 acres of land to DPR to meet their Mandatory Parkland Dedication requirement for PPS 4-18017. The draft deed was reviewed by DPR legal staff. The trail will be constructed as part of the Right of Entry Agreement. The applicant received A Notice of Intent Letter for the Right of Entry Agreement from DPR Park Development staff.

Master Plan Conformance
The property is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan), *Plan Prince George's 2035 Approved General Plan*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. Parks staff

reviewed this preliminary plan of subdivision for conformance to the master plan per Sections 24-4101(b)(1) of the Subdivision Regulations.

Parks & Recreation Adequacy [Section 24-4507]

Per 24-4507(b)(1) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county inclusive of Federal, State, M-NCPPC, County and Municipal owned lands.

Therefore, Parks staff find the LOS adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met. The standards to determine the required acreage of parkland and recreation facilities to serve the new residents of the proposed Subdivision are determined as discussed below.

FINDINGS:

DPR facilities serving this proposed subdivision are the Rose Creek Connector Trail, the Mattawoman Stream Valley Park (south), the Southern Area Aquatics and Recreation Complex (SAARC) to the northwest. These existing facilities provide access to active recreation for future residents of this proposed development.

The provisions of the Prince George's County Subdivision Regulations Section 24-4601, which relate to the Mandatory Dedication of Parkland, stipulate that the applicant dedicates land, pay a fee-in-lieu, and/or provide onsite recreational facilities. The Mandatory Parkland Dedication requirement is met via the land conveyance and trail construction per Planning Board Resolution No.19-116C, which conditioned the conveyance of 1.7 acres of land to M-NCPPC and mandates the construction of an 8-foot-wide trail connection of the Rose Creek Trail.

RECOMMENDATION

DPR (PPES) staff recommends approval of the Enclave at Brandywine Preliminary Plan of Subdivision, PPS-2024-017.

cc: Leonard Pettiford

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

March 14, 2025

MEMORANDUM

TO: Mahsa Vatandoost, Development Review Division

FROM: Leah Daniels, Transportation Planning Section, Countywide Planning Division

VIA: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: ADQ-2024-041 Enclave at Brandywine

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed with the Preliminary Plan of Subdivision (PPS)-2024-017, which proposes the subdivision of land for the development of 36 townhomes as part of a larger development, within the Residential Single-Family Attached (RSF-A) zone. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current Zoning Ordinance and Subdivision Regulations.

Criteria for Establishing Transportation Adequacy

The subject property is located within TSA 2, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

> Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.
>
> Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.
>
> For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.
>
> For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed and the standard of CLV is 1,150 or less.

Analysis of Traffic Impacts
The applicant submitted traffic counts for staff review and analysis for the determination of adequacy.

Trip Generation
The table below summarizes trip generation for each peak period that will be used in reviewing site traffic generated impacts and developing a trip cap for the site:

Trip Generation Summary: ADQ-2024-041 Enclave at Brandywine								
			AM Peak Hour			PM Peak Hour		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Townhomes (PGC Rates)	36	units	5	20	25	19	10	29
Total Trip Cap Recommendation			**25**			**29**		

The traffic generated by the proposed application would impact the following intersections in the transportation system:

- MD 5 & Cedarville Road (signalized)
- MD 5 & Chadds Ford Drive (signalized)
- Chadds Ford Drive & General Lafayette Boulevard (unsignalized)

Existing Traffic
The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 5 & Cedarville Road (signalized)	1333	1819	D	F
MD 5 & Chadds Ford Drive (signalized)	1233	1369	C	D
Chadds Ford Drive & General Lafayette Boulevard (unsignalized) *Tier 1 HCM Delay Test*	11.8 secs	11.6 secs	Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The traffic analysis indicates that the MD 5 / Cedarville Road intersection operates below the identified threshold during the PM peak hour.

Background Traffic

The traffic analysis identified 15 background developments whose impact would affect study intersections. Additionally, an annual growth of 2% over six years was applied to the traffic counts.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 5 & Cedarville Road (signalized)	1908	2312	F	F
MD 5 & Chadds Ford Drive (signalized)	1675	1932	F	F
Chadds Ford Drive & General Lafayette Boulevard (unsignalized) *Tier 1 HCM Delay Test*	17 secs	17.2 secs	Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The analysis indicates the intersections of MD 5 / Cedarville Road and MD 5/Chadds Ford Drive intersections operate below the identified threshold during both peak hours.

Total Traffic
The study intersections, when analyzed with total developed future traffic, operate as shown below.

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 5 & Cedarville Road (signalized)	1908	2313	F	F
MD 5 & Chadds Ford Drive (signalized)	1683	1938	F	F
Chadds Ford Drive & General Lafayette Boulevard (unsignalized) *Tier 1 HCM Delay Test*	18.3 secs	18.9 secs	Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

As shown above, the intersections of MD 5/Cedarville Road and MD 5/Chadds Ford Drive do not meet the adequacy standards during the AM and PM peak hours. Chadds Ford Drive & General Lafayette Boulevard are projected to operate at acceptable levels.

It is recommended that the applicant contributes a fee to the Brandywine Road Club in lieu of constructing off-site improvements at these intersections. The analysis indicates that traffic impacts to these intersections can be offset through a pro-rata contribution for planned roadway improvements as provided in the Brandywine Road Club.

Brandywine Road Club

The subject property is located within Planning Area 85A and is affected by the Brandywine Road Club. Specifically, CR-9-2017 indicates the following:

1. Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.

2. Establishes a list of projects for which funding from the Brandywine Road Club can be applied.

3. Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

This resolution works in concert with CB-22-2015, which permits participation in roadway improvements as a means of demonstrating adequacy for transportation, as required in Section 24-124. Specifically, CB-22-2015 allows the following:

1. Roadway improvements participated in by the applicant can be used to alleviate any inadequacy, as defined by the Guidelines. This indicates that sufficient information must be provided to demonstrate that there is an inadequacy.

2. To be subject to CB-22-2015, the subject property must be in an area for which a road club was established prior to November 16, 1993. In fact, the Brandywine Road Club was included in CR-60-1993, adopted on September 14, 1993, and was developed and in use before that date.

Comment:

Pursuant to CR-9-2017, the Brandywine Road Club fee will be $1,472 for each single-family dwelling unit, $1,338 for each single-family attached dwelling unit, and $2.07 per gross square foot of non-residential use, to be indexed by the appropriate cost indices to be determined by the Department of Permitting, Inspections and Enforcement (DPIE). Pursuant to CB-22-2015, an applicant's pro-rata contribution to the Brandywine Road Club fulfills transportation adequacy requirements and is therefore recommended as a condition of approval as part of this application, which shall be fulfilled at the time of each building permit.

Analysis of Bicycle & Pedestrian Impacts Statement

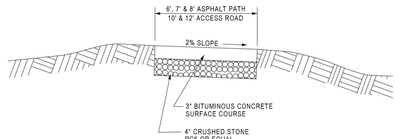
The subject property is in the Residential Single-Family Attached (RSF-A) zoning district and is therefore not subject to Section 24-4506 for pedestrian and bicycle adequacy.

Conclusion

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision as required in accordance with Subtitle 24 if the application is approved with the following conditions:

1. Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 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.

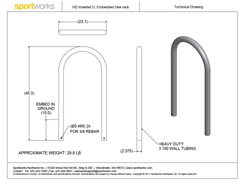
2. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).



ASPHALT PATH AND ACCESS ROAD DETAIL

NOT TO SCALE

Bench (9)
'STELL-72" LENGTH, IN-GROUND MOUNT
Victor Stanley, www.Victor Stanley.com
or approved equal



Bicycle Rack
Heavy Duty Inverted-U Rack, IN-GROUND MOUNT
Sportworks, www.sportworks.com

SHEET INDEX

COVER SHEET	1
APPROVALS SHEET	2
PLAN VIEW SHEET	3
PLAN VIEW SHEET	4
OPEN SPACE AREA	5

LOT #	BRICK (Y OR N)	HI -VIS (Y OR N)
	60% FACADE	
LOT 105		N
LOT 106		N
LOT 107		N
LOT 108		N
LOT 109		N
LOT 110		N
LOT 111		N
LOT 112		N
LOT 113		N
LOT 114		N
LOT 115		N
LOT 116		N
LOT 117		N
LOT 118		N
LOT 119		N
LOT 120		N
LOT 121		N
LOT 122		N
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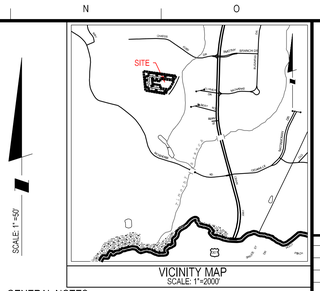
LOT 124		N
LOT 125		N
LOT 126		N
LOT 127		N
LOT 128		N
LOT 129		N
LOT 130		N
LOT 131		N
LOT 132		N
LOT 133		N
LOT 134		N
LOT 135		N
LOT 136		N
LOT 137		N
LOT 138		N
LOT 139		N
LOT 140		N

PARCELS CHART		
PARCEL	DESIGNATION	ACREAGE
G	OS/SWM	1.61AC
H	OS/SWM	1.55AC
I	SWM	0.092AC
J	SWM	0.084AC
K	ALLEY	0.192AC
L	PRIVATE ROAD	0.125AC

ALL PARCELS TO BE CONVEYED TO HOA

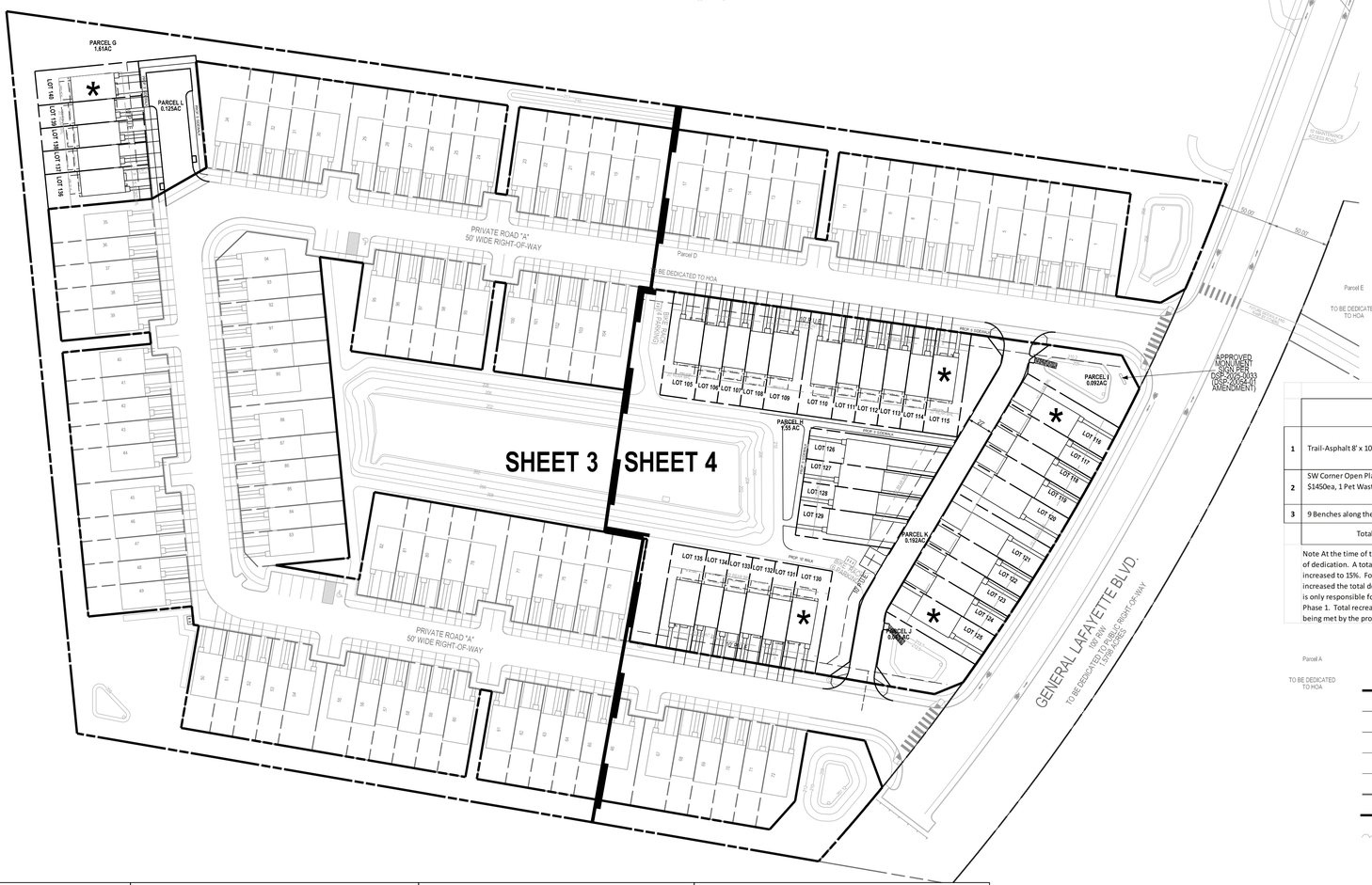
OPEN SPACE SET ASIDE		
TOTAL LAND AREA:		5.44AC
	REQUIRED 20%:	1.09AC
	PROPOSED 21.7%	1.18AC
ACTIVE		
	REQUIRED 15% OF 1.09 ACRES	0.16AC
	PROPOSED 25%	0.28AC



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. SUBDIVISION NAME: THE ENCLAVE -PHASE 2
   EXISTING PARCELS: B & C RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS IN PLAT BOOK MD 266 PLAT NO. 23
2. TOTAL ACREAGE: 5.44AC, GROSS/ 5.44AC. NET
   ACREAGE OF 100-YEAR FLOODPLAIN: 0.00AC.+/- (RSF-A)
   RSF-A: 5.44 AC+/-
3. EXISTING ZONING/USE: RSF-A /VACANT 5.44AC
4. PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS
5. NUMBER OF
   LOTS: 36 SINGLE FAMILY ATTACHED
   PARCELS: 6 PARCELS
   OUTLOTS: 0 OUTLOTS
   OUTPARCELS: 0 OUTPARCELS
6. AVIATION POLICY AREA: N/A
7. WATER/SEWER CATEGORY DESIGNATION
   EXISTING: W-3, S-3
   PROPOSED: W-3, S-3
8. STORMWATER MANAGEMENT CONCEPT NUMBER: 57206-2018-01
   APPROVAL DATE 5-25-2025
9. 10-FT PUBLIC UTILITY EASEMENT ALONG R-O-W: YES
10. MANDATORY PARK DEDICATION REQUIREMENT:
    PRIVATE ON-SITE FACILITIES TO BE PROVIDED.
11. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NONE
12. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NONE
13. STREAMS: NO
14. WETLANDS: NO
15. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
16. SOURCE OF TOPOGRAPHY: SOLTESZ



Recreational Facilities Provided			
	Facility Description	Value of Facilities	*Permit Trigger
1	Trail-Asphalt 8' x 1060LF= 8480SF x $6/ SF	$50,880	1st
2	SW Corner Open Play Area 4 Benches @ $950ea, 2 picnic tables @ $1450ea, 1 Pet Waste Staion @ $350ea, 1 Trash Recepticle @ $850	$7,900	1st
3	9 Benches along the trail 9 benches @ $950 ea	$8,550	1st
	Total Facility Value for Facilities Provided	$67,330	

Note At the time of the PPS-4-18017, mandatory dedication requirement was 7.5%, which required 1.311 acres of dedication. A total of 1.6742 was dedicated. PPS-2024-017, the mandatory dedication requirement increased to 15%. For the 5.44 acres included in the subdivision, the dedication required was .816. This increased the total dedication required for both Phases to 2.127 acres. Phase 1 dedicated 1.6742 acres. Phase 2 is only responsible for .4528 acres. 78% of the mandatory dedication requirement has been satisfied with Phase 1. Total recreation facilities requirement would be 22% of final dollar amount. This requirement is being met by the proposed items in number 1, 2, 3 above.

RSF-A INTENSITY & DIMENSIONAL STANDARDS (TOWNHOUSE)		
DENSITY		
ALLOWED	16.33 DU/NET AC OR 88 DU (5.44AC x 16.33)	
PROPOSED	6.62 DU/NET AC OR 36 DU	
NET LOT AREA		
MIN	NO REQUIREMENT	
LOT WIDTH (1)	REQUIRED	PROPOSED
MIN	20FT	20FT
LOT FRONTAGE AT FRONT STREET LINE	REQUIRED	PROPOSED
MIN.	16FT	20FT
LOT COVERAGE (2) % NET LOT AREA		
MAX	45% OR 5.44 AC x 45% = 2.45AC	19% OR 1.04 AC
SETBACKS	REQUIRED	PROPOSED
FRONT	15 FT	15 FT
SIDE (3)	8 FT	8 FT
REAR(4)	20 FT	20 FT
HEIGHT	REQUIRED	PROPOSED
PRINCIPAL		
NON-NCS(5)	50 FT (MAX)	35'-4" PROPOSED
NCS-150-200FT	45FT (MAX)	35'-4" PROPOSED
NCS 50-150FT	35FT (MAX)	34'-7" PROPOSED
ACCESSORY	25 FT (MAX)	25' PROPOSED

(1) APPLICABLE TO THE INDIVIDUAL LOTS UNDER TOWNHOUSE UNITS. THE MINIMUM LOT WIDTH FOR THE DEVELOPMENT LOT AS A WHOLE SHALL BE 100 FT.
(2) APPLICABLE TO THE LOT COVERAGE OF THE DEVELOPMENT LOT AS A WHOLE RATHER THAN INDIVIDUAL LOTS UNDER TOWNHOUSE UNITS.
(3) APPLICABLE TO THE BUILDINGS ON THE ENDS OF THE DEVELOPMENT LOT AS A WHOLE. WITHIN THE DEVELOPMENT LOT AS A WHOLE, A MINIMUM SEPARATION OF 0 FEET IS REQUIRED BETWEEN BUILDINGS.
(4) MAY BE REDUCED TO 0 FEET WHEN A 20-FOOT-WIDE OR WIDER ALLEY IS PROVIDED, OR TO A RANGE BETWEEN 5 AND 10 FEET WHEN AN ALLEY LESS THAN 20 FEET IN WIDTH IS PROVIDED.
(5) NCS=NEIGHBORHOOD COMPATIBILITY STANDARDS 27-61203(A)(2)

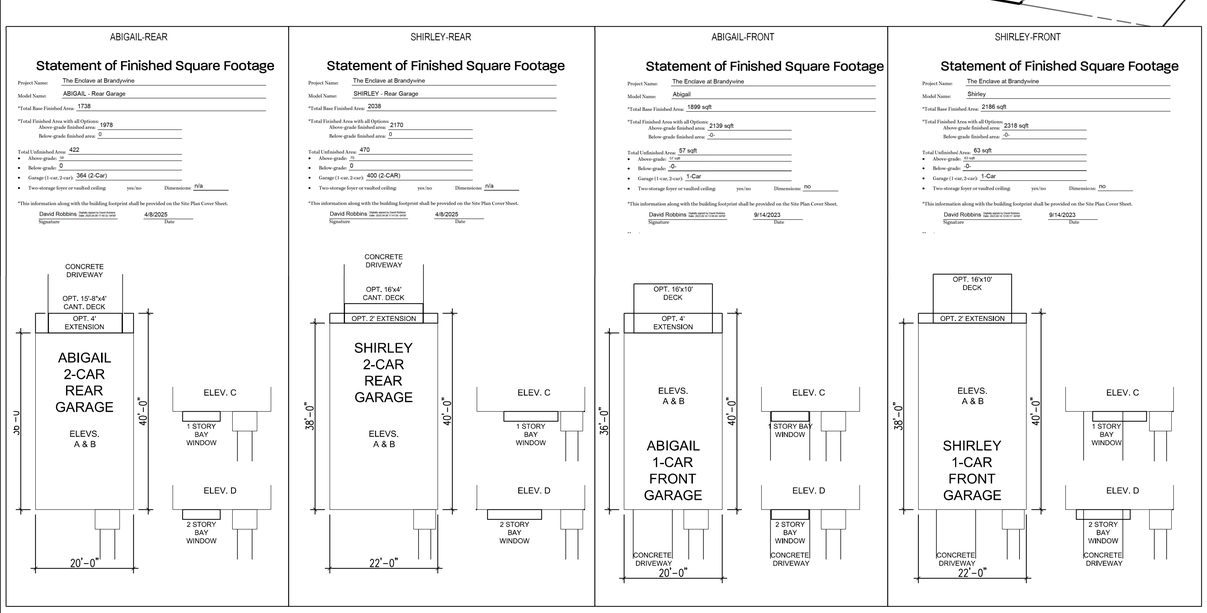
OFF-STREET PARKING REQUIREMENTS	
REQUIRED	74 PS
TOWNHOUSE	2.0 PS/ DU OR 36DU x 2.0 OR 72 PS
GUEST	1PS/ EVERY 20DU OR 36DU/20 OR 2PS
PROPOSED	88
GARAGE	50 (2 CAR-14, 1 CAR 22) 28 +22
DRIVEWAY	36 (1 SPACE /UNIT)
SURFACE	2
PARKING SPACE SIZE	
GARAGE	9' x 18'*
DRIVEWAY	9' x 19'**
SURFACE	9' x 18'

*This is the minumum size required. Actual garage space may be larger depending on the architectural model.
** This is the minium size required. Actual driveway spaces are longer than 19' depending on the building offsets.

BICYCLE PARKING	
REQUIRED	9 BS
1BS/10PS	88 PS/10=9BS
PROPOSED	14 BS

TABLE 27-61603(b): GREEN BUILDING POINT SYSTEM	
WATER CONSERVATION AND WATER QUALITY	POINTS EARNED
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.00
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff	1.00
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
All toilets are 1.28 GPF or less	0.50
All showerheads and handheld showers are 2.0 GGPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60psi	0.50
Total	4.25

PROPERTY BOUNDARY
REGULATED STREAM (TOP OF BANK)
REGULATED STREAM BUFFER
100-YEAR FLOODPLAIN (EXISTING)
100 YEAR FLOODPLAIN (PROPOSED)
PRIMARY MANAGEMENT AREA (PMA)
LIMIT OF DISTURBANCE
EXISTING TREE LINE
HIGHLY VISIBLE END UNIT



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OWNER / DEVELOPER / APPLICANT

SH BRANDYWINE, LLC.
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SUITE 245
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443-552-4870
CONTACT: GORDON HORWITZ

STATE OF MARYLAND · DAVID JOHN BIENIEK · NO. 3215 · LANDSCAPE ARCHITECT

1/9/2026

COVER SHEET

DETAILED SITE PLAN

THE ENCLAVE AT BRANDYWINE

DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
154, E4	RSF-A
WSSC 200' SHEET	
220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 50'	DATE: APRIL 2025
	DESIGNED: DJB
	TECHNICIAN: DJB
	CHECKED: DJB
SHEET 1 OF 5	CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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APPROVAL SHEET

DETAILED SITE PLAN
THE ENCLAVE AT BRANDYWINE
DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
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1" = 30'	DATE: APRIL 2025
SHEET 2 OF 5	DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB CAD STD'S, VERSION: V8 / NCS
PROJECT NO: 3844-00-00	

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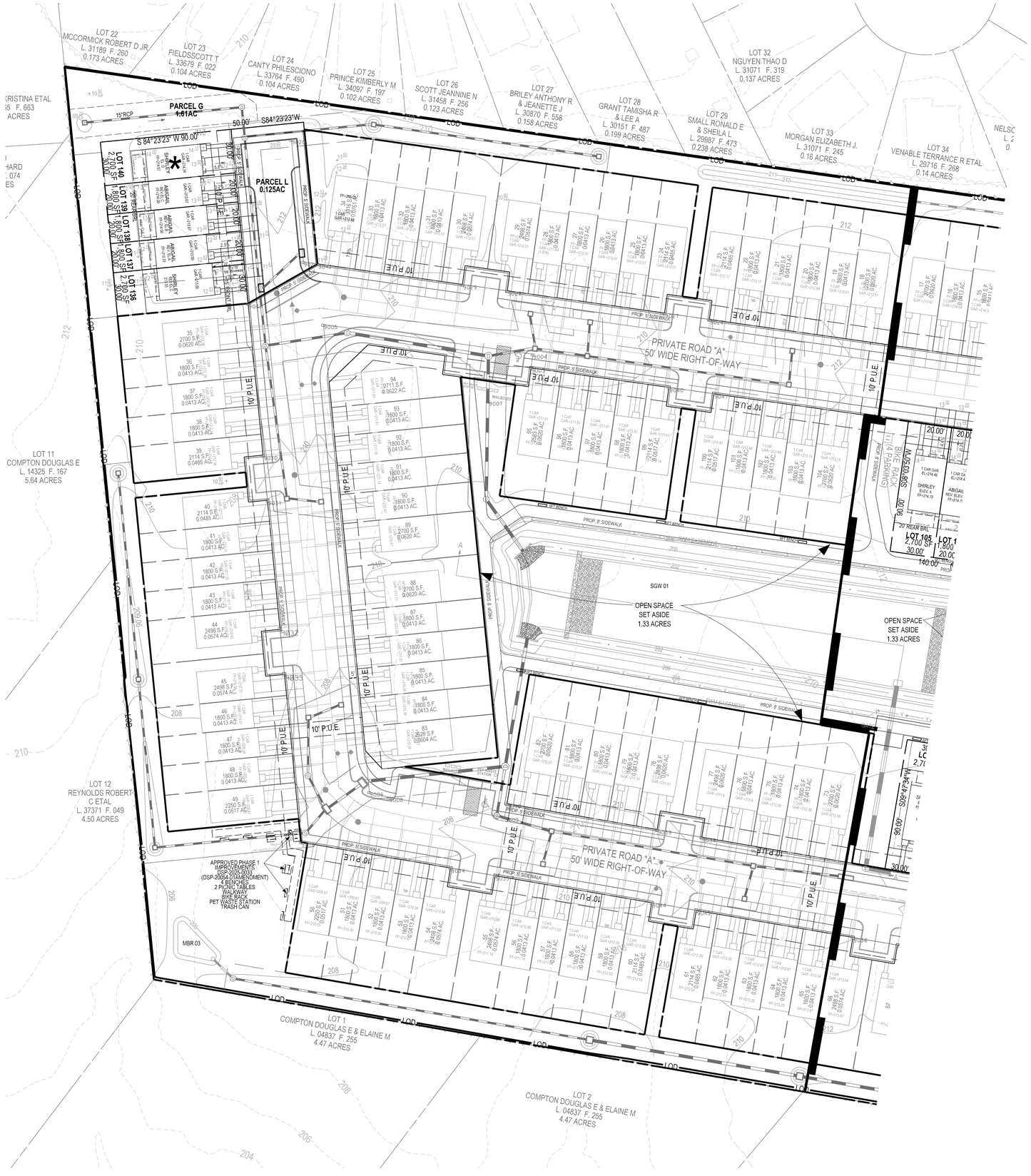

PROPERTY BOUNDARY
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REGULATED STREAM BUFFER
100-YEAR FLOODPLAIN (EXISTING)
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LIMIT OF DISTURBANCE
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STATE OF MARYLAND
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No. 3215
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1/9/2026

PLAN VIEW

DETAILED SITE PLAN
THE ENCLAVE AT BRANDYWINE
DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM: HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 30'	DATE: APRIL 2025
	DESIGNED: DJB
	TECHNICIAN: DJB
SHEET 3 OF 5	CHECKED: DJB
	CAD STD'S. VERSION: V8 / NCS
PROJECT NO.: 3844-00-00	

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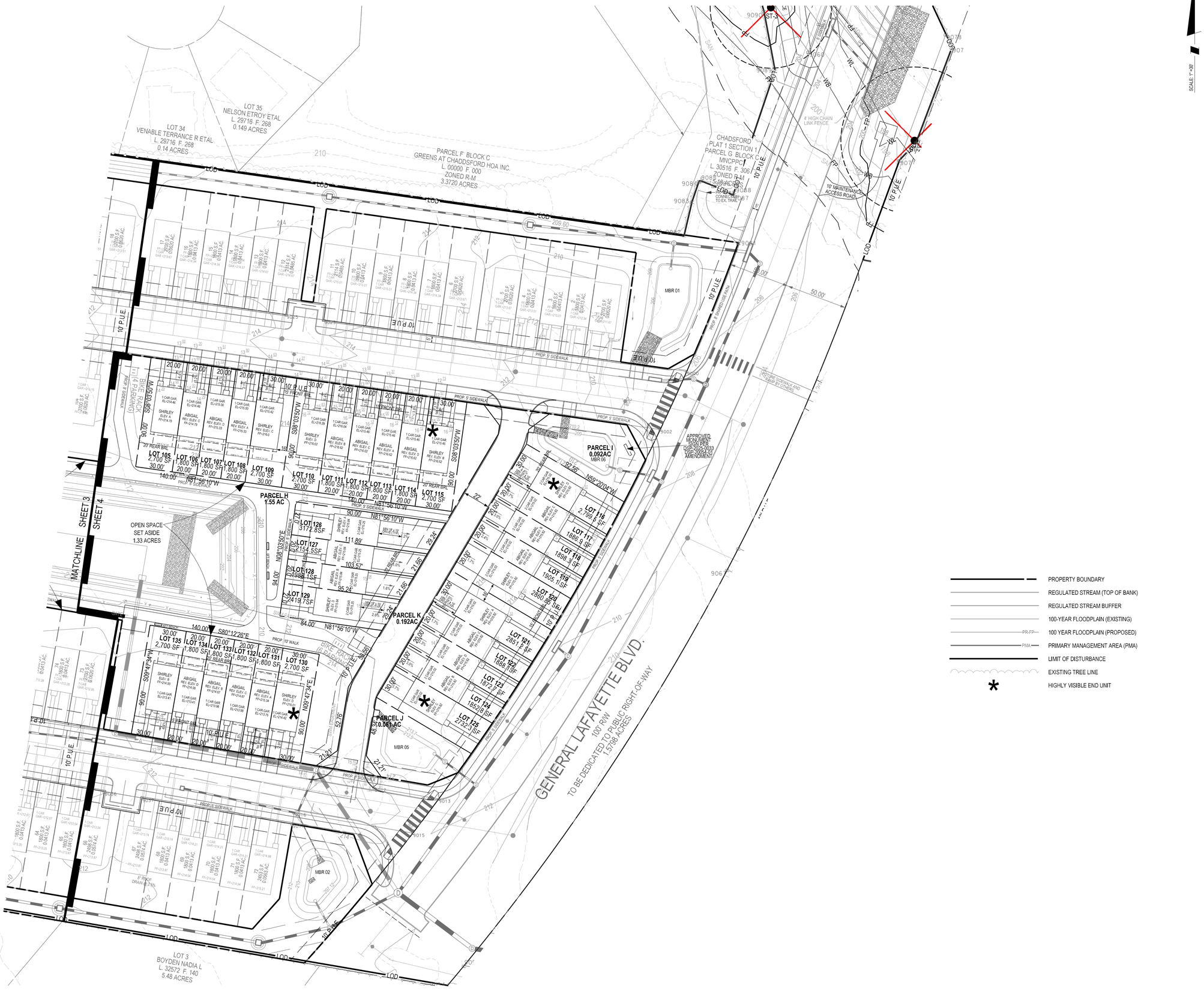

SCALE: 1" = 30'

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DET-2024-010

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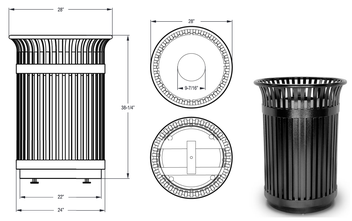
Flare Top Trash Receptacle | Surface Mount



Flair Top Trash Receptacle

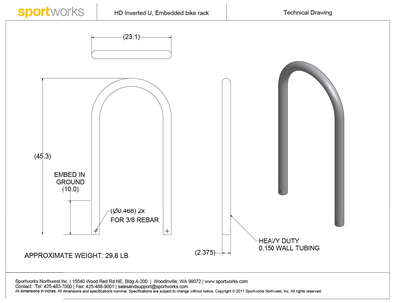
MODEL CBTR-FT-BK, 28" Dia x 38" H
Belson Outdoors, Naperville, Il 60563/www.belson.com

Bench

'STELL'- 72" LENGTH, IN-GROUND MOUNT
Victor Stanley, www.Victor Stanley.com

Picnic Table & Backless Benches

'ELLA'- 72" LENGTH, IN-GROUND MOUNT
Victor Stanley, www.Victor Stanley.com

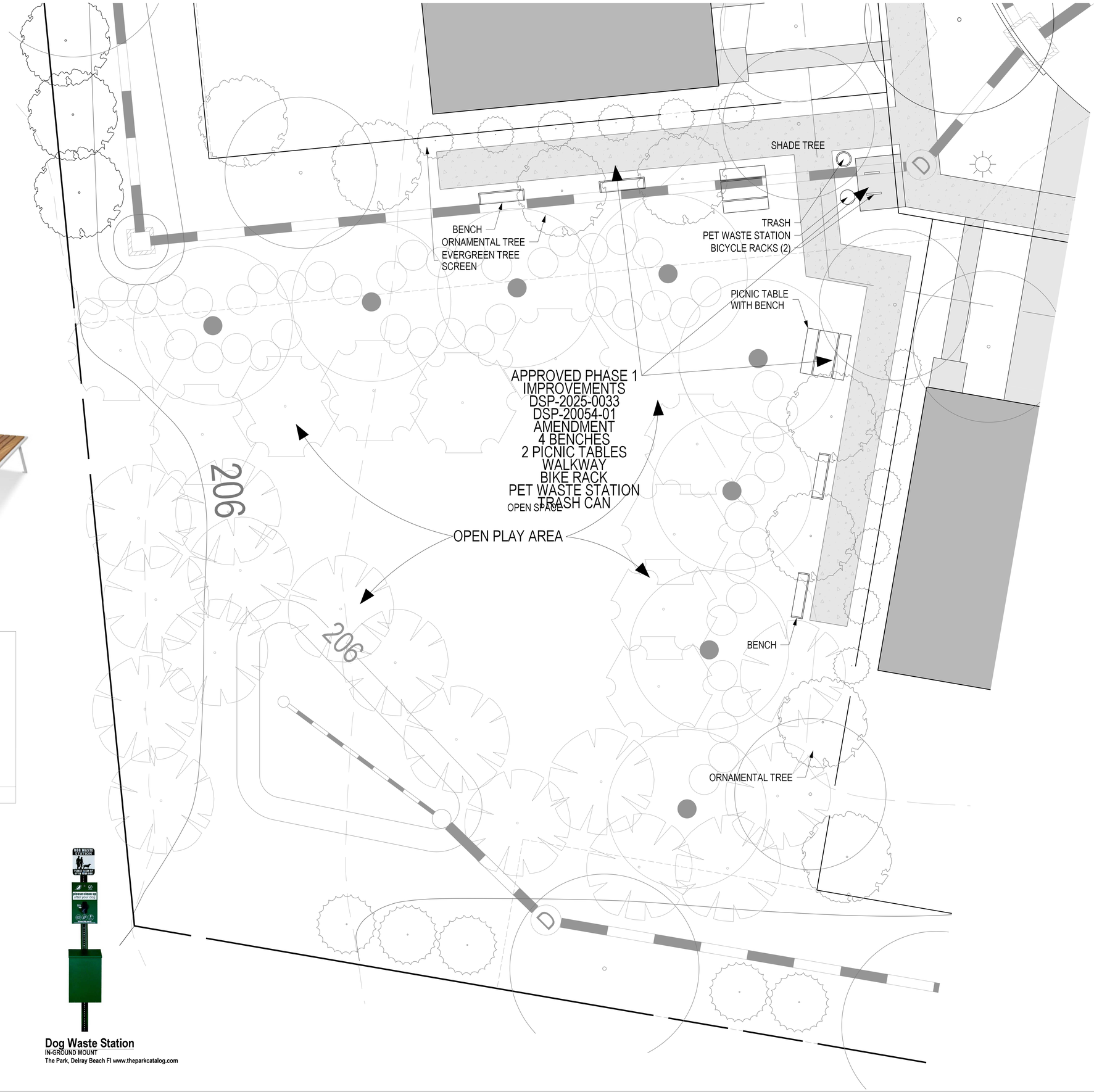


Bicycle Rack

Heavy Duty Inverted-U Rack, IN-GROUND MOUNT
Sportworks, www.sportworks.com

Dog Waste Station

IN-GROUND MOUNT
The Park, Delray Beach Fl www.theparkcatalog.com



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DETAIL SHEET

DETAILED SITE PLAN
THE ENCLAVE AT BRANDYWINE
DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
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	CHECKED: DJB
SHEET 5 OF 5	CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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SHEET INDEX

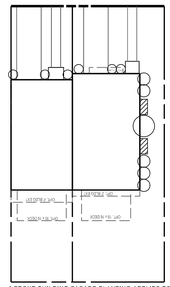
COVER SHEET	1
DETAILS SHEET	2
PLAN VIEW SHEET	3
PLAN VIEW SHEET	4
SECTION 4-10	5

SCALE: 1" =50'

VICINITY MAP
SCALE: 1"=2000'

FRONT BUILDING FACADE PLANTING (TYP) 3 SHRUBS PER FRONT PER LIST BELOW*

-COMPACTA HOLLY
-GREEN VELVET BOXWOOD
-HOOGENDORN HOLLY
-SPIREA
-DRIFT ROSES
-KO ROSES

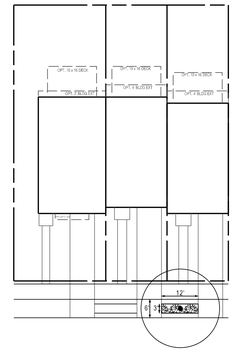


SIDE BUILDING FACADE PLANTING (TYP) 3 SHRUBS, 1 EVERGREEN, 6 PERENIALS PER SIDE PER LIST BELOW*

SHRUBS
-COMPACTA HOLLY
-GREEN VELVET BOXWOOD
-HOOGENDORN HOLLY
-SPIREA
-DRIFT ROSES
-KO ROSES
EVERGREEN
EMERALD GREEN ARBORVITAE
SKY PENCIL ILEX
PERENNIALS
CONEFLOWER
BLACK EYED SUSAN
ASTER
SALVIA
DAY LILLIES

* FRONT BUILDING FACADE PLANTING APPLIES TO LOTS 105-125, 130-140; 32 LOTS TOTAL
SIDE BUILDING FACADE PLANTING APPLIES TO LOTS 115, 116, 125,& 130, 4 LOTS TOTAL

BUILDING FACADE PLANTING (TYPICAL)
1" =20'



TYPICAL 6' x 12' (72SF) PLANTING BED
-REQUIRED PLANTING
MINIMUM 50% OR 36SF
-PROPOSED PLANTING
50% OR 36 SF
LIROPE MUSCARI-LILY TURF
12" SQUARE SPACING
OR 36 PLANTS PER PLANTING BED.
-REQUIRED NUMBER OF STREET TREE/PLANTING BEDS:14
14 PLANTING BEDS x 72 SF=1008SF
1008SF x 50%=504SF
TOTAL PLANTS: 504 LIROPE MUSCARI

STREET TREE PLANTING BED (TYPICAL)
1" =20'

LANDSCAPE SPECIFICATIONS

A. MATERIALS

1. Plants shall be nursery grown in accordance with good horticultural practice, and grown under climatic conditions similar to those in the locality of the project. They shall have been root pruned, preferably within the last year.

   They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, pest, eggs or larvae, and shall have a healthy developed root system.

   Plants shall not be pruned before delivery. Trees with a damaged or crooked leader or multiple leaders, abrasions on the bark, sunscalded, disfiguring knots or fresh cuts over 1" will be rejected. ½" will be rejected.

   No change in quantity, size, kind or quality of plant specified will be permitted without approval of the landscape architect.

2. Topsoil shall be fertile, friable and typical of the locality; it shall be free of stones, lumps, plants, roots, sticks and shall not be delivered in a frozen or muddy condition.

3. Planting soil (backfill mix) shall be five-parts topsoil and one-part wet loose peat moss.

4. Staking materials: Guys wire shall be pliable #12 gauge galvanized twisted two-strand wire. Hose shall be a suitable length of two-ply rubber hose inch diameter, stakes shall conform to the detail ¾ inch diameter, stakes shall conform to the detail on this sheet.

5. Wrapping material shall be a standard manufactured tree wrapping paper with crinkled surface and fastened by an approved method.

B. APPLICABLE SPECIFICATIONS AND STANDARDS

1. "Standard Plant Names," latest edition American Joint Commitee on Horticulture Nomincature.

2. "American Standard of Nursery Stock," latest edition, American Association of Nurseryman.

C. DIGGING AND HANDLING OF PLANT MATERIALS

1. Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-dessicant, applying an adequate film over trunks, branches, twgs and/or foliage.

2. Dig balled and burlapped (B&B) plants with firm natural balls of earth, of a diameter not less than that recommended by American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be excepted if the ball is cracked or broken before or during planting operations.

D. EXCAVATING OF PLANTING AREA

1. Stake out on the ground locations for plants and outlines of area to be planted, and obtain approval of the landscape architect before excavation is begun. Landscaped areas to be thoroughly weeded prior to planting operations.

E. PLANTING OPERATIONS

1. Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing remainder of the planting soil to top of pits, eliminating all air pockets.

2. Set planting plumb and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from the top of ball after plant has been set. Leave burlap or cloth wrapping intact around balls. Turn under and bury portions of burlap at top of ball.

3. Protect plants at all times from sun or drying winds. Plants that can not be planted immediately on delivery shall be kept in the shade, well protected with soil, peat moss or other exceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.

4. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.

5. Mulch all pits and beds with a two inch layer of bark, mulch immediately after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting. Add additional mulch.

F. STAKING, WRAPPING AND PRUNING

1. Staking shall be completed immediately after planting. Plants shall stand plumb after staking. Stakes and guy wire shall be removed at the end of the guarantee peroid and disposed of off-site by the contractor.

2. Wrap deciduous tree trunks starting at the base of the tree up to the second branch. Remove wrapping at the end of the guarantee period.

3. Prune plants at the time of planting as directed by the landscape architect to remove 1/5 or 1/3 of the foliage. Remove all dead wood, suckers or broken branches and preserve the natural charactor of the plant.

G. GUARANTEE

1. All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the beginning of the second growing season following acceptance by the landscape architect.

H. TREE PRESERVATION

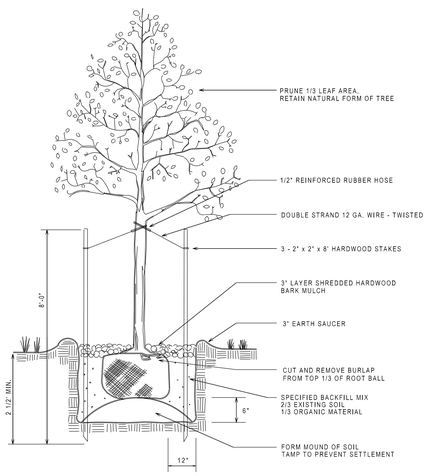
1. Snow fencing shall be erected around all areas where existing vegetation is to be preserved.

2. Individual trees and groups of trees shall be protected by fencingaround a perimeter of their branches using standard, 48" high snow fence securely mounted to standard steel posts set not more than 6' apart.

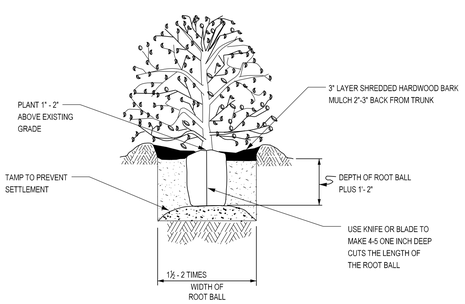
3. Fencing shall be installed prior to the start of any construction activity.

The Enclave Phase 2
Plant List

Key	Quanity	Botanical Name	Common Name	Height/Spread	Caliper	Root	Spacing	Remarks
Major Shade Trees								
LS	16	Liquidambar styraciflua 'Variegata'	Seedless Sweet Gum	12'-14'	2"-2.5"	B&B	as shown	Native
NS	19	Nyssa sylvatica	Black Tupelo/Black Gum	12'-14'	2"-2.5"	B&B	as shown	Native
PA	14	Platanus x acerifolia 'Bloodgood'	London Plane Tree	12'-14'	2"-2.5"	B&B	as shown	Native
QP	11	Quercus phellos	Willow Oak	12'-14'	2"-2.5"	B&B	as shown	Native
TA	19	Tilia cordata 'Greenspire'	Greespire Littleleaf Linden	12'-14'	2"-2.5"	B&B	as shown	Native
Total	79							
Ornamental Trees								
AA	16	Amelanchier candensis	Serviceberry	7'-9'	1.5"-1.75"	B&B	as shown	Native
CA	16	Cercis canadensis	Redbud	7'-9'	1.5"-1.75"	B&B	as shown	Native
CK	20	Cornus kousa	Kousa Dogwood	7'-9'	1.5"-1.75"	B&B	as shown	Native
CF	18	Cornus florida	Flowering Dogwood	7'-9'	1.5"-1.75"	B&B	as shown	Native
Total	70							
Evergreen Trees								
IG	10	Ilex opaca 'Greenleaf'	Greenleaf American Holly	6'-8'		B&B	as shown	Native
TS	10	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvtae	6'-8'		B&B	as shown	Native
Total	20							
Shrubs								
CL	15	Clethra ainifolia	Summersweet	18"-24"		#2,3,5,7	4' o.c.	Native
CS	20	Cornus sericea	Red-Osier Dogwood	18"-24"		#2,3,5,7	4' o.c.	Native
HA	15	Hydrangrea aborescens	Hydrangea	18"-24"		#2,3,5,7	4' o.c.	Native
Total	50							
Grasses								
LM	504	Liriope Muscari	Lily turf			3" cups	1' o.c.	
Total	504							

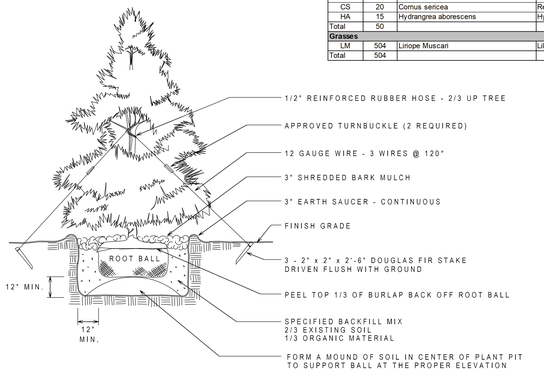


TREE PLANTING DETAIL
NOT TO SCALE

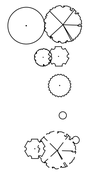


REMOVE PLANT BY EITHER CUTTING OR INVERTING THE CONTAINER

DETAIL - CONTAINERIZED PLANT PLANTING
NOT TO SCALE



TREE PLANTING DETAIL - EVERGREEN TREE
NOT TO SCALE



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Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

SH BRANDYWINE, LLC.
1777 REISTERSTOWN ROAD
SUITE 245
BALTIMORE, MD 21208
443-552-4870
CONTACT: GORDON HORWITZ

STATE OF MARYLAND
DAVID JOHN BICKEL
No. 3229
LANDSCAPE ARCHITECT

1/8/2026

COVER SHEET

LANDSCAPE PLAN
THE ENCLAVE AT BRANDYWINE
DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 50'	DATE: APRIL 2025 DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB CAD STD'S. VERSION: V8 / NCS
SHEET 1 OF 5	
PROJECT NO. 3844-00-00	

REFERENCE GRID A B C D E F G H I J K L M N O

SCHEDULE 4.1-2 RESIDENTIAL REQUIREMENTS FOR TOWNHOUSES, ONE FAMILY SEMI-DETACHED, TWO-FAMILY DWELLINGS, THREE FAMILY DWELLINGS		
Number of Dwelling Units	36	UNITS
Area of Common Open Space	7,131	Square Feet
	# of Trees Required	# of Trees Provided**
PER DWELLING UNIT		
Shade Trees (1.5)	54	54
Evergreen/Ornamental Trees (1)	36	36
COMMON AREA 7,131 sf (Parcel G)		
Shade Trees (1/1000sf)	8	8
25 Plant Units per 1000sf	179	180
Evergreen Trees	N/A	0
Ornamental Trees	N/A	26
Shrubs, Perennials & Ground Cover	N/A	50
Existing Shade Trees*	N/A	0

*min 2.5 Inches Dbh And Located Within 75 Ft Of A Dwelling Unit
**on Individual Lots And/or In Common Open Space

#1 LOTS 140 (NORTHERN PROPERTY LINE) — SCHEDULE 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS

1) Use of proposed development:	TOWNHOUSE
2) Use of abutting development:	Single Family Detached
3) Minimum required bufferyard(A,B,C,D,or E)	A
4) Minimum required building setback:	20 FT.
5) Building setback provided:	20 FT.
6) Minimum required width of landscape yard:	10 FT.
7) Width of landscape yard:	10 FT.

PLANTING UNITS REQUIRED

Length of bufferyard in Feet	Plant units per 100 LF required for the specific bufferyard	Bufferyard occupied by existing trees	Length of remaining Bufferyard minus existing trees	6- foot high opaque fence or wall(if applicable)	Required Planting Units (P.U.'s)
112 LF	40 UN	0 LF	112 LF	N/A L.F x 50%= LF	112LF/100 x 40UN = 45 PU

PLANTING UNITS PROVIDED

	Existing Trees LF	Shade Trees 1PT=10 PU		Ornamental/ Evergreen Trees 1PT= 5PU		Shrubs/ Perennials 1PT= 1PU		Total	
Bufferyard Type(s)	PROV	PT	PU	PT	PU	PT	PU	REQ.	PROV
A	0	0	0	10	45			45	50
								Total	45 PU Provided

#2 LOTS 136-140 (WESTERN PROPERTY LINE) — SCHEDULE 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS

1) Use of proposed development:	TOWNHOUSE
2) Use of abutting development:	Single Family Detached
3) Minimum required bufferyard(A,B,C,D,or E)	A
4) Minimum required building setback:	20 FT.
5) Building setback provided:	20 FT.
6) Minimum required width of landscape yard:	10 FT.
7) Width of landscape yard:	10 FT.

PLANTING UNITS REQUIRED

Length of bufferyard in Feet	Plant units per 100 LF required for the specific bufferyard	Bufferyard occupied by existing trees	Length of remaining Bufferyard minus existing trees	6- foot high opaque fence or wall(if applicable)	Required Planting Units (P.U.'s)
120 LF	40 UN	0 LF	120 LF	N/A L.F x 50%= LF	120LF/100 x 40UN = 48 PU

PLANTING UNITS PROVIDED

	Existing Trees LF	Shade Trees 1PT=10 PU		Ornamental/ Evergreen Trees 1PT= 5PU		Shrubs/ Perennials 1PT= 1PU		Total	
Bufferyard Type(s)	PROV	PT	PU	PT	PU	PT	PU	REQ.	PROV
A	0	0	0	10	50			48	50
								Total	50 PU Provided

SCHEDULE 4.9-1 SUSTAINABLE LANDSCAPING REQUIREMENTS				
% OF NATIVE PLANTS	# Plants Provided	Total Native	Native % Provided	% Native Provided
Shade Trees	79	79	80%	100%
Ornamental trees	70	70	70%	100%
Evergreen Trees	20	20	40%	100%
Shrubs	50	50	60%	100%
MINIMUM # SPECIES REQUIRED	Total # Provided	Predominant Species (Name)	# Predominant Species	% Predominant Species
Shade Trees	79	BLACK GUM	19	25%
Ornamental trees	70	CORNUS KOUSA	20	28%
Evergreen Trees	20	AMERICAN HOLLY	10	50%
Shrubs	50	RED-OSIER DOGWOOD	20	40%

1) Are invasive species proposed?	☐ YES	■ NO
2) Are existing on-site invasive species in areas proposed to fulfill the requirements of this manual?	☐ YES	■ NO
3) If "Yes" is checked in numbers 1 or 2, a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials?	☐ YES	■ NO
4) Are trees proposed to be planted on slopes greater than 3:1?	☐ YES	■ NO

SCHEDULE 4.10-1 STREET TREES ALONG STREETS

1) Number of Street Trees Required: a. Linear Feet of Frontage on N/A divided by 30(Om Trees) b. Linear Feet of Frontage on TABOR ROAD divided by 40(Shade Trees) NORTH	N/A	LF/30
	N/A	STREET TREES
	222LF*	LF/40
	6	STREET TREES
2) Number of Street Trees Provided:	0	SHADE TREES
	N/A	ORN. TREES
3) Are Number of Trees located a Minimum of 20 Feet from the Point of Curvature of an Intersection of 2 Streets?	■ YES	☐ NO
4) Are Number of Trees located a Minimum of 10 Feet from the Point of Curvature of a Residential Driveway?	■ YES	☐ NO
5) Are Number of Trees located a Minimum of 15 Feet from the Point of Curvature of a Commercial Driveway Entrances?	■ YES	☐ NO
6) Are Number of Trees located a Minimum of 10 Feet from Street Light Poles?	■ YES	☐ NO
7) Are Number of Trees located a Minimum of 10 Feet from water meters, gas boxes, and hydrants?	■ YES	☐ NO
8) Are Number of Trees located a Minimum of 10 Feet from storm drain inlets or manholes?	■ YES	☐ NO
9) Are Street Trees located between the sidewalk and face of curb in a space (isolated or continuous planter) no less than 6 feet wide and 8 feet long?	■ YES	☐ NO
10) Are 50% of all isolated or continuous planters planted with shrubs, perennials, and/or groundcover only (no grass)?	■ YES	☐ NO
11) Are Street Tree planters 5 feet wide and a minimum of 60 square feet?	■ YES	☐ NO
12) Are Street Tree planters 4 feet wide and provided with structural soil and/or slab?	☐ YES	■ NO
13) Are trees in grates or other pervious materials?	☐ YES	■ NO
14) Minimum area of soil surface required:		
6-foot wide at a minimum of 48 SF	N/A	SF PROVIDED
5-foot wide at a minimum of 60 SF	60SF	SF PROVIDED
Other (If 4-foot wide)	N/A	SF PROVIDED

*321LF-99LF DRIVEWAYS=222LF

SCHEDULE 4.10-1 STREET TREES ALONG STREETS

1) Number of Street Trees Required: a. Linear Feet of Frontage on N/A divided by 30(Om Trees) b. Linear Feet of Frontage on TABOR ROAD divided by 40(Shade Trees)	N/A	LF/30
	N/A	STREET TREES
	150LF*	LF/40
	4	STREET TREES
2) Number of Street Trees Provided:	4	SHADE TREES
	N/A	ORN. TREES
3) Are Number of Trees located a Minimum of 20 Feet from the Point of Curvature of an Intersection of 2 Streets?	■ YES	☐ NO
4) Are Number of Trees located a Minimum of 10 Feet from the Point of Curvature of a Residential Driveway?	■ YES	☐ NO
5) Are Number of Trees located a Minimum of 15 Feet from the Point of Curvature of a Commercial Driveway Entrances?	■ YES	☐ NO
6) Are Number of Trees located a Minimum of 10 Feet from Street Light Poles?	■ YES	☐ NO
7) Are Number of Trees located a Minimum of 10 Feet from water meters, gas boxes, and hydrants?	■ YES	☐ NO
8) Are Number of Trees located a Minimum of 10 Feet from storm drain inlets or manholes?	■ YES	☐ NO
9) Are Street Trees located between the sidewalk and face of curb in a space (isolated or continuous planter) no less than 6 feet wide and 8 feet long?	■ YES	☐ NO
10) Are 50% of all isolated or continuous planters planted with shrubs, perennials, and/or groundcover only (no grass)?	■ YES	☐ NO
11) Are Street Tree planters 5 feet wide and a minimum of 60 square feet?	■ YES	☐ NO
12) Are Street Tree planters 4 feet wide and provided with structural soil and/or slab?	☐ YES	■ NO
13) Are trees in grates or other pervious materials?	☐ YES	■ NO
14) Minimum area of soil surface required:		
6-foot wide at a minimum of 48 SF	N/A	SF PROVIDED
5-foot wide at a minimum of 60 SF	60SF	SF PROVIDED
Other (If 4-foot wide)	N/A	SF PROVIDED

*126LF-27LF DRIVEWAYS=99LF

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Enclave Phase 2	TCP2-023-2021	DET-2024-010	
Site Calculations:	Zone 1:	RSF-A	19.11
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		19.11

Total Acres (gross acres)	% of TCC required		TCC Required (Acres)	TCC Required in (SF)
19.11	20.0%		3.82	166486
A. TOTAL ON-SITE WC PROVIDED (acres) =	2.50	acres		108900
B. TOTAL AREA EXISTING TREES (non-WC acres) =	0.93	acres		40510.8
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =				89265
D. TOTAL TREE CANOPY COVERAGE PROVIDED =				238676
E. TOTAL SQUARE FOOTAGE REQUIRED =				166486
				Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50' or less height)	**2 -1/2 - 3" = 65**		0
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9' in height	**1-1/2 - 1-3/4"= 75**	181	13575
	2 -2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	**2 -1/2 - 3" = 160**		0
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	**2 -1/2 - 3" = 225**	322	72450
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**6 - 8" = 40**	81	3240
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**6 - 8' = 75**		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**6 - 8' = 125**		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**6 - 8' = 150**		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas)		584	89265

Prepared by: David Bickel 3210 — Date: 1/8/2026

TCC REQUIREMENTS ARE SATISFIED FOR THE ENTIRE 19.11 ACRES WHICH WAS THE TOTAL AREA OF TCP2-023-2021 AND DSP-2025-0033(MINOR AMANDMENT DSP-20054-01). DET-2024-010 HAS COMMON ACREAGE WITH THE PREVIOUS TCP2 AND DSP.

TREES APPROVED PER DSP-2025-0033 (MINOR AMENDMENT DSP-20054-01)
111 ORNAMENTAL 1.5 -1.75"
243 MAJ. SHADE 2.5 - 3.0"
61 EGREEN MED 6-8'
TREES PER DET-2024-010
70 ORNAMENTAL 1.5 -1.75"
79 MAJ. SHADE 2.5 - 3.0"
20 EGREEN COL 6-8'
TCP2-023-2021-02
2.5 AC ON-SITE WC
0.93 AC EXISTING TREES(FP)

SCHEDULE 4.8-2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)	LOTS 116-120	
Total length of Building Frontage	104 LF	
Number of Shade Trees Required at 1 per 30 linear feet	4	
Number of Shade Trees provided in the R/W or per section 4.10 if applicable.	3*	
Number of Shade Trees required less those within R/W or Section 4.10	1	
Number of Shade Trees provided	1	
Building Frontage Zone greater than 25 feet in depth	3761 SF	
Number of Ornamental Trees required at 1 per 1000sf	4	
Number of Ornamental Trees Substitutes	N/A	
Total Number of Ornamental Trees provided	4	
Building Frontage Zone 14 feet or less	N/A SF x 8%	SF of Planted Area Req.
Building Frontage Zone 14 to 25 feet	N/A SF x 30%	SF of Planted Area Req.
Building Frontage Zone 25 to 40 feet	3761SF x 50%	1881SF of Planted Area Req.
Total square feet of planted area required		1881 SF of Planted Area Req.
Tree Planters		SF of Planted Area Provided
Tree Grates		N/A
Total area of Shrubs and/or perennials provided in tree planters	N/A SF x 50%	1881 SF of Planted Area Provided

*3 STREET TREES WERE APPROVED BY DPIE AND CAN BE USED TO MEET THE REQUIREMENT

SCHEDULE 4.8-2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)	LOTS 121-125	
Total length of Building Frontage	104 LF	
Number of Shade Trees Required at 1 per 30 linear feet	4	
Number of Shade Trees provided in the R/W or per section 4.10 if applicable.	2*	
Number of Shade Trees required less those within R/W or Section 4.10	2	
Number of Shade Trees provided	2	
Building Frontage Zone greater than 25 feet in depth	3662 SF	
Number of Ornamental Trees required at 1 per 1000sf	4	
Number of Ornamental Trees Substitutes	N/A	
Total Number of Ornamental Trees provided	4	
Building Frontage Zone 14 feet or less	N/A SF x 8%	SF of Planted Area Req.
Building Frontage Zone 14 to 25 feet	N/A SF x 30%	SF of Planted Area Req.
Building Frontage Zone 25 to 40 feet	3662SF x 50%	1831SF of Planted Area Req.
Total square feet of planted area required		1831 SF of Planted Area Req.
Tree Planters		SF of Planted Area Provided
Tree Grates		N/A
Total area of Shrubs and/or perennials provided in tree planters	N/A SF x 50%	1831 SF of Planted Area Provided

*2 STREET TREES WERE APPROVED BY DPIE AND CAN BE USED TO MEET THE REQUIREMENT

SCHEDULE 4.8-2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)	LOTS 126-129	
Total length of Building Frontage	84 LF	
Number of Shade Trees Required at 1 per 30 linear feet	3	
Number of Shade Trees provided in the R/W or per section 4.10 if applicable.	N/A	
Number of Shade Trees required less those within R/W or Section 4.10	3	
Number of Shade Trees provided	3	
Building Frontage Zone greater than 25 feet in depth	2436 SF	
Number of Ornamental Trees required at 1 per 1000sf	3	
Number of Ornamental Trees Substitutes	N/A	
Total Number of Ornamental Trees provided	3	
Building Frontage Zone 14 feet or less	N/A SF x 8%	SF of Planted Area Req.
Building Frontage Zone 14 to 25 feet	N/A SF x 30%	SF of Planted Area Req.
Building Frontage Zone 25 to 40 feet	2436SF x 50%	1218SF of Planted Area Req.
Total square feet of planted area required		1218 SF of Planted Area Req.
Tree Planters		SF of Planted Area Provided
Tree Grates		N/A
Total area of Shrubs and/or perennials provided in tree planters	N/A SF x 50%	1218 SF of Planted Area Provided

SCHEDULE FOR SECTION 4.7 BUFFERING INCOMPATIBLE USES REQUIREMENTS BUFFERYARD 1

1. GENERAL PLAN DESIGNATION:	____ DEVELOPED TIER, CORRIDOR ____ NODE OR CENTER X DEVELOPING OR RURAL TIER
2. USE OF PROPOSED DEVELOPMENT:	TOWNHOUSE
3. IMPACT OF PROPOSED DEVELOPMENT:	N/A
4. USE OF ADJOINING DEVELOPMENT:	ONE-FAMILY DETACHED
5. IMPACT OF ADJOINING DEVELOPMENT:	N/A
6. MINIMUM REQUIRED BUFFERYARD (A,B,C,D OR E)	A
7. MINIMUM REQUIRED BUILDING SETBACK	20 FEET
8. BUILDING SETBACK PROVIDED	48 FEET
9. MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD	10 FEET
10. WIDTH OF LANDSCAPE YARD PROVIDED: (THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY 50% IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A 6 FOOT HIGH FENCE OR WALL IS PROVIDED)	10 FEET
11. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	488 LINEAR FEET
12. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	0 %
13. IS A SIX FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	____ YES X NO
14. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	196 P.U. (40PU/100LF)
15. TOTAL NUMBER OF PLANT UNITS PROVIDED:	SHADE TREES 6 X 10 P.U.= 60 P.U. ORNAMENTAL/EVERGREEN TREES 8/22 X 5 P.U.= 150 P.U. SHRUBS 0 X 1 P.U.= 0 P.U. TOTAL= 210 P.U.

SCHEDULE FOR SECTION 4.7 BUFFERING INCOMPATIBLE USES REQUIREMENTS BUFFERYARD 2

1. GENERAL PLAN DESIGNATION:	____ DEVELOPED TIER, CORRIDOR ____ NODE OR CENTER X DEVELOPING OR RURAL TIER
2. USE OF PROPOSED DEVELOPMENT:	TOWNHOUSE
3. IMPACT OF PROPOSED DEVELOPMENT:	N/A
4. USE OF ADJOINING DEVELOPMENT:	VACANT (RESIDENTIAL ZONED) THE ADJOINING LOT HAS NO EXISTING STRUCTURES WITHIN 200FT OF THE PROPERTY LINE AND IS CONSIDERED VACANT
5. IMPACT OF ADJOINING DEVELOPMENT:	N/A
6. MINIMUM REQUIRED BUFFERYARD (A,B,C,D OR E)	A
7. MINIMUM REQUIRED BUILDING SETBACK	20 FEET
8. BUILDING SETBACK PROVIDED	48 FEET
9. MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD	5 FEET 50% OF THE BUFFERYARD IS REQUIRED ON THE DEVELOPING LOT IF ADJOINING LOT IS VACANT AND ZONED RESIDENTIAL
10. WIDTH OF LANDSCAPE YARD PROVIDED: (THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY 50% IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A 6 FOOT HIGH FENCE OR WALL IS PROVIDED)	5 FEET
11. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	455 LINEAR FEET
12. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	0 %
13. IS A SIX FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	____ YES X NO
14. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	182 P.U. (40PU/100LF)
15. TOTAL NUMBER OF PLANT UNITS PROVIDED:	SHADE TREES 13 X 10 P.U.= 130 P.U. ORNAMENTAL/EVERGREEN TREES 11/0 X 5 P.U.= 55 P.U. SHRUBS 0 X 1 P.U.= 0 P.U. TOTAL= 185 P.U.

SCHEDULE FOR SECTION 4.7 BUFFERING INCOMPATIBLE USES REQUIREMENTS BUFFERYARD 3

1. GENERAL PLAN DESIGNATION:	____ DEVELOPED TIER, CORRIDOR ____ NODE OR CENTER X DEVELOPING OR RURAL TIER
2. USE OF PROPOSED DEVELOPMENT:	TOWNHOUSE
3. IMPACT OF PROPOSED DEVELOPMENT:	N/A
4. USE OF ADJOINING DEVELOPMENT:	VACANT (RESIDENTIAL ZONE) THE ADJOINING LOT HAS NO EXISTING STRUCTURES WITHIN 200FT OF THE PROPERTY LINE AND IS CONSIDERED VACANT
5. IMPACT OF ADJOINING DEVELOPMENT:	N/A
6. MINIMUM REQUIRED BUFFERYARD (A,B,C,D OR E)	A
7. MINIMUM REQUIRED BUILDING SETBACK	20 FEET
8. BUILDING SETBACK PROVIDED	49 FEET
9. MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD	5 FEET 50% OF THE BUFFERYARD IS REQUIRED ON THE DEVELOPING LOT IF ADJOINING LOT IS VACANT AND ZONED RESIDENTIAL
10. WIDTH OF LANDSCAPE YARD PROVIDED: (THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY 50% IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A 6 FOOT HIGH FENCE OR WALL IS PROVIDED)	5 FEET
11. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	653 LINEAR FEET
12. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	0 %
13. IS A SIX FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	____ YES X NO
14. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	262 P.U. (40PU/100LF)
15. TOTAL NUMBER OF PLANT UNITS PROVIDED:	SHADE TREES 13 X 10 P.U.= 130 P.U. ORNAMENTAL/EVERGREEN TREES 0/27 X 5 P.U.= 135 P.U. SHRUBS 0 X 1 P.U.= 0 P.U. TOTAL= 265 P.U.

Plant List

Native	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CCND	COMMENTS	Height	Spread	Location
Shade Trees										SHADE TREE SYMBOL
Yes	31	GT	*Gleditsia triacanthos inermis 'Shademaster'*	Thornless Shademaster Honeylocust	2 1/2" -3" cal	B&B	single leader; full branching	60-80	60-80	Rear
Yes	28	LS	*Liquidambar styraciflua 'Variegata'*	Variegata Seedless Sweetgum	2 1/2" -3" cal	B&B	single leader; full branching	60-80	40-60	Rear
Yes	24	NS	*Nyssa sylvatica*	Black Tupelo	2 1/2" -3" cal	B&B	single leader; full branching	30-60	20-30	Front/Side
Yes	90	PA	*Platanus x acerifolia 'Bloodgood'*	Bloodgood London Planetree	2 1/2" -3" cal	B&B	single leader; full branching	75-100	60-75	Rear/Street
Yes	52	QP	*Quercus phellos*	Willow Oak	2 1/2" -3" cal	B&B	single leader; full branching	40-75	25-50	Front/Side/Street
	18	TC	*Tilia cordata 'Greenspire'*	Greenspire Littleleaf Linden	2 1/2" -3" cal	B&B	single leader; full branching	50-70	35-50	Front/Side/Rear
	243	Total								
Ornamental Trees										ORNAMENTAL SYMBOL
Yes	20	AB	*Amelanchier x grandiflora 'Autumn Brilliance'*	Apple Serviceberry	7'-9' ht.	B&B	single stem; full branching	15-25	15-25	
Yes	21	CC	*Cercis canadensis 'Forest Pansy'*	Forest Pansy Eastern Redbud	7'-9' ht.	B&B	single stem; full branching	20-30	25-35	
Yes	42	AC	*Acer campestre 'Queen Elizabeth'*	Hedge Maple	7'-9' ht.	B&B	single stem; full branching	25-35	25-35	
	28	LA	*Lagerstroemia indica 'Muskogee'*	Muskogee Crape Myrtle	7'-9' ht.	B&B	multistem - 3 stems minimum; full branching	20-25	15-25	
	111	Total								
Evergreen Trees										EVERGREEN SYMBOL
Yes	49	IG	*Ilex opaca 'Greenleaf'*	Greenleaf American Holly	6'-8' ht.	B&B	heavy; matched; symmetrical			
	12	TS	*Thuja standishii x plicata 'Green Giant'*	Green Giant Arborvitae	6'-8' ht.	B&B	heavy; matched; symmetrical			
	61	Total								

THE ABOVE SCHEDULES FOR SECTION 4.7 WERE PART OF THE LANDSCAPE PLAN FOR PHASE 1 DSP-2025-0033 (DSP-20054-01 MINOR AMENDMENT) AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE SUBJECT TO THE DECEMBER 2010 LANDSCAPE MANUAL.

The Enclave at Brandywine
Plant List - SGW1

Key	Quantity	Botanical Name	Common Name	Height/Spread	Caliper	Root	Spacing	Remarks
Shade Trees								
Ornamental Trees								
AB	15	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry					
CC	15	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud					
Evergreen and Deciduous Shrubs								
CA	163	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	18" - 24"		Cont.	24" o.c.	Native
CS	198	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	24" - 36"		Cont.	36" o.c.	
IG	274	Ilex glabra 'Compacta'	Compact Inkberry	18" - 24"		Cont.	24" o.c.	Native
IL	110	Ilex verticillata 'Red Sprite'	Winterberry Holly	18" - 24"		Cont.	24" o.c.	Native
IT	260	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	18" - 24"		Cont.	24" o.c.	Native
LB	95	Lindera benzoin	Spicebush	24" - 36"		Cont.	36" o.c.	Native
MY	133	Myrica pensylvanica	Bayberry	18" - 24"		Cont.	30" o.c.	Native
Ornamental Grasses, Perennials and Groundcovers								
AG	236	Andropogon gerardii	Big Bluestem	1 gal.		Cont.	30" o.c.	Native
CC	130	Calamagrostis canadensis	Bluejoint Reedgrass	1 gal.		Cont.	24" o.c.	Native
CX	184	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.		Cont.	30" o.c.	Native
EG	152	Erianthus giganteus	Sugarcane Plumegrass	1 gal.		Cont.	36" o.c.	
JE	280	Juncus effusus	Soft Rush	1 gal.		Cont.	24" o.c.	Native
LC	210	Lobelia cardinalis	Cardinal Flower	1 gal.		Cont.	24" o.c.	Native
PS	245	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 gal.		Cont.	30" o.c.	Native
PH	195	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal.		Cont.	30" o.c.	Native
Shrubs								
MP	25	Myrica pensylvanica	Northern Bayberry	18" -24"		#2,3,5,7	5' o.c.	Native

THE ABOVE PLANTING SCHEDULE WAS APPROVED AS PART OF THE STORM DRAIN AND PAVING PLAN AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE SUBJECT TO DPW&T PERMIT NUMBER 54392-2021-00

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MISS UTILITY NOTE

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OWNER / DEVELOPER / APPLICANT

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CONTACT: GORDON HORWITZ

STATE OF MARYLAND — DAVID JOHN BICKEL — 3210 — LANDSCAPE ARCHITECT

1/8/2026

DETAILS AND SPECIFICATIONS

DETAILED SITE PLAN

THE ENCLAVE AT BRANDYWINE

DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 50'	DATE: APRIL 2025 DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB CAD STD'S, VERSION: V8 / NCS
SHEET 2 OF 5	
PROJECT NO. 3844-00-00	

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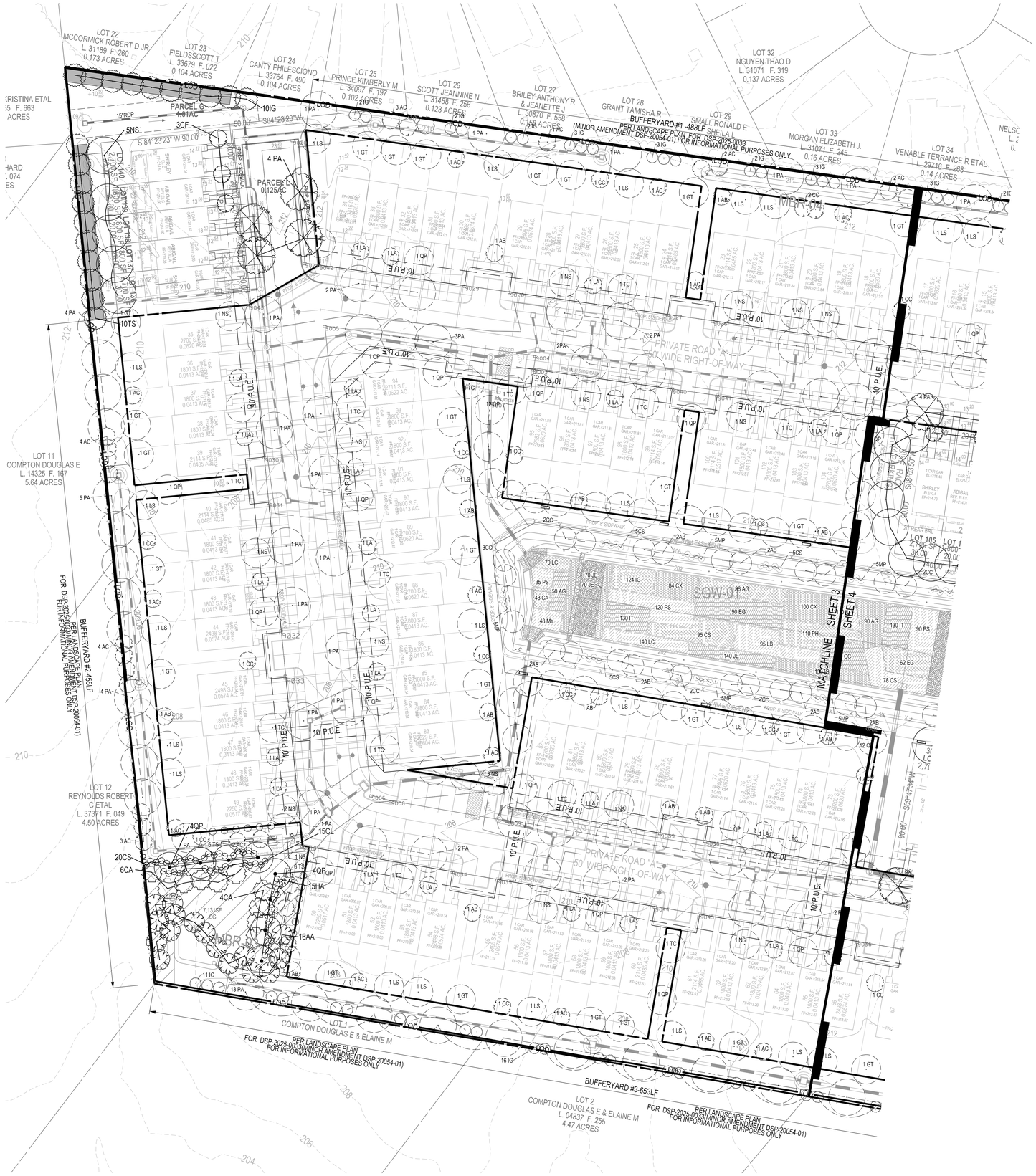

PROPERTY BOUNDARY
REGULATED STREAM (TOP OF BANK)
REGULATED STREAM BUFFER
100-YEAR FLOODPLAIN (EXISTING)
100 YEAR FLOODPLAIN (PROPOSED)
PRIMARY MANAGEMENT AREA (PMA)
LIMIT OF DISTURBANCE
EXISTING TREE LINE
SHADE TREE-MAJOR
SHADE TREE/ORNAMENTAL-MINOR
EVERGREEN TREE
SHRUBS
TREES, SHRUBS, AND HERBACEOUS PLANTS FROM THE LANDSCAPE PLAN OF DSP-20054-01 & THE DPIE SWM PLANTING PLAN. FOR INFORMATIONAL PURPOSES ONLY

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STATE OF MARYLAND
DAVID JOHN BICKEL
No. 3200
LANDSCAPE ARCHITECT

1/8/2026

PLAN VIEW

DETAILED SITE PLAN
THE ENCLAVE AT BRANDYWINE
DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 30'	DATE: APRIL 2025 DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB
SHEET 3 OF 5	CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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PROPERTY BOUNDARY
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REGULATED STREAM BUFFER
100-YEAR FLOODPLAIN (EXISTING)
100 YEAR FLOODPLAIN (PROPOSED)
PRIMARY MANAGEMENT AREA (PMA)
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STATE OF MARYLAND
DAVID JOHN BICKEL
LANDSCAPE ARCHITECT

1/8/2026

PLAN VIEW

DETAILED SITE PLAN
THE ENCLAVE AT BRANDYWINE
DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM: HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 30'	DATE: APRIL 2025 DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB CAD STD'S VERSION: V8 / NCS
SHEET 4 OF 5	
PROJECT NO. 3844-00-00	

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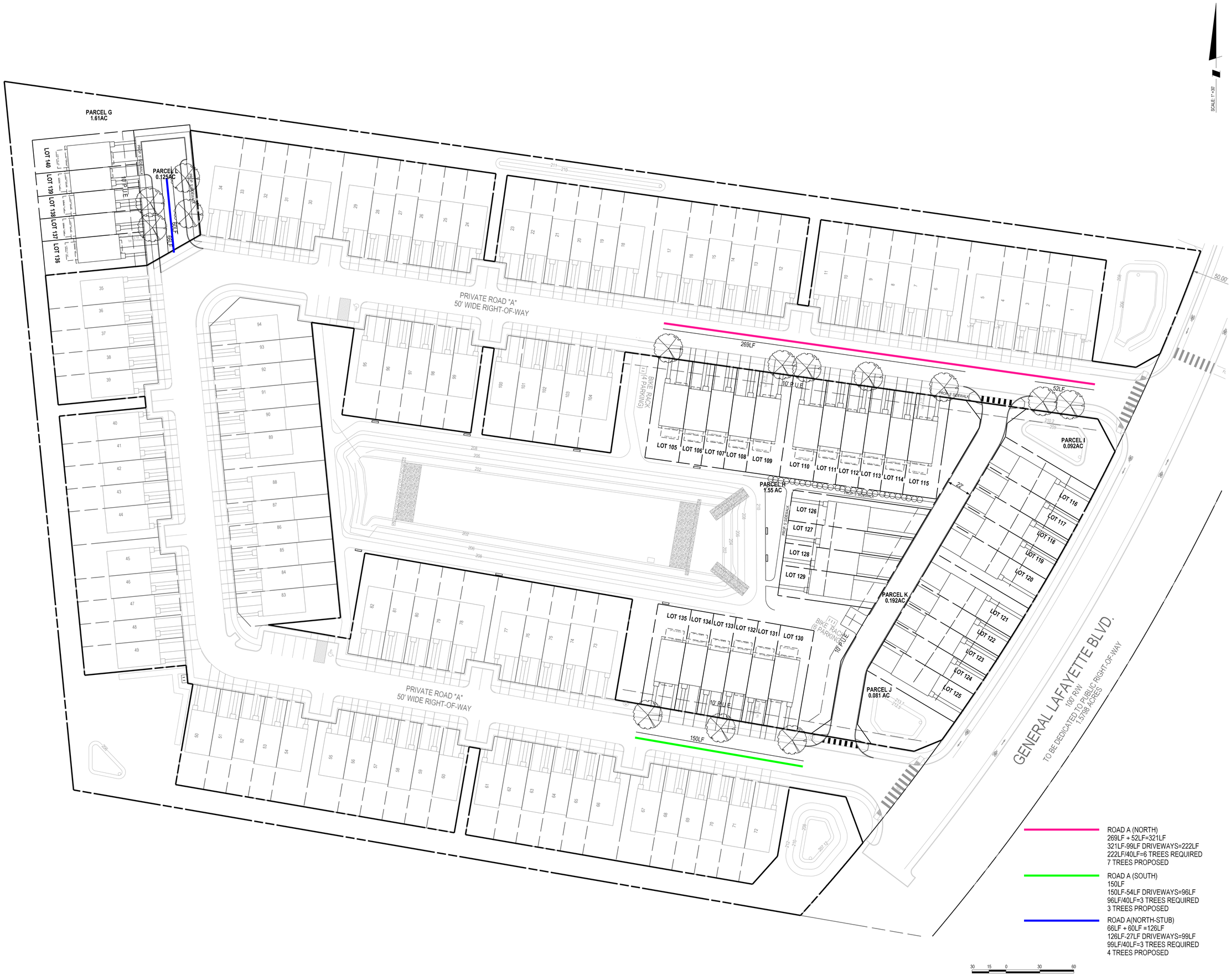

SCALE: 1" =30'

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OWNER / DEVELOPER / APPLICANT

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STATE OF MARYLAND
DAWN JOHN BICKEL
No. 3219
LANDSCAPE ARCHITECT

1/8/2026

SECTION 4-10

LANDSCAPE PLAN

THE ENCLAVE AT BRANDYWINE

DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 30'	DATE: APRIL 2025
SHEET 5 OF 5	DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB CAD STD'S. VERSION: V8 / NCS
PROJECT NO: 3844-00-00	

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PARCEL G
1.61AC

PARCEL L
0.125AC

LOT 140 LOT 139 LOT 138 LOT 137 LOT 136

STREET LIGHTS WITHIN LIMIT OF PHASE 1
DSP-2025-0033(DSP-200254-01 AMENDMENT)

BIKE RACK (4 PARKING)

LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115

PARCEL H
1.55 AC

PARCEL I
0.092AC

LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125

PARCEL K
0.192AC

PARCEL J
0.081 AC

LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135

SCALE: 1" = 30'

30 15 0 30 60

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	14' 16'			SISNRPV ECOSWAP	VLT1-42-GI-5-N-5-N	Victorian PostTop with EcoSwap LED (VLT1), 42 LED's, 4000K CCT, TYPE 5 OPTIC.	3-14' 5-16'	7771	1	69.7	Max: 3035cd

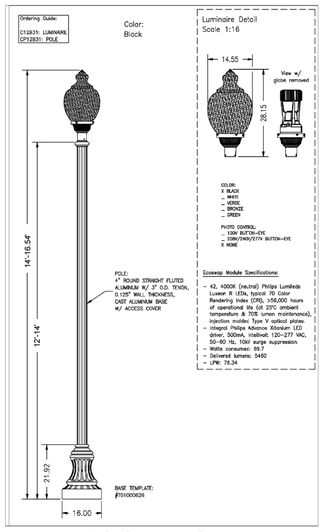
ALL FIXTURES ARE FULL CUT-OFF.

MODEL: C12931 LUMINAIRE, CP12931 POLE
COLOR: BLACK
QUANTITY: 8 TOTAL (3@14' & 5@16.54')
DIMENSIONS: 16' 5 1/8" H. 14' POST H X 4" DIAMETER
14' H. 12' POST H X 4" DIAMETER

MANUFACTURER:
PHILLIPS HADCO
100 CRAFTWAY DRIVE
LITTLETOWN, PA 17340
(800)-331-4185

AVAILABLE FROM:
DEPORTER DOMINICK & ASSOCIATES, LLC
10110 BATTLEVIEW PARKWAY
SUITE 100-C
MANASSAS, VIRGINIA 20109
703-530-9255

NOTES:
1. OR APPROVED EQUAL
2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER.
3. ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
4. HOUSE SHIELDS TO BE INSTALLED AS NECESSARY.
5. COLOR TO BE SELECTED BY OWNER.
6. MEP TO CONNECT ELECTRIC



POST LIGHT

PICTORIAL/SECTION

NOTE: ALL LIGHT FIXTURES ARE FULL CUT OFF FIXTURES

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OWNER / DEVELOPER / APPLICANT

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1/7/2026

PLAN VIEW

LIGHTING PLAN

THE ENCLAVE AT BRANDYWINE

DET-2024-010

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 154, E4	ZONING CATEGORY: RSF-A
WSSC 200' SHEET 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 100' INCH 1" = 30'	DATE: APRIL 2025 DESIGNED: DJB TECHNICIAN: DJB CHECKED: DJB
SHEET 1 OF 1	CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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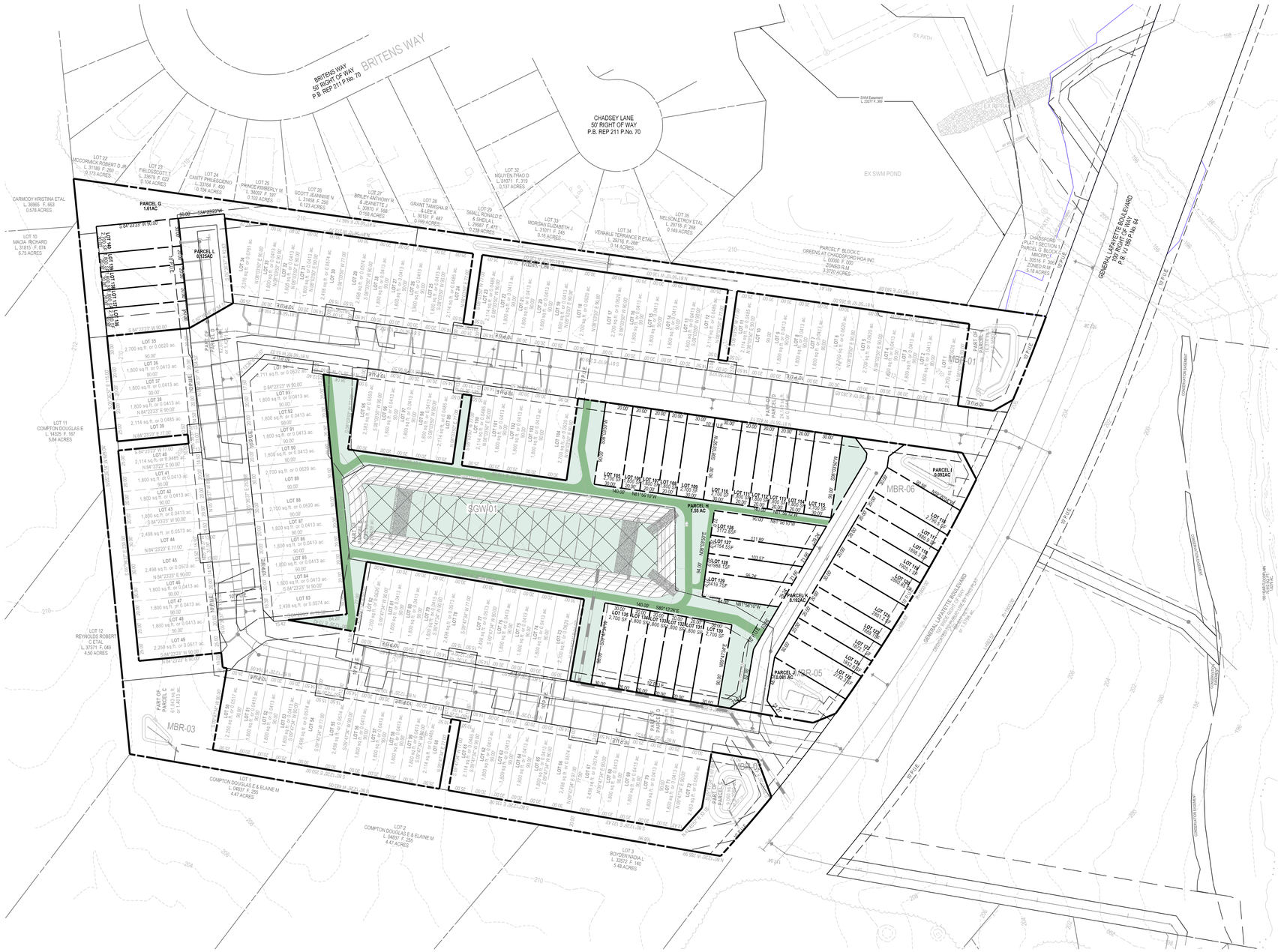
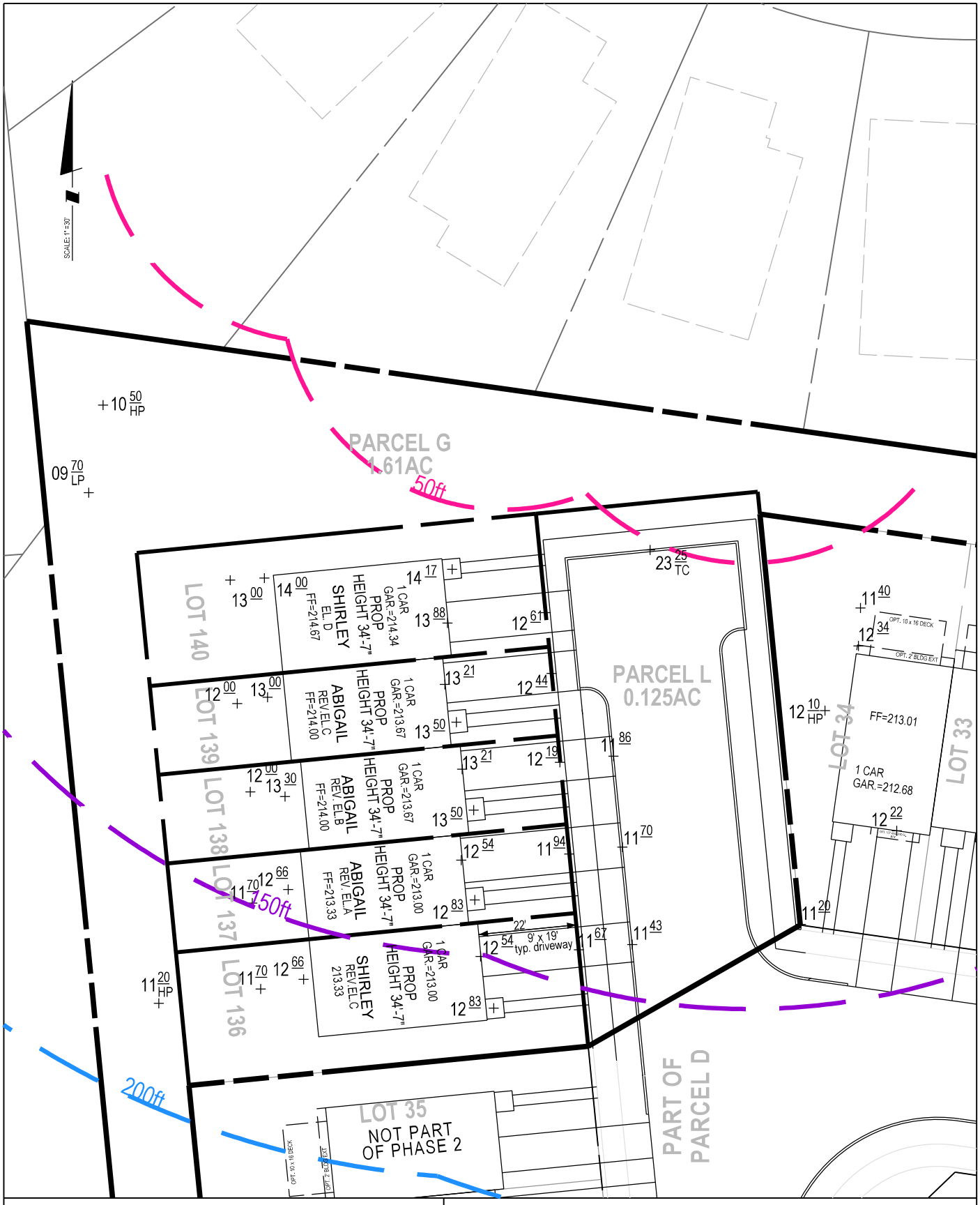

BRITENS WAY
50' RIGHT OF WAY
P.B. REP 211 P.No. 70
CHADSEY LANE
50' RIGHT OF WAY
P.B. REP 211 P.No. 70
GENERAL LAFAYETTE BOULEVARD
100' RIGHT OF WAY
P.B. 166 P.No. 62
EX SWM POND
EX PATH
SWM Easement
L. 23277 F. 369
PARCEL G
1.61AC
PARCEL I
0.12AC
PARCEL H
1.55 AC
PARCEL J
0.092AC
PARCEL K
0.192AC
PARCEL L
0.085 AC
PARCEL F BLOCK C
GREENS AT CHADSFORD HOA INC.
L. 00000 F. 000
ZONED R-M
3.72/0 ACRES
CHADSFORD
PLAT 1 SECTION 1
PARCEL G BLOCK C
MNCPPC
L. 30516 F. 344
ZONED R-M
5.18 ACRES
MBR-01
MBR-02
MBR-03
MBR-04
MBR-05
MBR-06
SGW-01
SWM
LOT 22
MCCORMICK ROBERT D JR
L. 31199 F. 280
0.173 ACRES
LOT 23
FIELDSCOTT T
L. 33679 F. 022
0.104 ACRES
LOT 24
CANTY PHILESCIONO
L. 33764 F. 490
0.104 ACRES
LOT 25
PRINCE KIMBERLY M
L. 34097 F. 197
0.102 ACRES
LOT 26
SCOTT JEANNINE N
L. 31459 F. 256
0.123 ACRES
LOT 27
BRILEY-ANTHONY R
& JEANETTE J
L. 30610 F. 556
0.156 ACRES
LOT 28
GRANT TAMISHA R
& LEE L
L. 30151 F. 487
0.166 ACRES
LOT 29
SMALL RONALD E
& SHEILA L
L. 29967 F. 473
0.239 ACRES
LOT 32
NGUYEN THAO D
L. 39071 F. 319
0.157 ACRES
LOT 33
MORGAN ELIZABETH J
L. 31071 F. 245
0.16 ACRES
LOT 34
VENABLE TERRANCE R ETAL
L. 29216 F. 268
0.14 ACRES
LOT 35
NELSON ETROY ETAL
L. 29216 F. 268
0.149 ACRES
CARMODY KRISTINA ETAL
L. 36995 F. 063
0.578 ACRES
LOT 10
MACIA RICHARD
L. 31615 F. 074
6.75 ACRES
LOT 11
COMPTON DOUGLAS E
L. 14325 F. 167
5.64 ACRES
LOT 12
REYNOLDS ROBERT
C ETAL
L. 37371 F. 040
4.50 ACRES
LOT 1
COMPTON DOUGLAS E & ELAINE M
L. 04837 F. 255
4.47 ACRES
LOT 2
COMPTON DOUGLAS E & ELAINE M
L. 04837 F. 255
4.47 ACRES
LOT 1
BOYDEN NADIA L
L. 32672 F. 140
0.46 ACRES
PART OF PARCEL C
L. 41813 sq. ft.
PART OF PARCEL D
L. 41813 sq. ft.
PART OF PARCEL E
L. 41813 sq. ft.
PART OF PARCEL F
L. 41813 sq. ft.
50' WIDE
SHARED USE PATH
30' WIDE
SHARED USE PATH
50' WIDE
SHARED USE PATH
20' WIDE
SHARED USE PATH
50' WIDE
SHARED USE PATH
30' WIDE
SHARED USE PATH
50' WIDE
SHARED USE PATH
50' WIDE
SHARED USE PATH
50



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NEIGHBORHOOD COMPATIBILITY
27-61203(A) BUILDING HEIGHTS

THE ENCLAVE AT BRANDYWINE

REVISED DECEMBER 2025

30 15 0

JOB NO.	SCALE	DATE
3844-00-00	1"= 30'	NOVEMBER 2025

P:\38440000_Phase2\Exhibits\DSP_Exhibits\Compatibility.sht Scale= 30.0000 sf / in. User= DBickel PLTdrv= PDF_Color_300.pltcfg Pentbl= TEXT_SUB.tbl 12/12/2025 2:09:04 PM

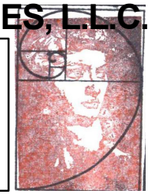
NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1.COVERED PORCH
2.EAVES PROJECTING 12" FROM FAÇADE PLANE
3.MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPOXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



20'/22' UNITS – REAR GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

DECORATIVE GABLE BRACKET

VINYL BOARD & BATTEN SHUTTERS (TYP.)

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

4" WINDOW TRIM SURROUND w/ 8"WINDOW HEAD

WHITE 4 OVER 1 VINYL WINDOWS

VINYL SHAKE SIDING

DECORATIVE DENTAL BRACKET

VERTICAL VINYL SIDING

TYP. ROOF CANOPY w/ BRACKETS

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH

STONE VENEER w/ STONE SILL or 10" SYN. BAND BOARD

4-LITE CRAFTSMAN FRONT DOOR

WHITE SYN. TRIM BOARDS

10" SYN. BAND BOARD

STONE SOLDIER & SILL w/ STONE VENEER

SHIRLEY (22')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	SHIRLEY (22')
LOT #120 – ELEV. 'C'	LOT #119 – ELEV. 'A'	LOT #118 – ELEV. 'B'	LOT #117 – ELEV. 'C'	LOT #116 – ELEV. 'D'

5-UNIT STRIP ELEVATION – LOTS 116-120 (REAR GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 11 FOR BREAKDOWN)

LOTS 116 - 120

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content: SAGE CUSTOM HOMES, L.L.C.
title: 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II'
5-UNIT STRIP – LOTS 116 – 120 (REAR GARAGE)
scale: 3/16" = 1' FILE: Sage_Enclave@brandywine_Phase II_TownElev 2025.05.20 drwn. date 02/17/25

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 1

NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1. COVERED PORCH
2. EAVES PROJECTING 12" FROM FAÇADE PLANE
3. MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE COLLABORATIVE

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20'/22' UNITS – REAR GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

DECORATIVE GABLE BRACKET

4" WINDOW TRIM SURROUND w/ 8"WINDOW HEAD

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH

VINYL BOARD & BATTEN SHUTTERS (TYP.)

WHITE VINYL FYPON LOUVERED VENT

VINYL SHAKE SIDING

WHITE 4 OVER 1 VINYL WINDOWS

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

WHITE VINYL FYPON LOUVERED VENT

TYP. ROOF CANOPY w/ BRACKETS

STONE VENEER w/ STONE SILL or 10" SYN. BAND BOARD

4-LITE CRAFTSMAN FRONT DOOR

VERTICAL VINYL SIDING

10" SYN. BAND BOARD

STONE SOLDIER & SILL w/ STONE VENEER

SHIRLEY (22')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	SHIRLEY (22')
LOT #125 – ELEV. 'C'	LOT #124 – ELEV. 'B'	LOT #123 – ELEV. 'D'	LOT #122 – ELEV. 'C'	LOT #121 – ELEV. 'A' (w/ OPT. GABLE ROOF)

5-UNIT STRIP ELEVATION – LOTS 121-125 (REAR GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 11 FOR BREAKDOWN)

LOTS 121 - 125

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content SAGE CUSTOM HOMES, L.L.C.
scale 3/16" = 1' FILE: Sage_Enclave@brandywine_Phase_II_TownElev 2025.05.20 drwn. date 02/17/25
title 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' 5-UNIT STRIP – LOTS 121 – 125 (REAR GARAGE)

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 2

NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1. COVERED PORCH
2. EAVES PROJECTING 12” FROM FAÇADE PLANE
3. MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE COLLABORATIVE

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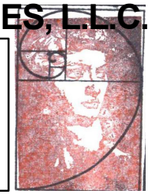

20’/22’ UNITS – REAR GARAGE
THE ENCLAVE @ BRANDYWINE
‘PHASE II’

VINYL SHAKE SIDING

VINYL BOARD & BATTEN SHUTTERS (TYP.)

WHITE 4 OVER 1 VINYL WINDOWS

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

TWIN 5” EXPOSURE HORIZONTAL VINYL SIDING 20’-0” LENGTH

WHITE VINYL FYPON LOUVERED VENT

VERTICAL VINYL SIDING

DECORATIVE DENTAL BRACKET

10” SYN. BAND BOARD

STONE VENEER w/ STONE SILL or 10” SYN. BAND BOARD

WHITE SYN. TRIM BOARDS

STONE SOLDIER & SILL w/ STONE VENEER

TYP. ROOF CANOPY w/ BRACKETS

4-LITE CRAFTSMAN FRONT DOOR

SHIRLEY (22’)
LOT #126 – ELEV. ‘A’
(SHOWN w/ OPT. GABLE)

ABIGAIL (20’)
LOT #127 – ELEV. ‘C’

ABIGAIL (20’)
LOT #128 – ELEV. ‘B’

SHIRLEY (22’)
LOT #129 – ELEV. ‘D’

4-UNIT STRIP ELEVATION – LOTS 126-129 (REAR GARAGE)
22’ / 20’ UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR
(SEE SHEET 11 FOR BREAKDOWN)

LOTS 126 - 129

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scale 3/16" = 1' FILE Sage_Enclave@brandywine_Phase2_TownElev 2025.05.20 drwn. date 02/17/25
title ‘THE ENCLAVE @ BRANDYWINE’ – ‘PHASE II’ 4-UNIT STRIP – LOTS 126 – 129 (REAR GARAGE)

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 3

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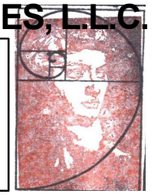

20'/22' UNITS – REAR GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

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5-UNIT STRIP – LOTS 116-120
REAR ELEVATION

SHIRLEY (22') LOT 116 - ELEV. 'D' (OPT. MID KITCHEN) w/ OPT CANT.DECK
ABIGAIL (20') LOT 117 - ELEV. 'C'
ABIGAIL (20') LOT 118 - ELEV. 'B' (w/ OPT. CANT. DECK)
ABIGAIL (20') LOT 119 - ELEV. 'A' (w/ OPT. CANT. DECK)
SHIRLEY (22') LOT 120 - ELEV. 'C' (OPT. REAR KITCHEN)

SIDE & REAR ELEVATIONS

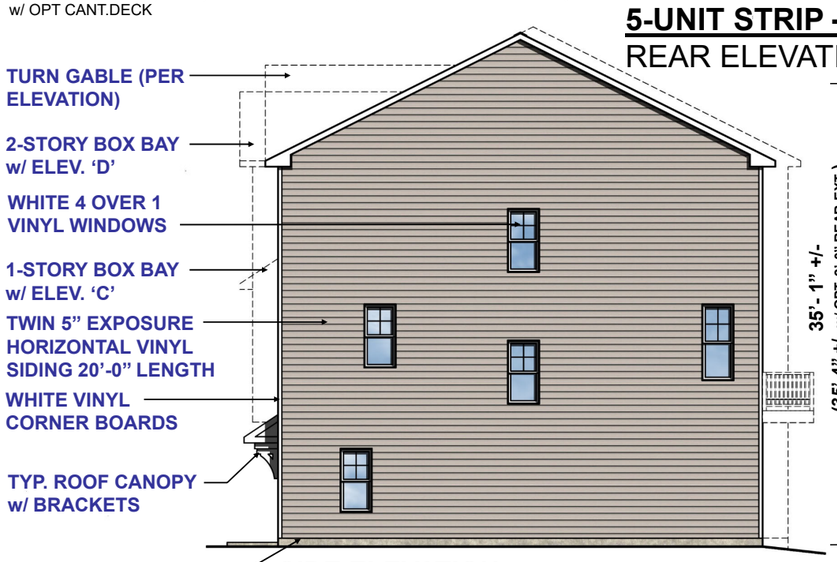
NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

SHIRLEY (22') LOT 129 - ELEV. 'D' (OPT. REAR KITCHEN) w/ OPT CANT.DECK
ABIGAIL (20') LOT 128 – ELEV. 'B'
ABIGAIL (20') LOT 127 – ELEV. 'C' (w/ OPT. CANT. DECK)
SHIRLEY (22') LOT 126 – ELEV. 'A' (OPT. MID KITCHEN)

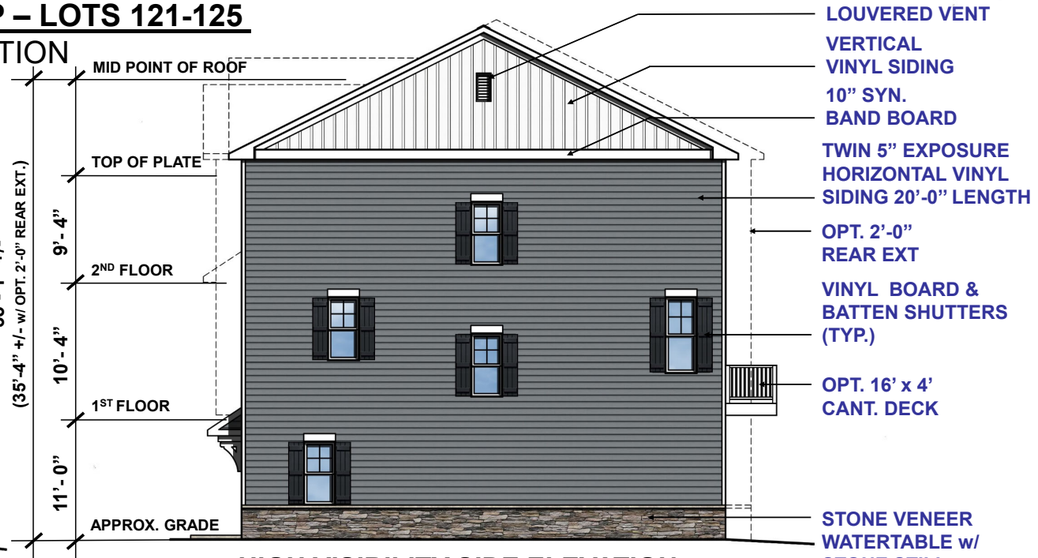
SHIRLEY (22') LOT 121 - ELEV. 'A' (OPT. MID KITCHEN) w/ OPT CANT.DECK
ABIGAIL (20') LOT 122 - ELEV. 'C' (w/ OPT. CANT. DECK)
ABIGAIL (20') LOT 123 - ELEV. 'D'
ABIGAIL (20') LOT 124 - ELEV. 'B' (w/ OPT. CANT. DECK)
SHIRLEY (22') LOT 125 - ELEV. 'C' (OPT. REAR KITCHEN)

4-UNIT STRIP – LOTS 126-129
REAR ELEVATION

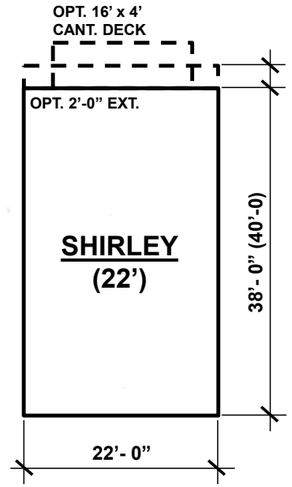
5-UNIT STRIP – LOTS 121-125
REAR ELEVATION

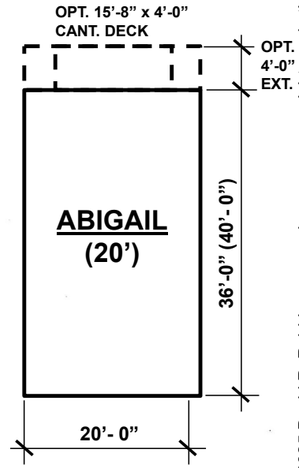


SIDE ELEVATION
SHIRLEY (22' UNIT)
(LOTS 120, 121, 126 & 129)



HIGH VISIBILITY SIDE ELEVATION
SHIRLEY (22' UNIT) (LOTS 116 & 125)





TYPICAL FOOTPRINTS

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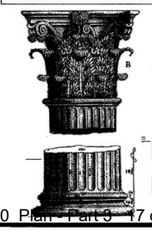
scale: 3/16" = 1' | Sage_Enclave@brandywine_Phase_II_TownElev | date: 02/17/25
title: 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' REAR GARAGE – 22' / 20' UNITS)
drwn. | FILE: 2025.05.20

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 4



NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1.COVERED PORCH
2.EAVES PROJECTING 12" FROM FAÇADE PLANE
3.MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE COLLABORATIVE

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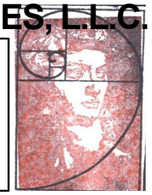

20'/22' UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

DECORATIVE GABLE BRACKET
VINYL BOARD & BATTEN SHUTTERS (TYP.)
VERTICAL VINYL SIDING
WHITE VINYL FYPON LOUVERED VENT
VINYL SHAKE SIDING
WHITE 4 OVER 1 VINYL WINDOWS
DECORATIVE DENTAL BRACKET
ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

TYP. ROOF CANOPY w/ BRACKETS
FULL STONE VENEER or w/ STONE SILL / 10" SYN. BAND BOARD
TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH
WHITE SYN. TRIM BOARDS
4-LITE CRAFTSMAN FRONT DOOR
10" SYN. BAND BOARD
STONE SOLDIER & SILL w/ STONE VENEER

SHIRLEY (22')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	SHIRLEY (22')
LOT #109 – ELEV. 'C'	LOT #108 – ELEV. 'A'	LOT #107 – ELEV. 'D'	LOT #106 – ELEV. 'C'	LOT #105 – ELEV. 'A' (SHOWN w/ OPT. GABLE)

5-UNIT STRIP ELEVATION – LOTS 105-109 (FRONT GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 105 - 109

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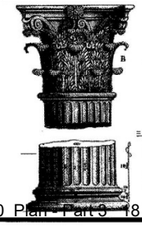
title 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' 5-UNIT STRIP – LOTS 105 – 109 (FRONT GARAGE)

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 5



NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1. COVERED PORCH
2. EAVES PROJECTING 12” FROM FAÇADE PLANE
3. MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

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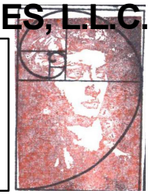

20’/22’ UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
‘PHASE II’

DECORATIVE GABLE BRACKET

VINYL BOARD & BATTEN SHUTTERS (TYP.)

WHITE VINYL FYPON LOUVERED VENT

VERTICAL VINYL SIDING

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

8” WINDOW HEAD w/ 4” SILL

VINYL SHAKE SIDING

WHITE 4 OVER 1 VINYL WINDOWS

DECORATIVE DENTAL BRACKET

TYP. ROOF CANOPY w/ BRACKETS

FULL STONE VENEER or w/ STONE SILL / 10” SYN. BAND BOARD

4-LITE CRAFTSMAN FRONT DOOR

TWIN 5” EXPOSURE HORIZONTAL VINYL SIDING 20’-0” LENGTH

WHITE SYN. TRIM BOARDS

10” SYN. BAND BOARD

STONE SOLDIER & SILL w/ STONE VENEER

SHIRLEY (22’)	ABIGAIL (20’)	ABIGAIL (20’)	ABIGAIL (20’)	ABIGAIL (20’)	SHIRLEY (22’)
LOT #115 – ELEV. ‘B’	LOT #114 – ELEV. ‘D’	LOT #113 – ELEV. ‘A’	LOT #112 – ELEV. ‘C’	LOT #111 – ELEV. ‘B’	LOT #110 – ELEV. ‘D’

6-UNIT STRIP ELEVATION – LOTS 110-115 (FRONT GARAGE)
22’ / 20’ UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 110 - 115

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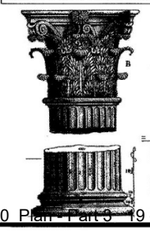
content SAGE CUSTOM HOMES, L.L.C.
title ‘THE ENCLAVE @ BRANDYWINE’ – ‘PHASE II’ 6-UNIT STRIP – LOTS 110 – 115 (FRONT GARAGE)
scale 3/16” = 1’ FILE Sage_Enclave@brandywine_Phase2_TownElev 2025.05.20 drwn. date 02/17/25

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 6



NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1. COVERED PORCH
2. EAVES PROJECTING 12" FROM FAÇADE PLANE
3. MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE COLLABORATIVE

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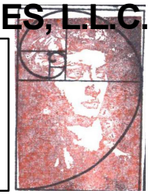

20'/22' UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

VINYL BOARD & BATTEN SHUTTERS (TYP.)

WHITE VINYL FYPON LOUVERED VENT

VERTICAL VINYL SIDING

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

8" WINDOW HEAD w/ 4" SILL

VINYL SHAKE SIDING

WHITE 4 OVER 1 VINYL WINDOWS

DECORATIVE DENTAL BRACKET

TYP. ROOF CANOPY w/ BRACKETS

FULL STONE VENEER or w/ STONE SILL / 10" SYN. BAND BOARD

4-LITE CRAFTSMAN FRONT DOOR

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH

WHITE SYN. TRIM BOARDS

10" SYN. BAND BOARD

STONE SOLDIER & SILL w/ STONE VENEER

SHIRLEY (22')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	SHIRLEY (22')
LOT #135 – ELEV. 'B'	LOT #134 – ELEV. 'D'	LOT #133 – ELEV. 'B'	LOT #132 – ELEV. 'C'	LOT #131 – ELEV. 'A' (SHOWN w/ OPT. GABLE)	LOT #130 – ELEV. 'D'

6-UNIT STRIP ELEVATION – LOTS 130-135 (FRONT GARAGE)
22' / 20' UNITS

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 130 - 135

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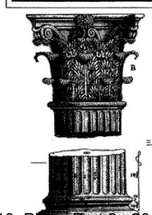
content: SAGE CUSTOM HOMES, L.L.C.
scale 3/16" = 1' | Sage_Enclave@brandywine_Phase_II_TownElev | FILE 2025.05.20 | drwn. | date 02/17/25
title: 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II'
6-UNIT STRIP – LOTS 130 – 135 (FRONT GARAGE)

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 7



SHIRLEY (22')
LOT 130 – ELEV. 'D'
(OPT. MID KITCHEN)
(w/ OPT .DECK)

ABIGAIL (20')
LOT 131 – ELEV. 'A'
(w/ OPT. DECK)

ABIGAIL (20')
LOT 132 – ELEV. 'C'

ABIGAIL (20')
LOT 133 – ELEV. 'B'
(w/ OPT. DECK)

ABIGAIL (20')
LOT 134 – ELEV. 'D'

SHIRLEY (22')
LOT 135 – ELEV. 'B'
(OPT. REAR KITCHEN)
(w/ OPT .DECK)

6-UNIT STRIP
LOTS 130-135
REAR ELEVATION

SHIRLEY (22')
LOT 109 – ELEV. 'C'
(OPT. MID KITCHEN)
(w/ OPT .DECK)

ABIGAIL (20')
LOT 108 – ELEV. 'A'

ABIGAIL (20')
LOT 107 – ELEV. 'D'
(w/ OPT. DECK)

ABIGAIL (20')
LOT 106 – ELEV. 'C'

SHIRLEY (22')
LOT 105 – ELEV. 'A'
(OPT. REAR KITCHEN)
(w/ OPT. DECK)

5-UNIT STRIP – LOTS 109-105
REAR ELEVATION

NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

SIDE & REAR ELEVATIONS

SHIRLEY (22')
LOT 115 – ELEV. 'B'
(OPT. MID KITCHEN)
(w/ OPT .DECK)

ABIGAIL (20')
LOT 114 – ELEV. 'D'

ABIGAIL (20')
LOT 113 – ELEV. 'A'
(w/ OPT. DECK)

ABIGAIL (20')
LOT 112 – ELEV. 'C'

ABIGAIL (20')
LOT 111 – ELEV. 'B'
(w/ OPT. DECK)

SHIRLEY (22')
LOT 110 – ELEV. 'D'
(OPT. REAR KITCHEN)
(w/ OPT .DECK)

6-UNIT STRIP
LOTS 115-110
REAR ELEVATION

SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE
COLLABORATIVE

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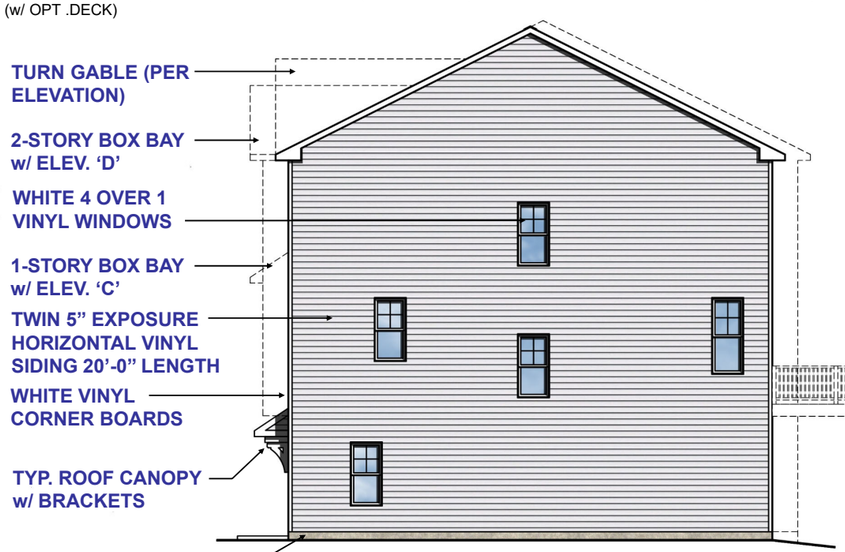
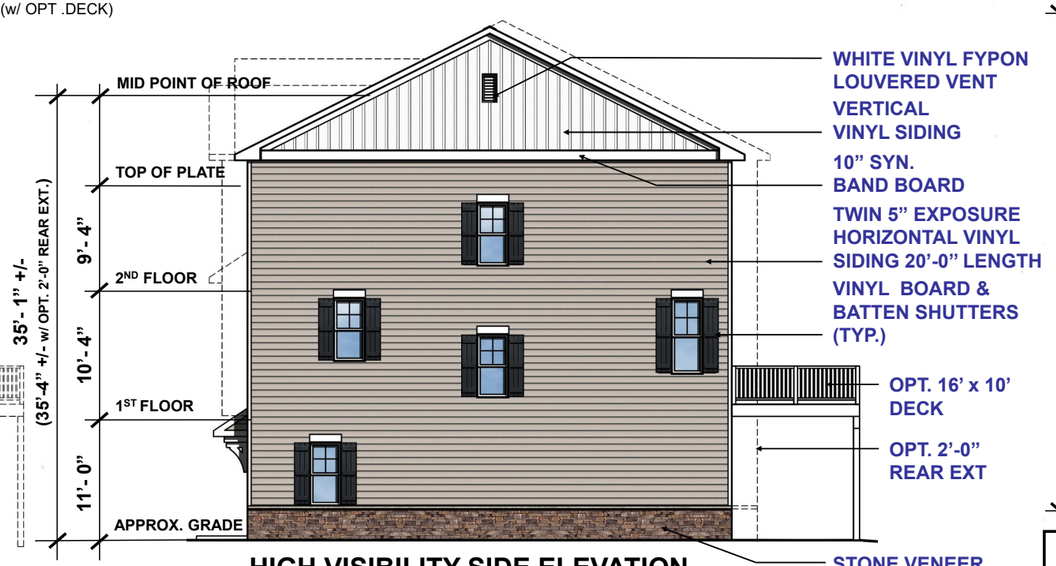
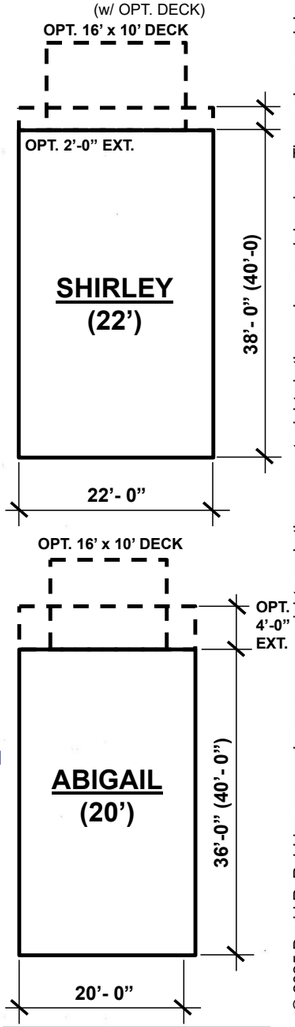
20'/22' UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'



TYP. SIDE ELEVATION
SHIRLEY (22' UNIT)
(LOTS 105, 109, 110 & 135)



HIGH VISIBILITY SIDE ELEVATION
SHIRLEY (22' UNIT) (LOTS 115 & 130)



TYPICAL FOOTPRINTS

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content SAGE CUSTOM HOMES, L.L.C.
scale 3/16" = 1' FILE: Sage_Enclave@brandywine_Phase_II_TownElev 02/17/25
"THE ENCLAVE @ BRANDYWINE" – "PHASE II"
FRONT GARAGE – 22' / 20' UNITS)
title

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET #
8

NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

FRONT FAÇADE DESIGN FEATURES
(ALL ELEVATIONS)
1.COVERED PORCH
2.EAVES PROJECTING 12" FROM FAÇADE PLANE
3.MULTIPLE WINDOWS WITH A MINIMUM OF FOUR-INCH-WIDE TRIM

SAGE CUSTOM HOMES, L.L.C.

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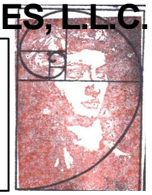

20'/22' UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
'PHASE II'

DECORATIVE GABLE BRACKET

VINYL BOARD & BATTEN SHUTTERS (TYP.)

WHITE 4 OVER 1 VINYL WINDOWS

8" WINDOW HEAD w/ 4" SILL

WHITE VINYL FYPON LOUVERED VENT

VINYL SHAKE SIDING

VERTICAL VINYL SIDING

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

DECORATIVE DENTAL BRACKET

TYP. ROOF CANOPY w/ BRACKETS

STONE VENEER w/ STONE SILL

4-LITE CRAFTSMAN FRONT DOOR

WHITE SYN. TRIM BOARDS

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH

10" SYN. BAND BOARD

STONE SOLDIER & SILL w/ STONE VENEER

SHIRLEY (22')	ABIGAIL (20')	ABIGAIL (20')	ABIGAIL (20')	SHIRLEY (22')
LOT #136 – ELEV. 'D'	LOT #137 – ELEV. 'B'	LOT #138 – ELEV. 'D'	LOT #139 – ELEV. 'A'	LOT #140 – ELEV. 'C'

TPYICAL 5-UNIT STRIP ELEVATION
22' / 20' UNITS - FRONT ELEVATION

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 12 FOR BREAKDOWN)

LOTS 136 - 140

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content: SAGE CUSTOM HOMES, L.L.C.
title: 'THE ENCLAVE @ BRANDYWINE' LOTS #136 -140 (5-UNIT STRIP – 22' / 20' UNITS)
scale 3/16" = 1' | FILE: 2025.02.17 Sage_MichaelsRetreat_TownElevations | drwn. | date 02/17/25

revisions	
07/01/25	TRANSPARENCY FRONT ELEVATION
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 9

SHIRLEY (22’) – LOT #140
ELEVATION ‘C’
(OPT. REAR KITCHEN)
w/ OPT. DECK

ABIGAIL (20’) – LOT #139
ELEVATION ‘A’

ABIGAIL (20’) – LOT #138
ELEVATION ‘D’
(w/ OPT. DECK)

ABIGAIL (20’) – LOT #137
ELEVATION ‘B’

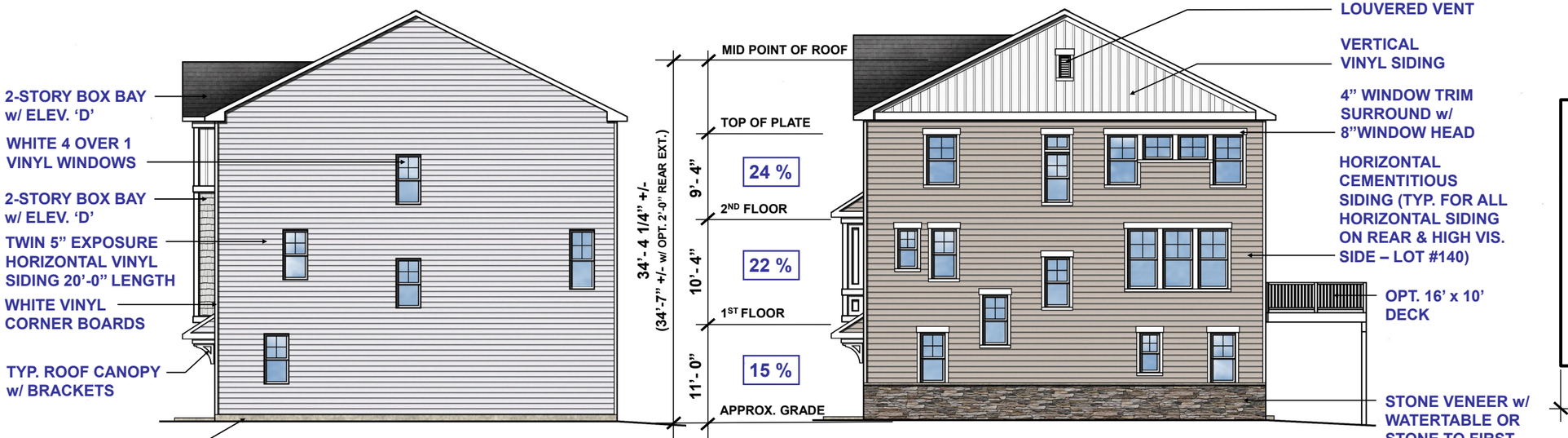
SHIRLEY (22’) – LOT #136
ELEVATION ‘D’
(OPT. MID KITCHEN)
w/ OPT. DECK

5-UNIT STRIP – LOTS 136-140
REAR ELEVATION

PERCENTAGES REPRESENT AMOUNT OF TRANSPARENCY PER FLOOR (SEE SHEET 13 FOR BREAKDOWN)

NOTE: FRONT ELEVATIONS & SHIRLEY SIDE ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

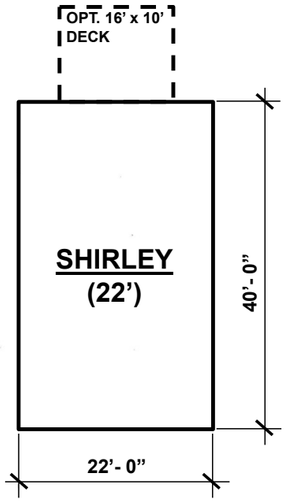
SIDE & REAR ELEVATIONS

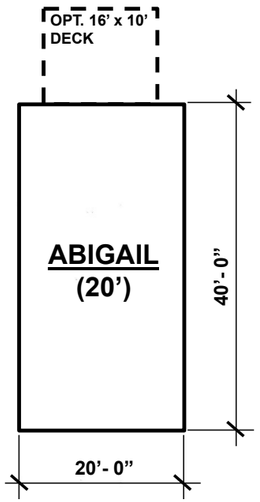


TYP. SIDE ELEVATION – LOT #136
SHIRLEY (22’ UNIT) – ELEVATION ‘D’

HIGH VISIBILITY SIDE ELEVATION – LOT #140
SHIRLEY (22’ UNIT) - ELEVATION ‘C’

TYPICAL FOOTPRINTS





SAGE CUSTOM HOMES, L.L.C.

ARCHITECTURE COLLABORATIVE

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20’/22’ UNITS – FRONT GARAGE
THE ENCLAVE @ BRANDYWINE
LOTS #136-140

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Tel.: (410) 465-7500 Fax: (410) 465-0903

content: SAGE CUSTOM HOMES, L.L.C. | Sage_MichaelsRetreat_TownElevations | date 02/17/25
scale 3/16” = 1’ | FILE 2025.02.17 | drwn.
title: ‘THE ENCLAVE @ BRANDYWINE’
LOTS #136 -140 (5-UNIT STRIP – 22’ / 20’ UNITS)

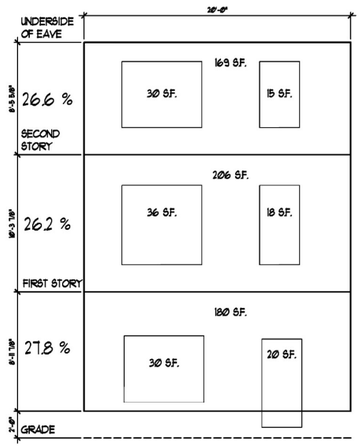
revisions	
XX/XX/XX	XXXXXXXX
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

SHEET # 10

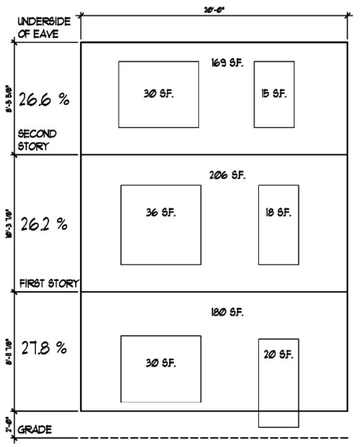
LOTS 116 – 120 (REAR GARAGE)						
UNIT	LOT 116 SHIRLEY 'D'	LOT 117 ABIGAIL 'C'	LOT 118 ABIGAIL 'B'	LOT 119 ABIGAIL 'A'	LOT 120 SHIRLEY 'C'	**TOTAL**
LOWER LEVEL	25.4%	27.8%	27.8%	27.8%	25.4%	**27%**
FIRST FLOOR	19.3%	26.2%	26.2%	26.2%	30.1%	**26%**
SECOND FLOOR	24.2%	26.6%	17.8%	17.8%	16.1%	**21%**

LOTS 121 – 125 (REAR GARAGE)						
UNIT	LOT 121 SHIRLEY 'A'	LOT 122 ABIGAIL 'C'	LOT 123 ABIGAIL 'D'	LOT 124 ABIGAIL 'B'	LOT 125 SHIRLEY 'C'	**TOTAL**
LOWER LEVEL	29.4%	27.8%	27.8%	27.8%	25.4%	**28%**
FIRST FLOOR	30.1%	26.2%	26.2%	26.2%	30.1%	**28%**
SECOND FLOOR	16.1%	26.6%	26.6%	17.8%	16.1%	**21%**

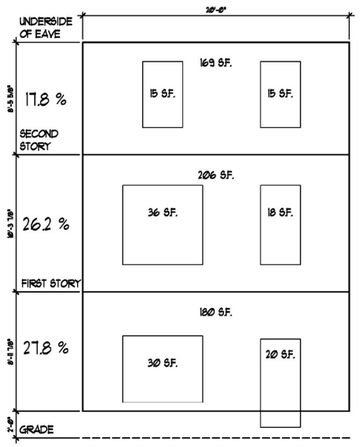
LOTS 126 – 129 (REAR GARAGE)					
UNIT	LOT 121 SHIRLEY 'A'	LOT 122 ABIGAIL 'C'	LOT 123 ABIGAIL 'B'	LOT 124 ABIGAIL 'D'	**TOTAL**
LOWER LEVEL	25.4%	27.8%	27.8%	25.4%	**27%**
FIRST FLOOR	30.1%	26.2%	26.2%	19.3%	**26%**
SECOND FLOOR	16.1%	26.6%	17.8%	24.2%	**21%**



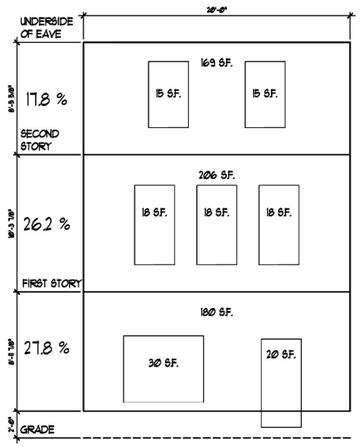
ABIGAIL - ELEV. 'D'



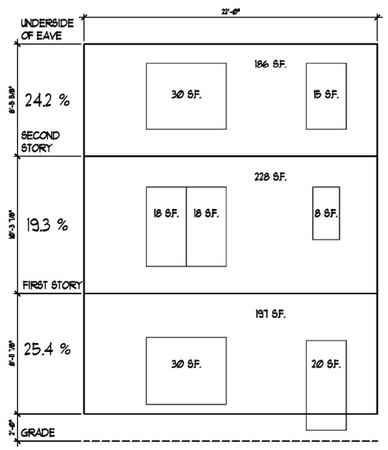
ABIGAIL - ELEV. 'C'



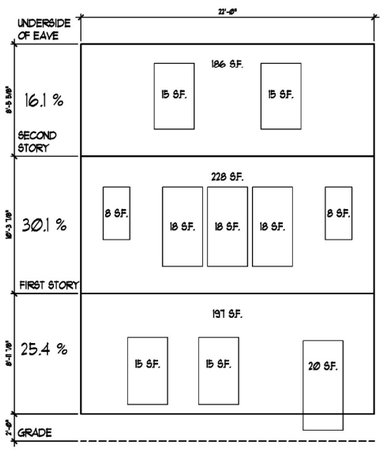
ABIGAIL - ELEV. 'B'



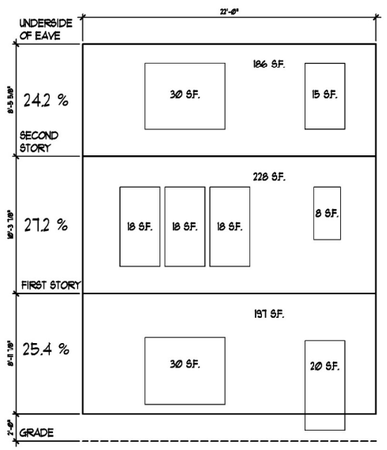
ABIGAIL - ELEV. 'A'



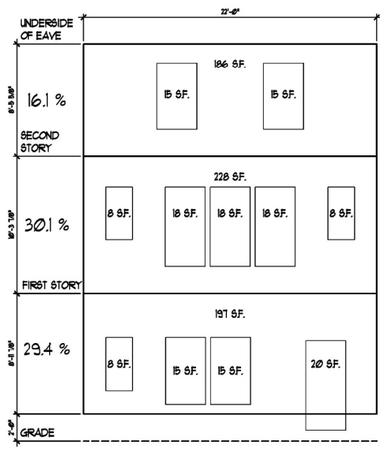
SHIRLEY - ELEV. 'D'



SHIRLEY - ELEV. 'C'



SHIRLEY - ELEV. 'B'



SHIRLEY - ELEV. 'A'

SAGE CUSTOM HOMES, L.L.C.

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20'/22' UNITS – REAR GARAGE

THE ENCLAVE @ BRANDYWINE

'PHASE II'

TRANSPARENCY (REAR GARAGE)

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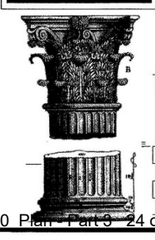
content: SAGE CUSTOM HOMES, L.L.C.
scale:
Sage_Enclave@brandywine_Phase II_TownElev
FILE: 2025.05.20 drwn. date 02/17/25
title: 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' TRANSPARENCY (REAR GARAGE)

revisions		
05/28/25	TRANSPARENCY PRECENTAGES	
09/23/25	M-NCPPC - REVIEW COMMENTS	
10/13/25	CORDINATION w/ HARDLINE PLANS	
11/10/25	M-NCPPC - REVIEW COMMENTS #2	

SHEET #
11

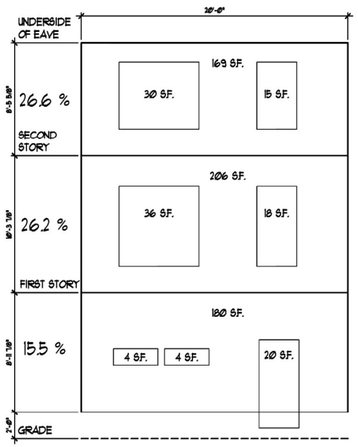


LOTS 105 – 109 (FRONT GARAGE)						
UNIT	LOT 105 SHIRLEY 'A'	LOT 106 ABIGAIL 'C'	LOT 107 ABIGAIL 'D'	LOT 108 ABIGAIL 'A'	LOT 109 SHIRLEY 'C'	**TOTAL**
LOWER LEVEL	15.2%	15.5%	15.5%	15.5%	15.2%	**15%**
FIRST FLOOR	30.1%	26.2%	26.2%	26.2%	30.1%	**28%**
SECOND FLOOR	16.1%	26.6%	26.6%	17.8%	16.1%	**21%**

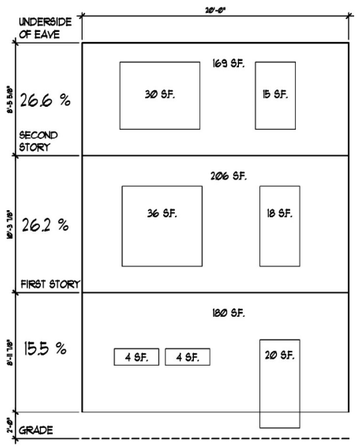
LOTS 110 – 115 (FRONT GARAGE)							
UNIT	LOT 110 SHIRLEY 'D'	LOT 111 ABIGAIL 'B'	LOT 112 ABIGAIL 'C'	LOT 113 ABIGAIL 'A'	LOT 114 ABIGAIL 'D'	LOT 115 SHIRLEY 'B'	**TOTAL**
LOWER LEVEL	15.2%	15.5%	15.5%	15.5%	15.5%	15.2%	**15%**
FIRST FLOOR	19.3%	26.2%	26.2%	26.2%	26.2%	27.2%	**25%**
SECOND FLOOR	24.2%	17.8%	26.6%	17.8%	26.6%	24.2%	**23%**

LOTS 130 – 135 (FRONT GARAGE)							
UNIT	LOT 135 SHIRLEY 'B'	LOT 134 ABIGAIL 'D'	LOT 133 ABIGAIL 'B'	LOT 132 ABIGAIL 'C'	LOT 131 ABIGAIL 'A'	LOT 130 SHIRLEY 'D'	**TOTAL**
LOWER LEVEL	15.2%	15.5%	15.5%	15.5%	15.5%	15.2%	**15%**
FIRST FLOOR	27.2%	26.2%	26.2%	26.2%	26.2%	27.2%	**27%**
SECOND FLOOR	24.2%	26.6%	17.8%	26.6%	17.8%	19.3%	**22%**

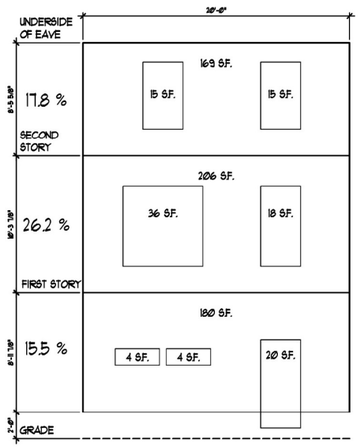
LOTS 136 – 140 (FRONT GARAGE)							
UNIT	LOT 136 SHIRLEY 'D'	LOT 137 ABIGAIL 'B'	LOT 138 ABIGAIL 'D'	LOT 139 ABIGAIL 'A'	LOT 140 SHIRLEY 'C'	**TOTAL**
LOWER LEVEL	15.2%	15.5%	15.5%	15.5%	15.2%	**15%**
FIRST FLOOR	19.3%	26.2%	26.2%	26.2%	30.1%	**26%**
SECOND FLOOR	24.2%	17.8%	26.6%	17.8%	16.1%	**21%**



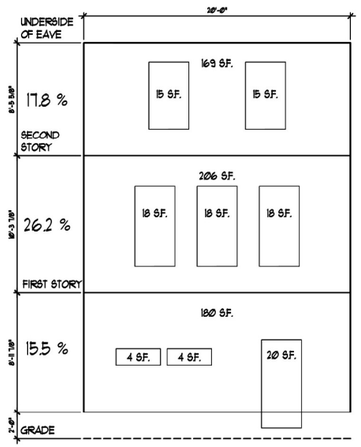
ABIGAIL - ELEV. 'D'



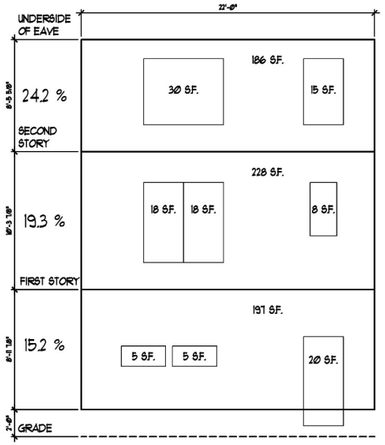
ABIGAIL - ELEV. 'C'



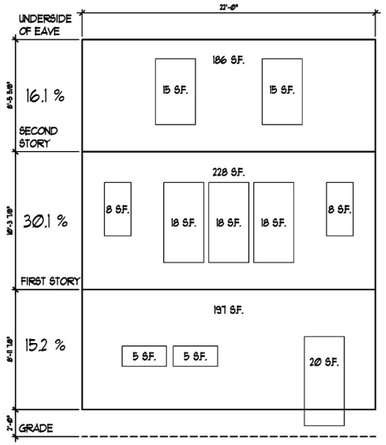
ABIGAIL - ELEV. 'B'



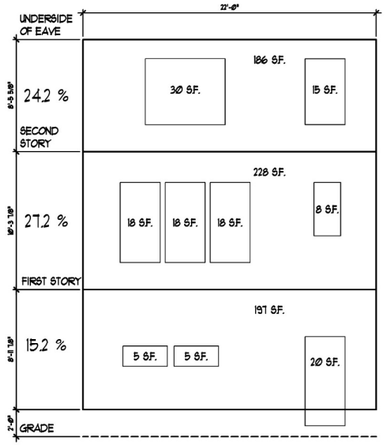
ABIGAIL - ELEV. 'A'



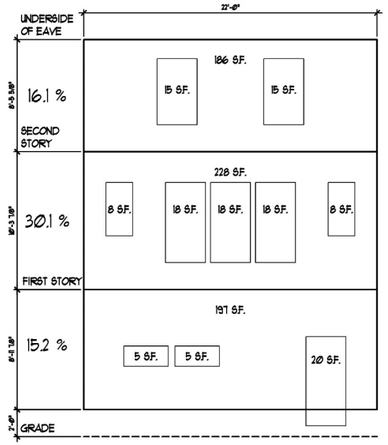
SHIRLEY - ELEV. 'D'



SHIRLEY - ELEV. 'C'



SHIRLEY - ELEV. 'B'



SHIRLEY - ELEV. 'A'

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ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPOXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.

20'/22' UNITS – FRONT GARAGE

THE ENCLAVE @ BRANDYWINE

'PHASE II'

TRANSPARENCY (FRONT GARAGE)

Architecture Collaborative, Inc.
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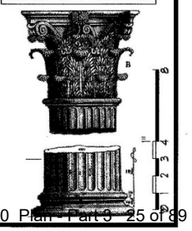
Ellicot City, MD 21043
www.archcol.com
Tel.: (410) 465-7500
Fax: (410) 465-0903

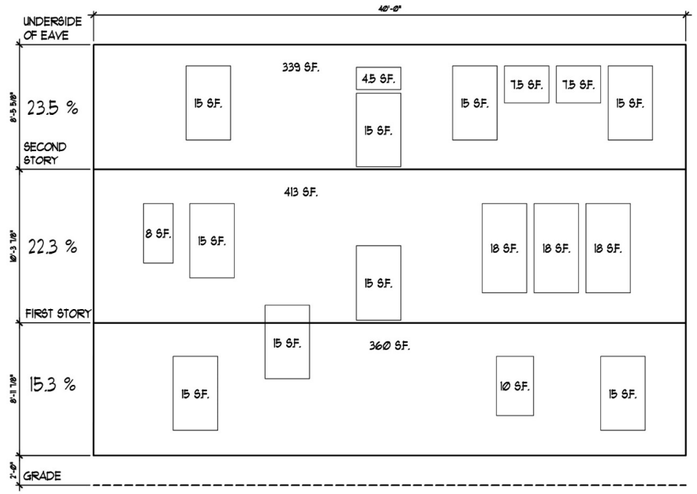
content: SAGE CUSTOM HOMES, L.L.C.
scale:
tile: 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' TRANSPARENCY (FRONT GARAGE)
drwn. Sage_Enclave@brandywine_Phase II_TownElev date 02/17/25
FILE: 2025.05.20

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

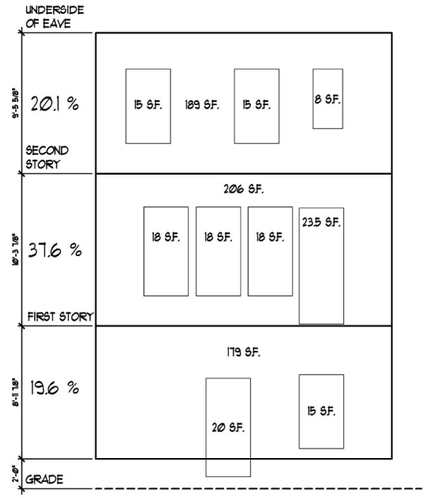
SHEET #
12



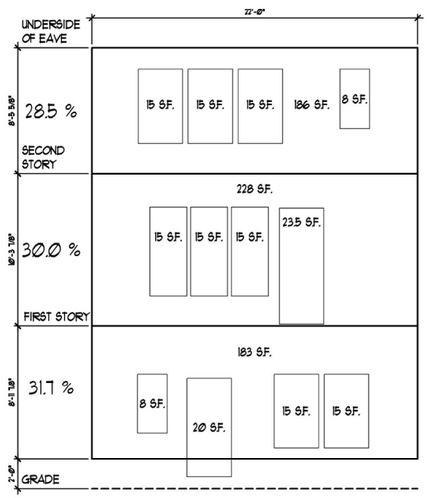
LOTS 136 – 140 –REAR ELEVATION (FRONT GARAGE)						
UNIT	LOT 136 SHIRLEY 'D'	LOT 106 ABIGAIL 'B'	LOT 107 ABIGAIL 'D'	LOT 108 ABIGAIL 'A'	LOT 109 SHIRLEY 'C'	**TOTAL**
LOWER LEVEL	31.7%	19.6%	19.6%	19.6%	31.7%	**24%**
FIRST FLOOR	30.0%	37.6%	37.6%	37.6%	30.0%	**36%**
SECOND FLOOR	28.5%	20.1%	20.1%	20.1%	28.5%	**23.5%**



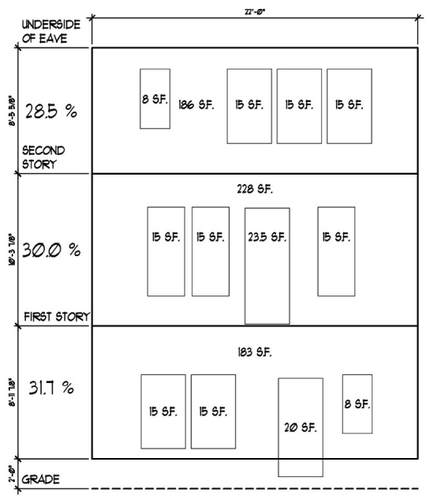
SHIRLEY - LOT #140



ABIGAIL - MID / REAR KITCHEN
(FRONT GARAGE)



SHIRLEY - MID KITCHEN
(FRONT GARAGE)



SHIRLEY - REAR KITCHEN
(FRONT GARAGE)

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20'/22' UNITS – FRONT GARAGE

THE ENCLAVE @ BRANDYWINE

'PHASE II'

TRANSPARENCY (FRONT GARAGE)

LOTS 136 - 140

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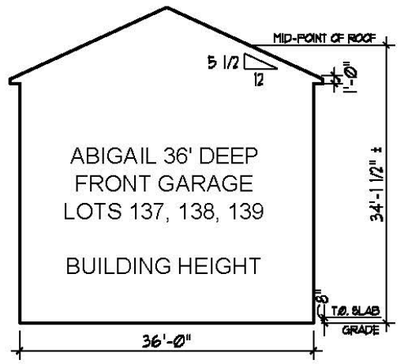
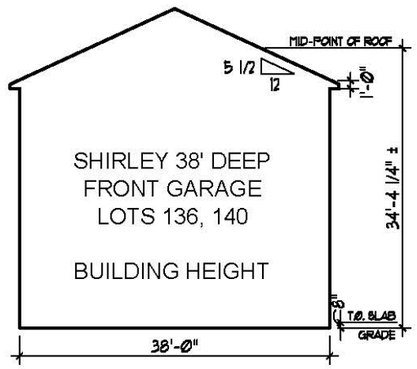
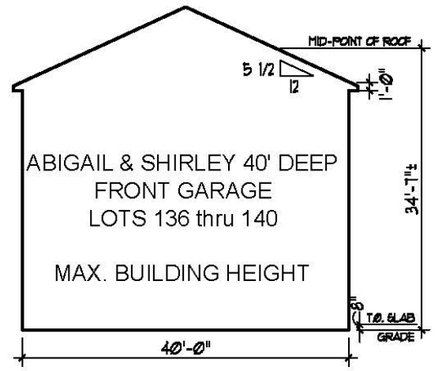
content SAGE CUSTOM HOMES, L.L.C.
scale
title 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' TRANSPARENCY LOTS 136-140 (REAR GARAGE)
FILE Sage_Enclave@brandywine_Phase II_TownElev date 02/17/25
2025.05.20 drwn.

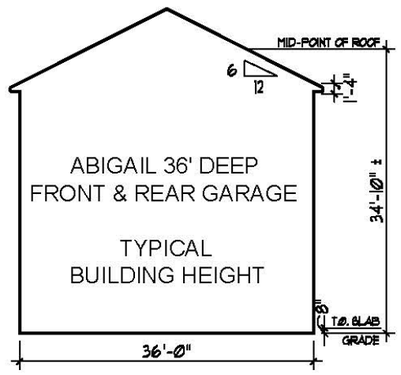
revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2

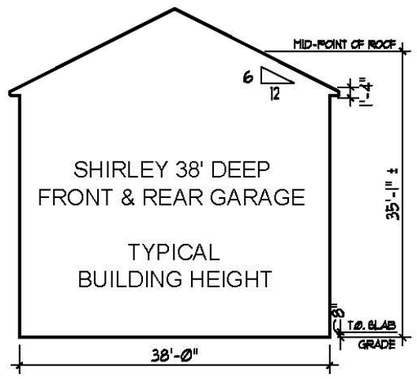
SHEET #
13

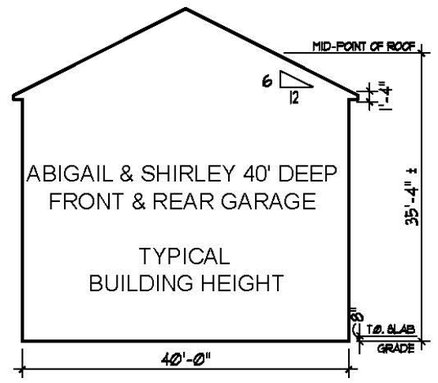


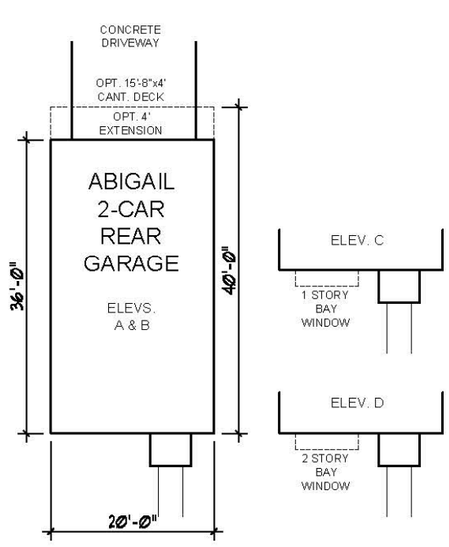


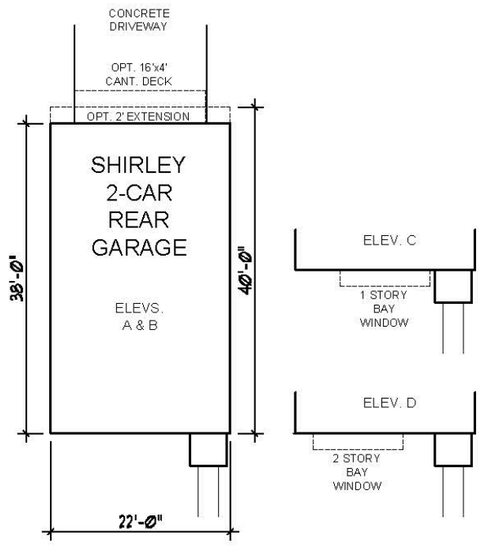


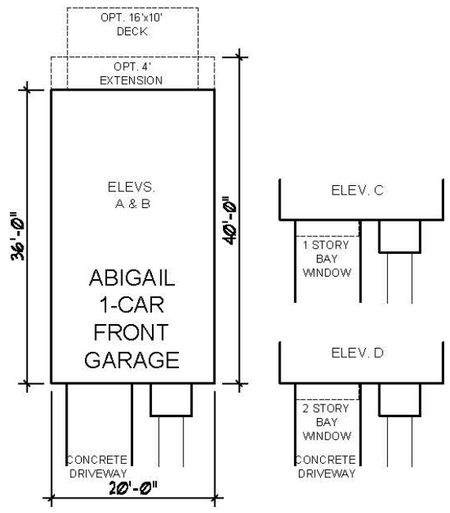


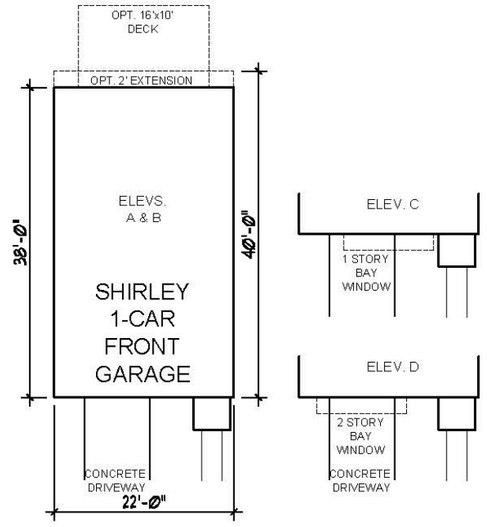












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20'/22' UNITS – FRONT GARAGE

THE ENCLAVE @ BRANDYWINE

'PHASE II'

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8334 Main Street Ellicot City, MD 21043
www.archcol.com
Tel.: (410) 466-7500 Fax: (410) 466-0903

content: SAGE CUSTOM HOMES, L.L.C.
scale: FILE: Sage_Enclave@brandywine_Phase II_TownElev drwn. date 2025.05.20 02/17/25
title: 'THE ENCLAVE @ BRANDYWINE' – 'PHASE II' PLAN & ELEVATION TEMPLATE

revisions	
05/28/25	TRANSPARENCY PRECENTAGES
09/23/25	M-NCPPC - REVIEW COMMENTS
10/13/25	CORDINATION w/ HARDLINE PLANS
11/10/25	M-NCPPC - REVIEW COMMENTS #2
12/23/25	M-NCPPC - REVIEW COMMENTS #3

SHEET #
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SAGE CUSTOM HOMES, L.L.C.

1777 REISTERSTOWN RD, SUITE 245
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"ABIGAIL - FRONT GARAGE"

20'x36' (20'x40') TOWNHOUSE

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: ELEVATIONS & PLANS MAY BE
MIRRORED / REVERSED PER SITE PLAN

ENTRY LEVEL	459 SQ. FT.
FIRST FLOOR	720 SQ. FT.
SECOND FLOOR	720 SQ. FT.
TOTAL	1899 SQ. FT.
OPT. 4' EXTENSION	240 SQ. FT.
TOTAL w/ OPTION	2139 SQ. FT.

BUILDING CODE COMPLIANCE: 2018 INTERNATIONAL RESIDENTIAL CODE
w/ PRINCE GEORGE'S COUNTY AMENDMENTS (SUBTITLE 4)
ENERGY CODE COMPLIANCE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE - PRESCRIPTIVE METHOD

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEER'S DESIGN & CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING.
FLOOR FRAMING TO BE 14" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: PRINCE GEORGES COUNTY MARYLAND

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
35 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY					

REVISIONS

DATE	COMMENTS	BY
10-22-15	PRELIMINARY PLANS	KMG
11-30-15	ISSUED FOR PERMIT	KMG
02-09-18	REVISED LATERAL BRACING PLANS	SF
03-29-18	ADD ALTERNATE ELEVATIONS	SF
05-15-19	RENAME TO ABIGAIL & MISC. REVISIONS	SF
05-20-19	PERMIT PLANS	SF
06-06-19	REVISED FOUNDATION PLANS	SF
11-15-19	REVISED FIRST & SECOND FLOOR PLANS	SF
02-19-21	REVISED SIDE ELEVATIONS	SF
02-06-23	ADD PLANS AND ELEVATIONS FOR UPHILL GRADE COND.	SF
02-17-22	REV. FOUNDATIONS, SECTIONS & UPHILL GRADE COND.	SF
03-30-23	REVISED FRONT ELEVATION STONE HEIGHT	SF
04-06-23	REVISED GARAGE DOOR HEIGHT	SF
04-19-23	REVISED LATERAL BRACING PLANS	M&K/ACI
04-19-23	PERMIT PLANS	SF
06-14-23	IRC CODE UPDATE	AJH
07-31-23	ENGINEERING CODE UPDATE	M&K/ACI
08-03-23	UPDATED ELEVATION NOTES & ELECTRICAL PLANS	AJH
09-14-23	REVISED BUILDING BUILDING HEIGHT - SECTION A	SF
09-14-23	UPDATED SQUARE FOOTAGE	SF
11-15-23	2018 IRC PERMIT PLANS	SF
01-04-24	REVISED BATH AT 40' LOWER LEVEL & UPHILL PLANS	SF
02-12-24	REVISED LOWER LEVEL WINDOW HEIGHTS	SF
02-28-24	REVISED BATH AT 36' LOWER LEVEL PLANS	SF
07-10-24	FIELD ADJUSTMENTS & UPHILL COND. REAR WINDOWS	SF
07-11-24	2021 IRC CODE UPDATE	SF
08-14-24	UPDATE OPT. WET BAR NOTES	SF
10-21-24	REVIEW & REVISE SAFETY GLAZING	SF
02-05-25	PREMIT REVIEW COMMENTS	SF
07-30-25	PG COUNTY SHEETS & ELEVATION REVISION	EG
10-10-25	UPDATE FRONT ELEVATIONS - ENCLAVE AT BRANDYWINE	SF
11-04-25	UPDATED FRAMING PLANS	AJH/SF
11-05-25	MISC. COMMENTS & STRUCT. REVIEW & UPDATE	AJH/SF
11-11-25	UPDATED STRUCTURAL PLANS	ACI/M&K
11-21-25	REVISED POF PERMIT PLANS	SF

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SD1.3	STRUCTURAL DETAILS
SD1.4	STRUCTURAL DETAILS
SD2.0	STRUCTURAL DETAILS
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SD2.2	STRUCTURAL DETAILS
SD2.3	STRUCTRUAL DETAILS
SD3.0	STRUCTURAL DETAILS

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 5921
expiration date 04-03-2026

STRUCT. REVIEW	11-21-25
PROJECT REVIEW	11-21-25

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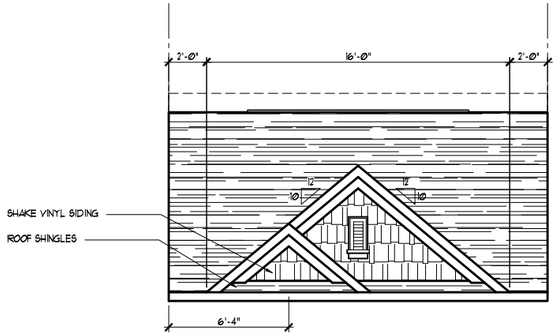
ABIGAIL - FRONT GARAGE

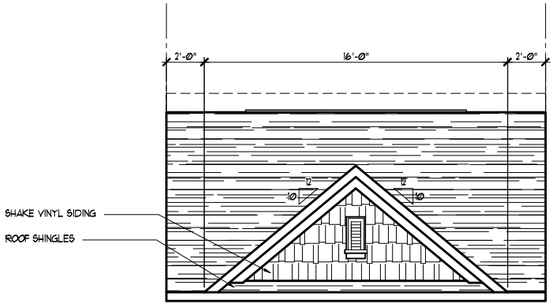
SM131820

12/29/2025 3:12:57 PM, Architecture Collaborative, Inc.



OPT. DBL. GABLE

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



OPT. GABLE

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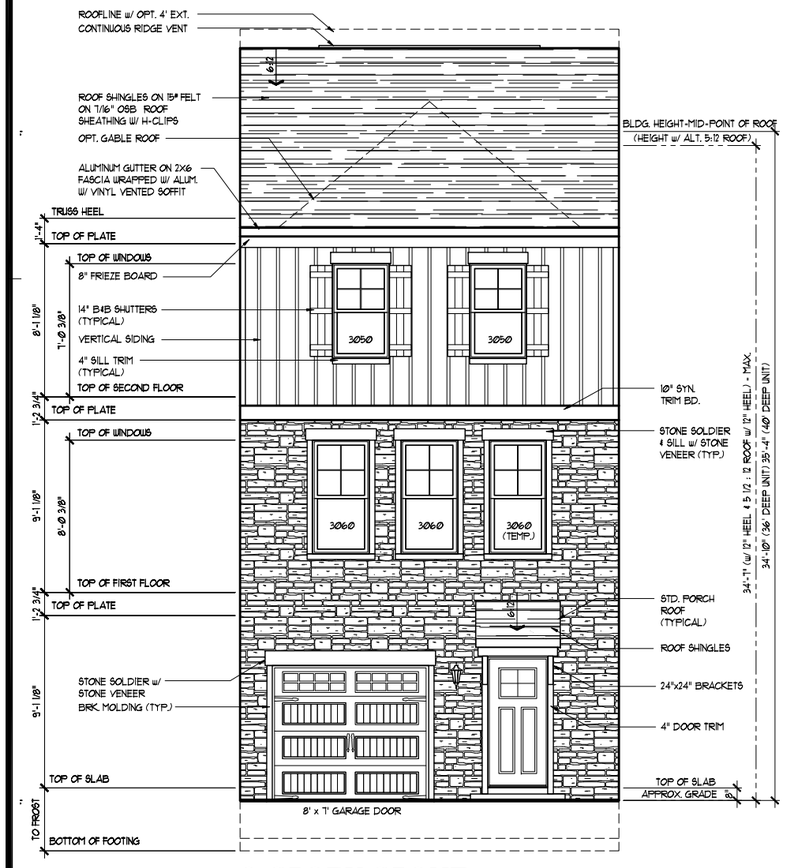
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "A"

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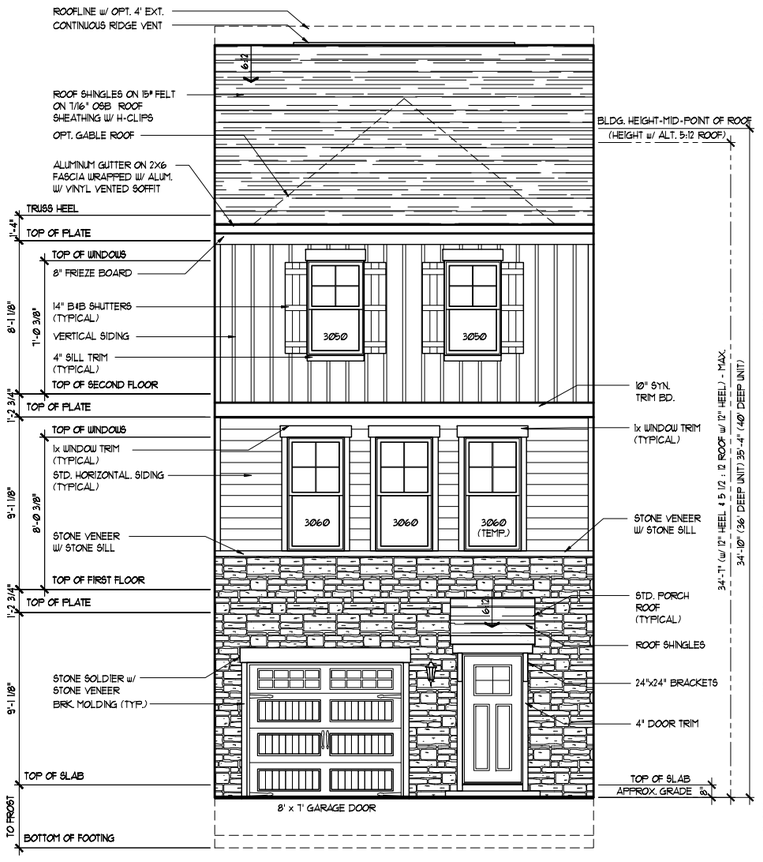
SCALE (36x24): 1/4" = 1'-0"



1-STORY STONE FRONT ELEVATION "A"

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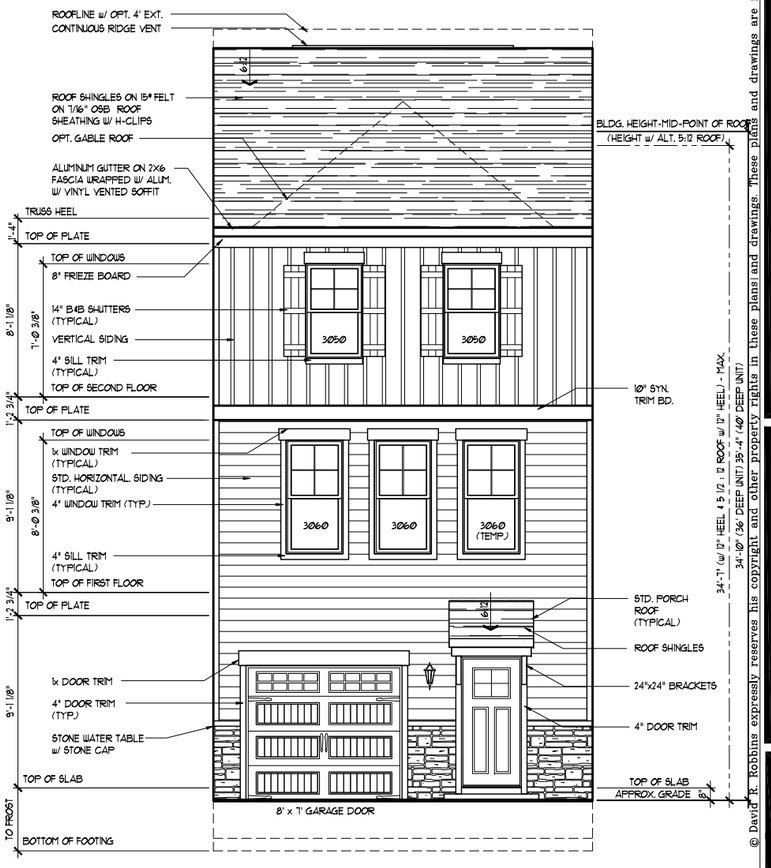
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION "A"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: FRONT ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

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content: ELEVATION A
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
drawn: ACI
date: 10/09/15
file: 3.1
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – FRONT GARAGE

date	revision	by

SHEET # 3.1

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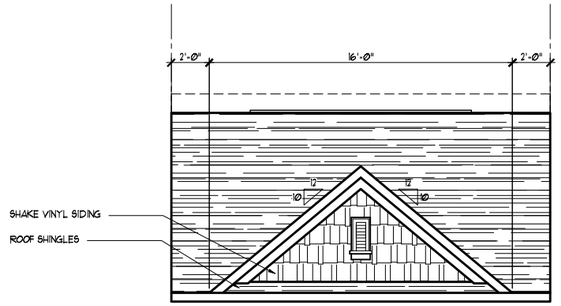
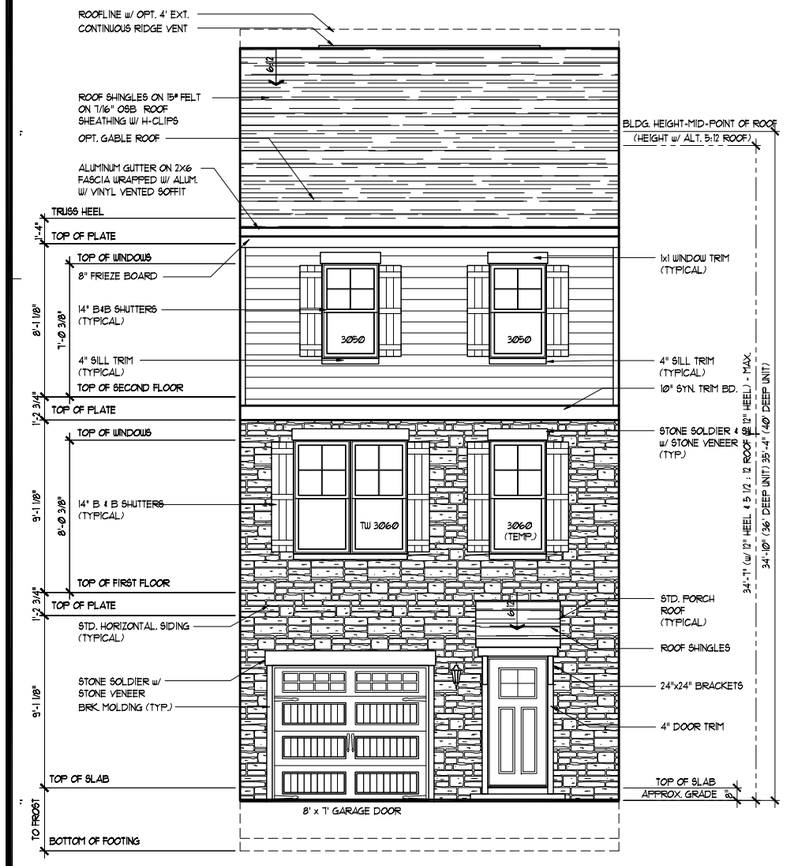
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE\SHEETS\3.1.DWG



OPT. GABLE

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "B"

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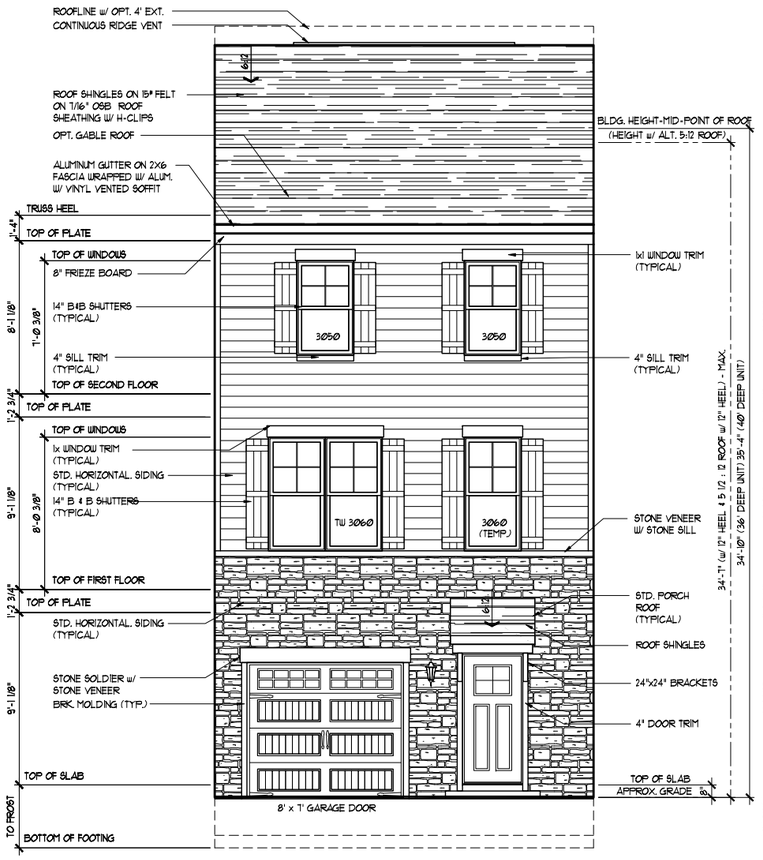

1-STORY STONE FRONT ELEVATION "B"

SCALE (17x11): 1/8" = 1'-0"
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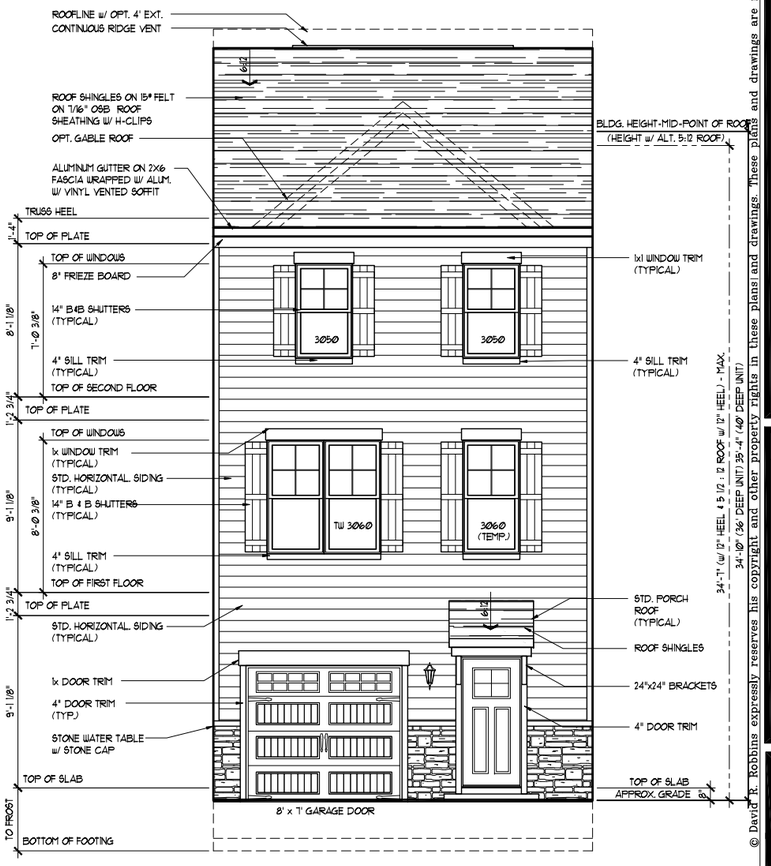

FRONT ELEVATION "B"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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ELEVATION B
content
scale: 1"=4" (34x22) 1"=8" (17x11)
U.N.O.
drawn: ACI
file: 3.2
date: 10/09/15

SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – FRONT GARAGE
title

by	revision	date

SHEET #
3.2

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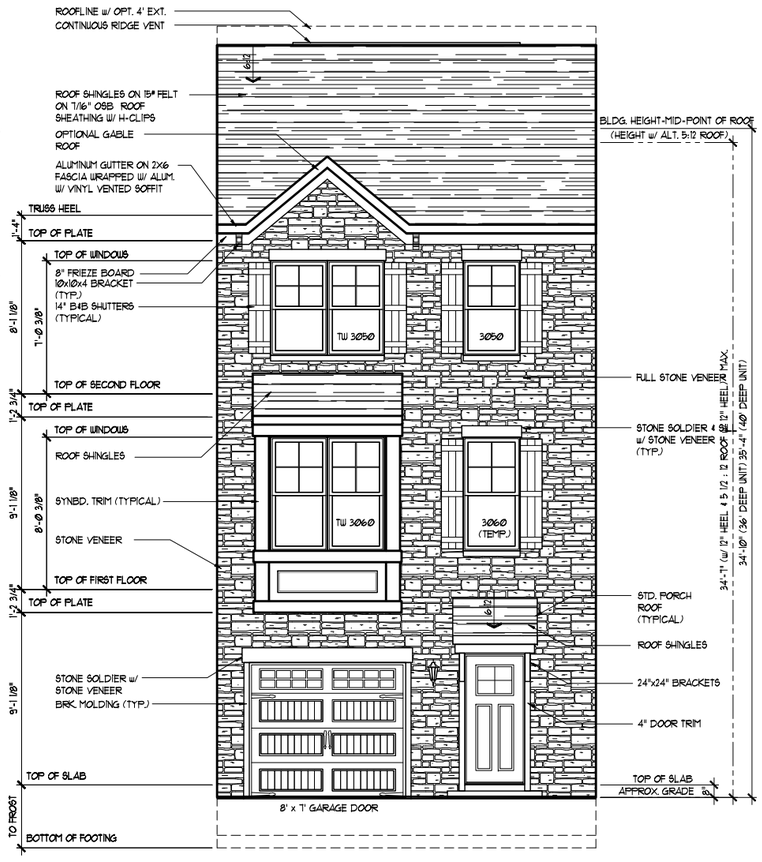
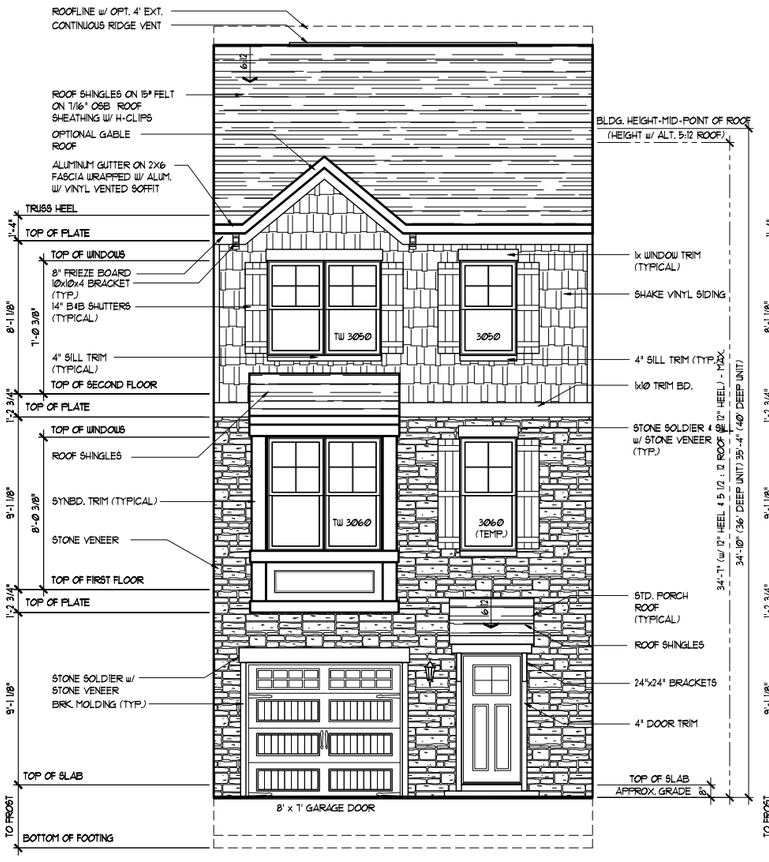


FULL STONE VENEER FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
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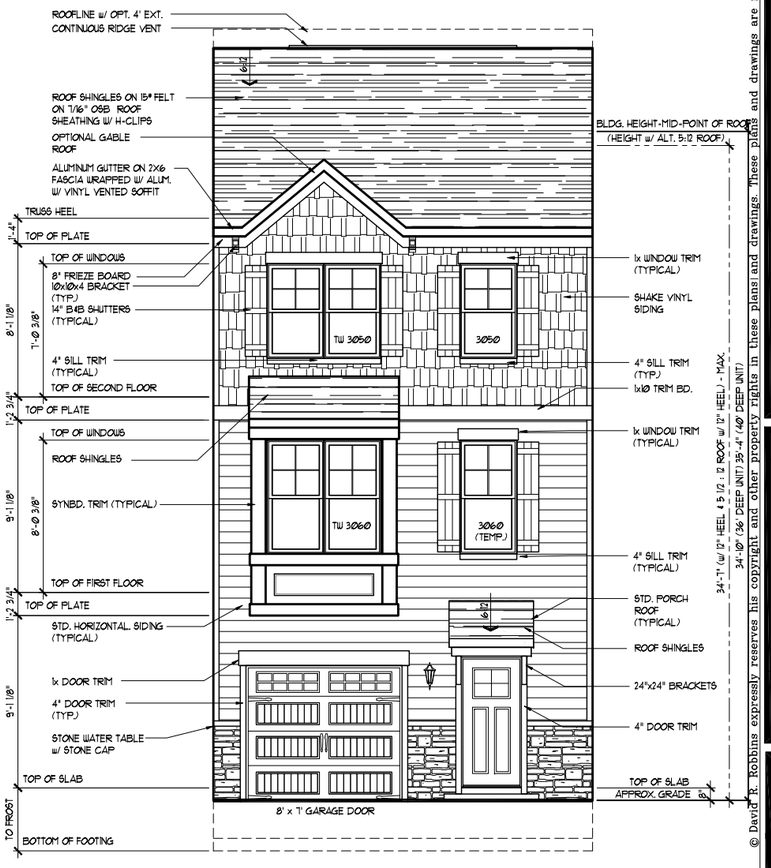

FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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ELEVATION C
drawn: ACI date: 10/09/15
content
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O. file: 3.3
SAGE CUSTOM HOMES, L.L.C.
title
ABIGAIL – FRONT GARAGE

date	revision	by

SHEET # 3.3

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expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\S1618BR\SHEETS\3.3.DWG

ALT. GABLE FINISH

SCALE (17x11): 1/8" = 1'-0"
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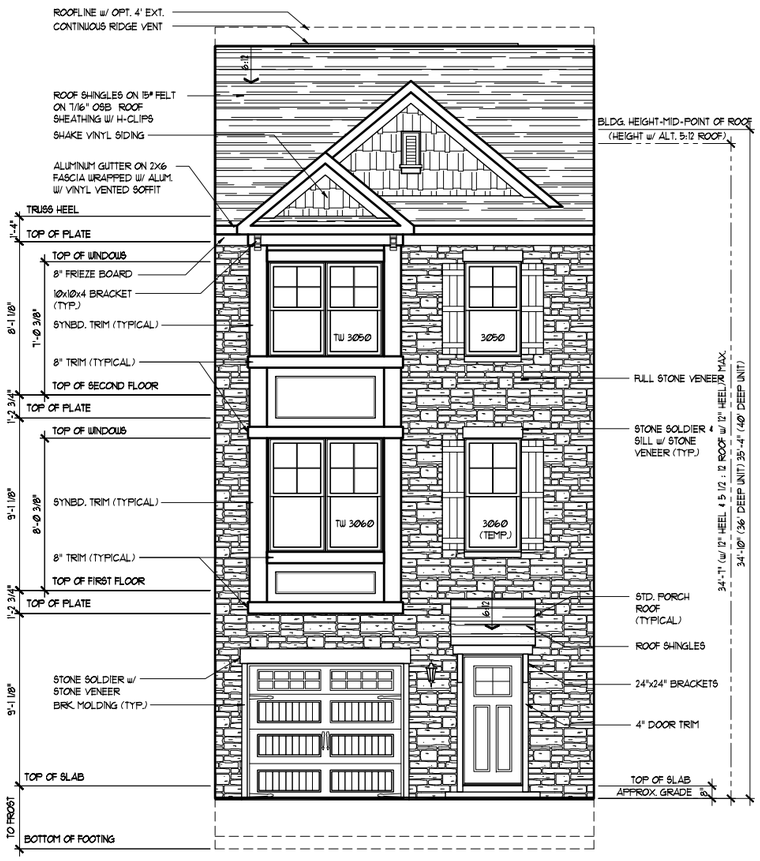
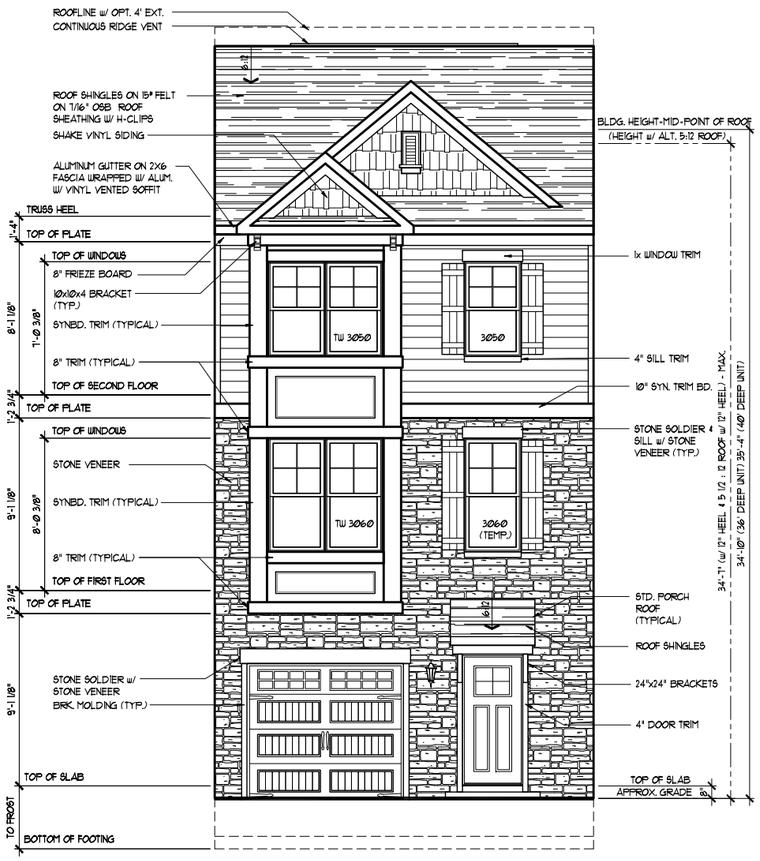


FULL STONE VENEER FRONT ELEVATION "D"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "D"

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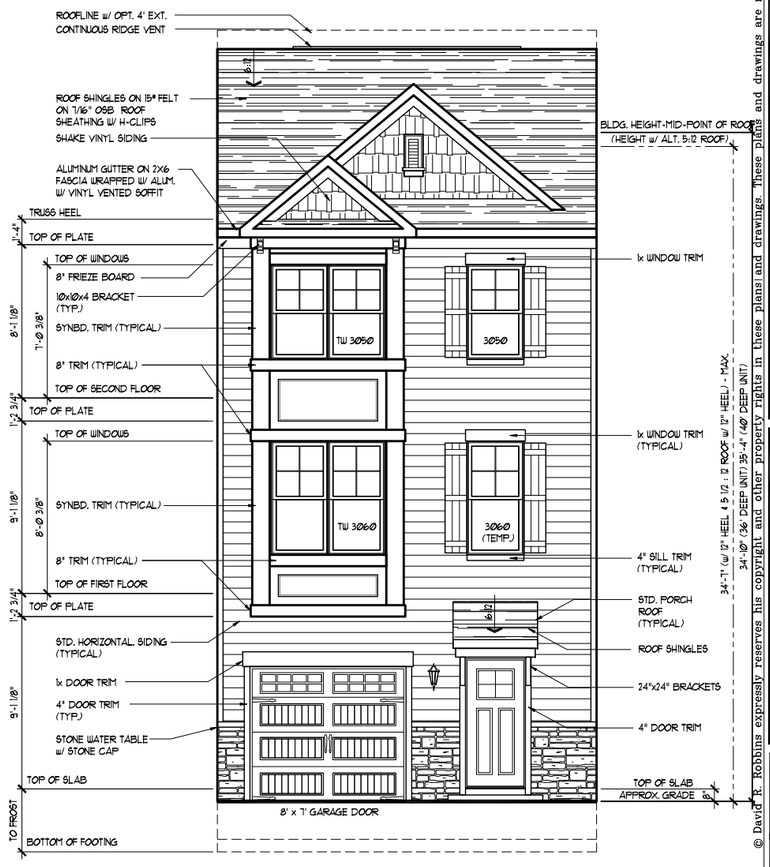

FRONT ELEVATION "D"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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ELEVATION D
drawn: ACI date: 10/09/15
scale: 1"=4" (34x22) 1"=8" (17x11) file: 3.4
U.N.O.
content
SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – FRONT GARAGE
title

by	date	revision

SHEET # 3.4

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File Name: Z:\CLIENT\SAGE MANAGEMENT\181020\SHEETS\3.4.DWG

Architecture Collaborative, Inc. 12/29/2025 3:17 PM
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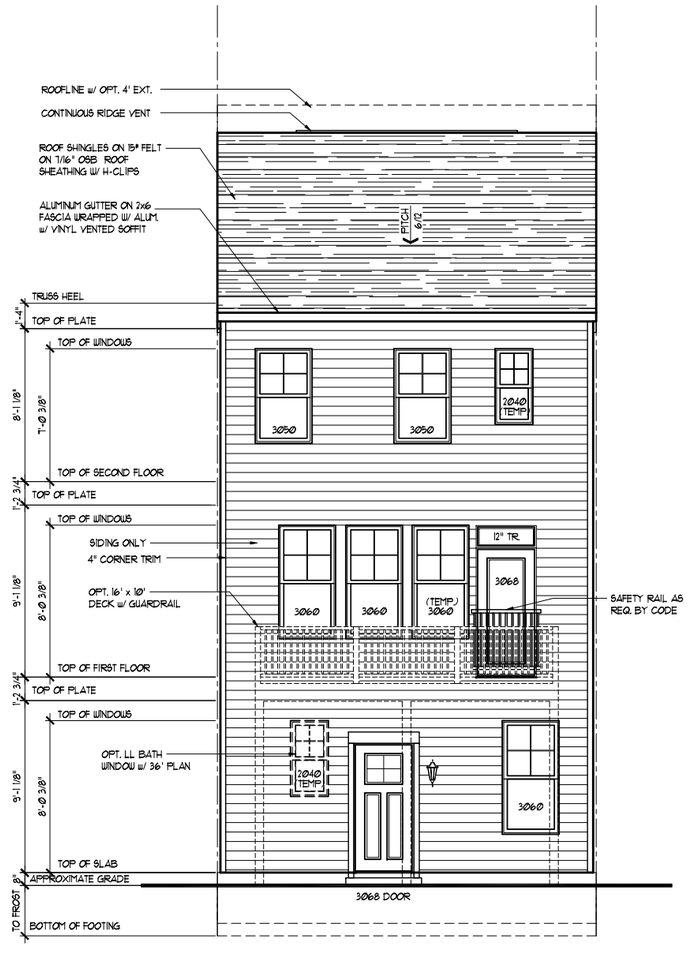
12/29/2025 3:17:57 PM, Architecture Collaborative, Inc.



REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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content: REAR ELEVATION
scale: 1"=4' (34x22) 1"=8' (17x11) | drawn: ACI | date: 2015B | file: 3.7
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - FRONT GARAGE

by	revision	date
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SHEET #
3.7

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expiration date 04-03-2026

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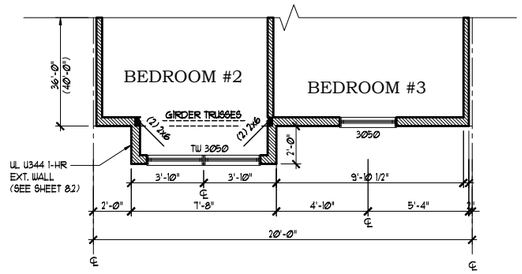
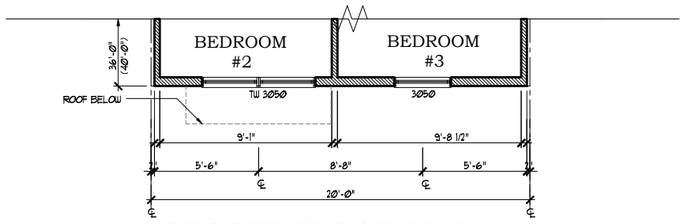
12/29/2025 3:13:03 PM, Architecture Collaborative, Inc.



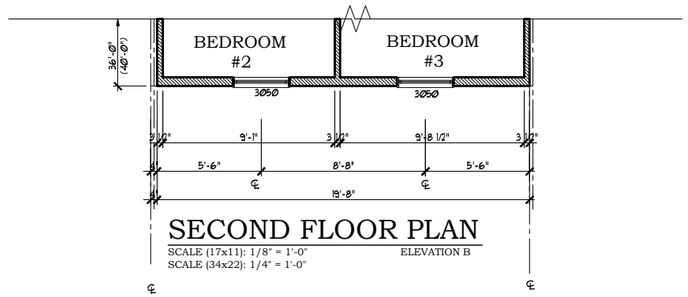
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION D
SCALE (34x22): 1/4" = 1'-0"



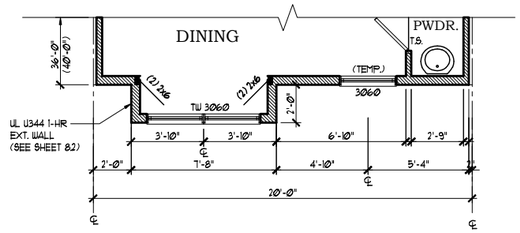
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION C
SCALE (34x22): 1/4" = 1'-0"



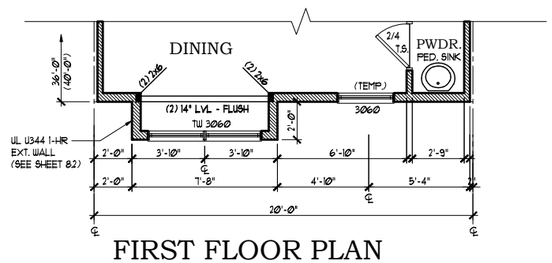
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION B
SCALE (34x22): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION D
SCALE (34x22): 1/4" = 1'-0"



FIRST FLOOR PLAN

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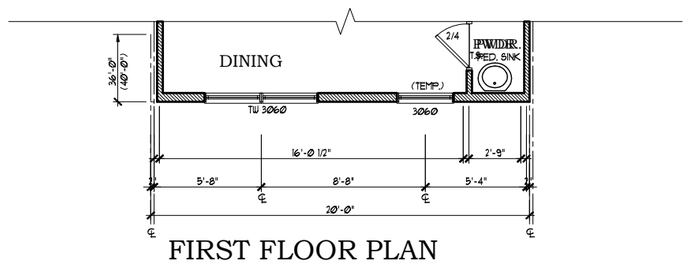
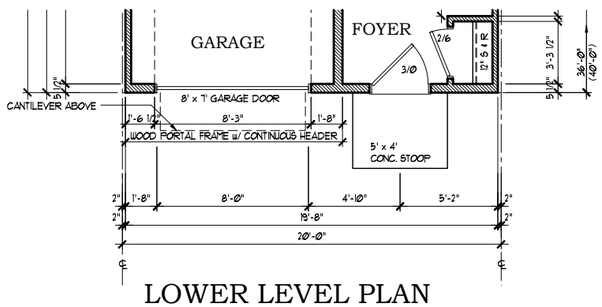
SCALE (34x22): 1/4" = 1'-0"



FIRST FLOOR PLAN

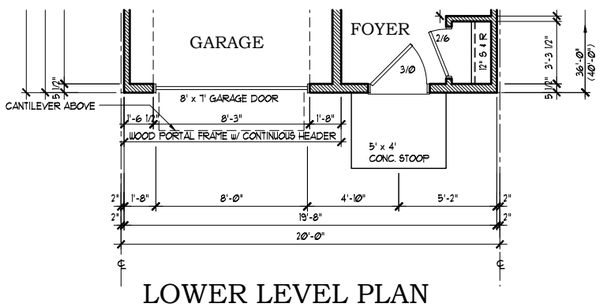
SCALE (17x11): 1/8" = 1'-0" ELEVATION B
SCALE (34x22): 1/4" = 1'-0"



LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION D
SCALE (34x22): 1/4" = 1'-0"

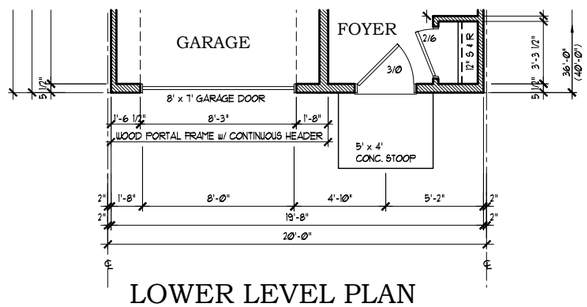
SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION



LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION C
SCALE (34x22): 1/4" = 1'-0"

SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION



LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0" ELEVATION B
SCALE (34x22): 1/4" = 1'-0"

SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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content: FRONT ELEVATION - PARTIAL PLANS
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
drawn: ACI
file: 3.8
date: 2015B
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - FRONT GARAGE

by	revision	date
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SHEET # 3.8

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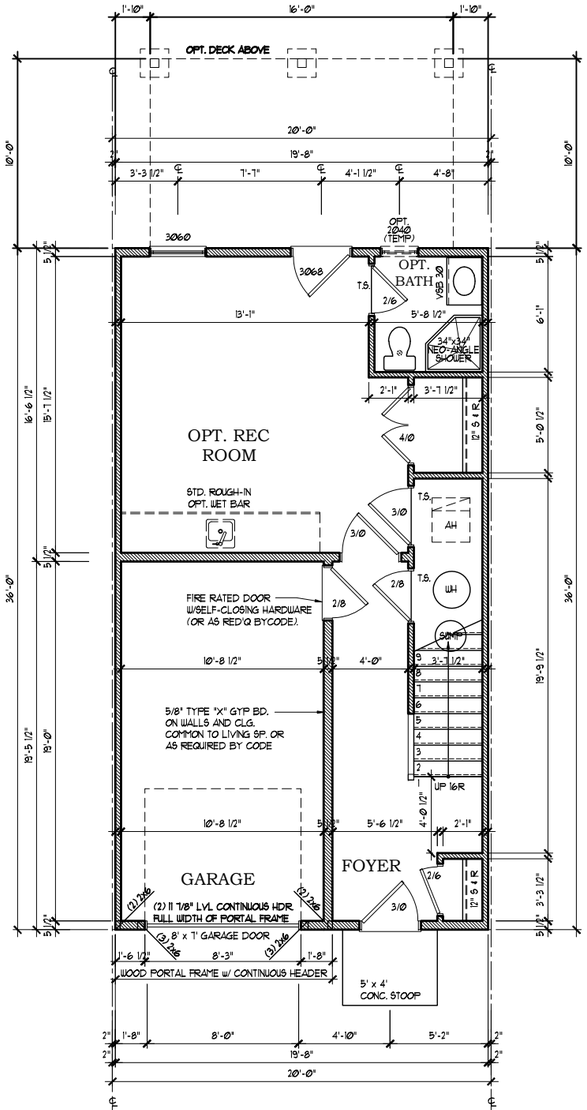
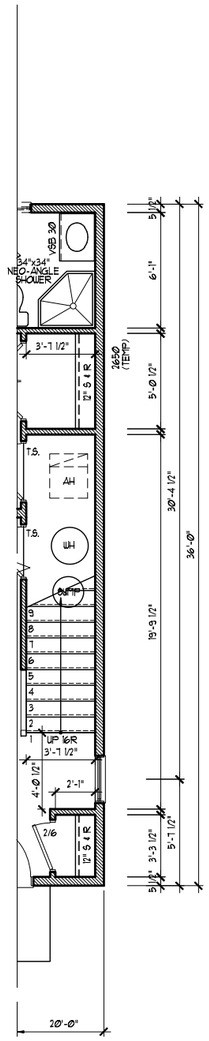


36' PLAN - ELEV. A
LOWER LEVEL FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

(ALL ELEVS. SIMILAR)



OPT. END. COND. (36')
LOWER LEVEL FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

FOUNDATION NOTES

SECTION R-5Ø6

FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-31Ø

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-3Ø2.13

FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

(A) CONSTRUCTED OF NOMINAL 2"x 1Ø" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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content: LOWER LEVEL PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) | file: 4.2 | drawn: ACI | date: 10/09/15

title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - FRONT GARAGE

date	revision	by

SHEET # 4.2

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expiration date 04-03-2026

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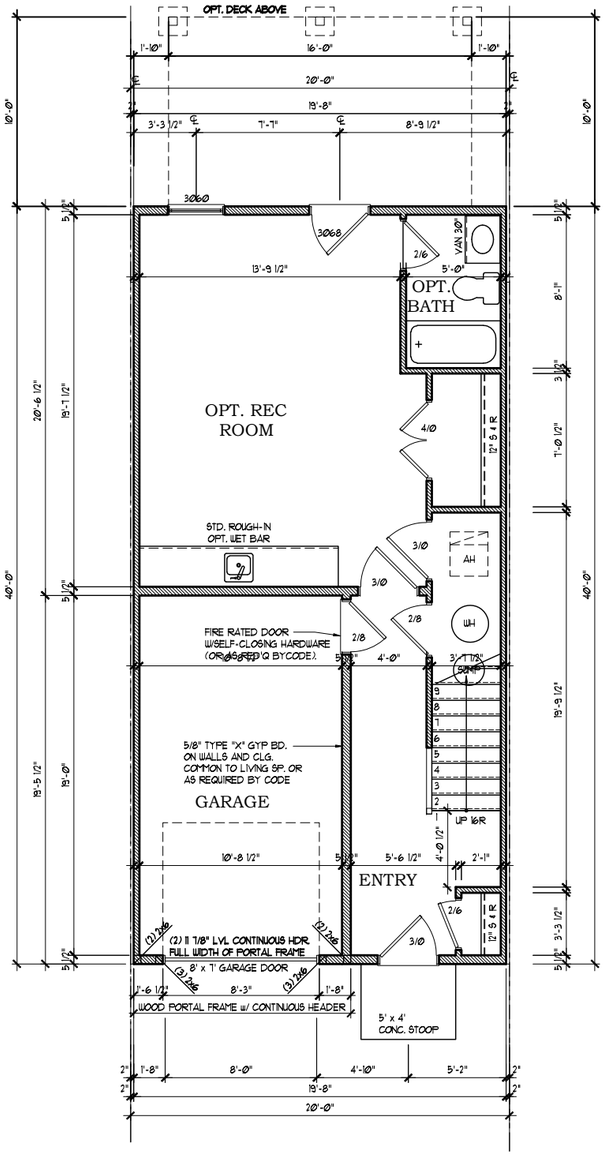
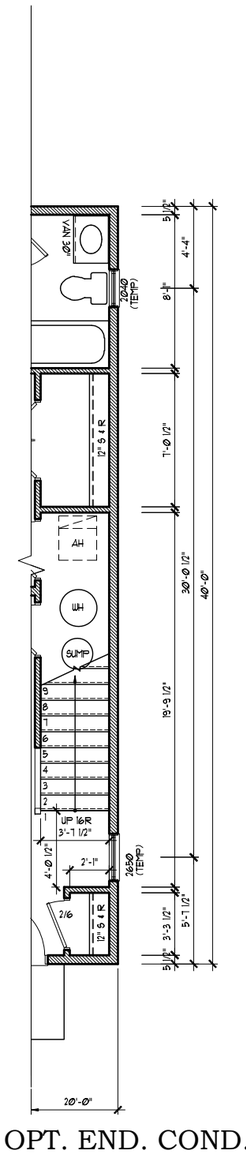


40' PLAN - ELEV. A
LOWER LEVEL FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

(ALL ELEVS. SIMILAR)



OPT. END. COND. (40')
LOWER LEVEL FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

FOUNDATION NOTES

SECTION R-506

FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-310

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-302.13

FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

(A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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content: LOWER LEVEL PLAN - 40FT
scale: 1"=4' (34x22) 1"=8' (17x11) | file: 4.2A | drawn: ACI | date: 10/09/15

title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - FRONT GARAGE

date	revision	by

SHEET #
4.2A

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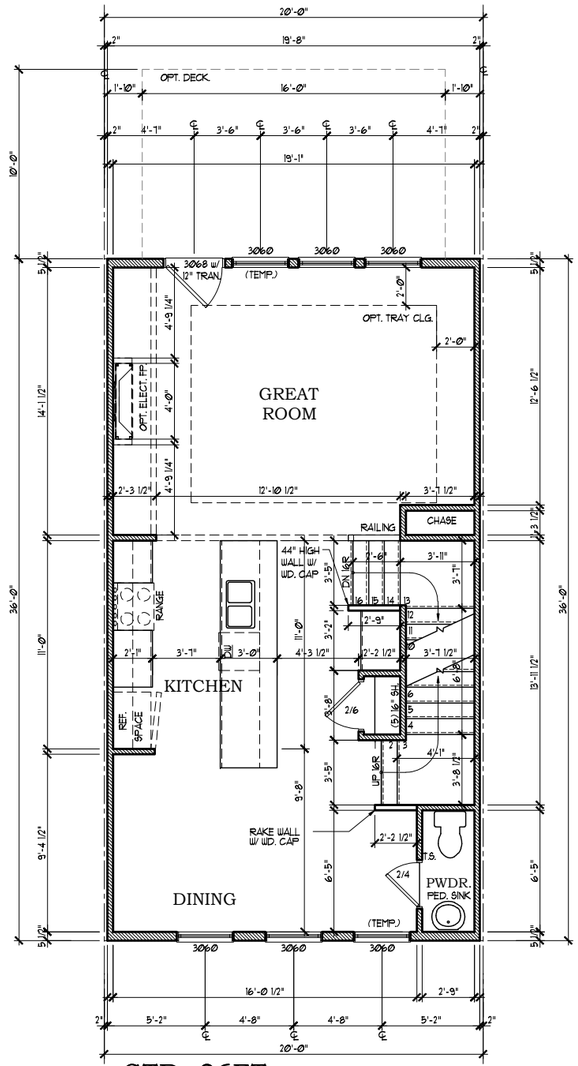
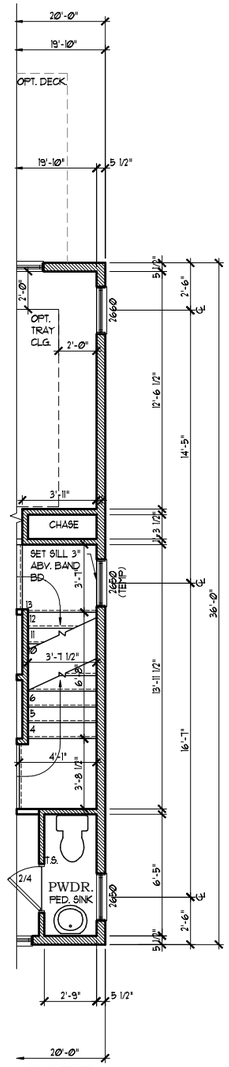


NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C. , UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" LVL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

STD. 36FT FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



STD. 36FT OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: FIRST FLOOR PLAN
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O. | file: 5.1 | drawn: ACI | date: 10/09/15

title: SAGE CUSTOM HOMES, L.L.C.
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by	revision	date

SHEET # 5.1

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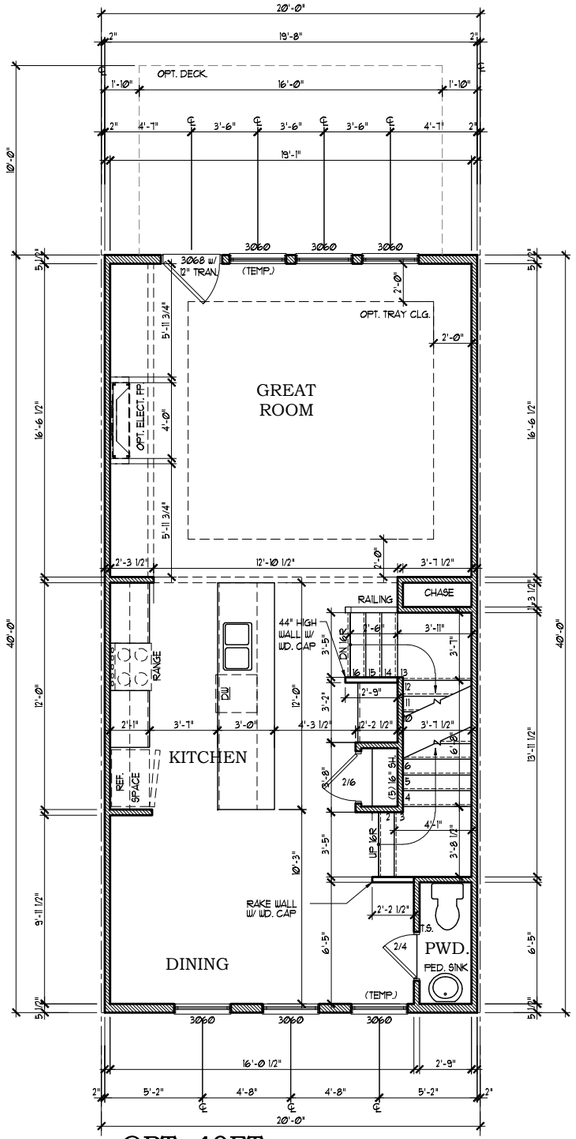

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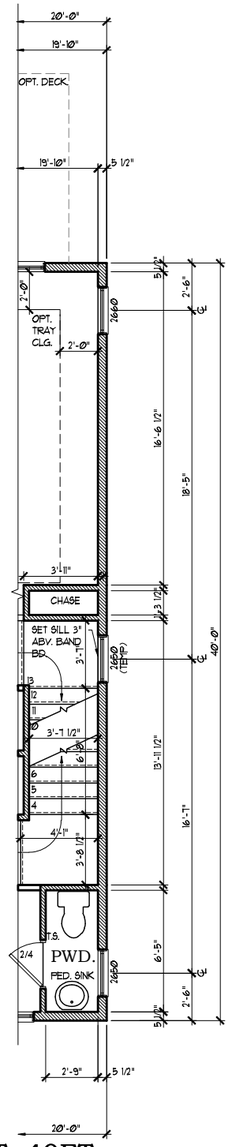
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

OPT. 40FT
FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



OPT. 40FT
OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY
NOTE: PLANS MAY BE
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date	revision	by

content: FIRST FLOOR PLAN – 40FT
scale: 1" =4' (34x22) 1" =8' (17x11) U.N.O. | file: 5.1A | drawn: ACI | date: 10/09/15

title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – FRONT GARAGE

SHEET # 5.1A

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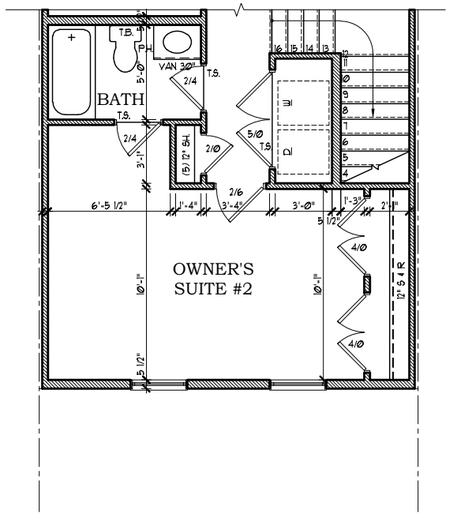

STD. 36FT.
OPT. DUAL OWNER'S SUITE

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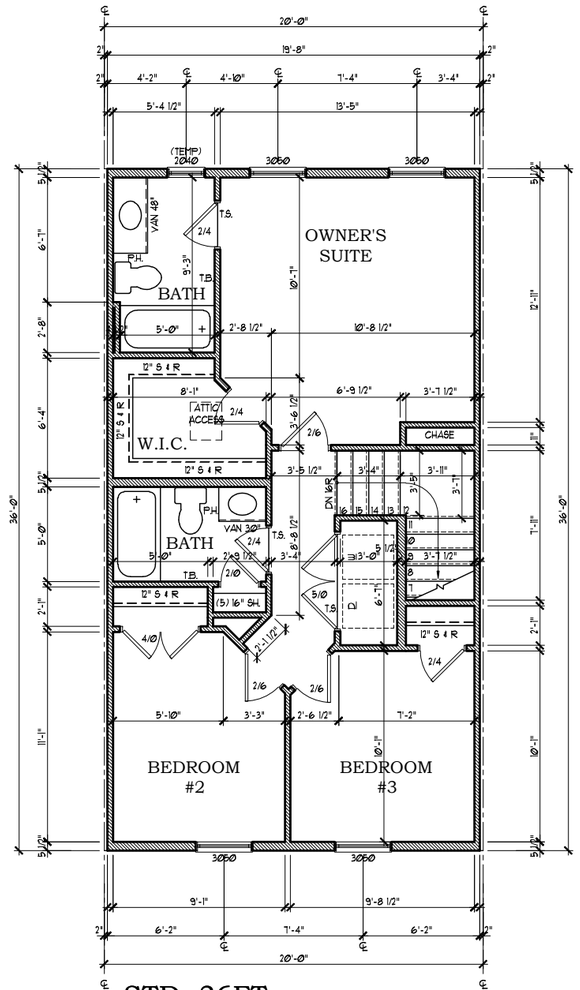
SCALE (34x22): 1/4" = 1'-0"



STD. 36FT.
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
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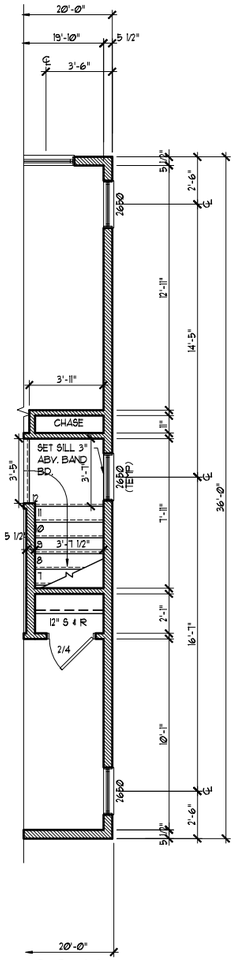
5. 3 1/2" x 9 1/4" LVL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.



STD. 36FT
OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: SECOND FLOOR PLAN
scale: 1"=4" (34x22) 1"=8" (17x11) | file: 6.1 | drawn: ACI | date: 10/09/15
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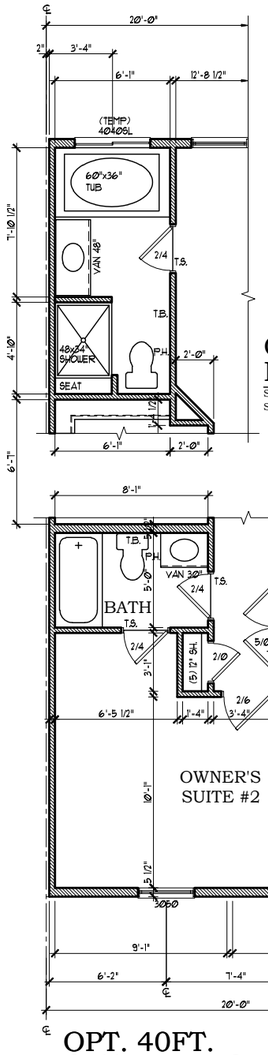
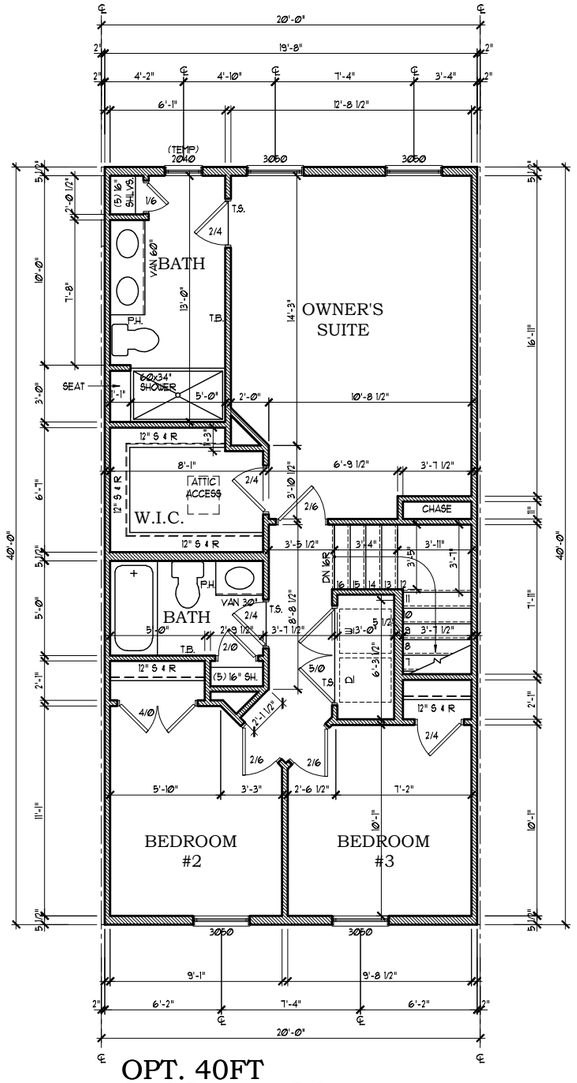


OPT.
DELUXE BATH

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



OPT. 40FT
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C. , UNLESS NOTED OTHERWISE.
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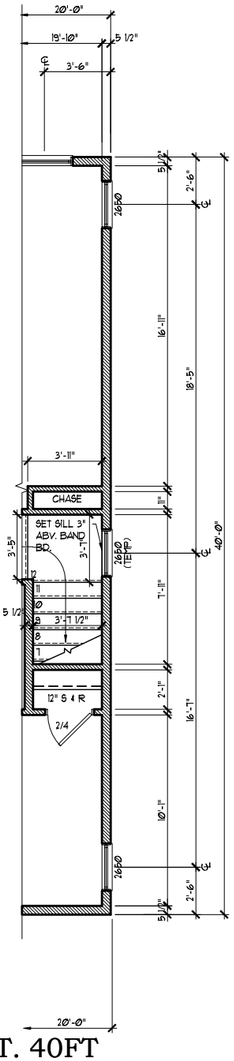
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.



OPT. 40FT
OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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scale: 1"=4' (34x22); 1"=8' (17x11) U.N.O.
drawn: ACI
file: 6.1A
date: 10/09/15

title: SAGE CUSTOM HOMES, L.L.C.
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SHEET # 6.1A

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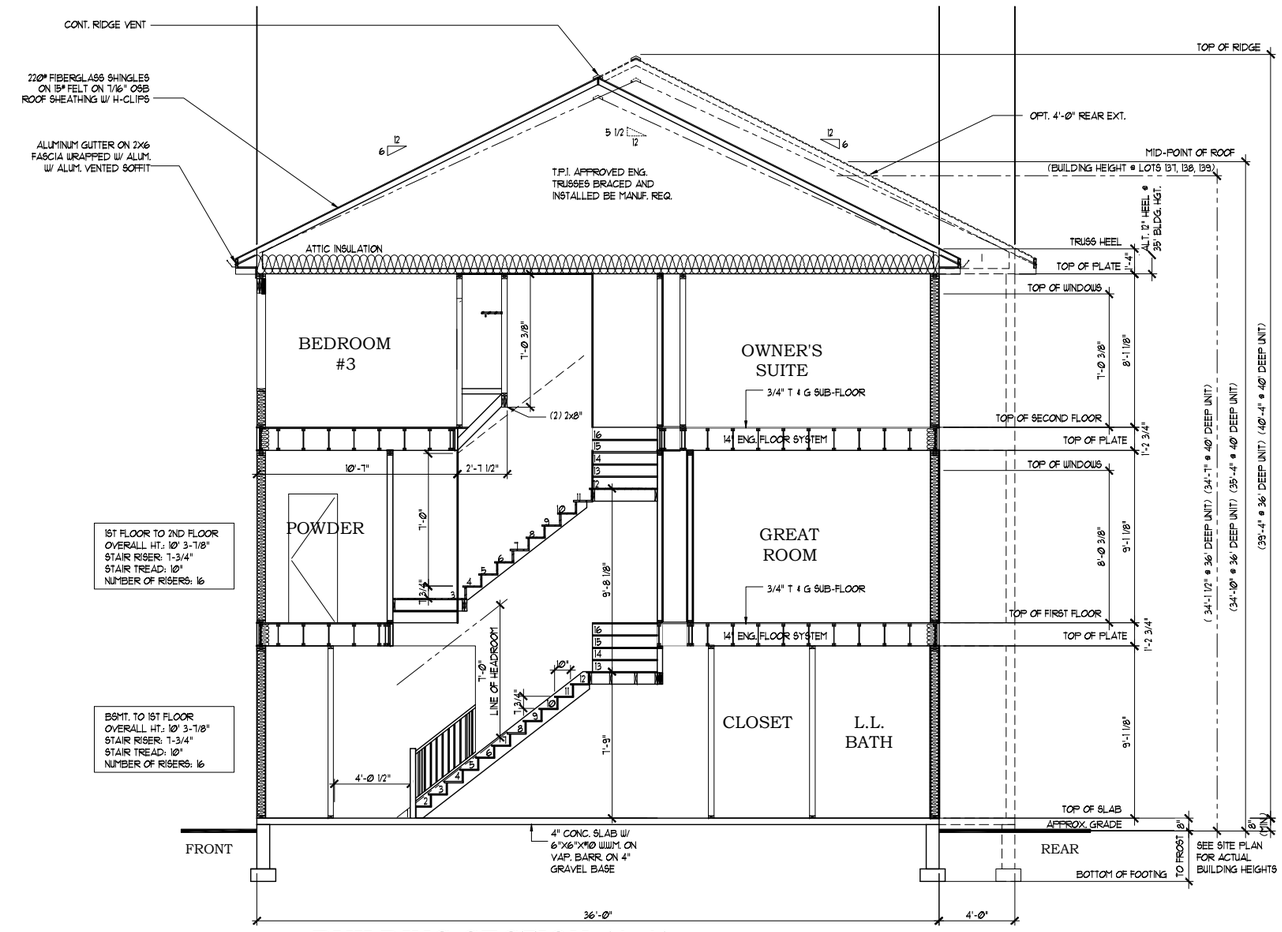
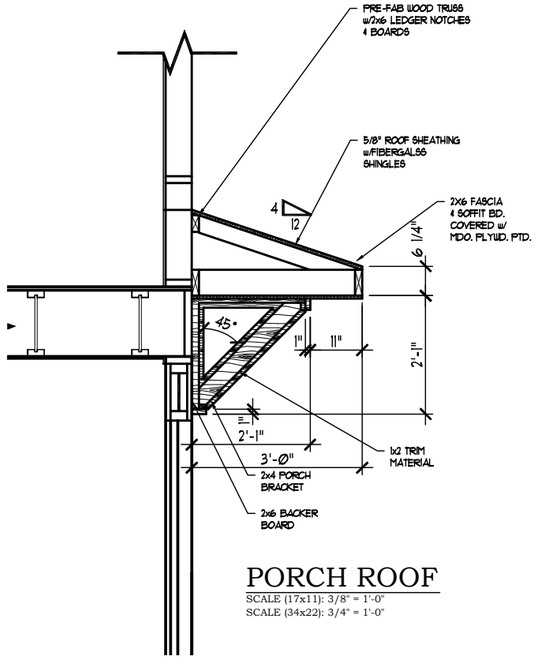


BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

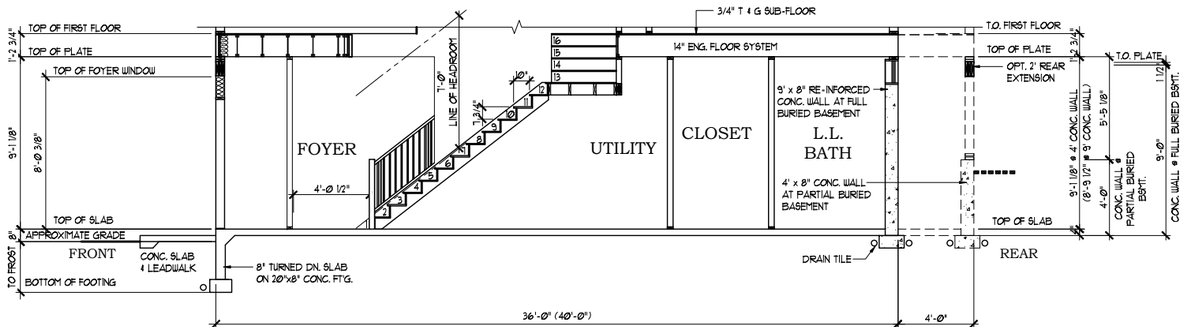


PORCH ROOF

SCALE (17x11): 3/8" = 1'-0"
SCALE (34x22): 3/4" = 1'-0"

STAIRS NOTES:
9' BASEMENT 14" FLOOR SYSTEM OVERALL HT.: 10'-0 1/4" RISER: 7 1/2" TREAD: 10" w/ 1" NOSG. 16 EQUAL RISERS
(9' CONC. WALL)

STAIRS NOTES:
9' LOWER LEVEL 14" FLOOR SYSTEM OVERALL HT.: 10'-3 7/8" RISER: 7 3/4" TREAD: 10" w/ 1" NOSG. 16 EQUAL RISERS
(4' CONC. WALL)



BUILDING SECTION 'A-A' w/ UPHILL GRADE COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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file: 8.3
drawn: ACI
date: 10/09/15
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SHEET # 8.3

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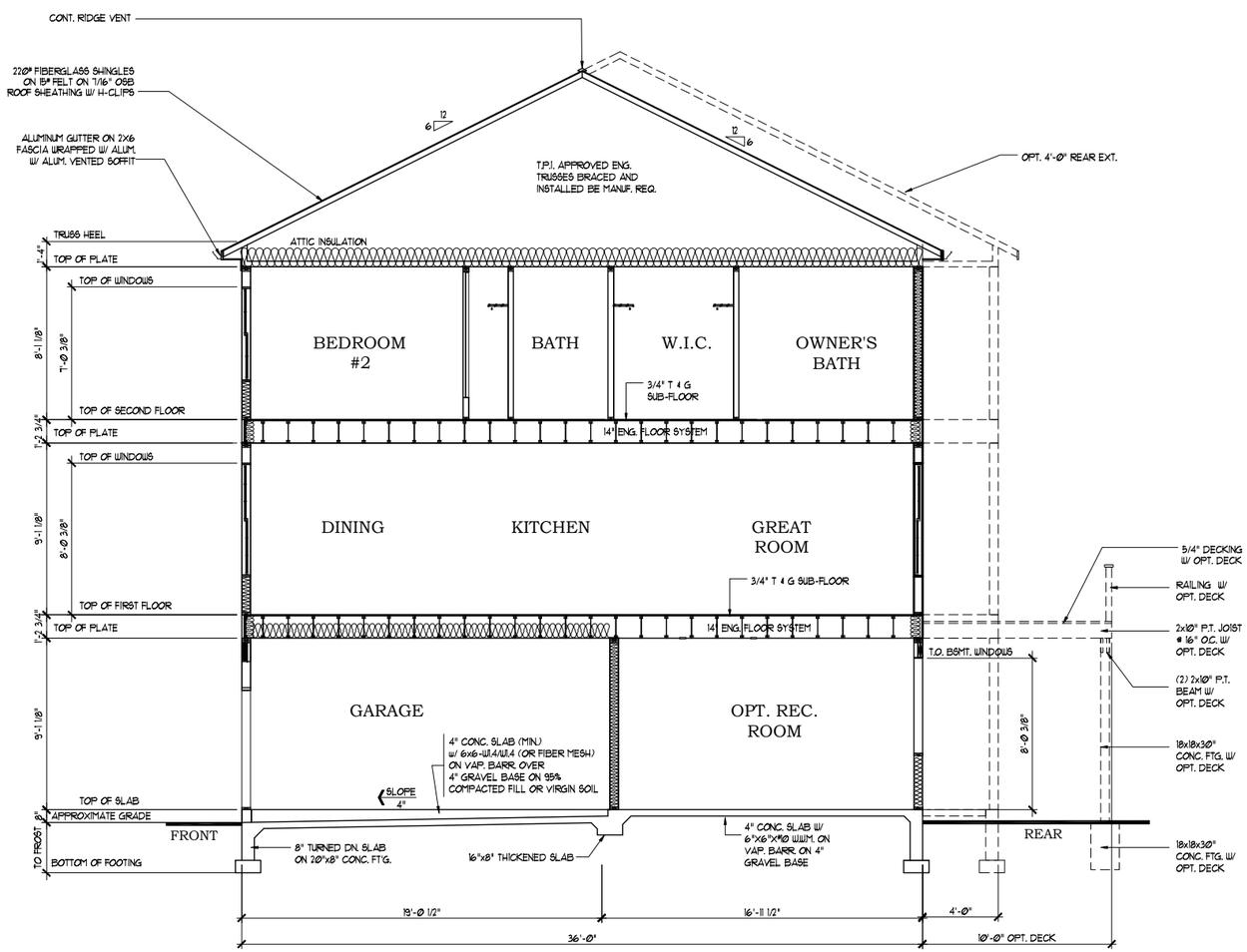
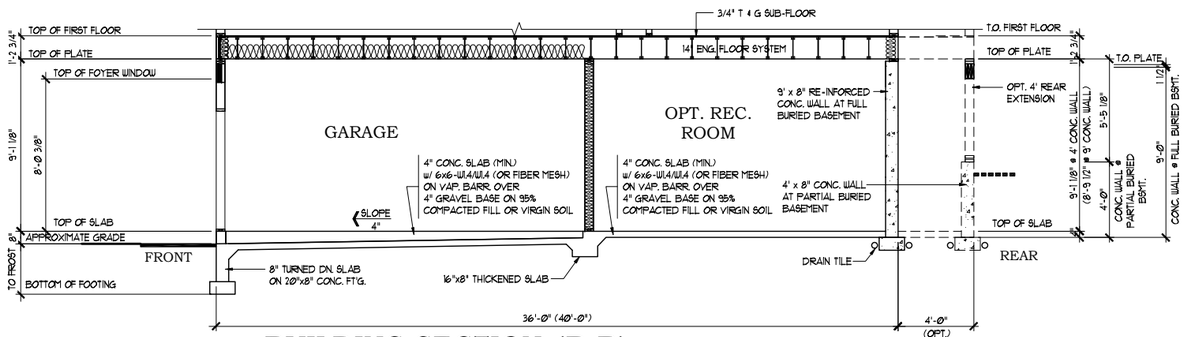


BUILDING SECTION 'B-B'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



BUILDING SECTION 'B-B' w/ UPHILL GRADE COND.

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content: BUILDING CROSS SECTIONS
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title: SAGE CUSTOM HOMES, L.L.C.
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"ABIGAIL - REAR GARAGE"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: ELEVATIONS & PLANS MAY BE MIRRORED / REVERSED PER SITE PLAN

20' x 36' (20' x 40') TOWNHOUSE

ENTRY LEVEL	298 SQ. FT.
FIRST FLOOR	720 SQ. FT.
SECOND FLOOR	720 SQ. FT.
TOTAL	1738 SQ. FT.
OPT. 4' EXTENSION	240 SQ. FT.
TOTAL w/ OPTION	1978 SQ. FT.

BUILDING CODE COMPLIANCE: 2018 INTERNATIONAL RESIDENTIAL CODE
w/ PRINCE GEORGE'S COUNTY AMENDMENTS (SUBTITLE 4)
ENERGY CODE COMPLIANCE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE - PRESCRIPTIVE METHOD

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEER'S DESIGN & CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING.
FLOOR FRAMING TO BE 14" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: PRINCE GEORGES COUNTY MARYLAND

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
35 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY					

REVISIONS

DATE	COMMENTS	BY
06-30-23	PRELIMINARY & MID-POINT REVIEW	AJH
11-06-23	ISSUE BID SET	AJH
11-30-23	UPDATE LATERAL BRACING & ISSUE SET	AJH
04-08-25	UPDATED SQUARE FOOTAGE	SF
10-10-25	UPDATE FRONT ELEVATIONS - ENCLAVE AT BRANDYWINE	SF
11-11-25	UPDATED PERMIT PLANS	SF

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LB-6	LATERAL BRACING SECOND FLOOR PLAN
LB-6A	LATERAL BRACING SECOND FLOOR - 40' PLAN
LB-7	LATERAL BRACING PARTIAL ELEVATIONS

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STRUCT. REVIEW	11-11-25
PROJECT REVIEW	11-11-25

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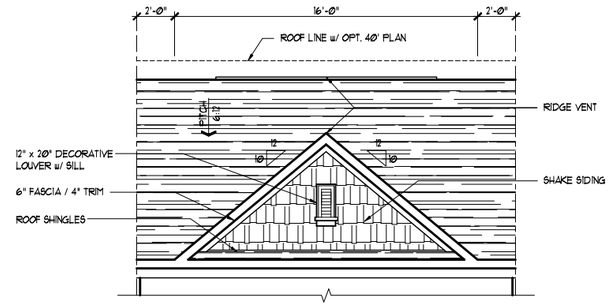
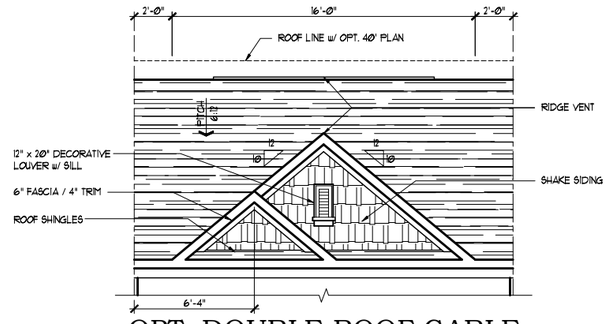


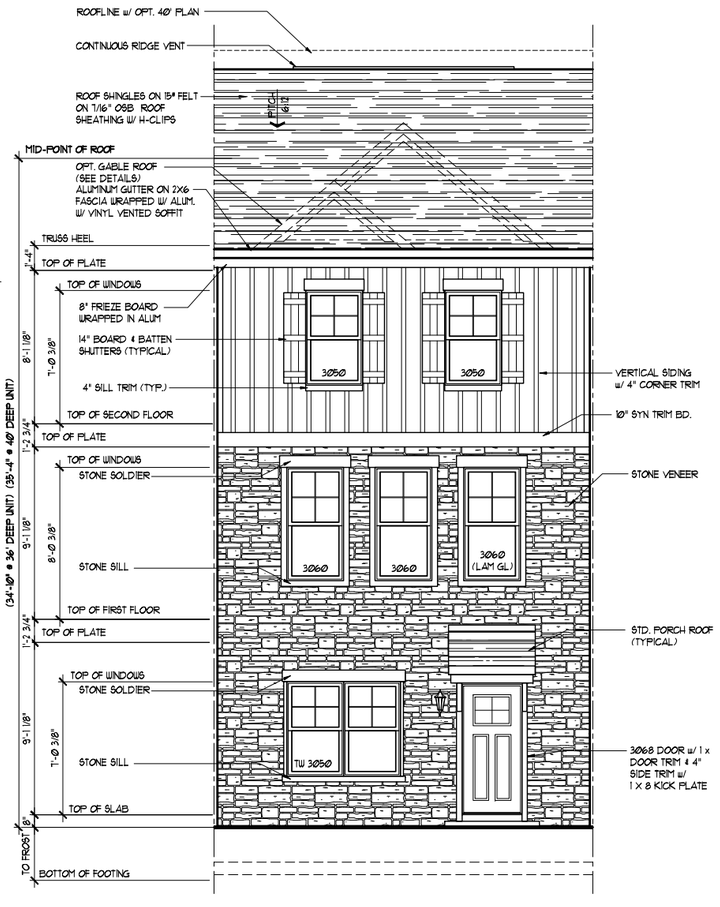
OPT. SINGLE ROOF GABLE

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



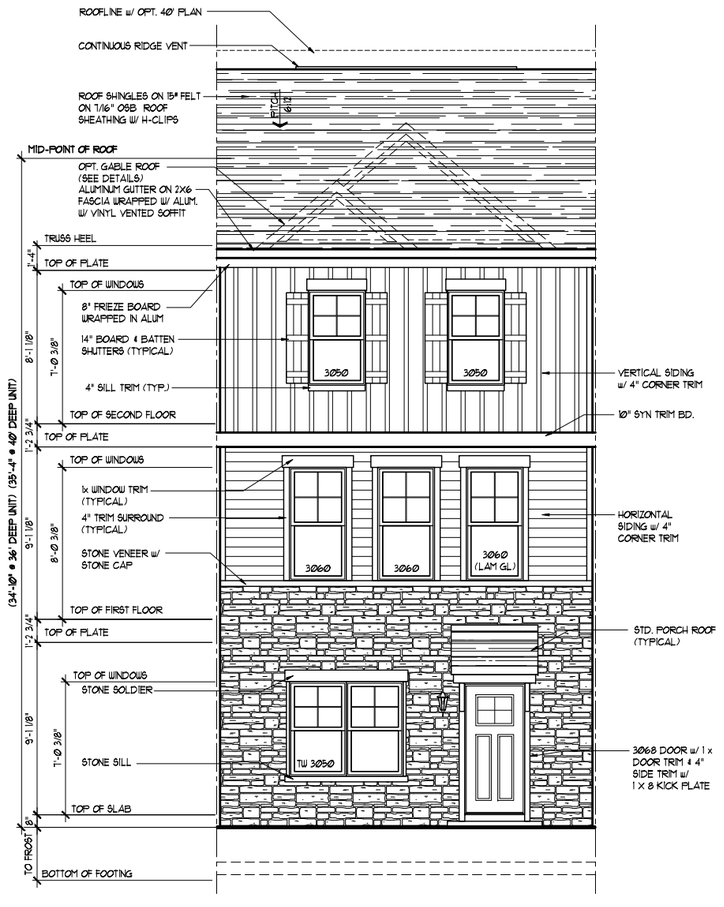
OPT. DOUBLE ROOF GABLE

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



TWO STORY STONE FRONT ELEVATION 'A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



ONE STORY STONE FRONT ELEVATION 'A'

SCALE (17x11): 1/8" = 1'-0"
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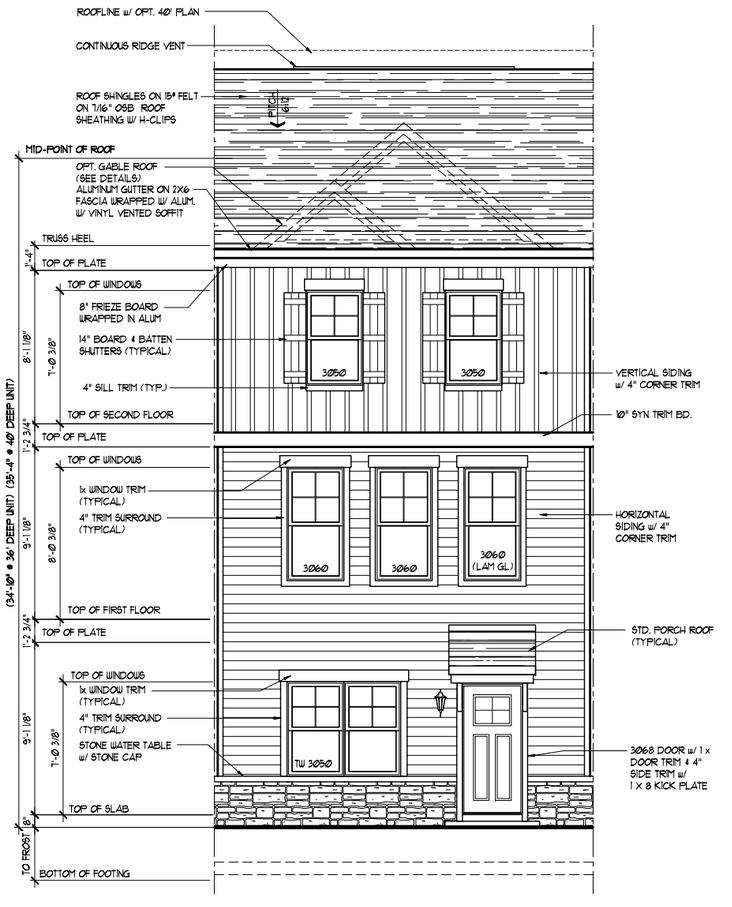

FRONT ELEVATION 'A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: FRONT ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

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content: ELEVATION A
scale: 1"=4" (34x22) 1"=8" (17x11) file: 3.1
U.N.O. drawn: ACT date: 02/10/22
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - REAR CARAGE

date	revision	by

SHEET # 3.1

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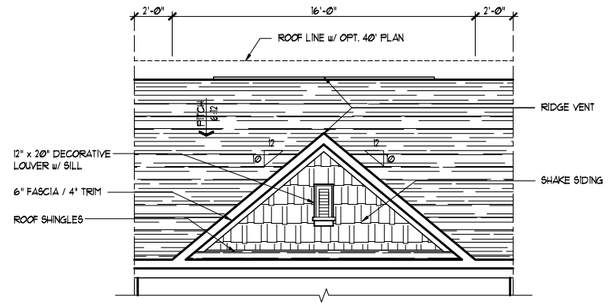
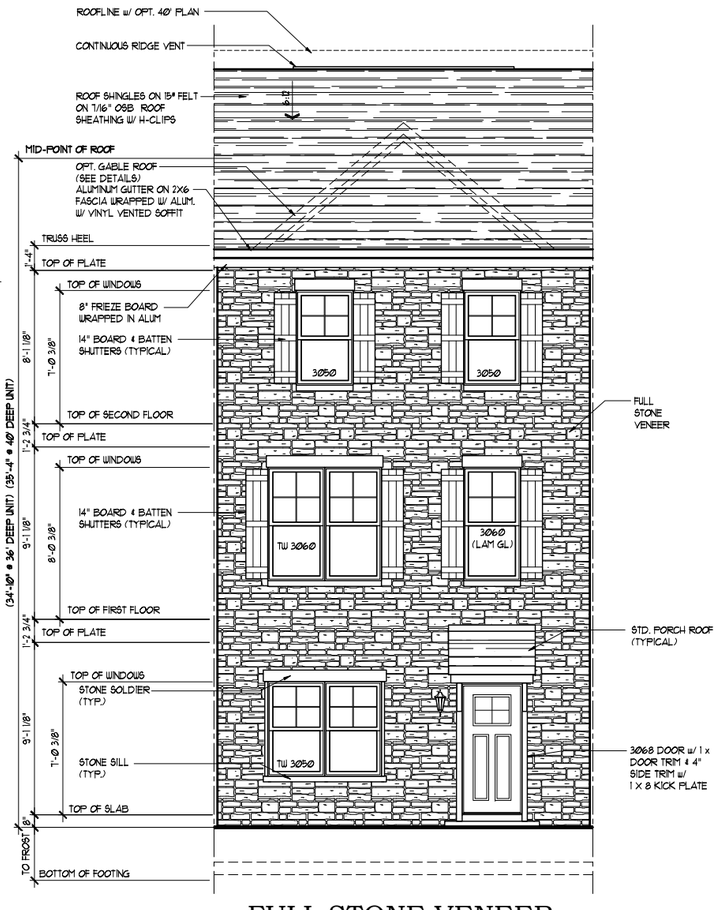
expiration date 04-08-2026

File Name: Z:\CLIENTS\SAGE MANAGEMENT\2024\2024\SHEETS\3.1.DWG



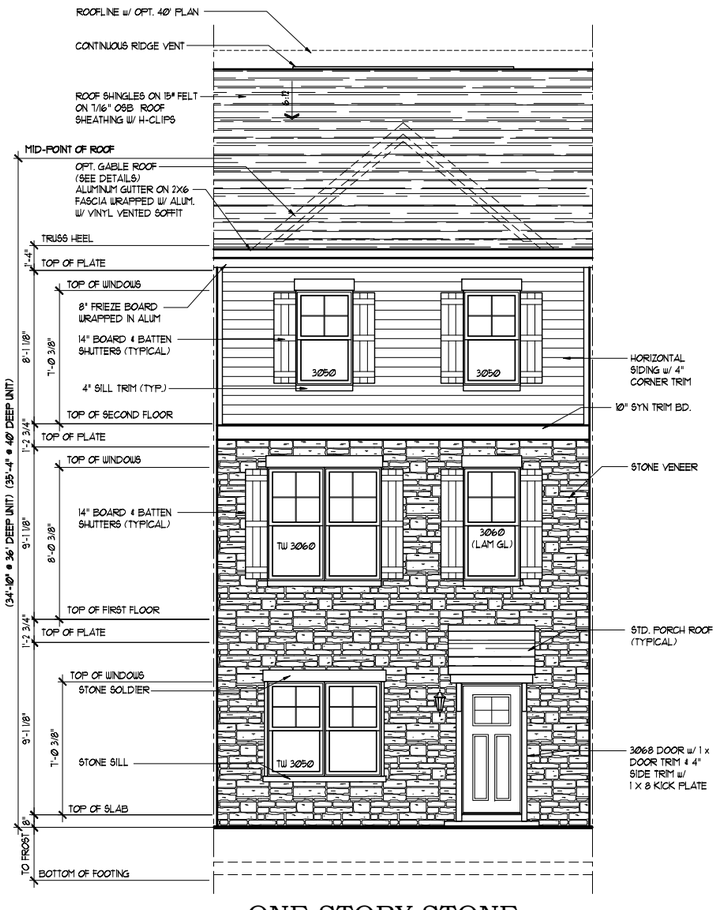
OPT. ROOF GABLE

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



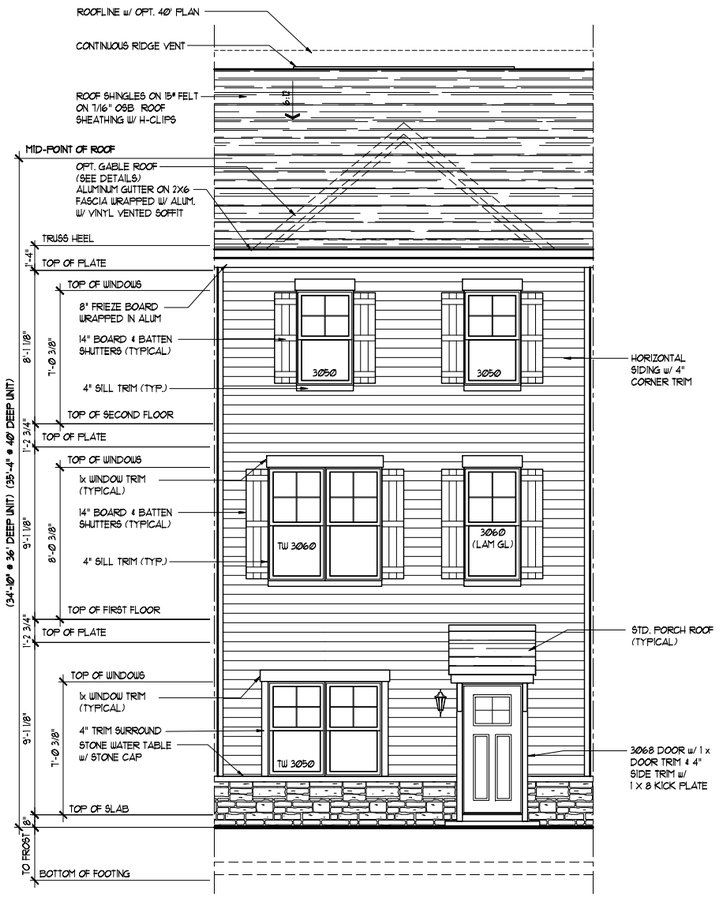
FULL STONE VENEER FRONT ELEVATION 'B'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



ONE STORY STONE FRONT ELEVATION 'B'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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content: ELEVATION B
scale: 1"=4" (34x22) 1"=8" (17x11) | drawn: ACI | date: 02/10/22 | file: 3.2
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - REAR CARAGE

by	revision	date

SHEET # 3.2

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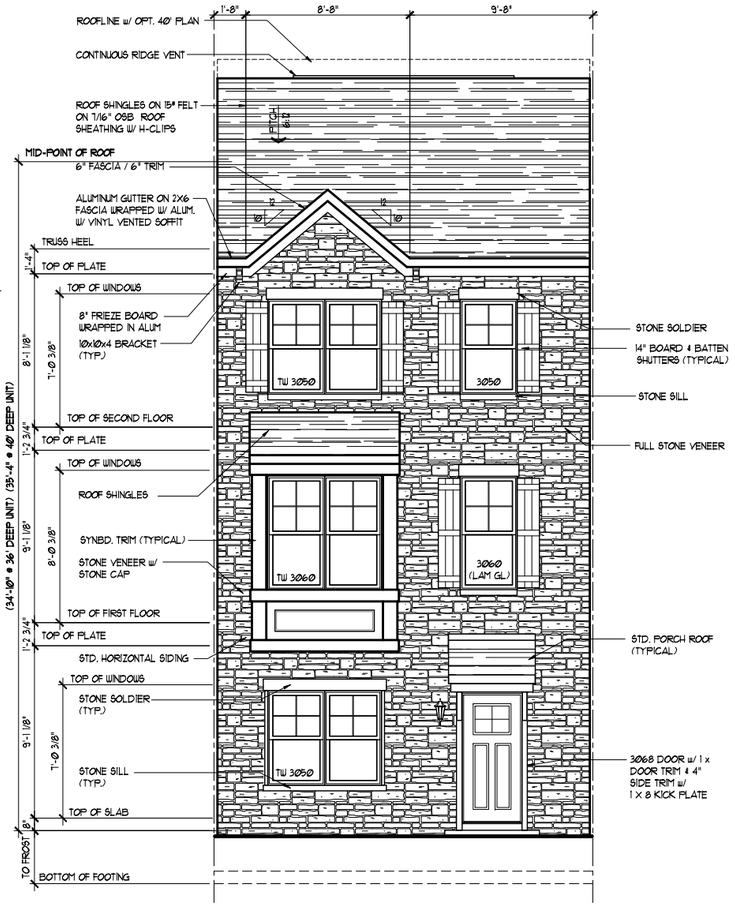
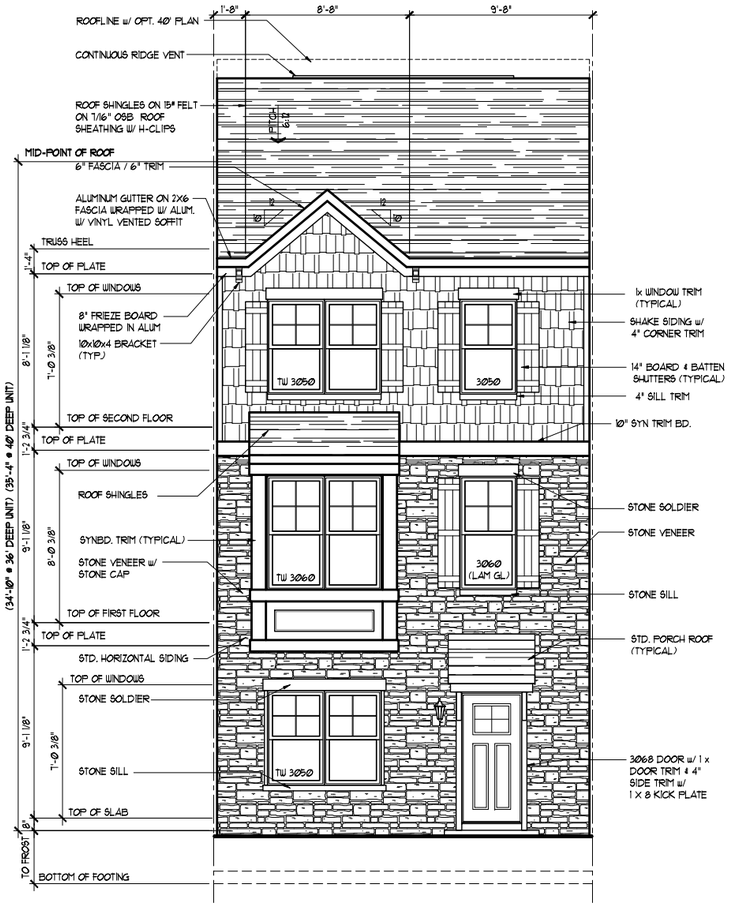
File Name: Z:\CLIENTS\SAGE MANAGEMENT\2022\SHEETS\3.2.DWG



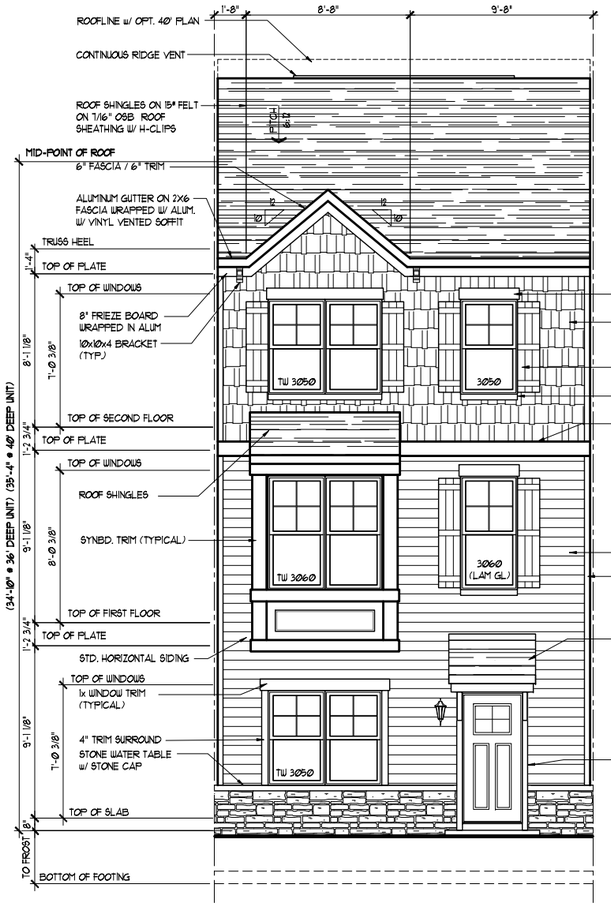
FULL STONE VENEER FRONT ELEVATION 'C'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



TWO STORY STONE FRONT ELEVATION 'C'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION 'C'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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content: ELEVATION C
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
drawn: ACI
date: 02/10/22
file: 3.3

title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – REAR CARAGE

by	revision	date

SHEET # 3.3

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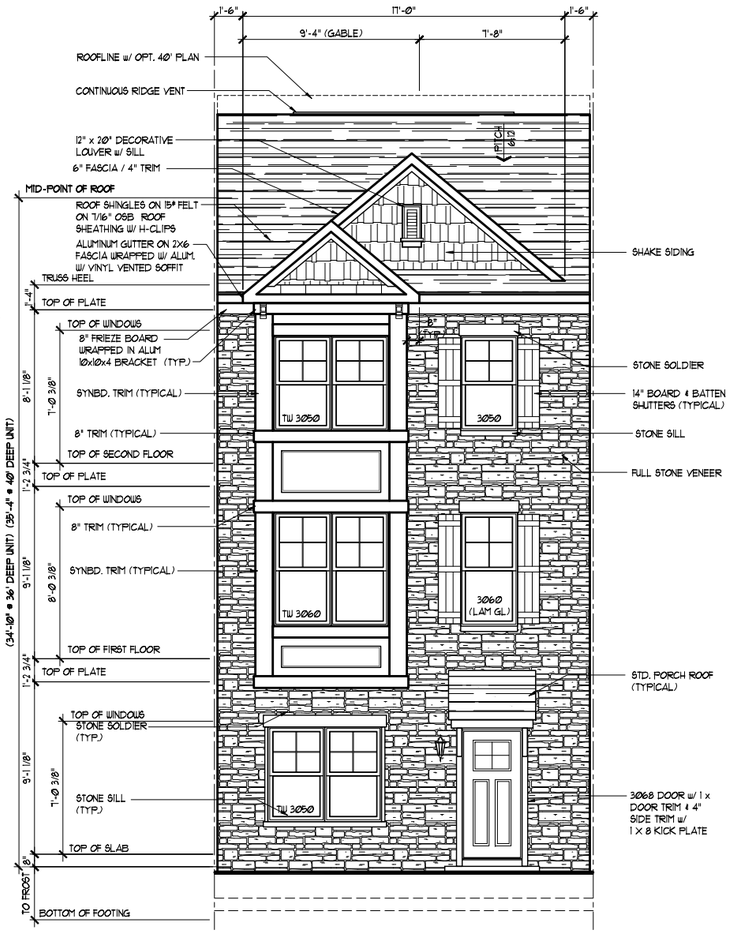
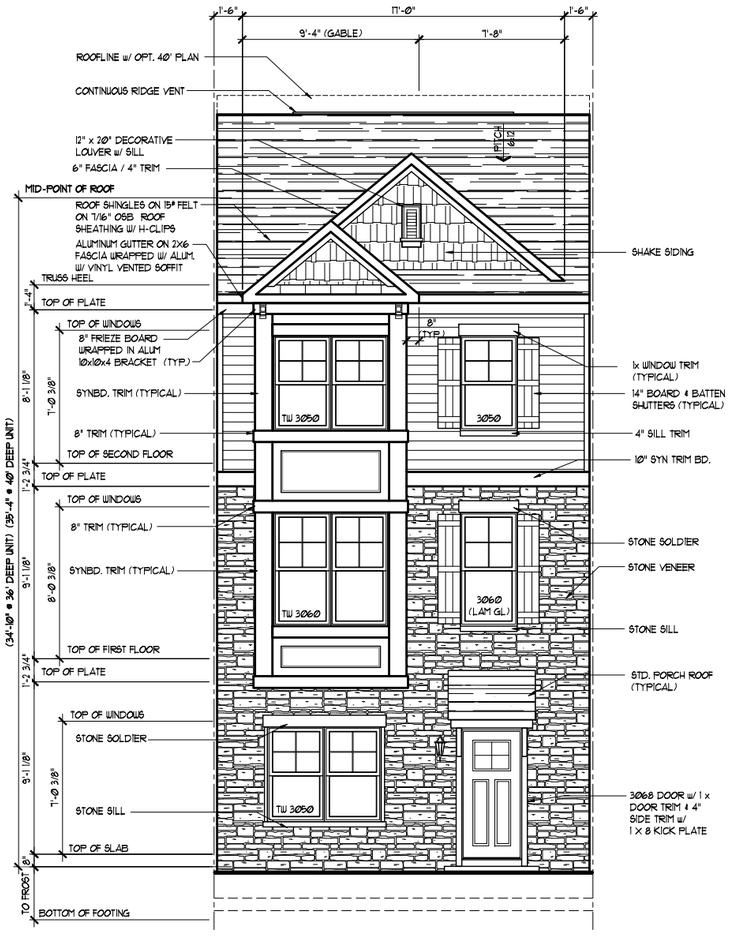
File Name: Z:\CLIENT\SAGE MANAGEMENT\SM242030\SHEETS\3.3.DWG

12/29/2025 3:23:27 PM, Architecture Collaborative, Inc.



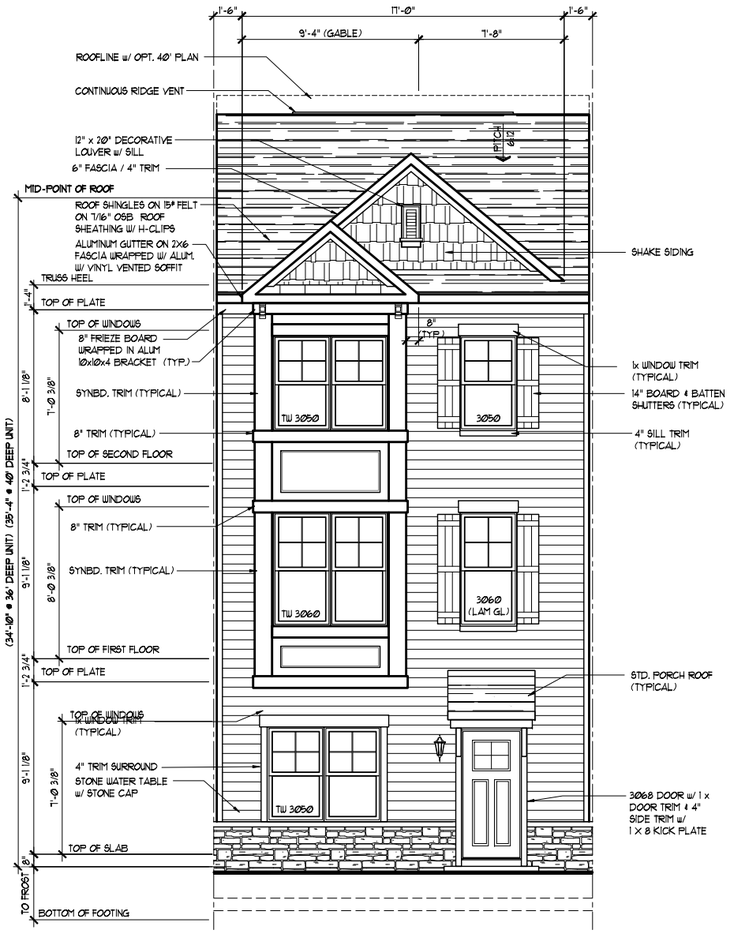
FULL STONE VENEER FRONT ELEVATION 'D'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



TWO STORY STONE FRONT ELEVATION 'D'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION 'D'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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content: ELEVATION D
scale: 1"=4" (34x22) 1"=8" (17x11) file: 3.4
U.N.O.
drawn: ACI date: 02/10/22
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - REAR CARAGE

by	date	revision

SHEET # 3.4

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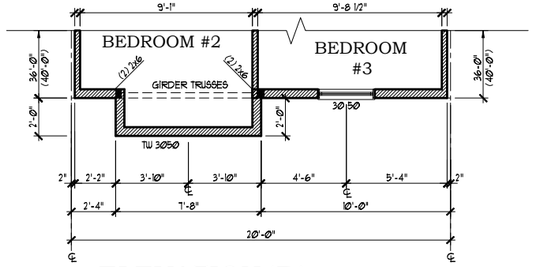
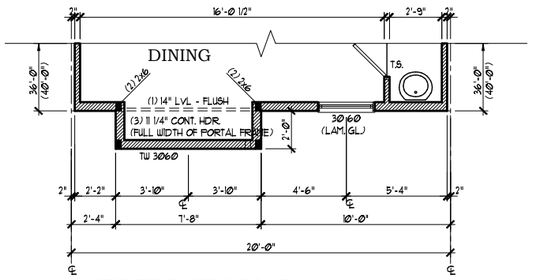
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2020\SHEETS\3.4.DWG



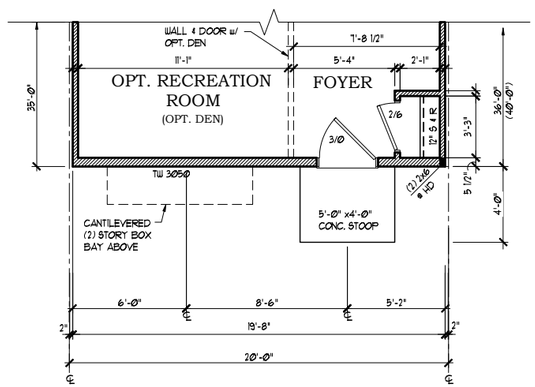
ELEVATION 'D'
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ELEVATION 'D'
FIRST FLOOR PLAN

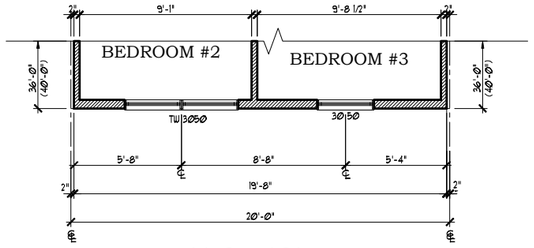
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ELEVATION 'D'
LOWER LEVEL FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

SEE STRUCTURAL PLANS FOR
ALL STRUCTURAL INFORMATION



ELEVATION 'C'
SECOND FLOOR PLAN

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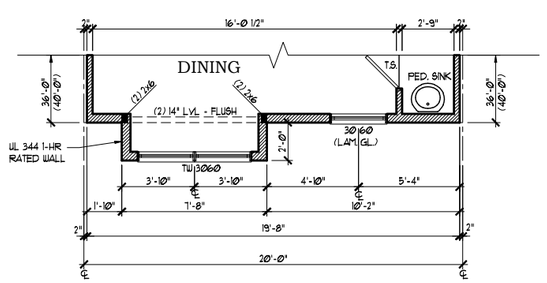
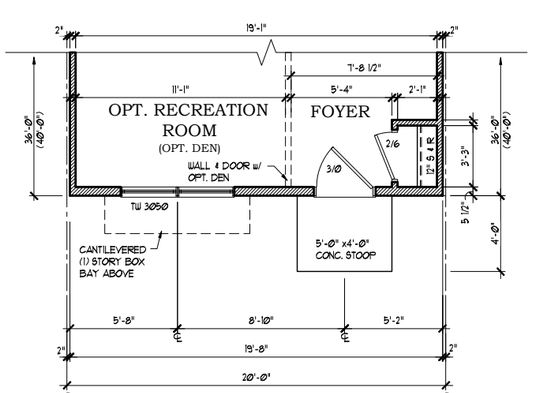
SCALE (34x22): 1/4" = 1'-0"



ELEVATION 'C'
FIRST FLOOR PLAN

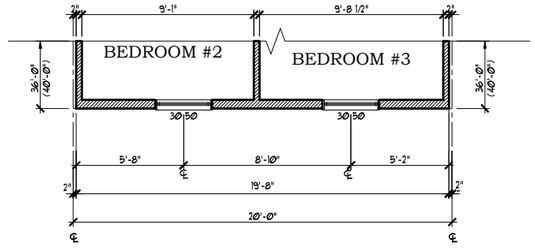
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ELEVATION 'C'
LOWER LEVEL FLOOR PLAN

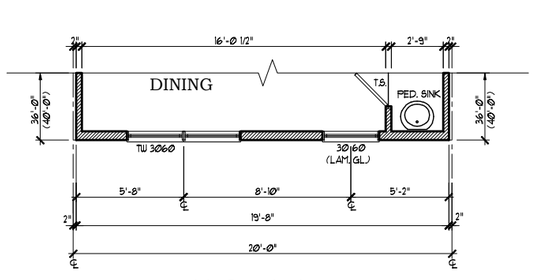
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

SEE STRUCTURAL PLANS FOR
ALL STRUCTURAL INFORMATION



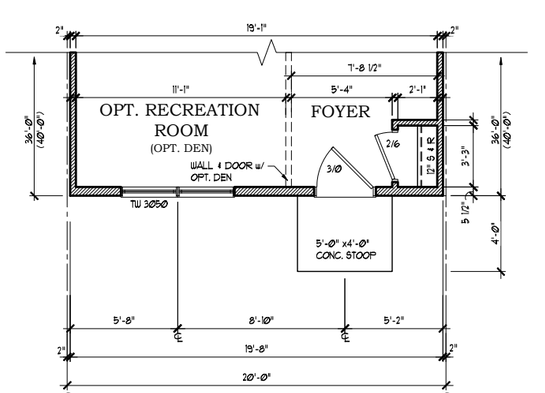
ELEVATION 'B'
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ELEVATION 'B'
FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ELEVATION 'B'
LOWER LEVEL FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

SEE STRUCTURAL PLANS FOR
ALL STRUCTURAL INFORMATION

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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content: FRONT ELEVATION - PARTIAL PLANS
scale: 1"=4" (34x22) 1"=8" (17x11) | file: 3.7 | drawn: ACI | date: 02/10/22
U.N.O.
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - REAR CARAGE

by	revision	date

SHEET # 3.7

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expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2020\SHEETS\3.7.DWG

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" LVL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

FOUNDATION NOTES

SECTION R-506

FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-310

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

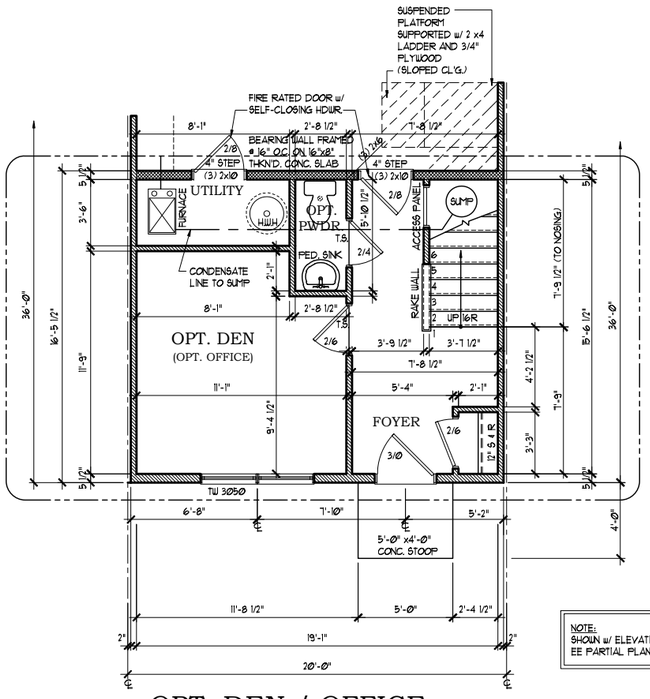
SECTION R-302.13

FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

(A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER

-OR-

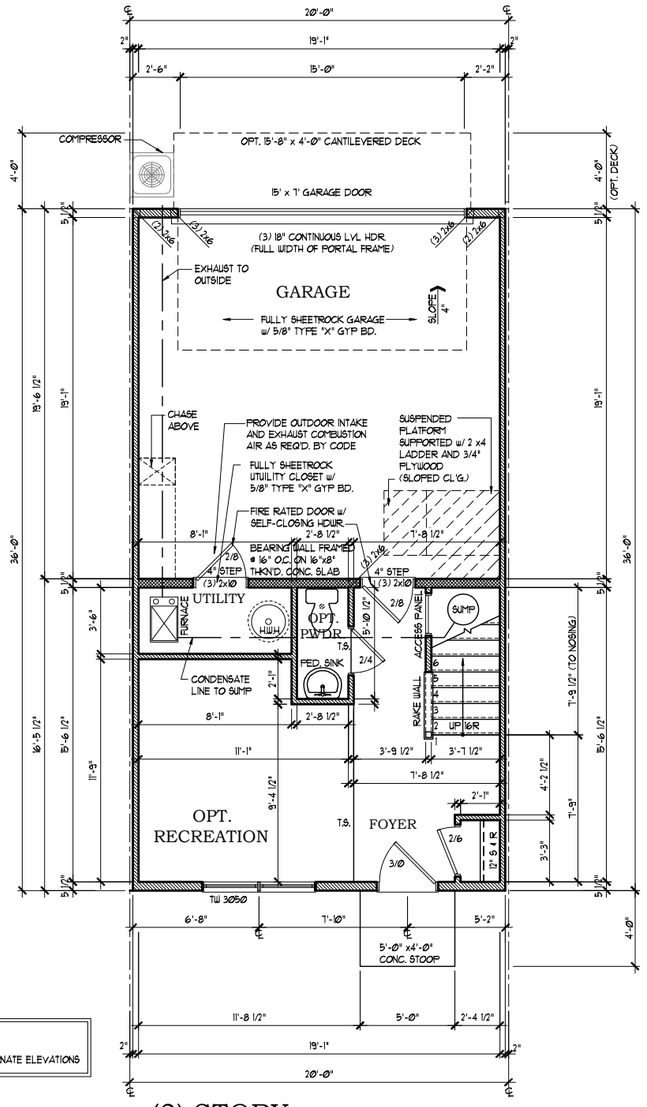
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)



OPT. DEN / OFFICE
36' LOWER LEVEL PLAN

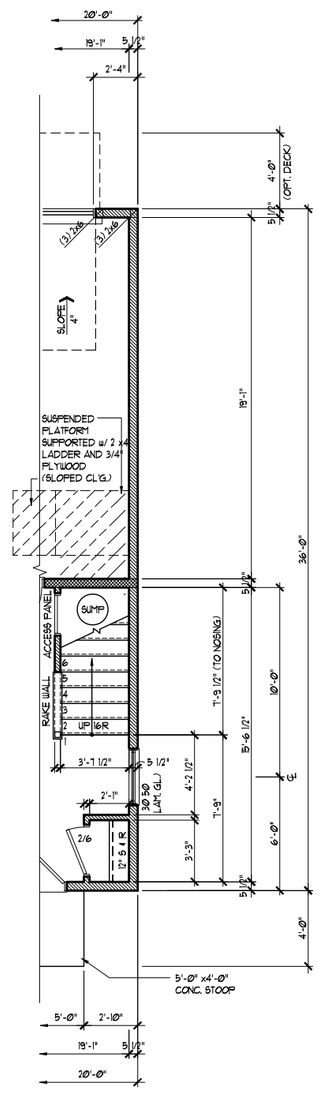
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
SHOWN w/ ELEVATION 'A'.
SEE PARTIAL PLANS FOR ALTERNATE ELEVATIONS



(3) STORY
36' LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



STAIR SIDE
OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

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date	revision	by

content: LOWER LEVEL PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
drawn: ACI
date: 02/10/22
file: 4.2

title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – REAR GARAGE

SHEET # 4.2

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license number 9921
expiration date 04-05-2026

File Name: X:\CLIENT\SAGE MANAGEMENT\SM22020\SHEETS\4-2.DWG

12/29/2025 3:23:29 PM, Architecture Collaborative, Inc.

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" LVL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

FOUNDATION NOTES

SECTION R-506

FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-310

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-302.13

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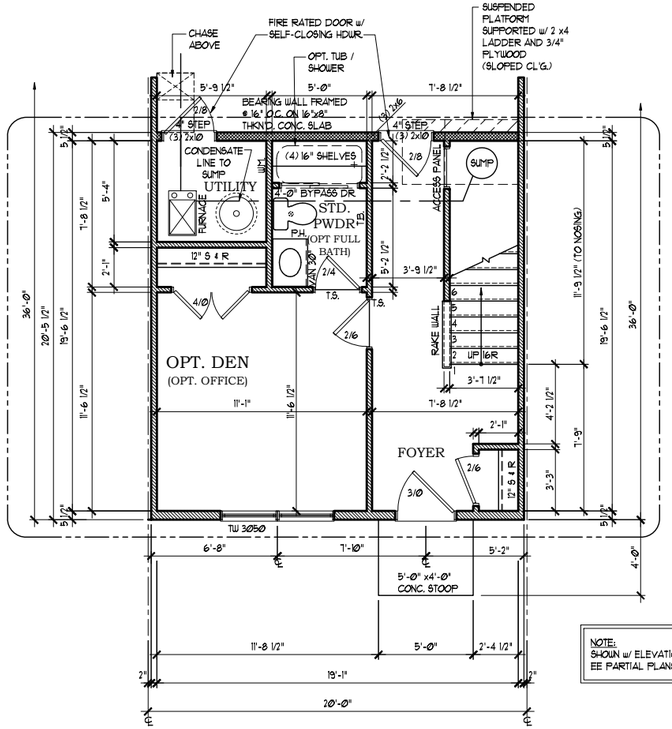
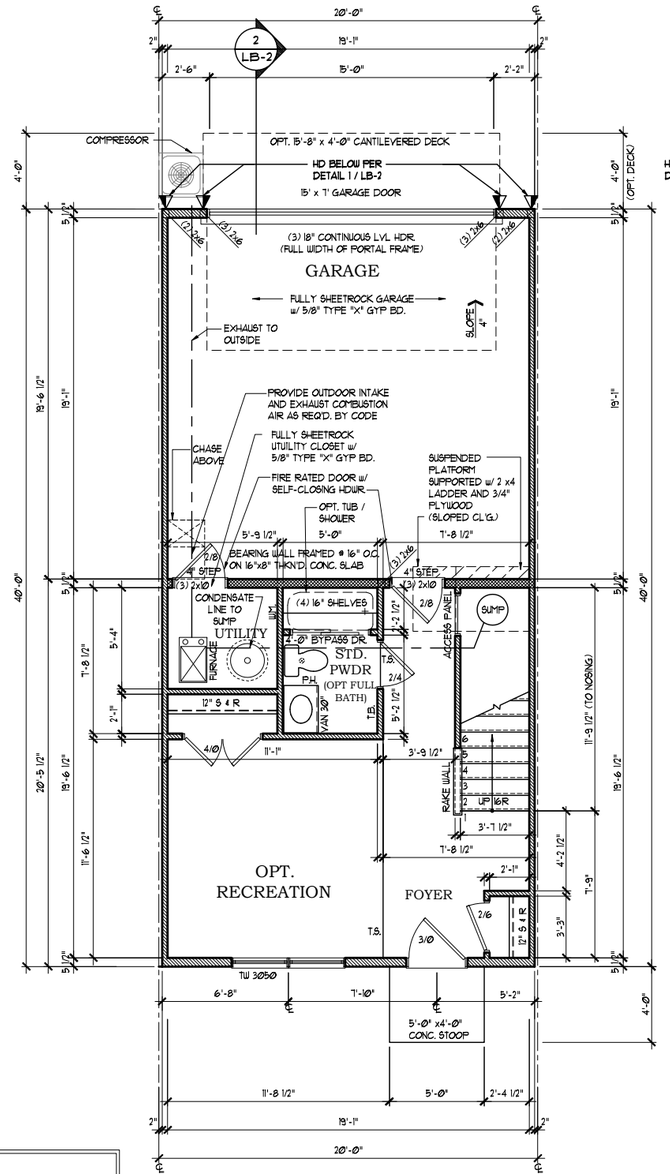
(A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)



OPT. DEN / OFFICE 40' LOWER LEVEL PLAN

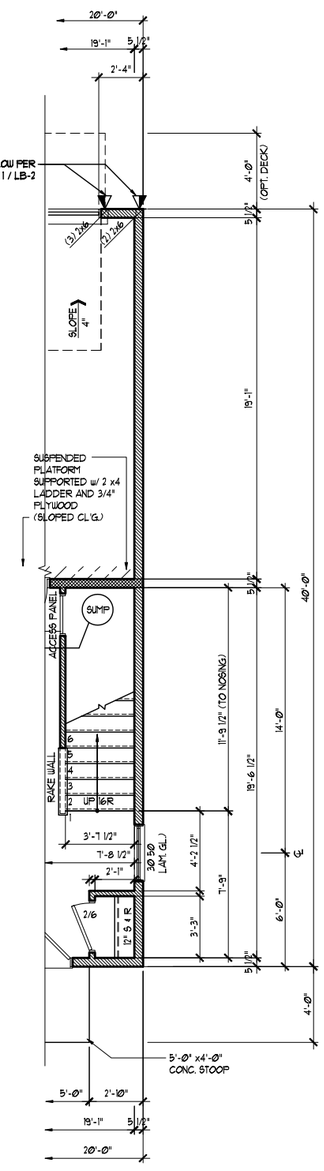
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
SHOWN w/ ELEVATION 'A'.
SEE PARTIAL PLANS FOR ALTERNATE ELEVATIONS



(3) STORY 40' LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



STAIR SIDE OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: PLANS MAY BE
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content	LOWER LEVEL PLAN – 40' PLAN		
scale: 1"=4' (34x22) file:		drawn:	date:
U.N.O. 1"=8' (17x11)	4.2A	ACI	02/10/22

SAGE CUSTOM HOMES, L.L.C.

ABIGAIL – REAR CARAGE

title

date	revision	by

SHEET #
4.2A

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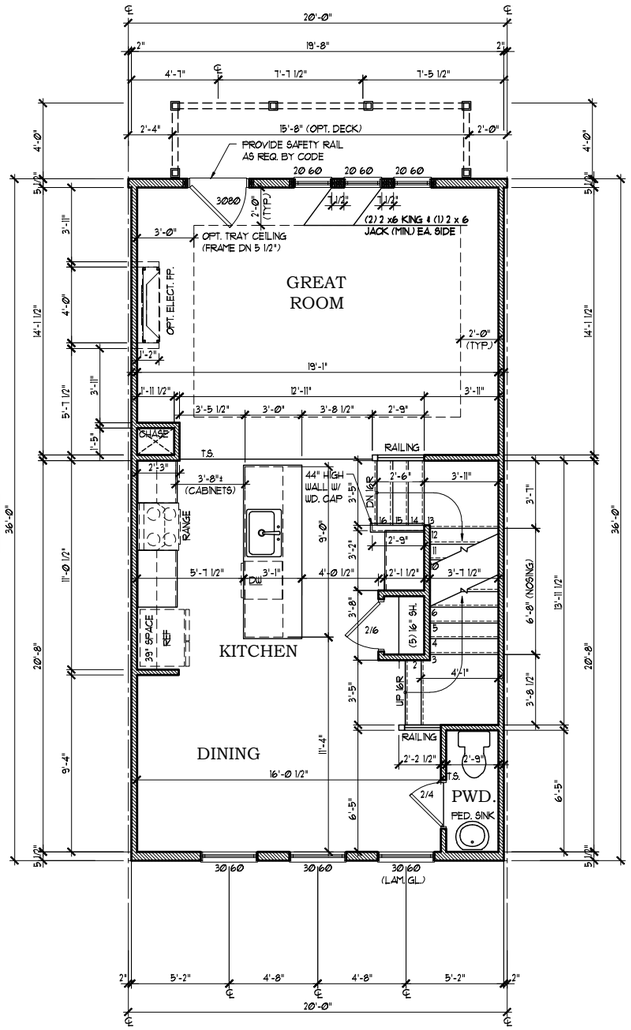
license number 5921
expiration date 04-03-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SM24200\SHEETS\4.2A.DWG

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" LVL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

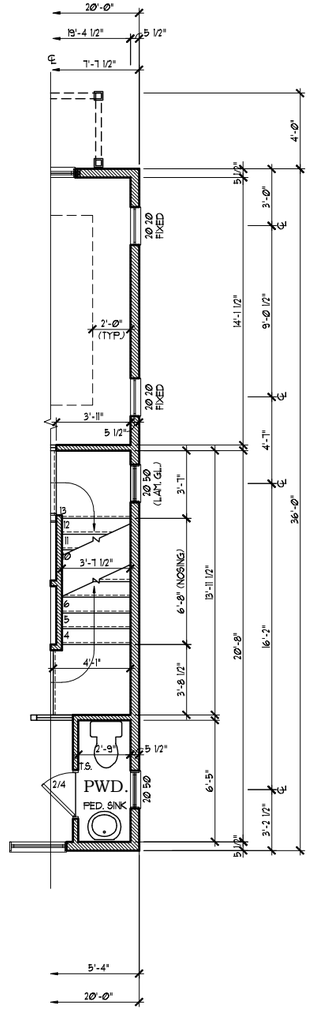


NOTE:
SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

(3) STORY w/ MID-KITCHEN 36' FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
SHOWN w/ ELEVATION 'A', SEE PARTIAL PLANS FOR ALTERNATE ELEVATIONS



STAIR SIDE OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY
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content: FIRST FLOOR PLAN
scale: 1"=4' (34x22) file: 1"=8' (17x11) 5.1
U.N.O.
drawn: ACI date: 02/10/22
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – REAR CARAGE

date	revision	by
---	---	
---	---	

SHEET # 5.1

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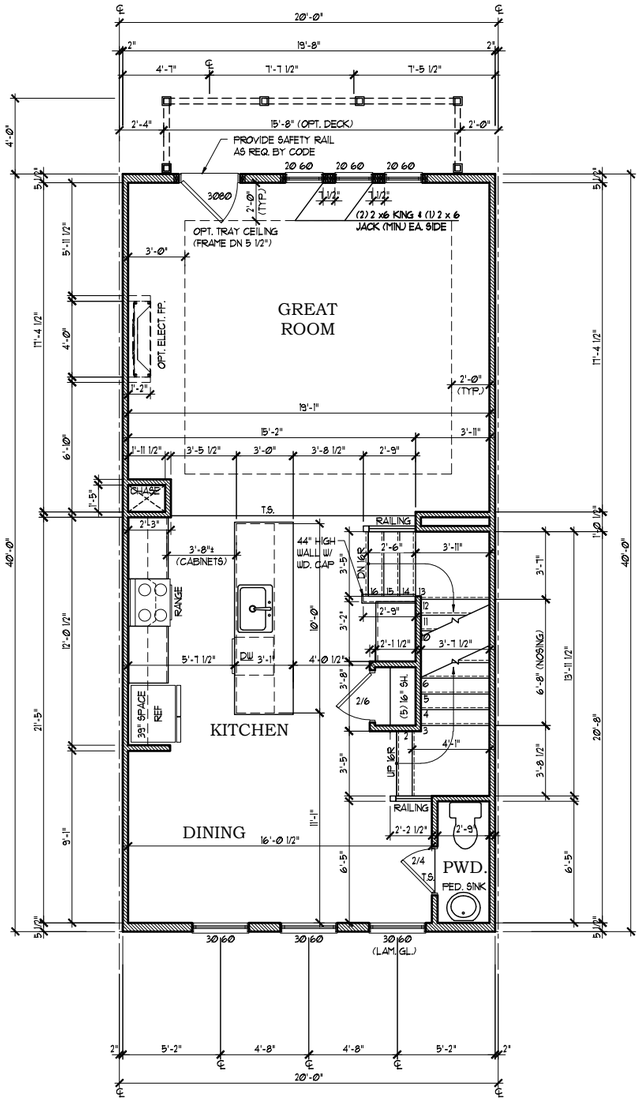
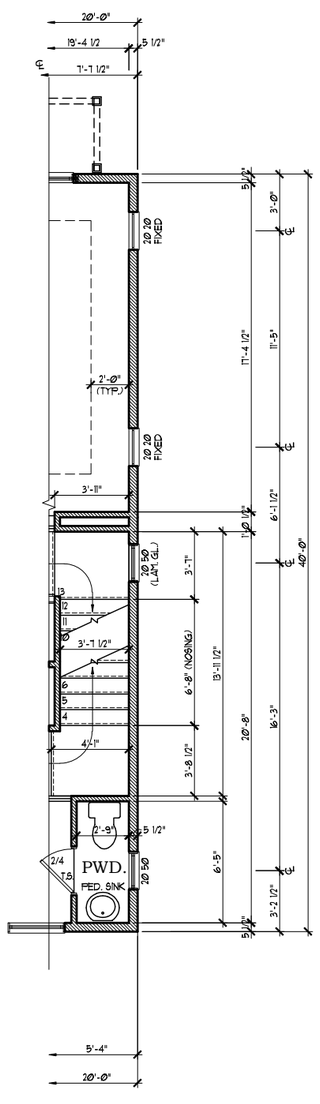
license number 5921
expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SM242020\SHEETS\5.1.DWG

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" LVL HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.





NOTE:
SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

(3) STORY w/ MID-KITCHEN 40' FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
SHOWN w/ ELEVATION 'A'.
SEE PARTIAL PLANS FOR ALTERNATE ELEVATIONS

STAIR SIDE OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY
NOTE: PLANS MAY BE MIRRORED / REVERSED PER SITE PLAN

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content: FIRST FLOOR PLAN – 40' PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) | file: 5.1A | drawn: ACI | date: 02/10/22
U.N.O.
title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – REAR CARAGE

date	revision	by
---	---	
---	---	

SHEET #
5.1A

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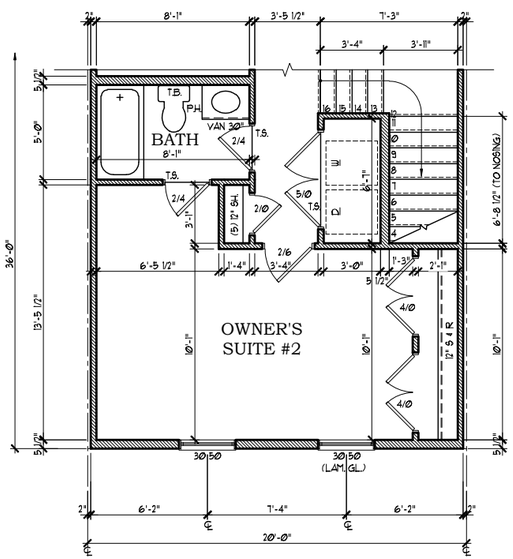
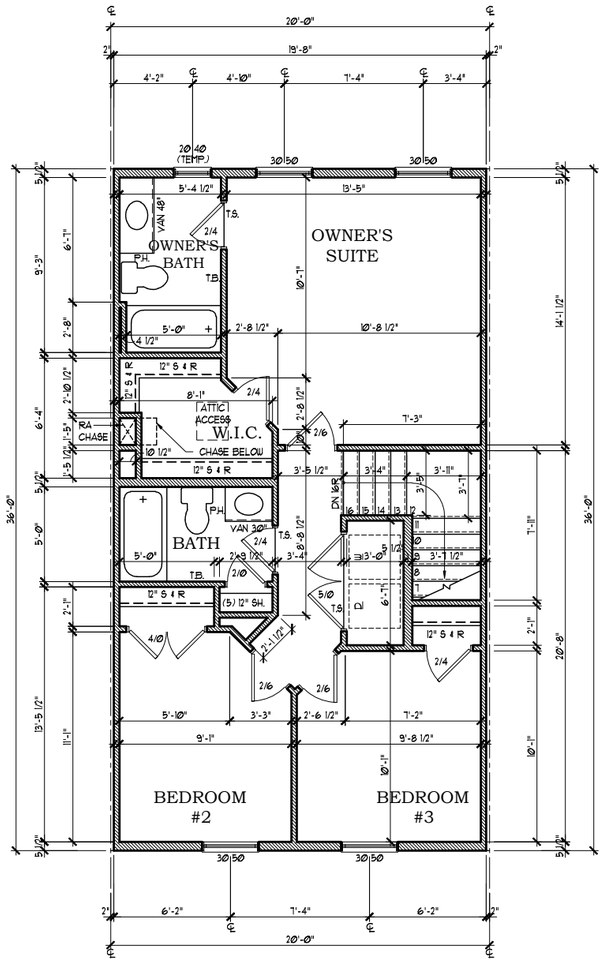
license number 9921
expiration date 04-08-2026

File Name: I:\CLIENT\SAGE MANAGEMENT\SM22020\SHEETS\5.1A.DWG



36' PLAN
OPT. DUAL OWNER'S SUITE

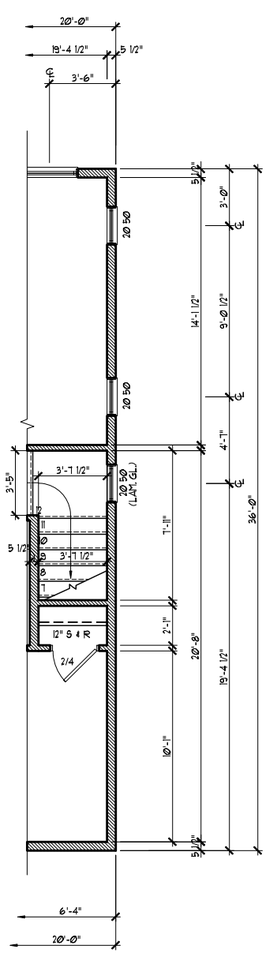
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



STD. 36'
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
SHOWN w/ ELEVATION 'A',
SEE PARTIAL PLANS FOR
ALTERNATE ELEVATIONS



STAIR SIDE
OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. 3 1/2" x 9 1/4" L.V.L. HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: PLANS MAY BE
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date	revision	by
---	---	
---	---	

content: SECOND FLOOR PLAN
scale: 1"=4' (34x22) file:
U.N.O. 1"=8' (17x11) 6.1
drawn: ACI date: 02/10/22

SAGE CUSTOM HOMES, L.L.C.
ABIGAIL – REAR CARAGE
title

SHEET # 6.1

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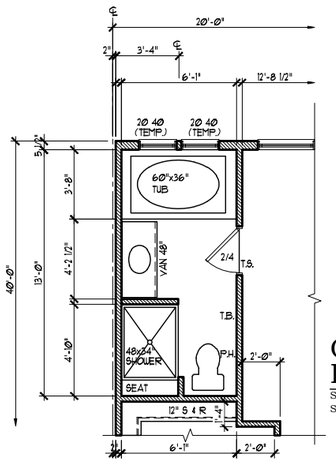
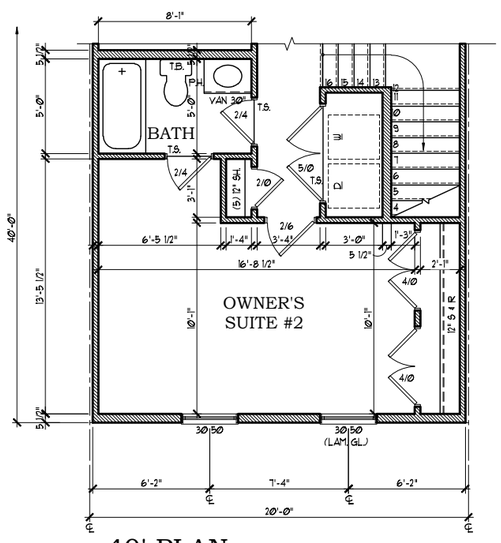
license number 6921
expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\ABIGAIL\SHEETS\6.1.DWG



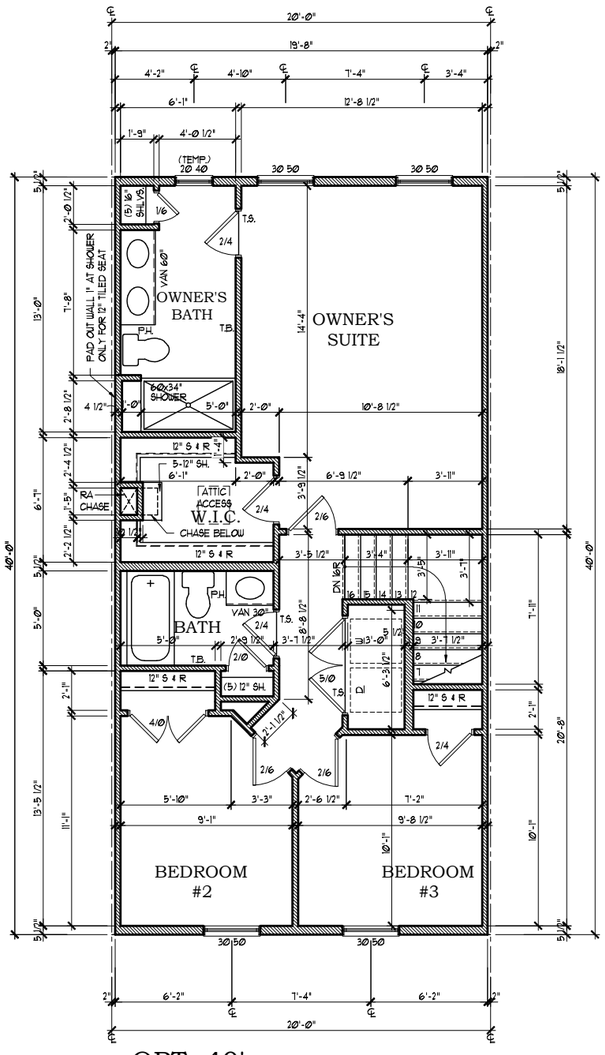
OPT. DELUXE BATH

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



40' PLAN
DUAL OWNER'S SUITE

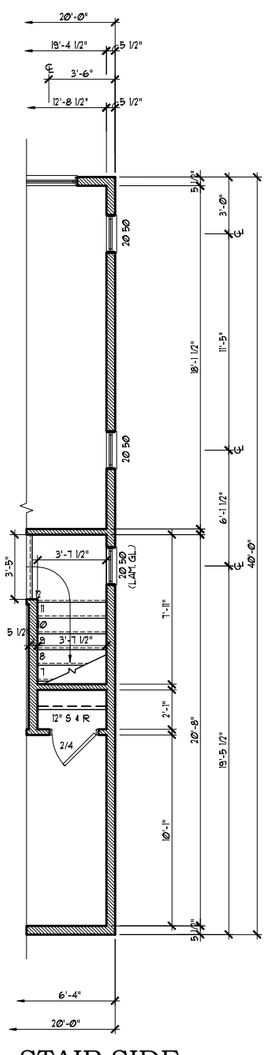
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



OPT. 40'
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
SHOWN w/ ELEVATION 'A'.
SEE PARTIAL PLANS FOR ALTERNATE ELEVATIONS



STAIR SIDE
OPT. END COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
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6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

ENCLAVE AT BRANDYWINE - INTERIOR LOTS ONLY

NOTE: PLANS MAY BE
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content: SECOND FLOOR PLAN – 40' PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) | file: 6.1A | drawn: ACI | date: 02/10/22
title: SAGE CUSTOM HOMES, L.L.C. – ABIGAIL – REAR CARAGE

by	date	revision
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SHEET # 6.1A

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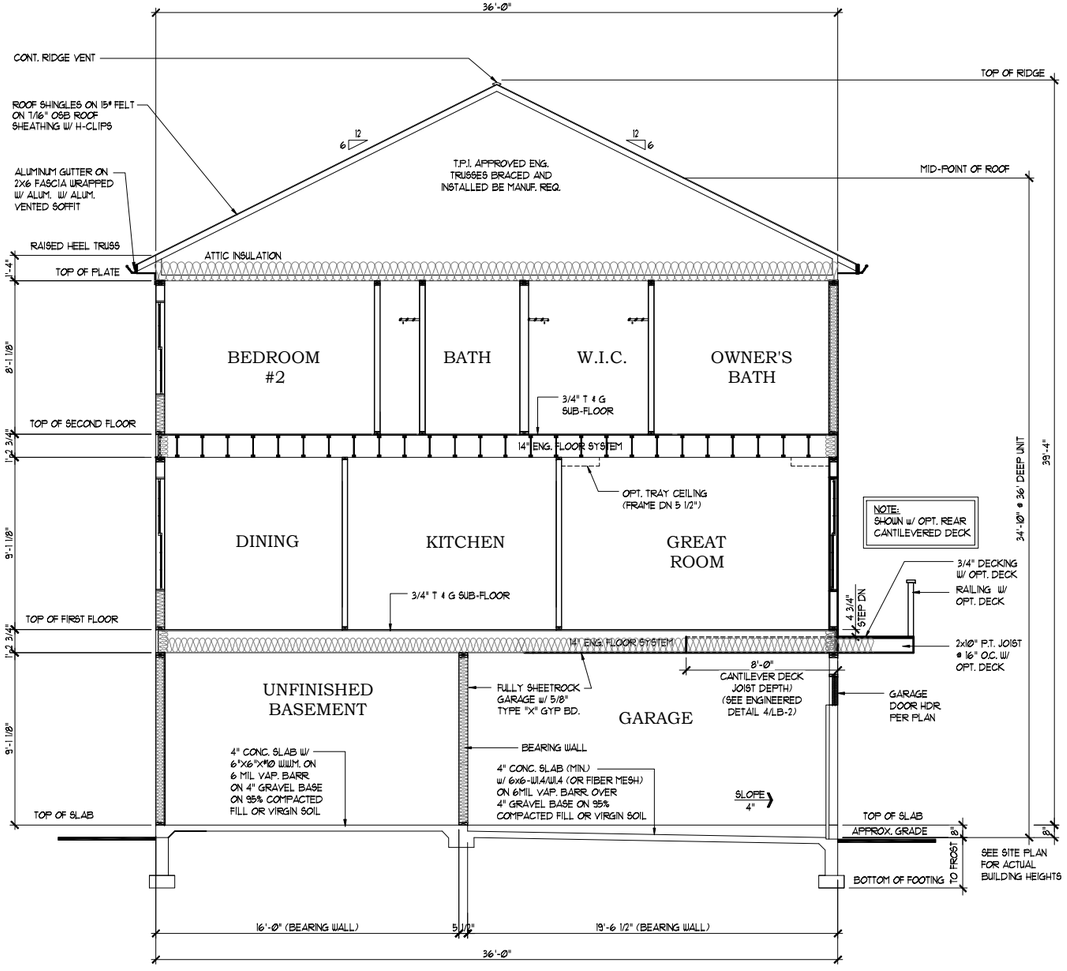
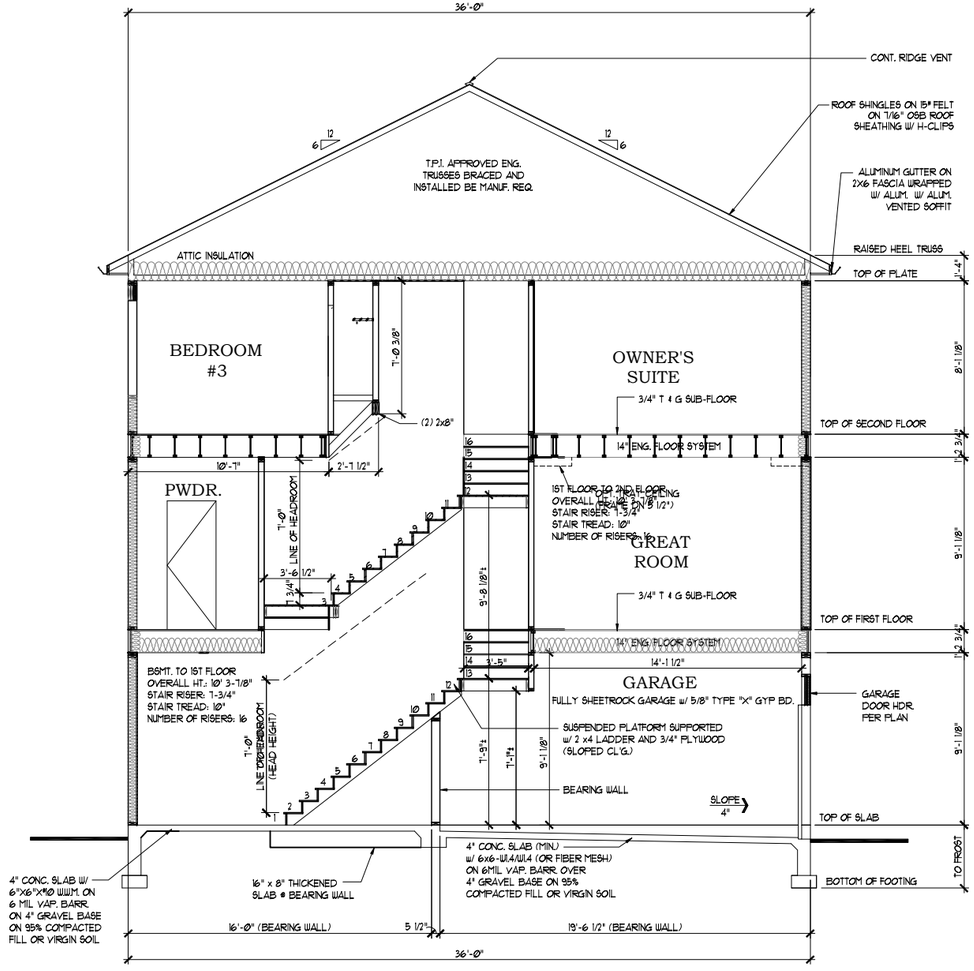
expiration date 04-03-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SH2022\SHEETS\6.1A.DWG



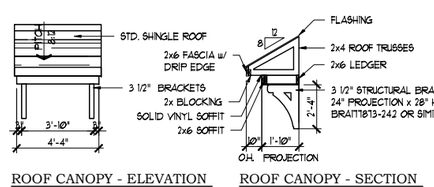
BUILDING SECTION 'A-A' (36' PLAN)

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



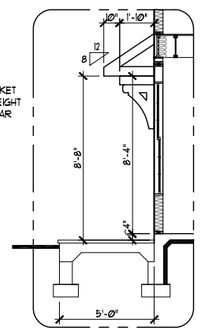
BUILDING SECTION 'B-B' (36' PLAN)

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ROOF CANOPY - ELEVATION
SCALE 1/4" = 1'-0"

ROOF CANOPY - SECTION
SCALE 1/4" = 1'-0"



PORCH ROOF DETAIL

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: BUILDING SECTIONS - 36' PLAN
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
file: 8.3
drawn: ACI
date: 02/10/22

title: SAGE CUSTOM HOMES, L.L.C.
ABIGAIL - REAR CARAGE

by	revision	date

SHEET # 8.3

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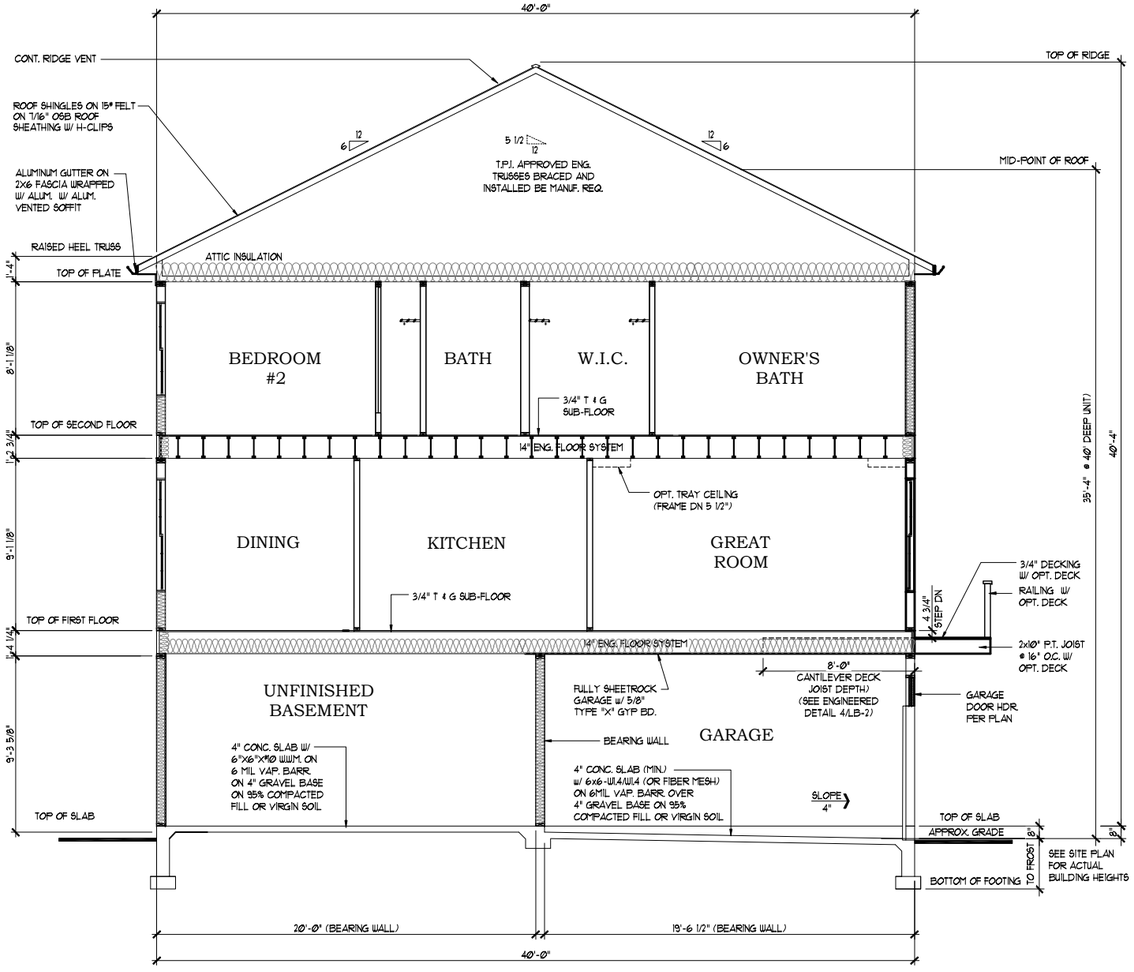
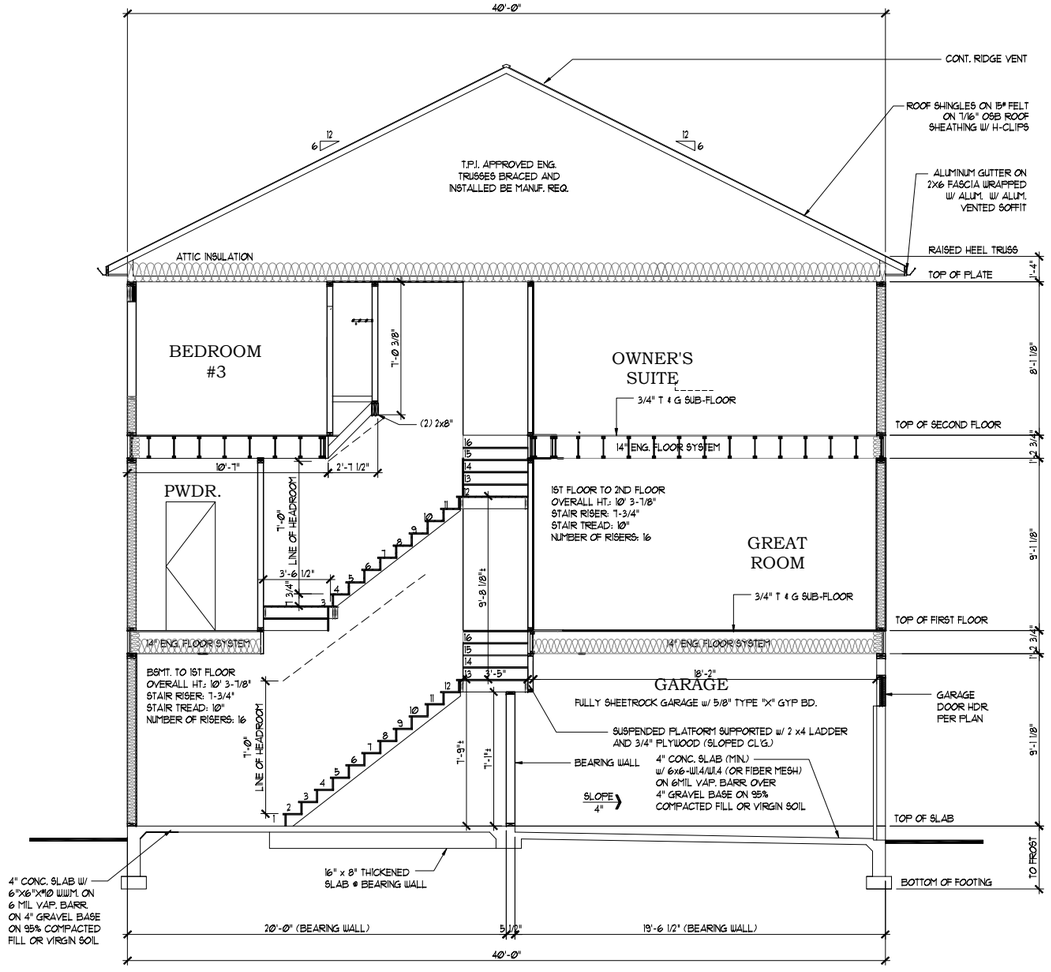
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2020\SHEETS\8.3.DWG



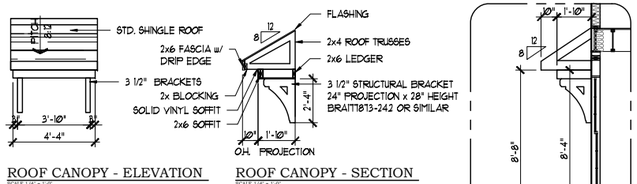
BUILDING SECTION 'A-A' (40' PLAN)

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



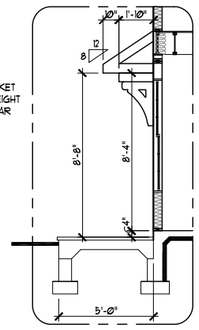
BUILDING SECTION 'B-B' (40' PLAN)

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



ROOF CANOPY - ELEVATION
SCALE 1/8" = 1'-0"

ROOF CANOPY - SECTION
SCALE 1/4" = 1'-0"



PORCH ROOF DETAIL

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: BUILDING SECTIONS - 40' PLAN
scale: 1" =4" (34x22) 1" =8" (17x11) file: 8.4
U.N.O. 1" =8" drawn: ACI date: 02/10/22

title: ABIGAIL - REAR GARAGE CUSTOM HOMES, L.L.C.

date	revision	by

SHEET # 8.4

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expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SUB42020\SHEETS\8.4.DWG

12/29/2025 3:23:34 PM, Architecture Collaborative, Inc.

SAGE CUSTOM HOMES, L.L.C.

1777 REISTERSTOWN RD, SUITE 245
BALTIMORE, MARYLAND 21208

TEL (410) 415-5553
FAX (410) 800-4434

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"SHIRLEY - FRONT GARAGE"

22' x 38' (22' x 40') TOWNHOUSE

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: ELEVATIONS & PLANS MAY BE
MIRRORED / REVERSED PER SITE PLAN

ENTRY LEVEL	514 SQ. FT.
FIRST FLOOR	836 SQ. FT.
SECOND FLOOR	836 SQ. FT.
TOTAL	2186 SQ. FT.
OPT. 2' EXTENSION	132 SQ. FT.
TOTAL w/ OPTION	2318 SQ. FT.

BUILDING CODE COMPLIANCE: 2018 INTERNATIONAL RESIDENTIAL CODE
w/ PRINCE GEORGE'S COUNTY AMENDMENTS (SUBTITLE 4)
ENERGY CODE COMPLIANCE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE - PRESCRIPTIVE METHOD

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEER'S DESIGN & CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING.
FLOOR FRAMING TO BE 14" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

" THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA "

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: PRINCE GEORGES COUNTY MARYLAND

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
35 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY					

REVISIONS

DATE	COMMENTS	BY
02-15-19	PRELIMINARY PLANS	SF
02-28-19	PRELIMINARY ELEVATIONS	SF
03-29-19	PROGRESS SET	ACI
05-01-19	FINAL REVIEW SET	ACI
05-15-19	FINAL REVISION PERMIT SET	ACI
05-20-19	PERMIT PLANS	ACI
06-06-19	REVISED FOUNDATION PLAN	SF
07-09-19	ADD DECK DETAILS	ACI
08-06-19	REVISED WINDOW AT STAIR LANDING	SF
09-11-19	DIMENSION LOWER LEVEL WINDOWS ON PLANS	SF
10-02-19	REVISE WDW. SIZE AT STAIR LANDING (2650 ILO 2660)	th
11-13-19	REVISED ELEV. 'B' WINDOW CENTERLINES	SF
08-05-22	REVISED PLANS FOR BALTIMORE COUNTY MD	SF
08-25-22	REVISED PLANS AND RENAMED MODEL	SF
09-07-22	STRUCTURAL REVIEW SET / ADDED 38' AND 40' PLANS	ACI
09-30-22	REVISED LATERAL BRACING PLANS	MK/ACI
10-21-22	REVISED FRAMING PLANS	SF
11-15-22	REVISED FIRST FLOOR PLANS	SF
01-03-22	REVISED FOYER AND FRONT ELEVATIONS	SF
01-30-22	ADD PLANS AND ELEVS. FOR UPHILL GRADE CONDS.	ACI
02-17-23	REVISED FOUNDATION PLANS AND BUILDING SECTIONS	ACI
03-30-23	REVISED FRONT ELEVATION FEATURE	SF
04-19-23	REVISED LATERAL BRACING PLANS	MK/ACI
04-19-21	PERMIT PLANS	ACI
08-22-23	PERMIT REVISION (LABEL EGRESS WINDOW)	AJH
09-14-23	REVISED BLDG. HEIGHT - SECTION 'B'	SF
12-19-23	CLIENT REVISIONS - REVISED LOWER LEVEL STAIRS	SF
01-04-23	COORDINATE FOUNDATION PLANS	SF
02-12-24	REV. BSMT. BATH WINDOW & REAR WINDOW HEIGHTS	SF
02-12-24	UPDATE COVER SHEET & SPECS.	SF
07-15-24	FIELD ADJUST. & REVISED REAR UPHIL BSMT. WNDWS.	SF
08-14-24	UPDATE OPT. WET BAR NOTES	ACI
09-09-24	2021 IRC CODE UPDATE	ACI
09-16-24	UPDATED LATERAL BRACING PLANS	M&K
10-21-24	REVIEW AND REVISE SAFETY GLAZING	SF
07-30-25	PG COUNTY 2018 SHEETS & ELEVATION REVISIONS	EG
10-10-25	UPDATE FRONT ELEVATIONS - ENCLAVE AT BRANDYWINE	SF
10-30-25	UPDATE FRAMING PLANS	**AJH / SF**
11-05-25	MISC. COMMENTS & STRUCT. REVIEW & UPDATE	**AJH /SF**
11-11-25	UPDATED STRUCTURAL PLANS	ACI/MK
11-21-25	REVISED POF PERMIT PLANS	SF

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S4.1	FRANING PLAN OPTIONS
SD1.0	FOUNDATION DETAILS
SD1.1	FOUNDATION DETAILS
SD1.2	STRUCTURAL DETAILS
SD1.3	STRUCTURAL DETAILS
SD1.4	STRUCTURAL DETAILS
SD2.0	STRUCTURAL DETAILS
SD2.1	STRUCTURAL DETAILS
SD2.2	STRUCTURAL DETAILS
SD2.3	STRUCTURAL DETAILS
SD2.4	STRUCTURAL DETAILS
SD3.0	STRUCTURAL DETAILS

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STRUCT. REVIEW	11-21-25
PROJECT REVIEW	11-21-25

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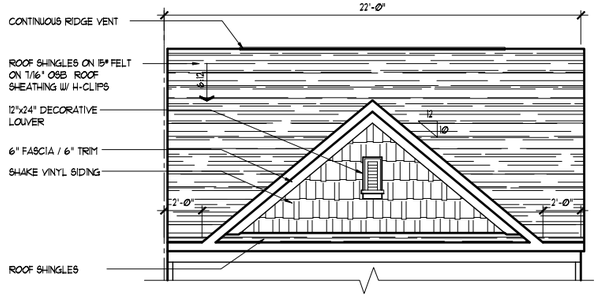
SHIRLEY - FRONT GARAGE

SM222222

Z:\CLIENT\SAGE MANAGEMENT\SM222222\SHEETS\1.0-2018 PG.DWG



OPT. GABLE ROOF

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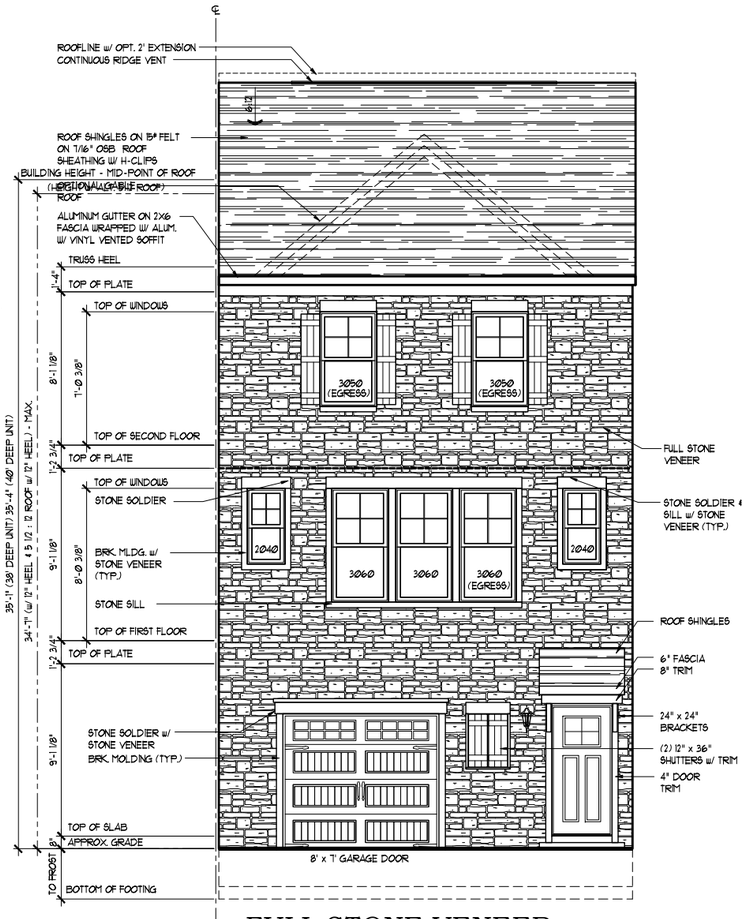
SCALE (36x24): 1/4" = 1'-0"



FULL STONE VENEER FRONT ELEVATION "A"

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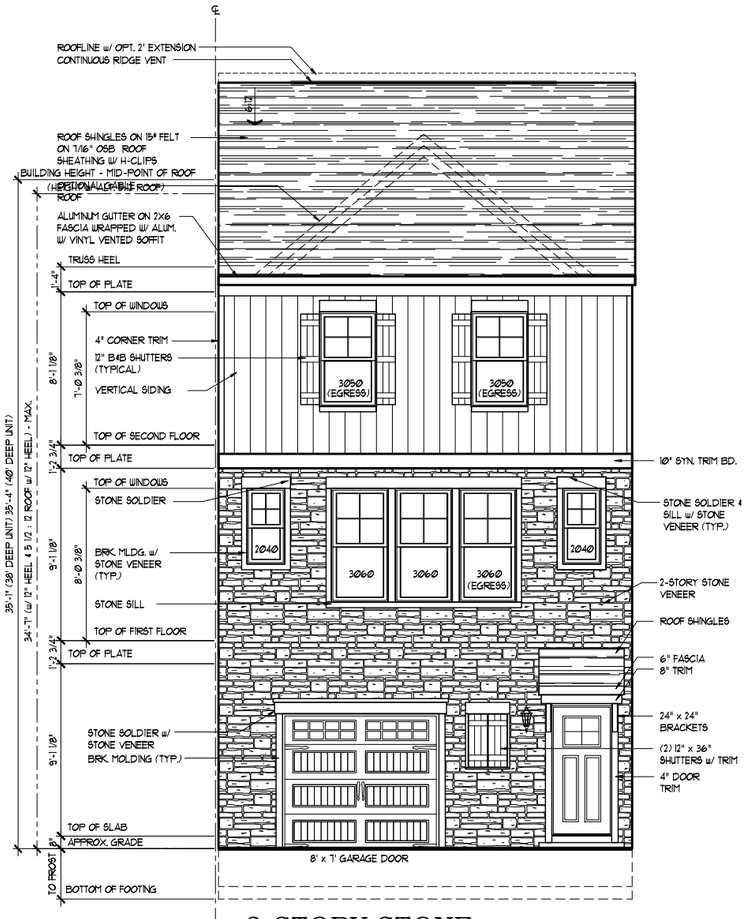
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "A"

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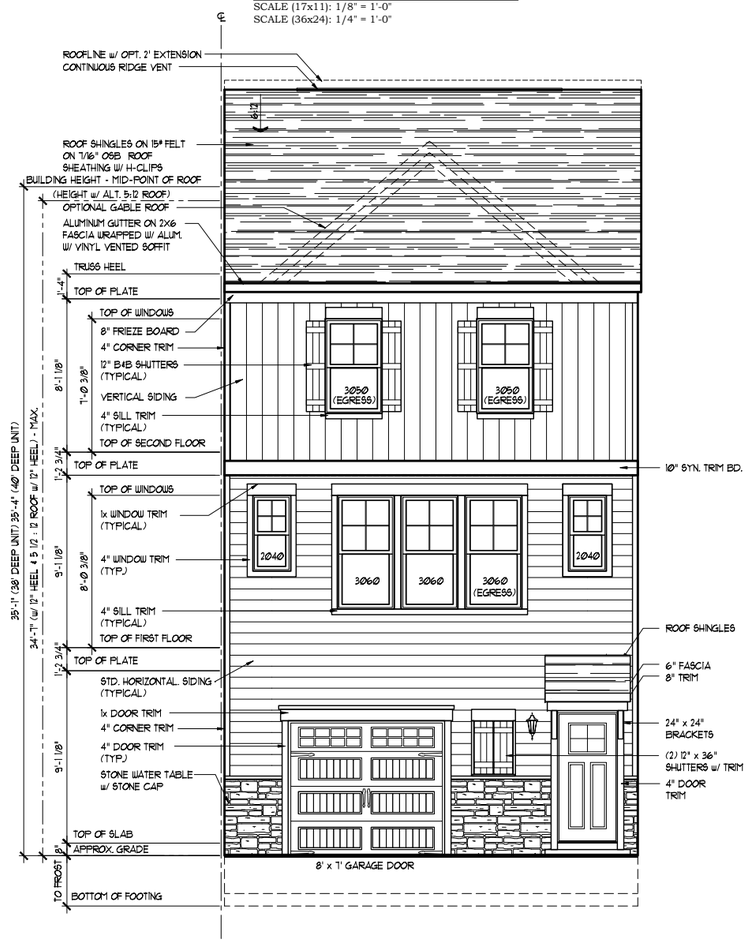

FRONT ELEVATION "A"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: FRONT ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

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ELEVATION A
drawn: SF
date: 08-01-22
content
scale: 1"=4' (34x22) 1"=8' (17x11)
file: 3.1
SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE
title

date	revision	by

SHEET #
3.1

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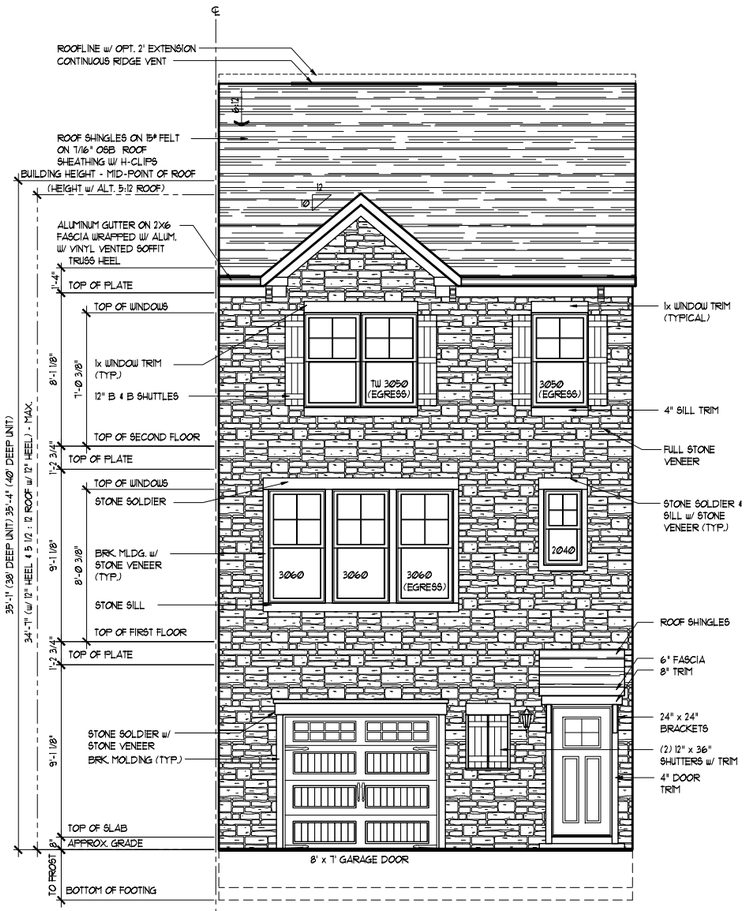

FULL STONE VENEER
FRONT ELEVATION "B"

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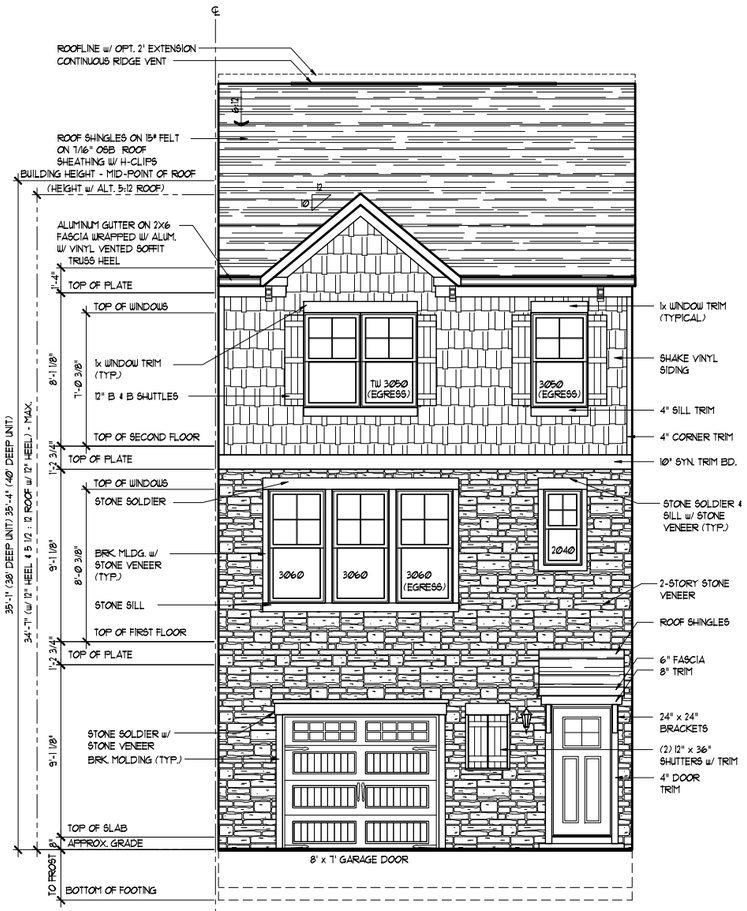
SCALE (36x24): 1/4" = 1'-0"



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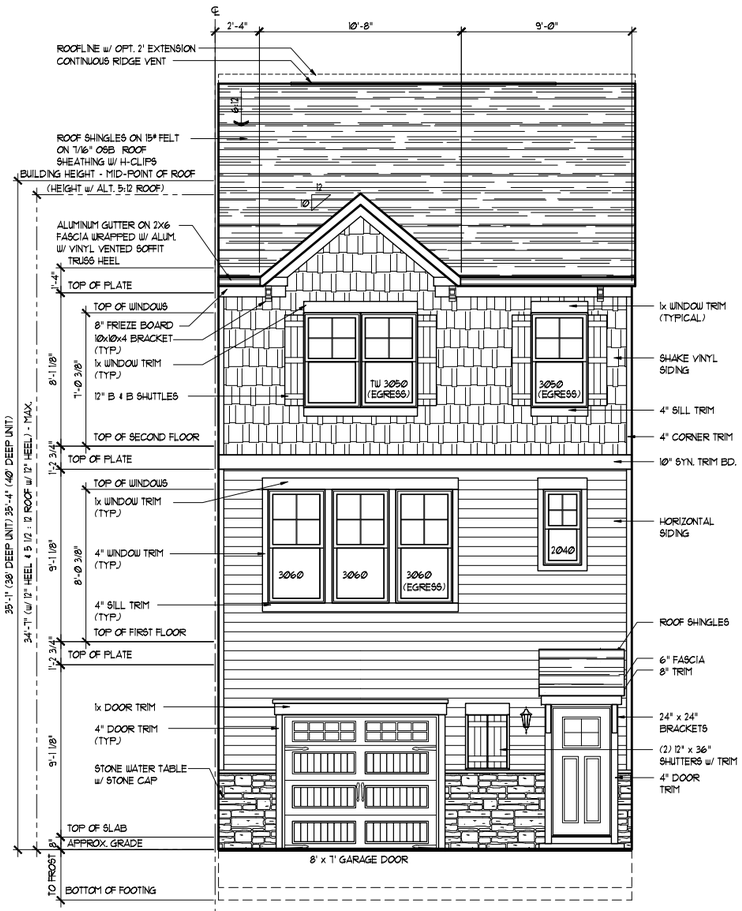

FRONT ELEVATION "B"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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by	revision	date

content: ELEVATION B
drawn: SF
date: 08-01-22
scale: 1"=1' (34x22) file:
U.N.O. 1"=8" (17x11) 3.2
title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE

SHEET #
3.2

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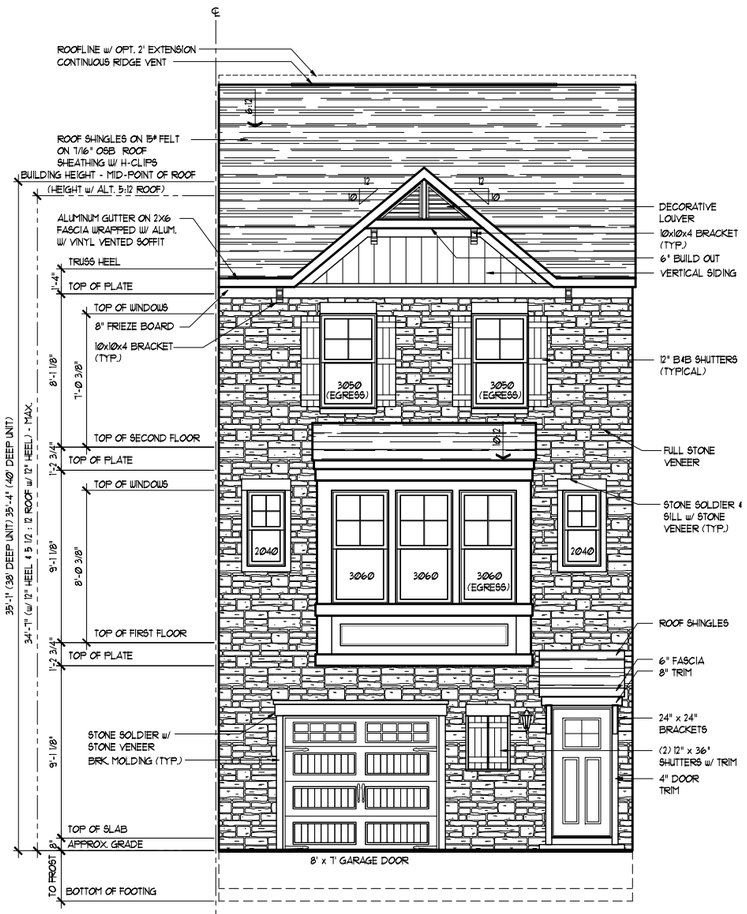

FULL STONE VENEER
FRONT ELEVATION "C"

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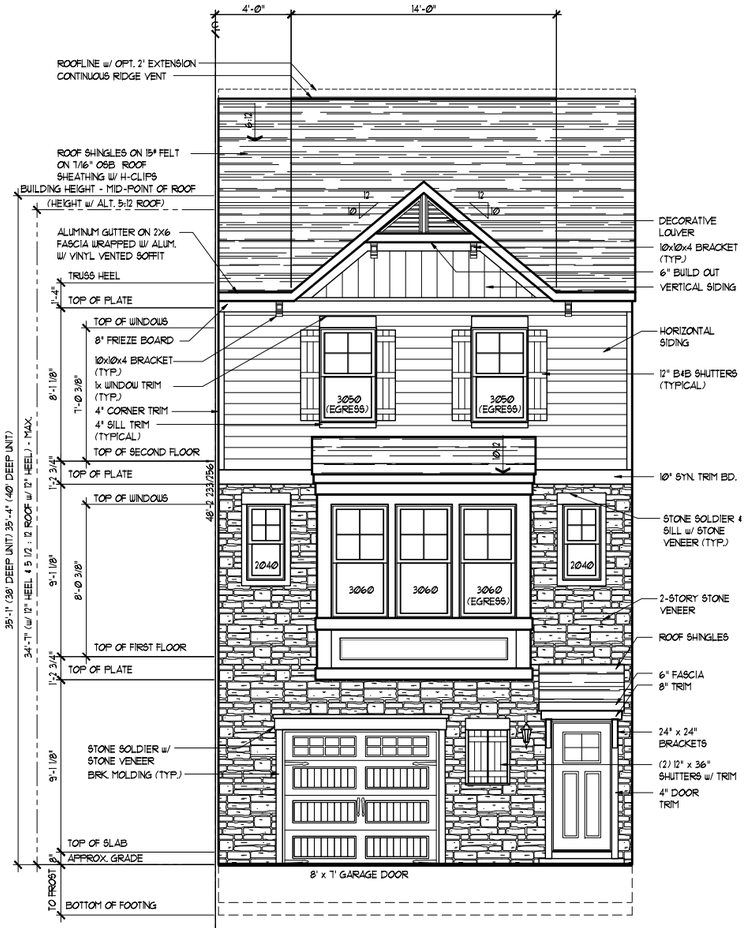
SCALE (36x24): 1/4" = 1'-0"



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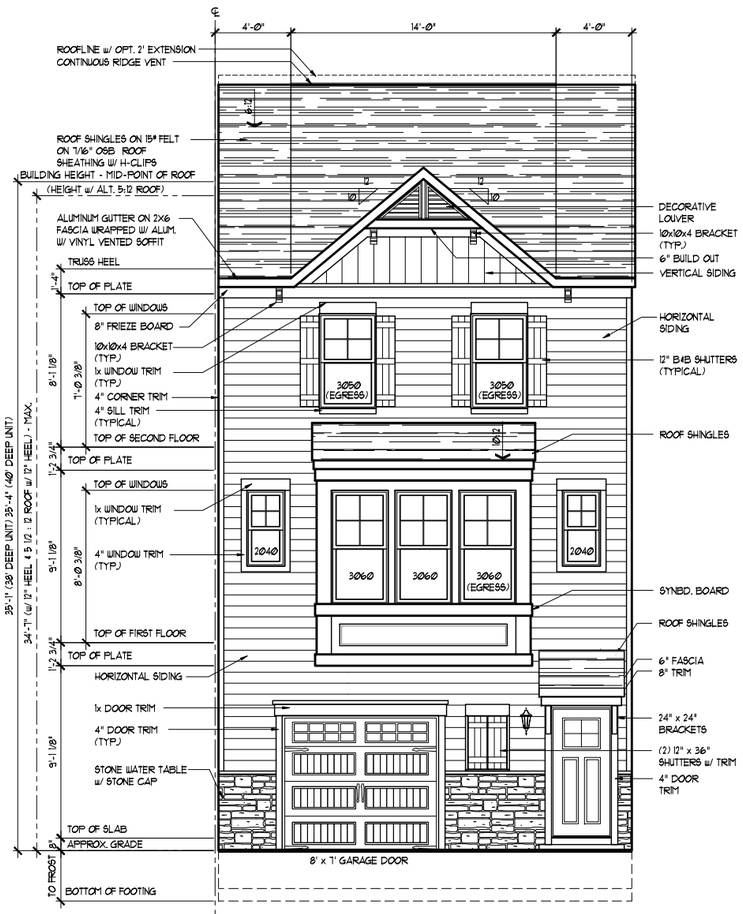

FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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ELEVATION C
drawn: SF
date: 08-01-22
scale: 1"=4" (34x22) 1"=8" (17x11) file: 3.3
content
SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE
title

date	revision	by

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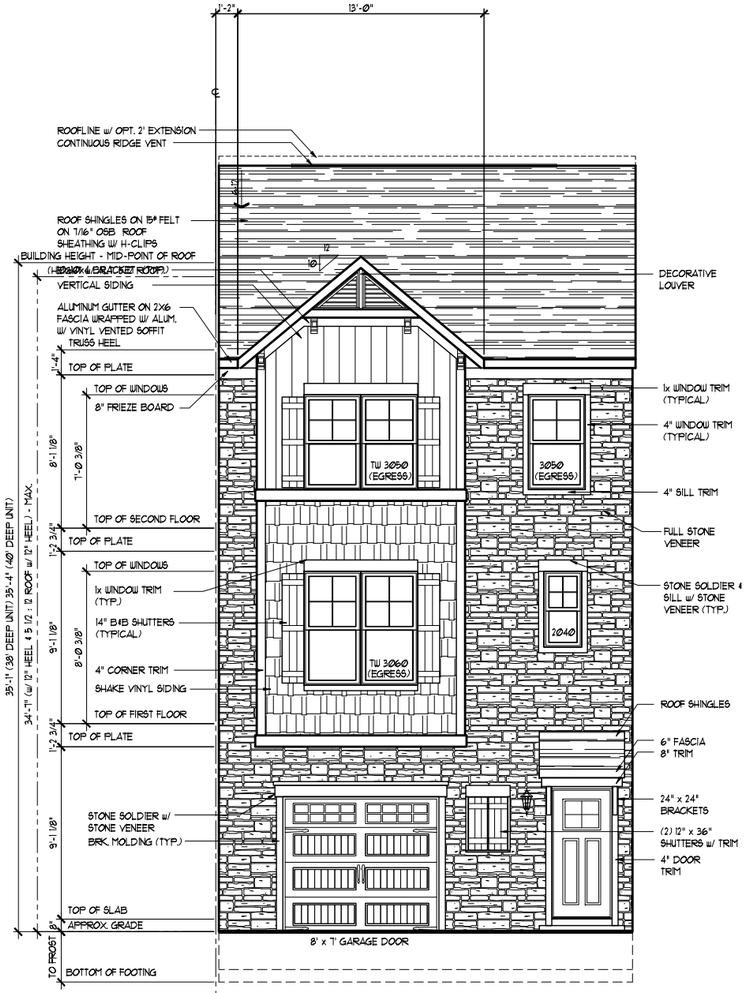

FULL STONE VENEER
FRONT ELEVATION "D"

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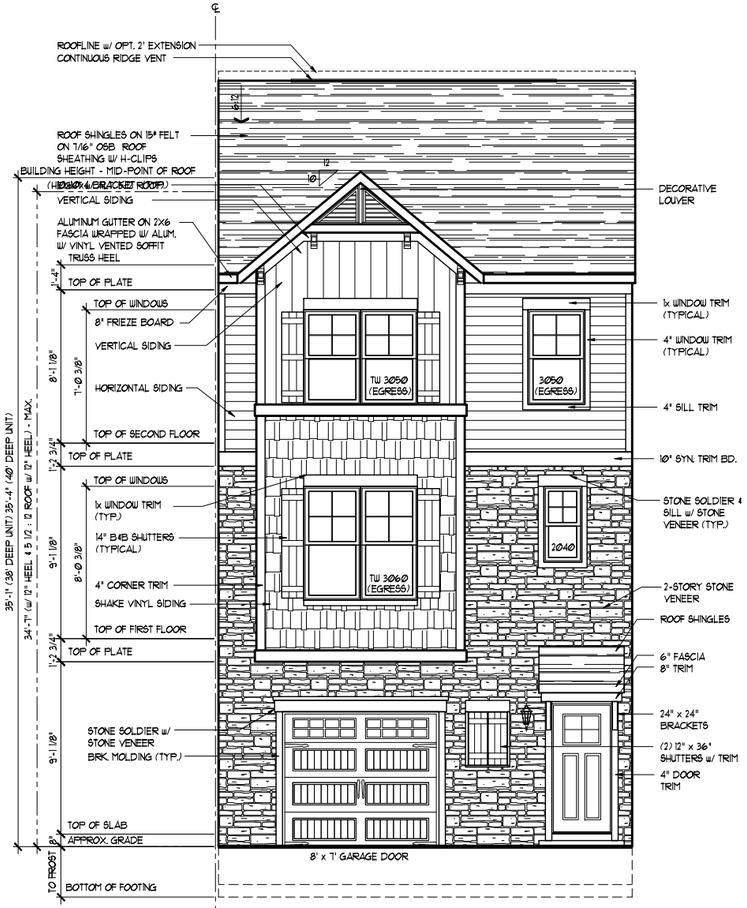

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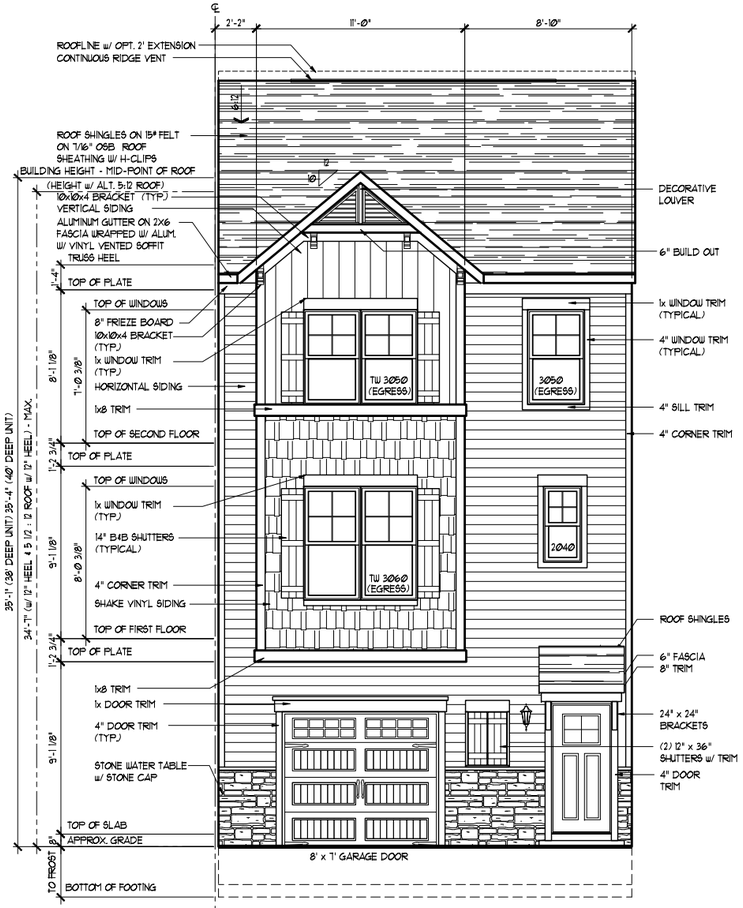

FRONT ELEVATION "D"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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ELEVATION D
drawn: SF
date: 08-01-22
content
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
file: 3.4
SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE
title

date	revision	by

SHEET #
3.4

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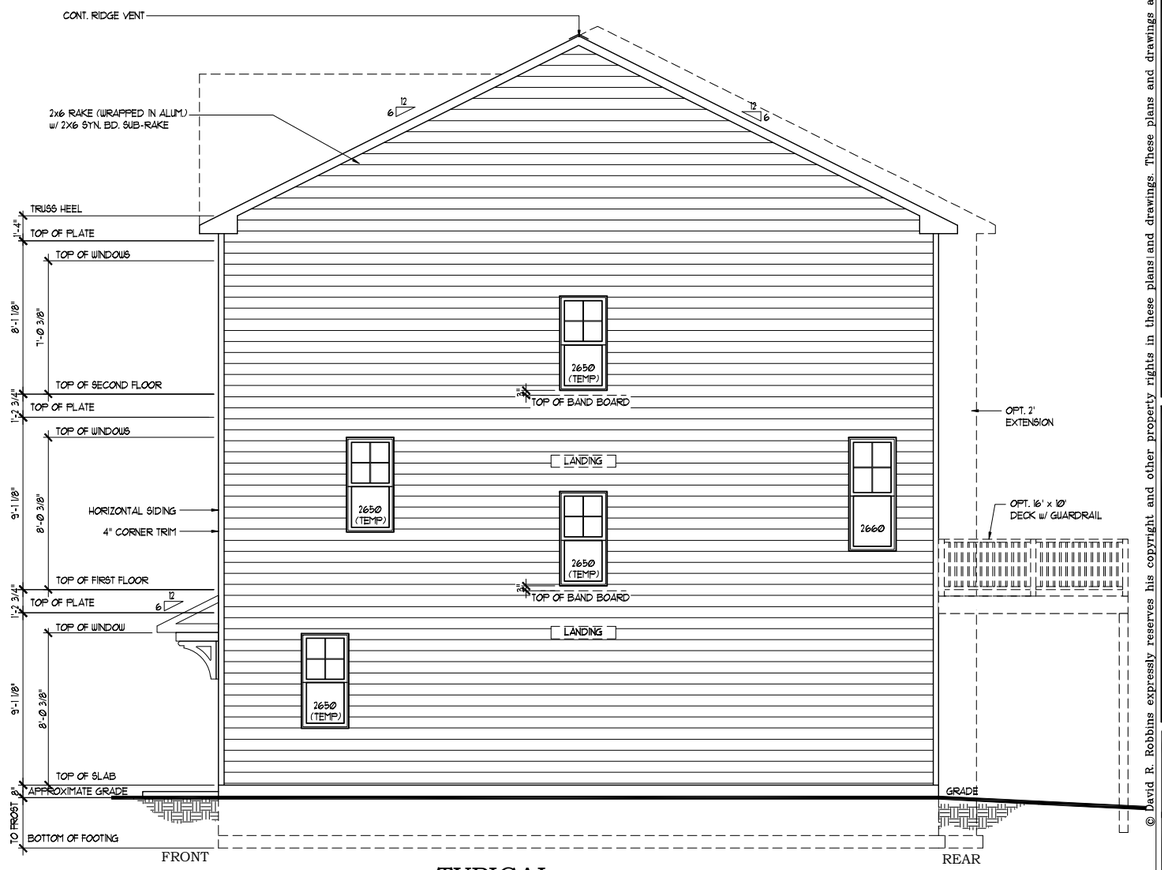

TYPICAL
RIGHT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: SIDE ELEVATIONS MAY BE
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content: RIGHT SIDE ELEVATION
scale: 1"=4" (34x22) 1"=8" (17x11)
U.N.O.
drawn: SF
date: 08-01-22
file: 3.6

title: *SAGE CUSTOM HOMES, L.L.C.*
SHIRLEY - FRONT GARAGE

date	revision	by

SHEET #
3.6

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expiration date 04-09-2026

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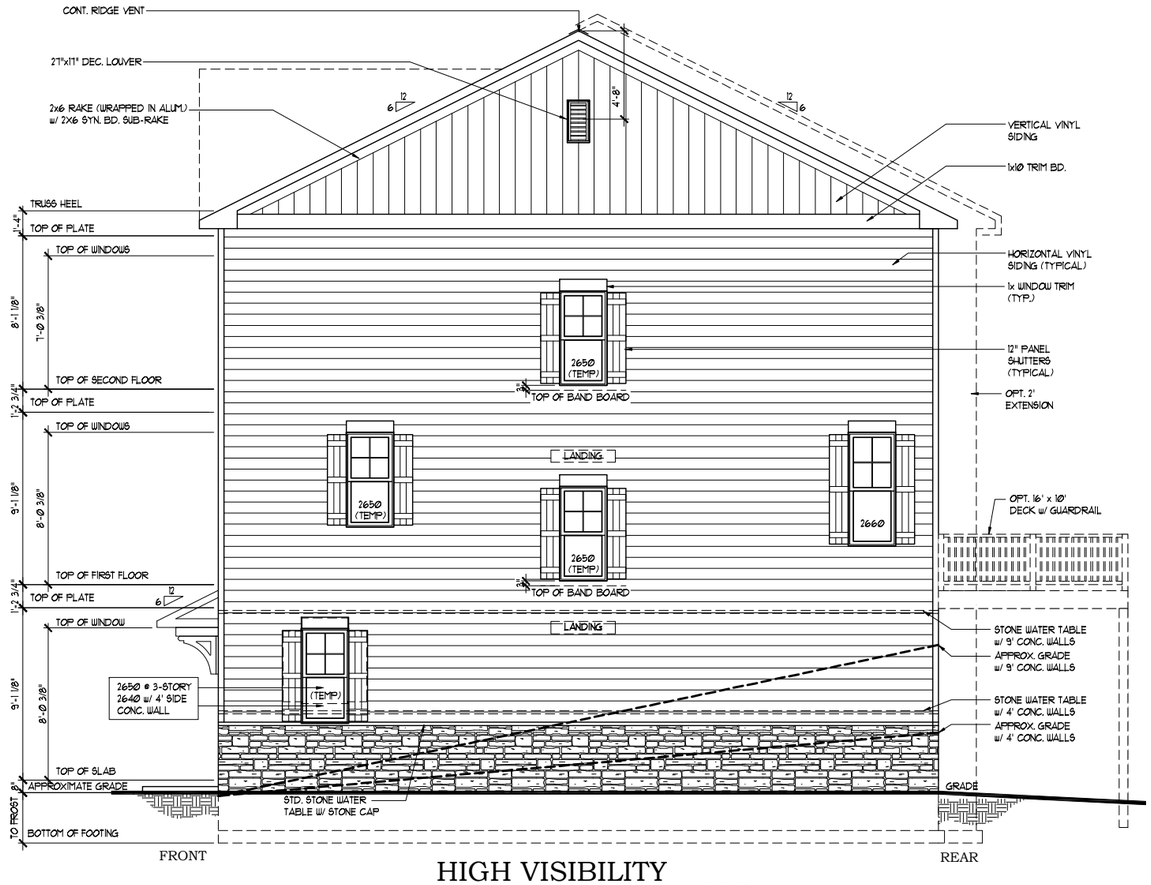

HIGH VISIBILITY
RIGHT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: SIDE ELEVATIONS MAY BE
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content: HIGH VIS RIGHT SIDE ELEVATION
scale: 1"=4" (34x22) 1"=8" (17x11) | drawn: SF | date: 08-01-22 | file: 3.7
title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE

by	date	revision

SHEET # 3.7

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expiration date 04-03-2028

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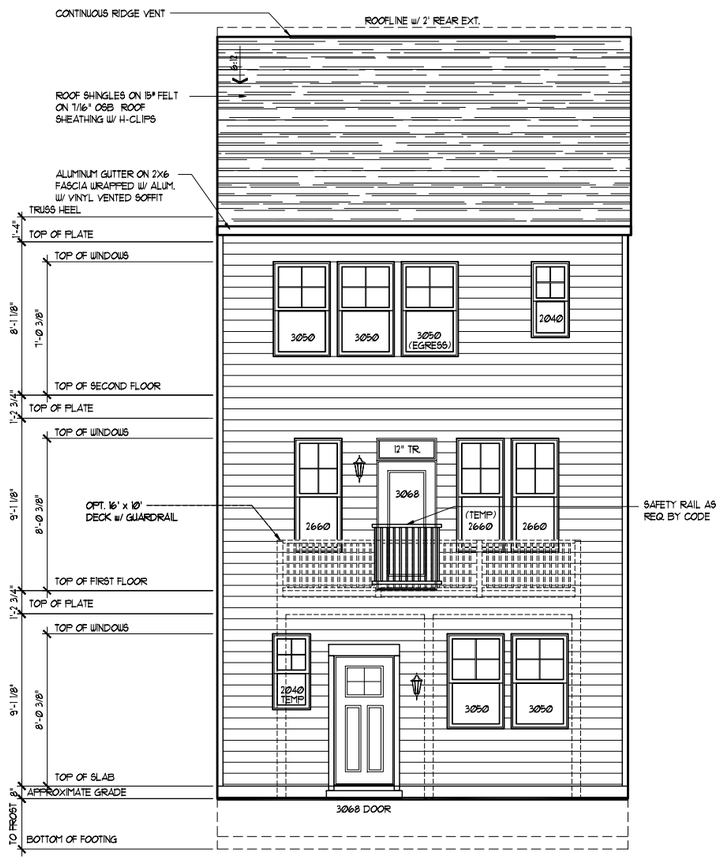
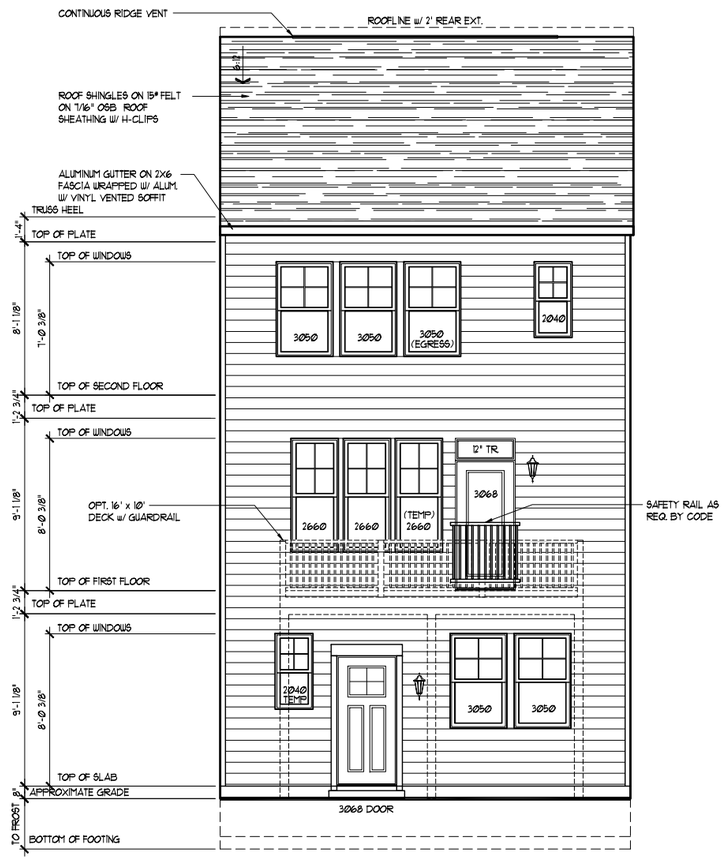


REAR-KITCHEN REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: REAR ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN



MID-KITCHEN REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: REAR ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

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content: REAR ELEVATIONS
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drawn: SF | date: 08-01-22

title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE

by	date	revision

SHEET # 3.8

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license number 9921
expiration date 04-05-2026

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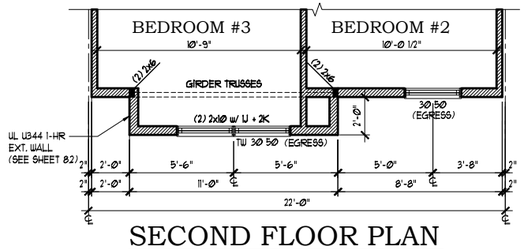

SECOND FLOOR PLAN

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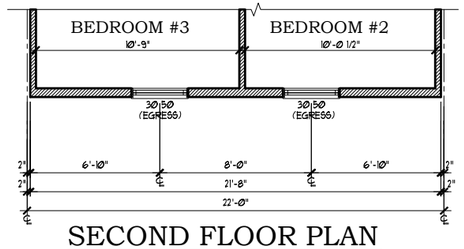
SCALE (36x24): 1/4" = 1'-0"



SECOND FLOOR PLAN

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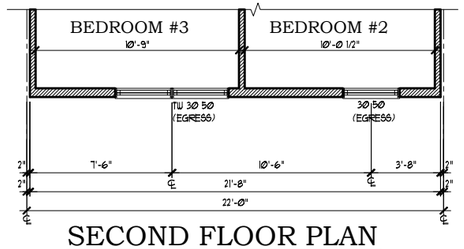
SCALE (36x24): 1/4" = 1'-0"



SECOND FLOOR PLAN

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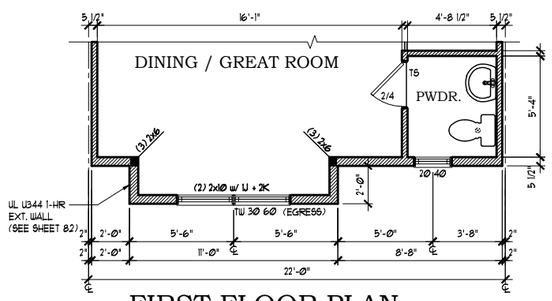
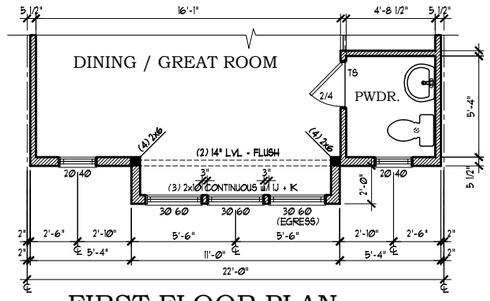
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

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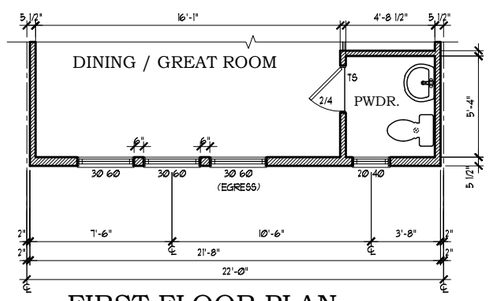
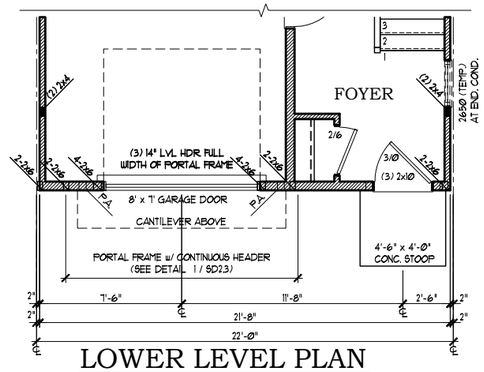
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



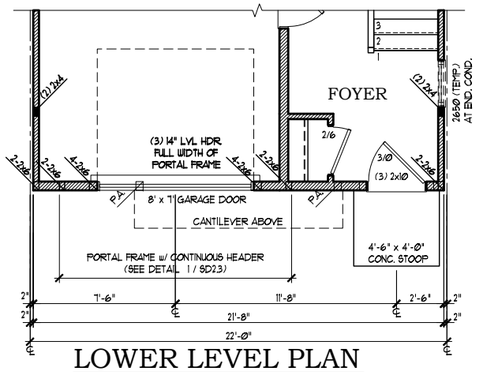
LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

FRONT ELEVATION "D"

SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION

SEE SHEETS S00 THROUGH SD2.3 FOR LATERAL BRACING NOTES, DETAILS, AND PLANS



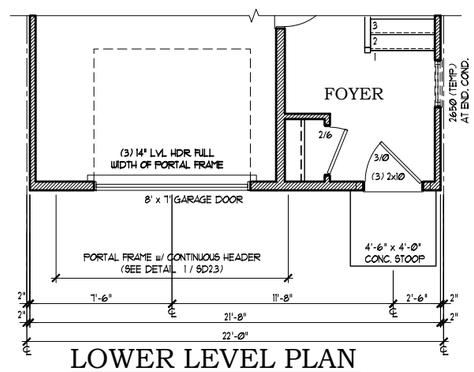
LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

FRONT ELEVATION "C"

SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION

SEE SHEETS S00 THROUGH SD2.3 FOR LATERAL BRACING NOTES, DETAILS, AND PLANS



LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

FRONT ELEVATION "B"

SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION

SEE SHEETS S00 THROUGH SD2.3 FOR LATERAL BRACING NOTES, DETAILS, AND PLANS

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: PLANS MAY BE MIRRORED / REVERSED
PER SITE PLAN

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content: FRONT ELEVATION - PARTIAL PLANS
scale: 1"=4' (34x22) 1"=8' (17x11) | drawn: SF | date: 08-01-22
U.N.O.
title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - FRONT GARAGE

date	revision	by

SHEET # 3.9

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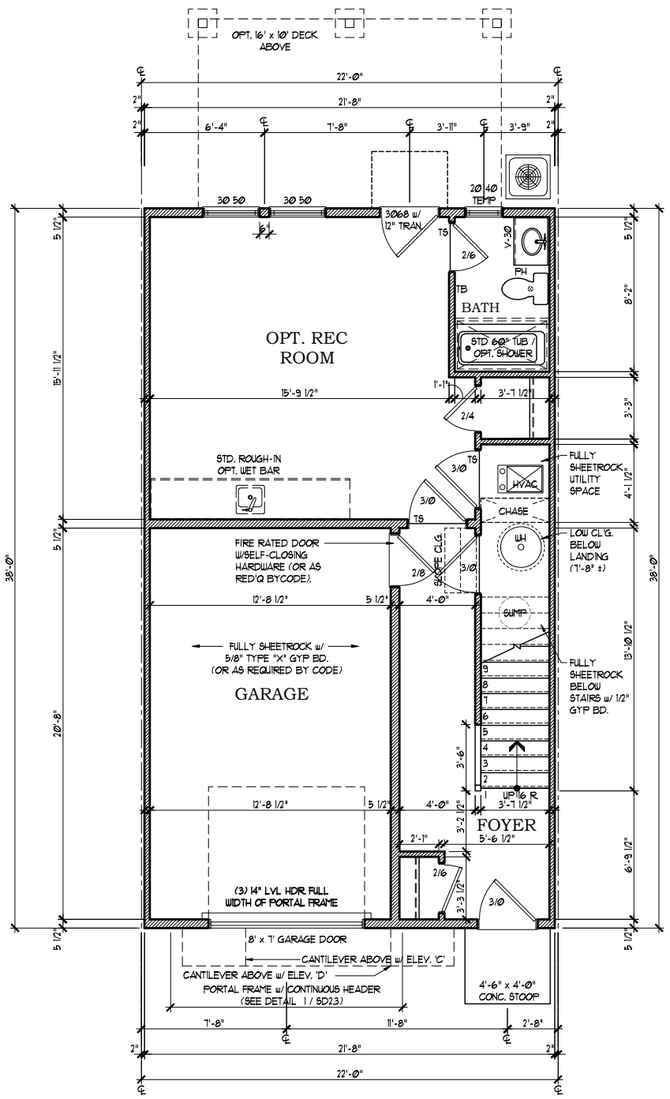
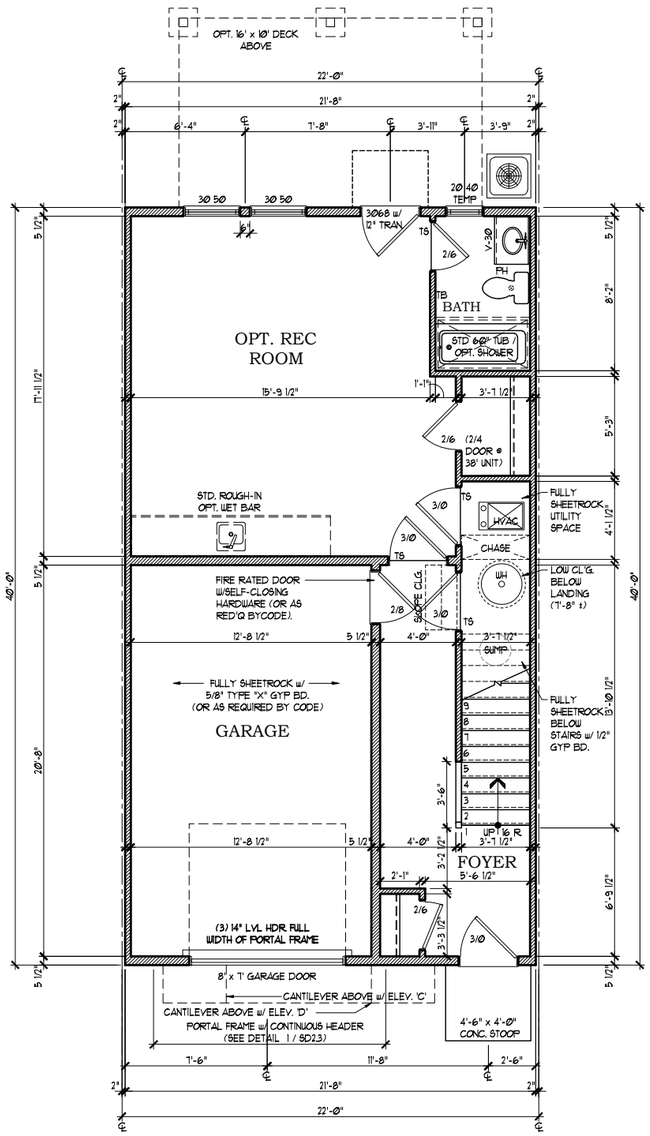
File Name: Z:\CLIENTS\SAGE MANAGEMENT\SAGE2223\SHEETS\3.9.DWG



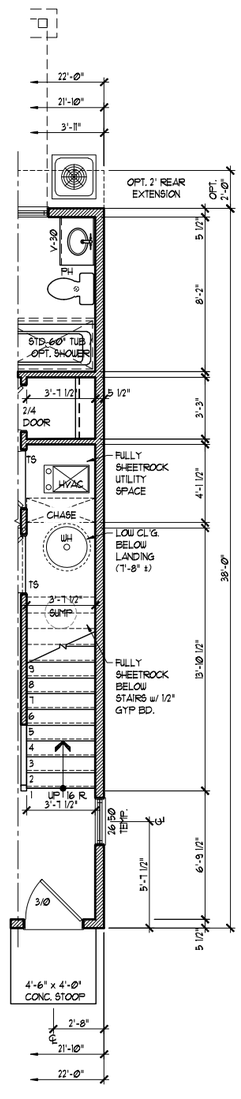
(38')
LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



(40')
LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

FOUNDATION NOTES

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED MIN. SOIL BEARING CAPACITY OF 1500 PSF

SECTION R-506
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-310
1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.
2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-30213
FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:
(A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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LOWER LEVEL PLANS

content

scale: 1"=4" (34x22) 1"=8" (17x11) | file: 4.2 | drawn: SF | date: 08-01-22

U.N.O.

SAGE CUSTOM HOMES, L.L.C.

title

SHIRLEY - FRONT GARAGE

by	date	revision

SHEET # 4.2

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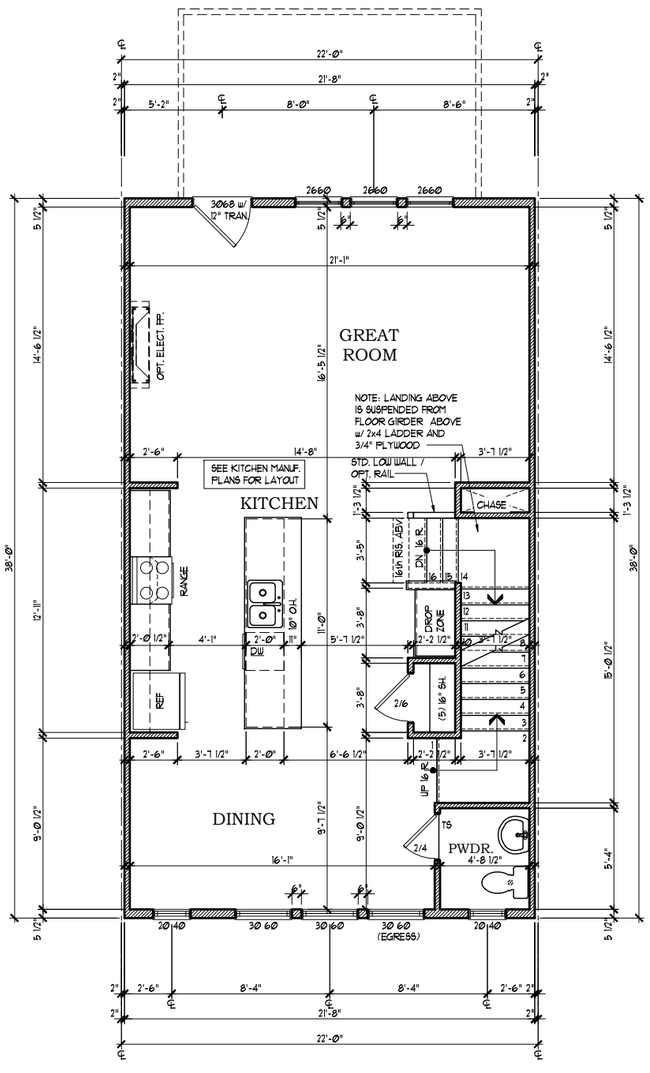
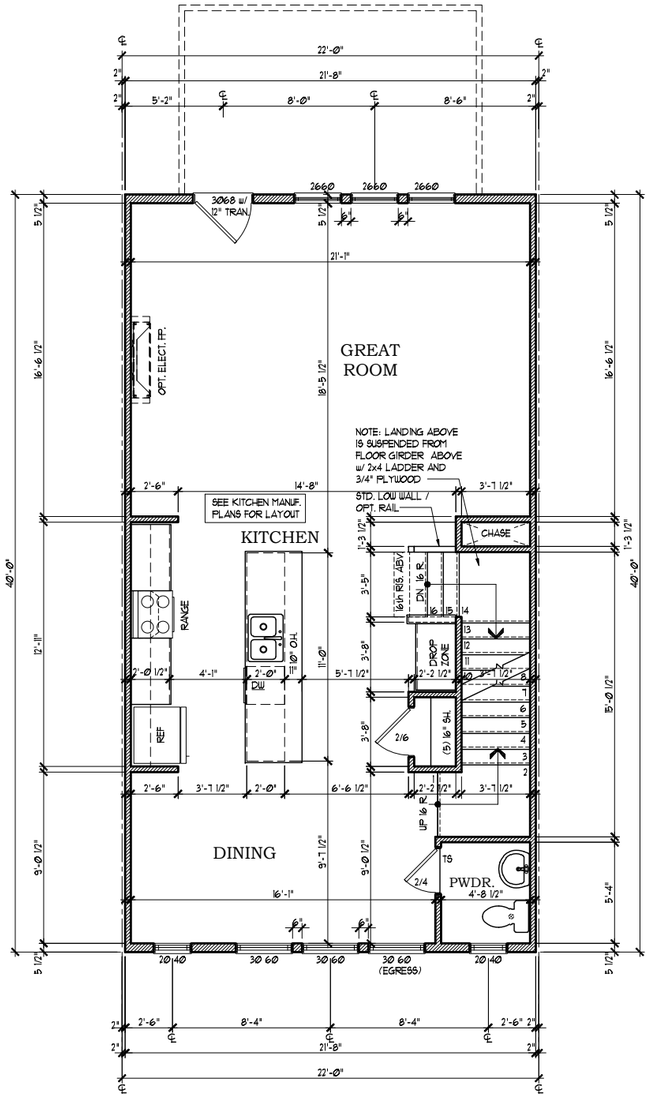
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2022\SHEETS\4.2.DWG



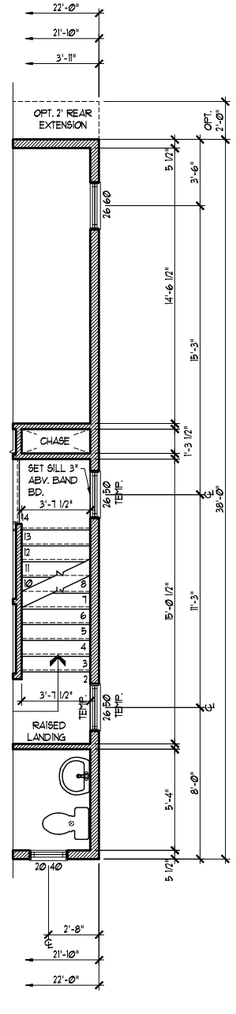
(38') MID KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



(40') MID KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: FIRST FLOOR PLANS - MID KITCHEN
scale: 1"=4" (34x22) 1"=8" (17x11)
U.N.O.
drawn: SF
file: 5.1
date: 08-01-22

SAGE CUSTOM HOMES, L.L.C.

SHIRLEY - FRONT GARAGE

title

date	revision	by

SHEET #
5.1

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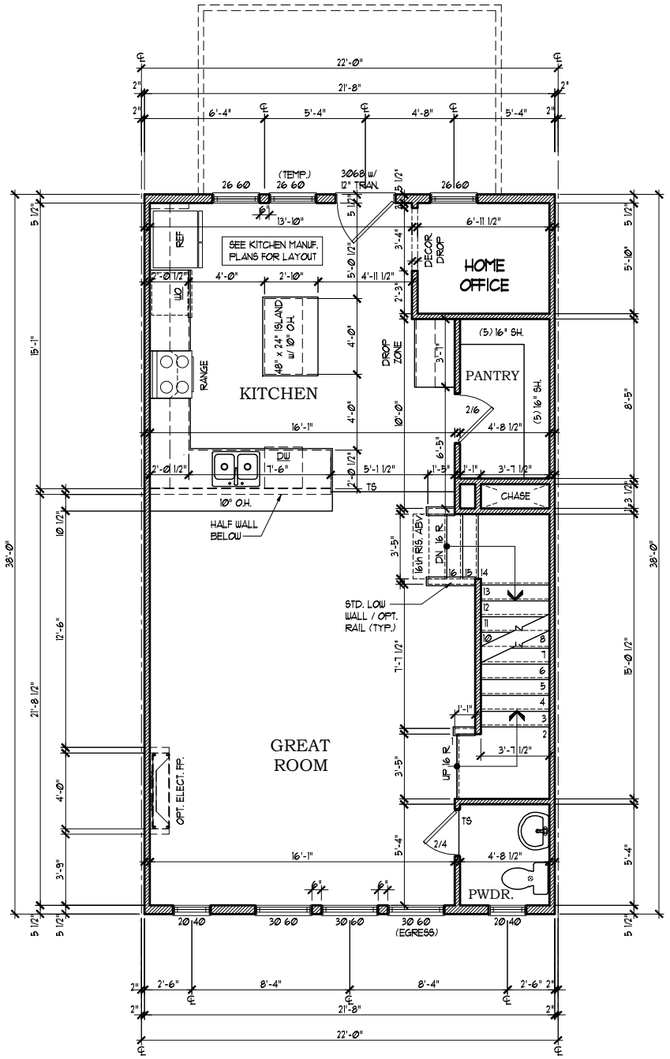
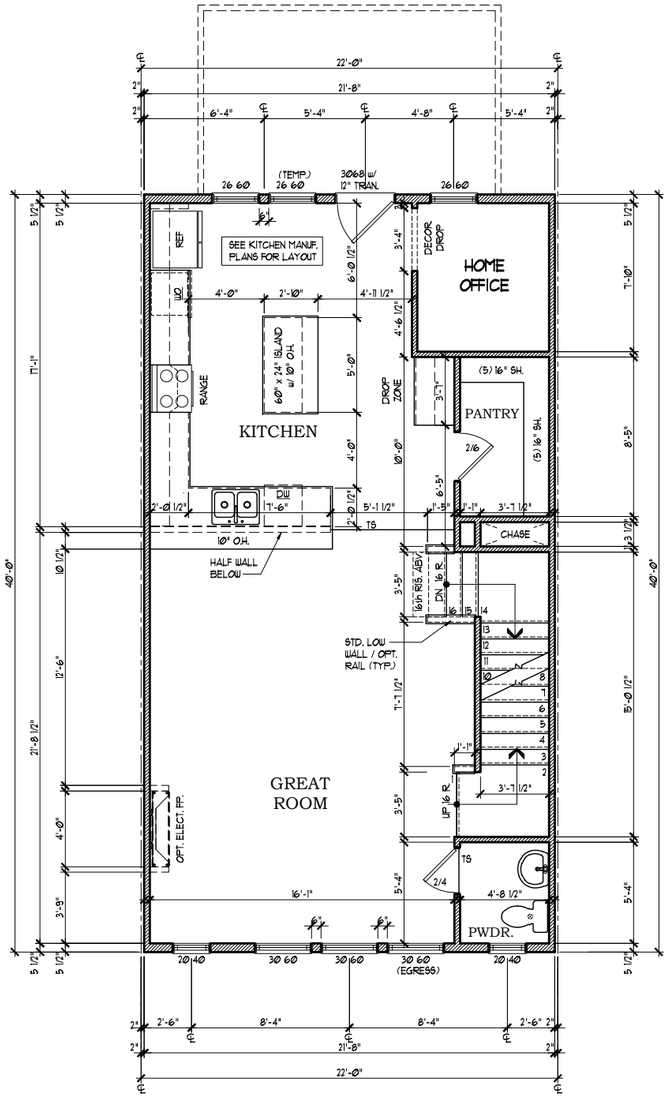
File Name: Z:\CLIENT\SAGE MANAGEMENT\SHIRLEY\SHEETS\5.1.DWG



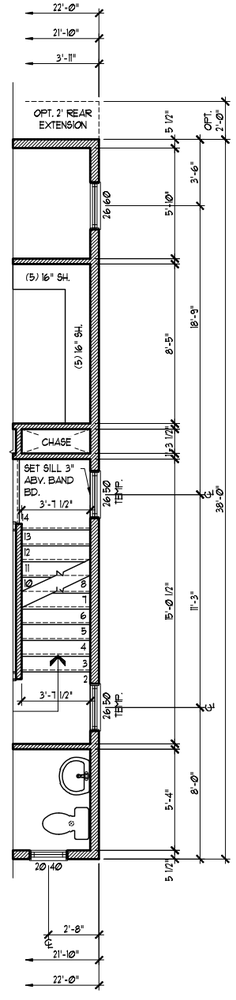
(38') REAR KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



(40') REAR KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: FIRST FLOOR PLANS – REAR KITCHEN
scale: 1"=4" (34x22); 1"=8" (17x11); U.N.O. | drawn: SF | date: 08-01-22 | file: 5.2
title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY – FRONT GARAGE

by	revision	date

SHEET # 5.2

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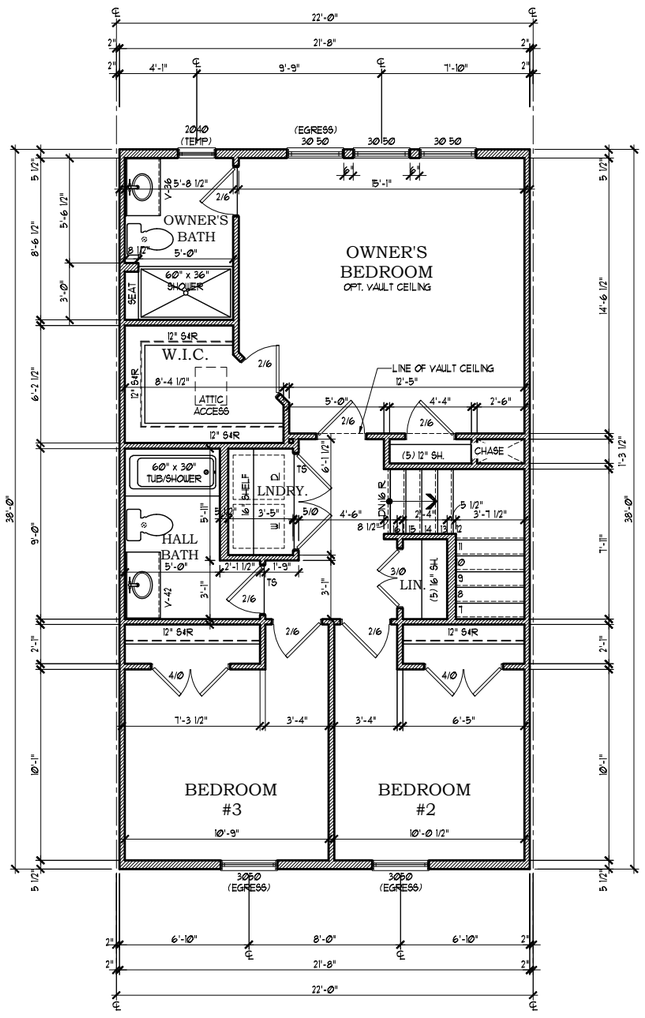
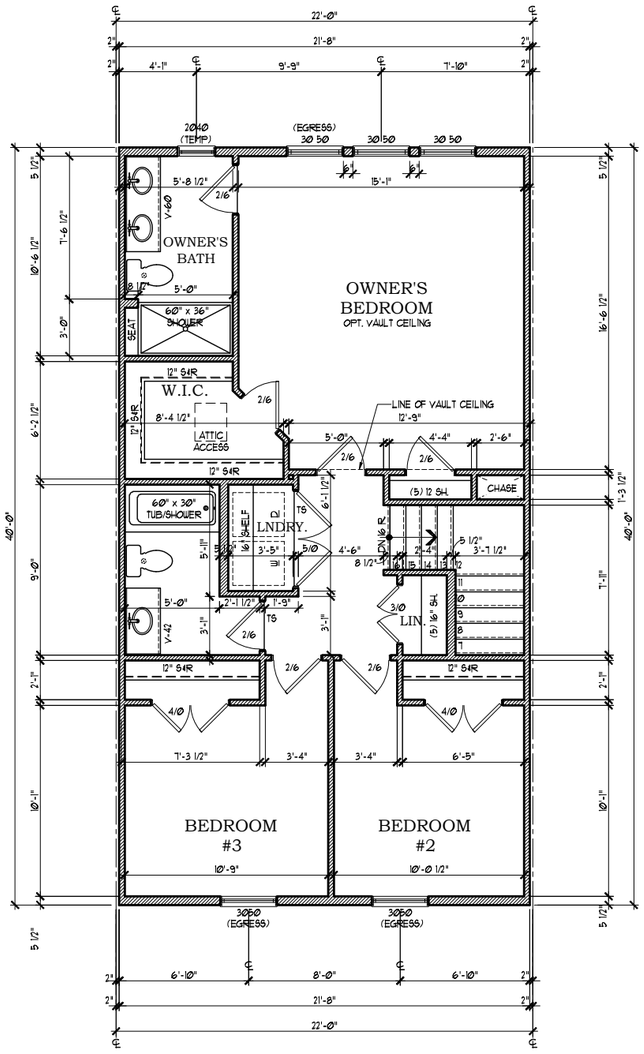
File Name: Z:\CLIENT\SAGE MANAGEMENT\SHEETS\5.2.DWG



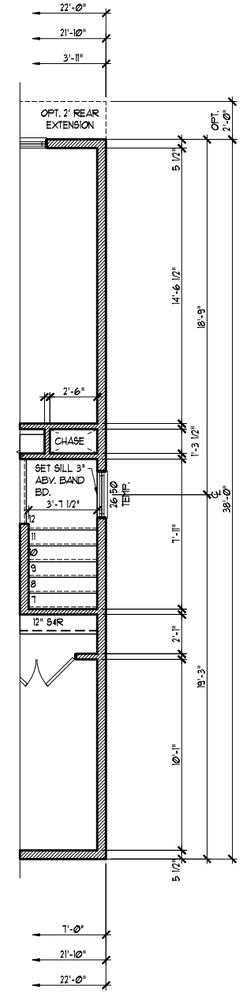
(38')
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



(40')
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: SECOND FLOOR PLANS
scale: 1" =4' (34x22) 1" =8' (17x11) U.N.O.
drawn: SF
date: 08-01-22
file: 6.1
title: SAGE CUSTOM HOMES, L.L.C.
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SHEET # 6.1

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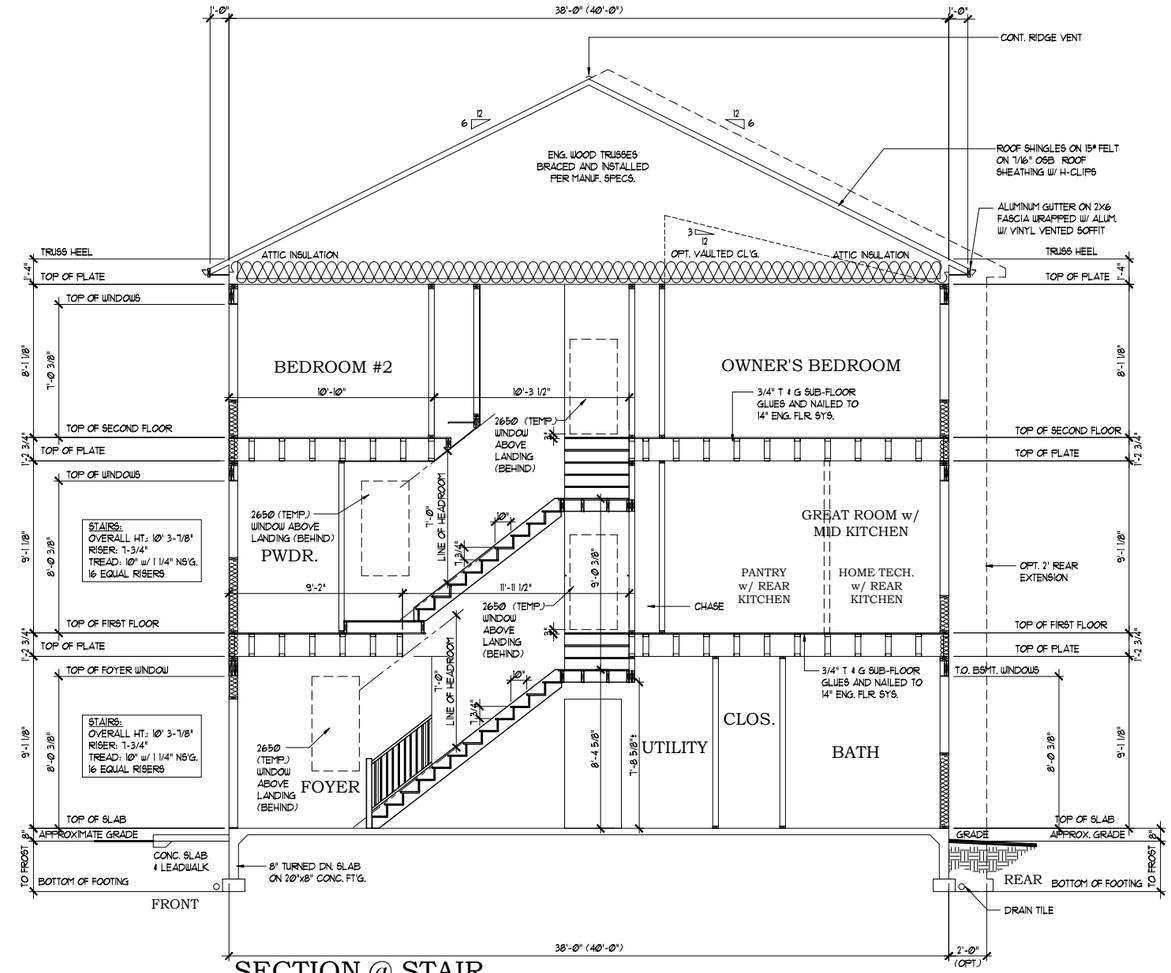
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2222\SHEETS\6.1.DWG

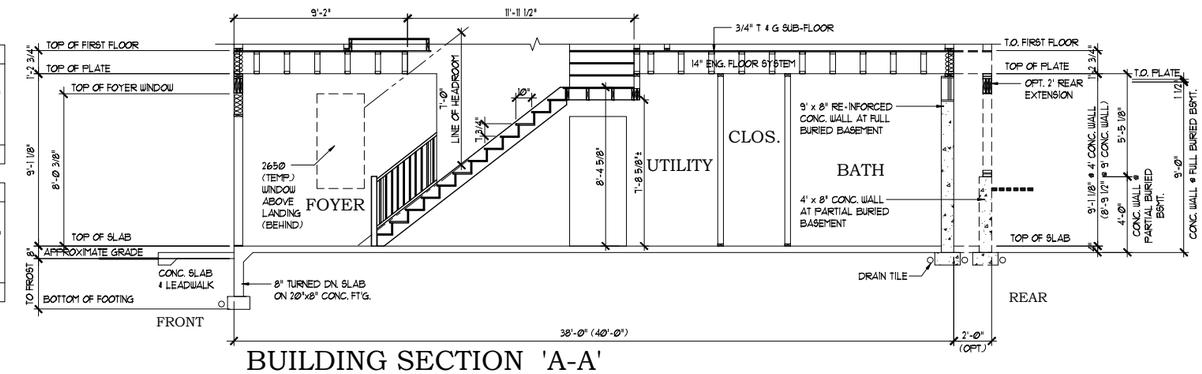


SECTION @ STAIR
BUILDING SECTION A

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

STAIRS NOTES:
9' BASEMENT 14" FLOOR SYSTEM OVERALL HT.: 10'-Ø 1/4" RISER: 7 1/2" TREAD: 10" w/ 1" NSG. 16 EQUAL RISERS
(9' CONC. WALL)

STAIRS NOTES:
9' LOWER LEVEL 14" FLOOR SYSTEM OVERALL HT.: 10'-3 7/8" RISER: 7 3/4" TREAD: 10" w/ 1" NSG. 16 EQUAL RISERS
(4' CONC. WALL)



BUILDING SECTION 'A-A'
w/ UPHILL GRADE COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: BUILDING SECTION A
scale: 1" =4' (34x22) 1" =8' (17x11) | file: 8.3 | drawn: SF | date: 08-01-22
title: SAGE
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SHEET # 8.3

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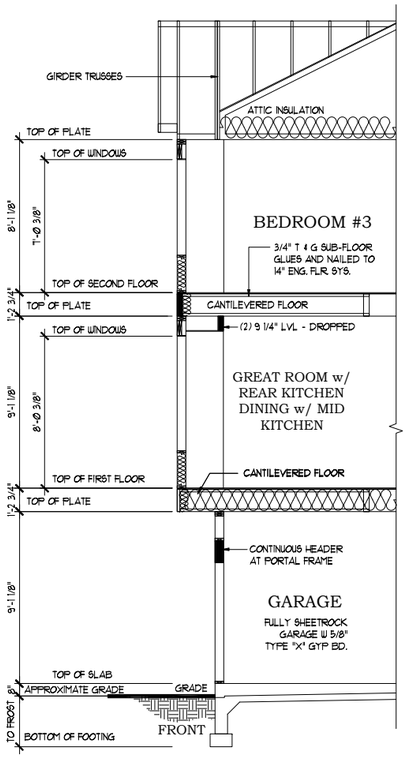
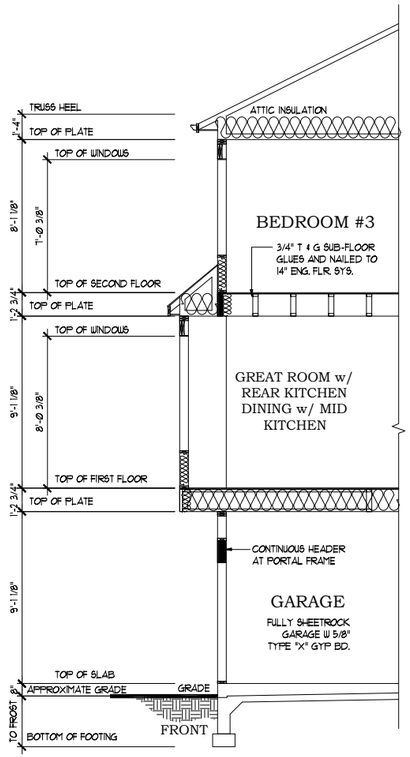
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2222\SHEETS\8.3.DWG



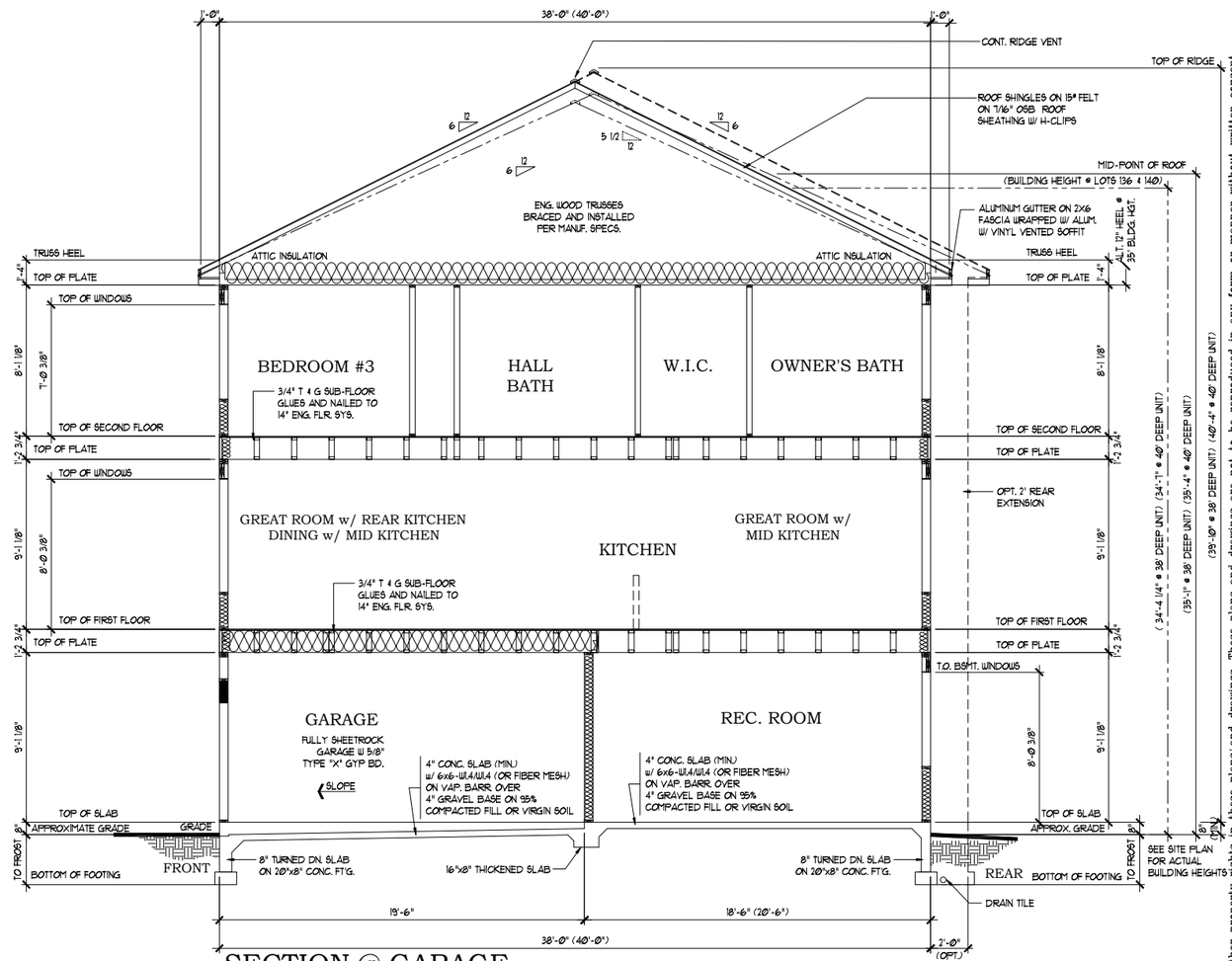
ELEVATION 'D'
BUILDING SECTION B

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



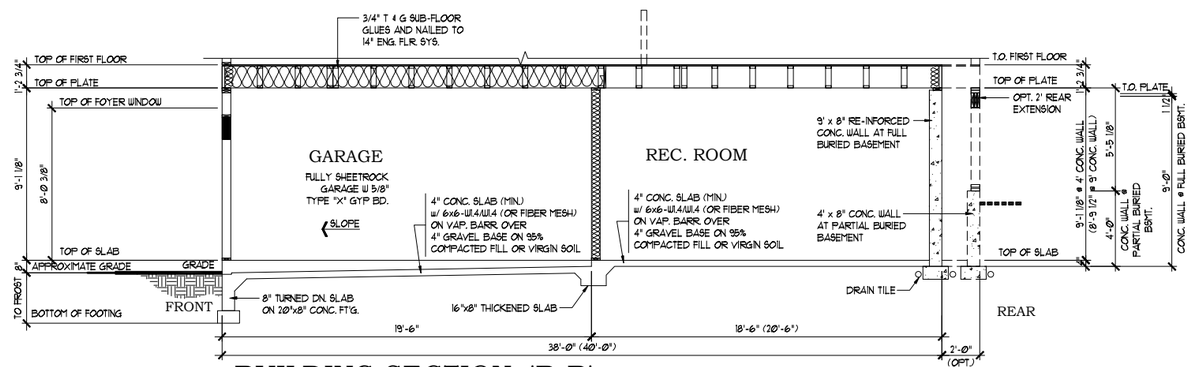
ELEVATION 'C'
BUILDING SECTION B

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



SECTION @ GARAGE
BUILDING SECTION B

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



BUILDING SECTION 'B-B'
w/ UPHILL GRADE COND.

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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scale: 1"=4' (34x22) 1"=8' (17x11) | drawn: SF | file: 8.4 | date: 08-01-22
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by	date	revision

SHEET # 8.4

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BALTIMORE, MARYLAND 21208

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"SHIRLEY - REAR GARAGE"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: ELEVATIONS & PLANS MAY BE MIRRORED / REVERSED PER SITE PLAN

22' x 38' (22' x 40') TOWNHOUSE

ENTRY LEVEL	366 SQ. FT.
FIRST FLOOR	836 SQ. FT.
SECOND FLOOR	836 SQ. FT.
TOTAL	2038 SQ. FT.
OPT. 2' EXTENSION	132 SQ. FT.
TOTAL w/ OPTION	2170 SQ. FT.

BUILDING CODE COMPLIANCE: 2018 INTERNATIONAL RESIDENTIAL CODE
w/ PRINCE GEORGE'S COUNTY AMENDMENTS (SUBTITLE 4)
ENERGY CODE COMPLIANCE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE - PRESCRIPTIVE METHOD

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEER'S DESIGN & CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING.
FLOOR FRAMING TO BE 14" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

" THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA "

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: PRINCE GEORGES COUNTY MARYLAND

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
35 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY					

REVISIONS

DATE	COMMENTS	BY
06-07-23	PRELIMINARY PLANS	AJH / SF
06-14-23	STRUCTURAL REVIEW	SF
12-06-23	ADD LATERAL BRACING & ISSUE SET	AJH
10-21-24	REVIEW AND REVISE SAFETY GLAZING	SF
04-08-25	UPDATED SQUARE FOOTAGE	SF
10-10-25	UPDATE FRONT ELEVATIONS - ENCLAVE AT BRANDYWINE	SF
11-11-25	UPDATED PERMIT PLANS	SF

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2.0	GENERAL NOTES - PG
2.1	IRC GENERAL NOTES
2.2	IECC COMPLIANCE NOTES
3.1	ELEVATION A
3.2	ELEVATION B
3.3	ELEVATION C
3.4	ELEVATION D
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3.6	REAR ELEVATIONS
3.7	FRONT ELEVATION - PARTIAL PLANS
4.1	FOUNDATION PLANS
4.2	LOWER LEVEL PLANS
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S2.2	FRAMING PLANS - 2ND FLR. REAR KITCHEN
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STRUCT. REVIEW	11-11-25
PROJECT REVIEW	11-11-25

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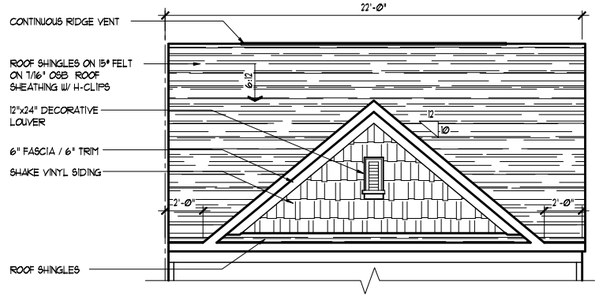
SHIRLEY - REAR GARAGE

SM232222

Z:\CLIENT\SAGE MANOR\DWG\SM232222\SHEETS\1.0-2018 PG.DWG

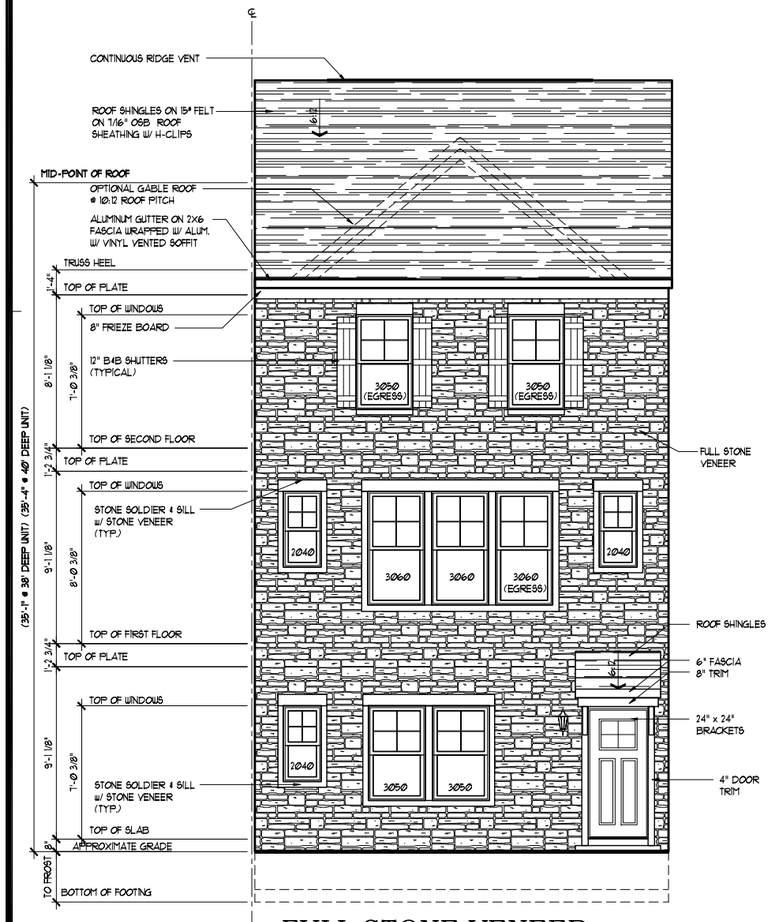
DET 2024-010_Plan_Part 2_72 of 89

12/29/2025 3:32:21 PM, Architecture Collaborative, Inc.



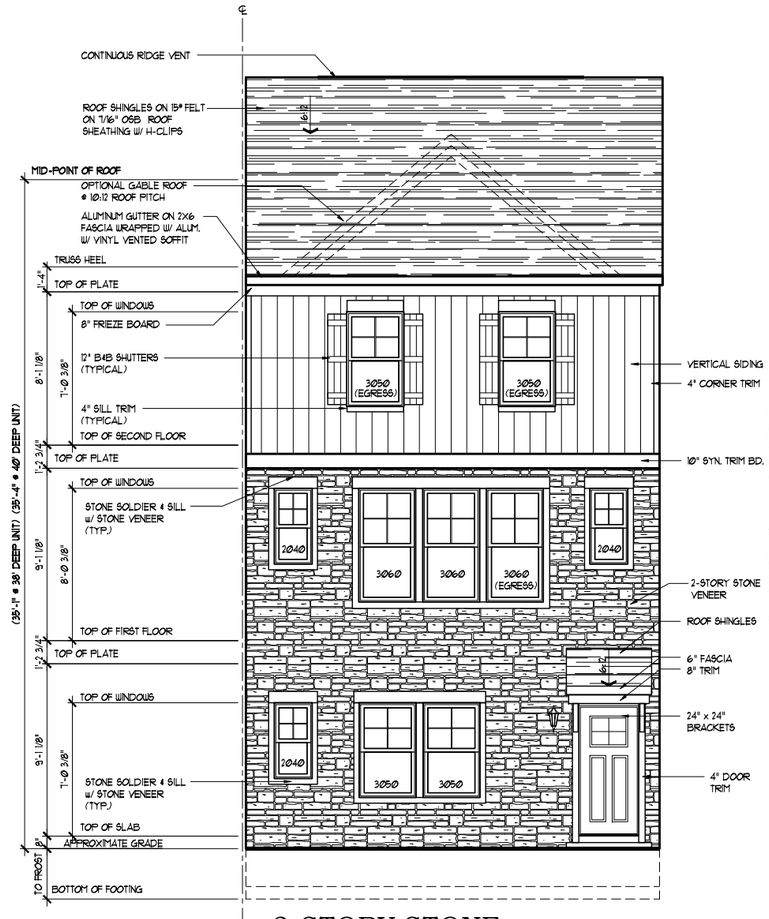
OPT. GABLE ROOF

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



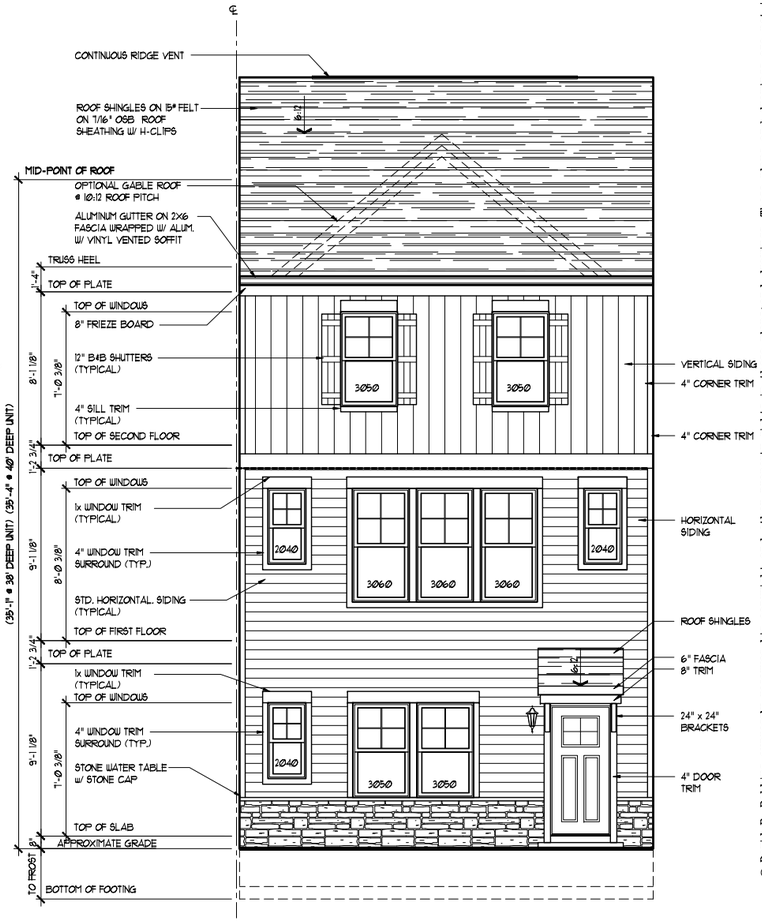
FULL STONE VENEER FRONT ELEVATION "A"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "A"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION "A"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: FRONT ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN

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ELEVATION A

date: 08-01-22
drawn: SF
file: (22x22) 3.1
scale: 1"=4" (34x22) U.N.O. 1"=8" (17x11)

SAGE CUSTOM HOMES, L.L.C.

SHIRLEY - REAR GARAGE

title

content

by	revision	date

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SHEET #
3.1

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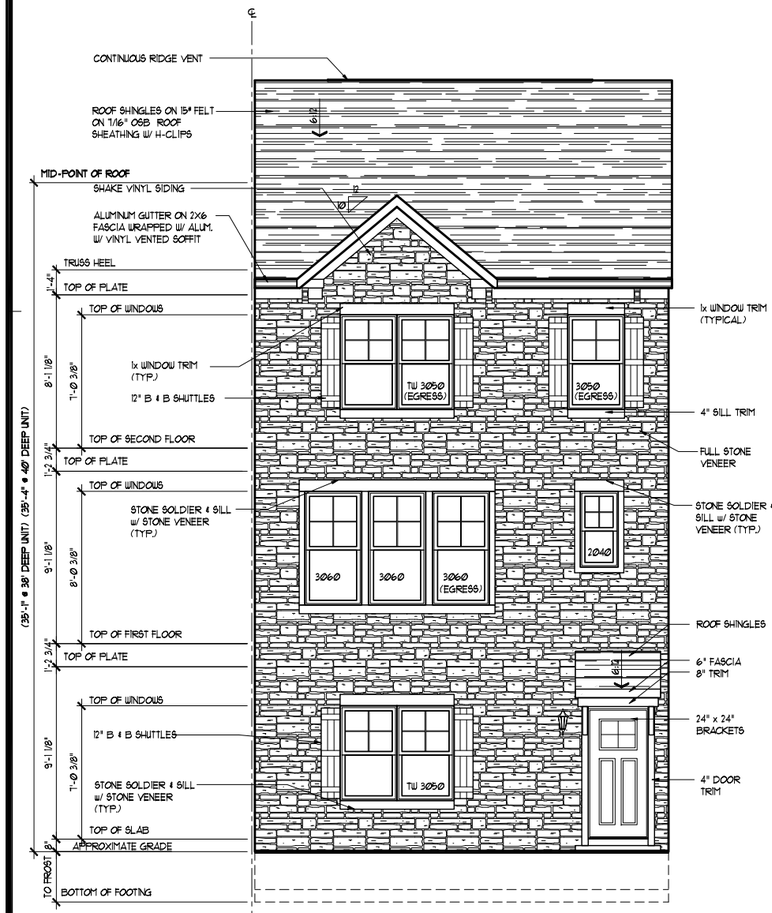
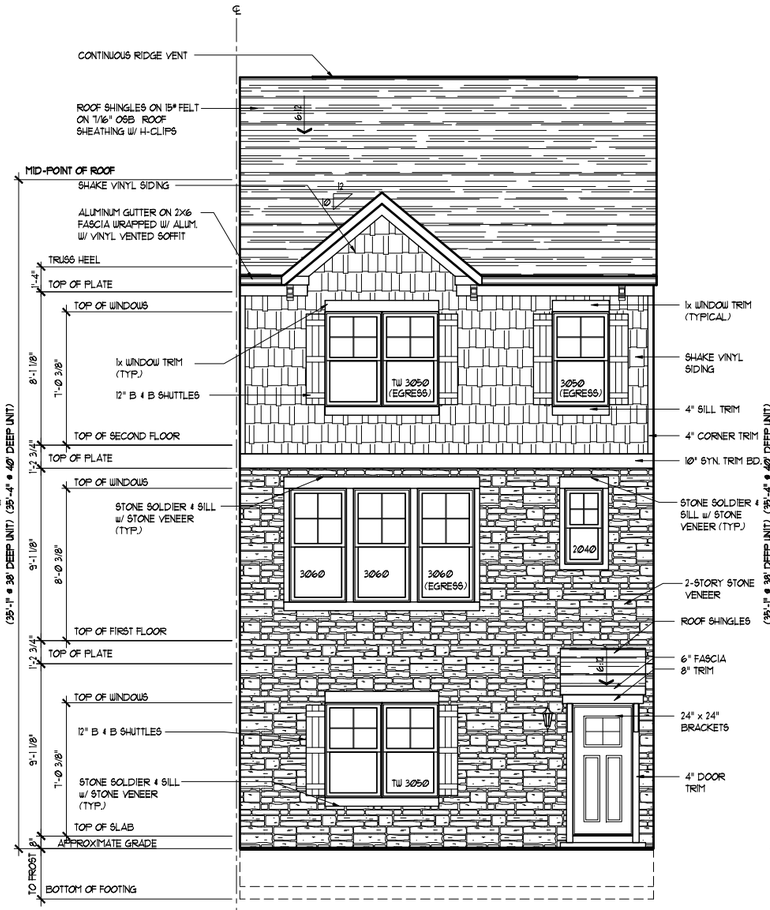
license number 5821
expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2022\SHEETS\3.1.DWG



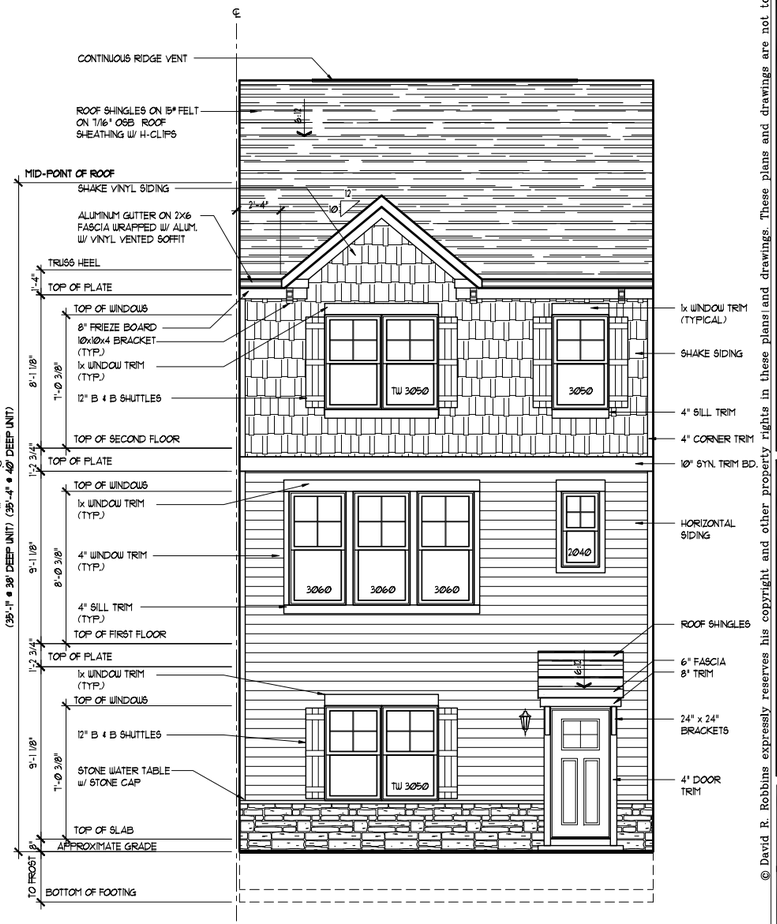
FULL STONE VENEER FRONT ELEVATION "B"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "B"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION "B"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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ELEVATION B
drawn: SF
date: 08-01-22
content
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O. File: 3.2
SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE
title

by	revision	date

SHEET # 3.2

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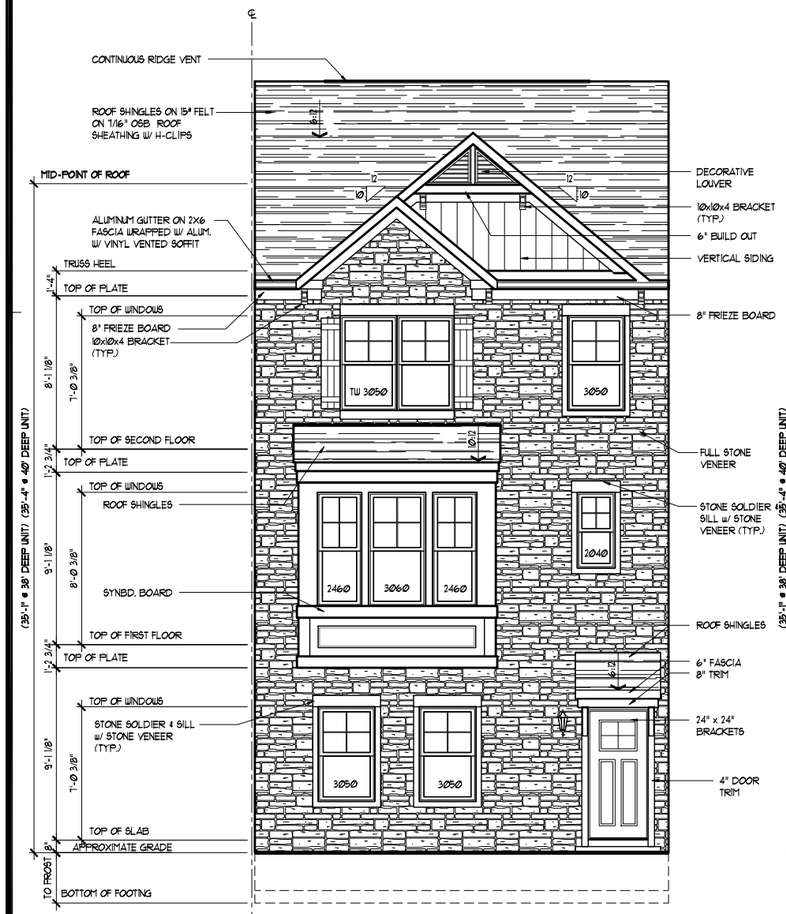
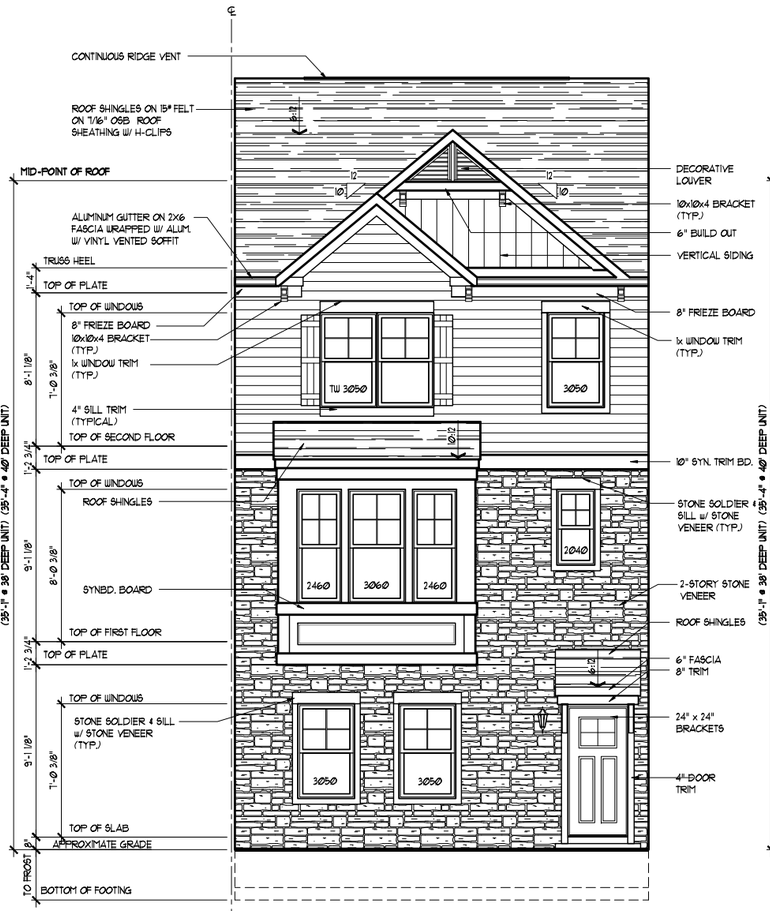
File Name: Z:\CLIENT\SAGE MANAGEMENT\SM23223\SHEETS\3.2.DWG



FULL STONE VENEER FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
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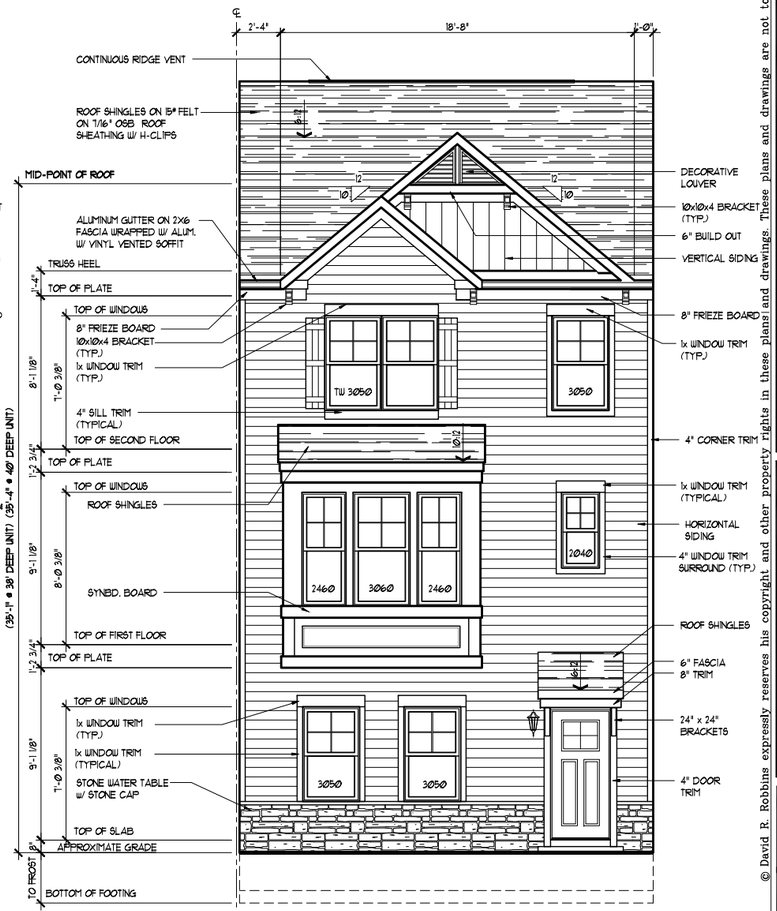

FRONT ELEVATION "C"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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ELEVATION C
content
scale: 1"=4' (34x22) 1/8"=1'-0"
1"=8' (17x11) 1/4"=1'-0"
file: 3.3
drawn: SF
date: 08-01-22

SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE
title

by	revision	date

SHEET #
3.3

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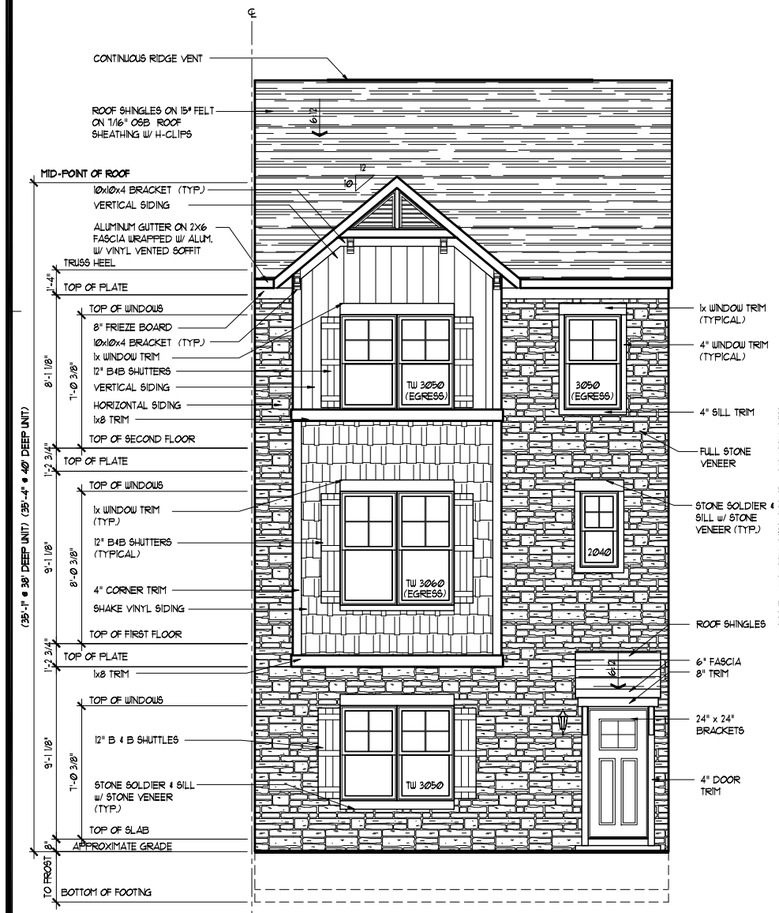
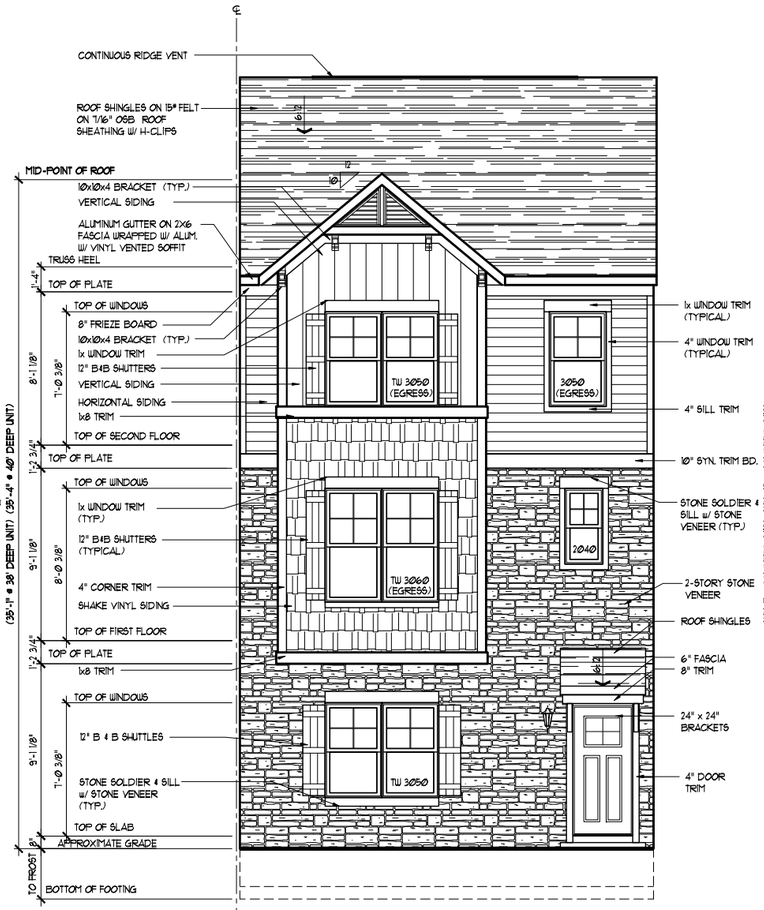
license number 9921
expiration date 04-09-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2223\SHEETS\3.3.DWG



FULL STONE VENEER FRONT ELEVATION "D"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



2-STORY STONE FRONT ELEVATION "D"

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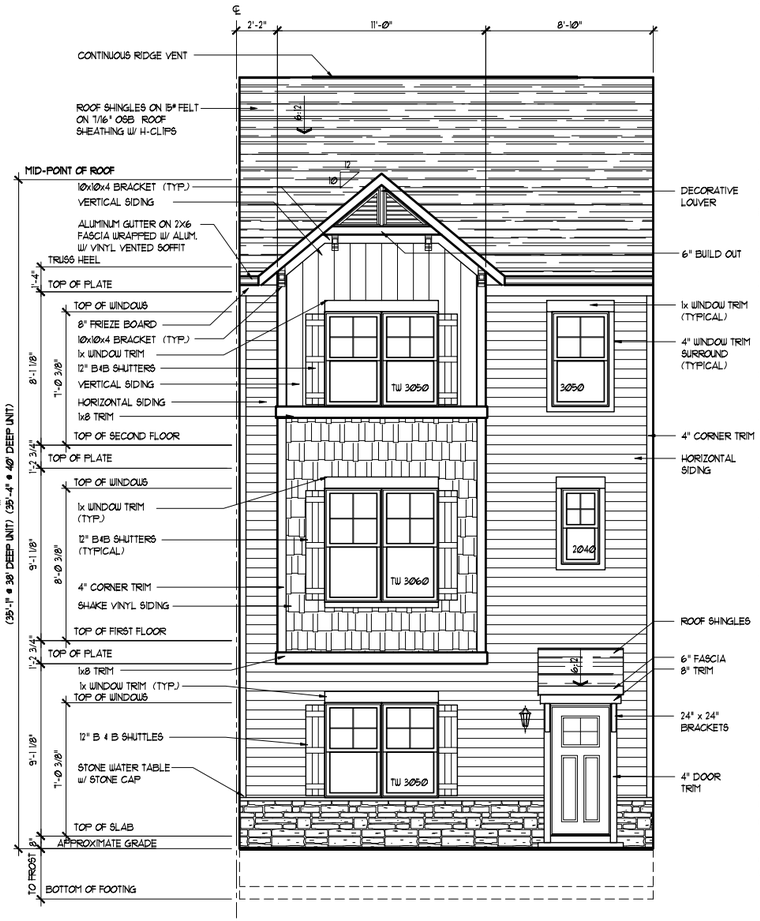
SCALE (36x24): 1/4" = 1'-0"



FRONT ELEVATION "D"

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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ELEVATION D
date: 08-01-22
drawn: SF
file: (34x22) (17x11) 3.4
content
scale: 1"=4' (34x22) 1"=8' (17x11)
U.N.O.
SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE
title

by	date	revision

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3.4

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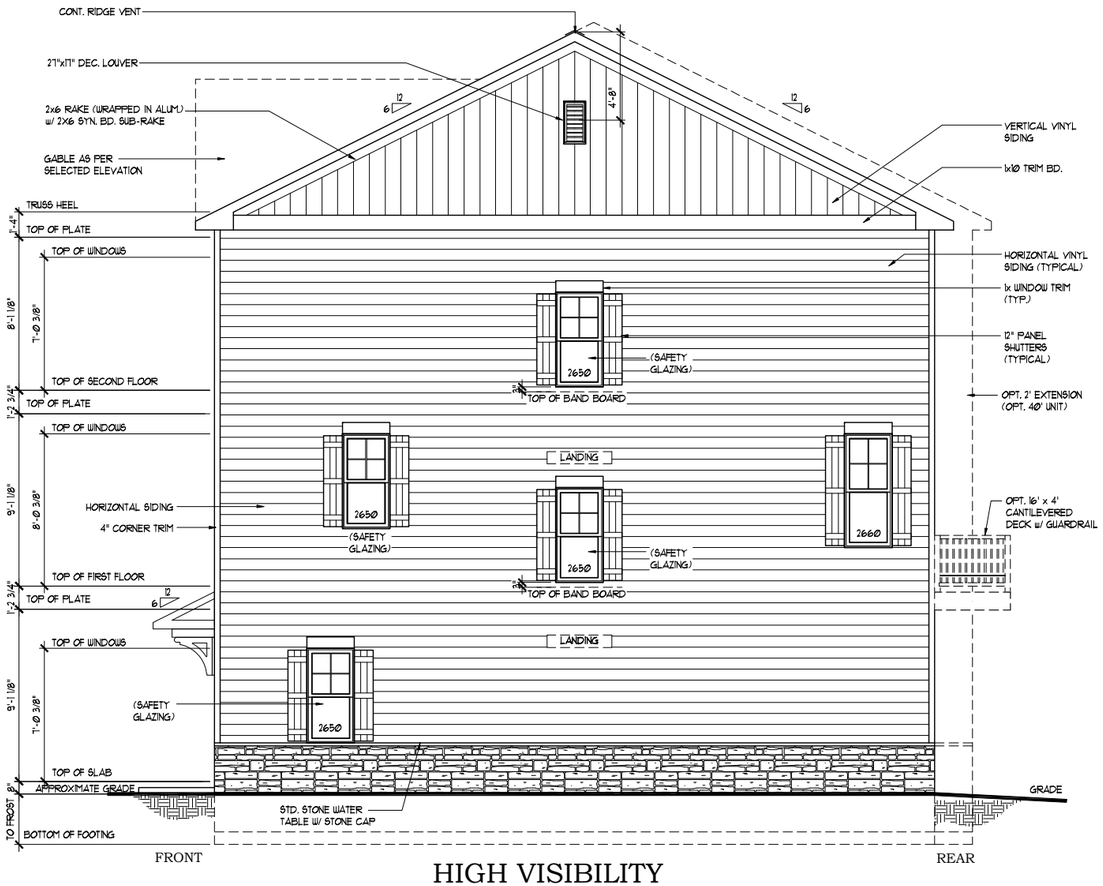
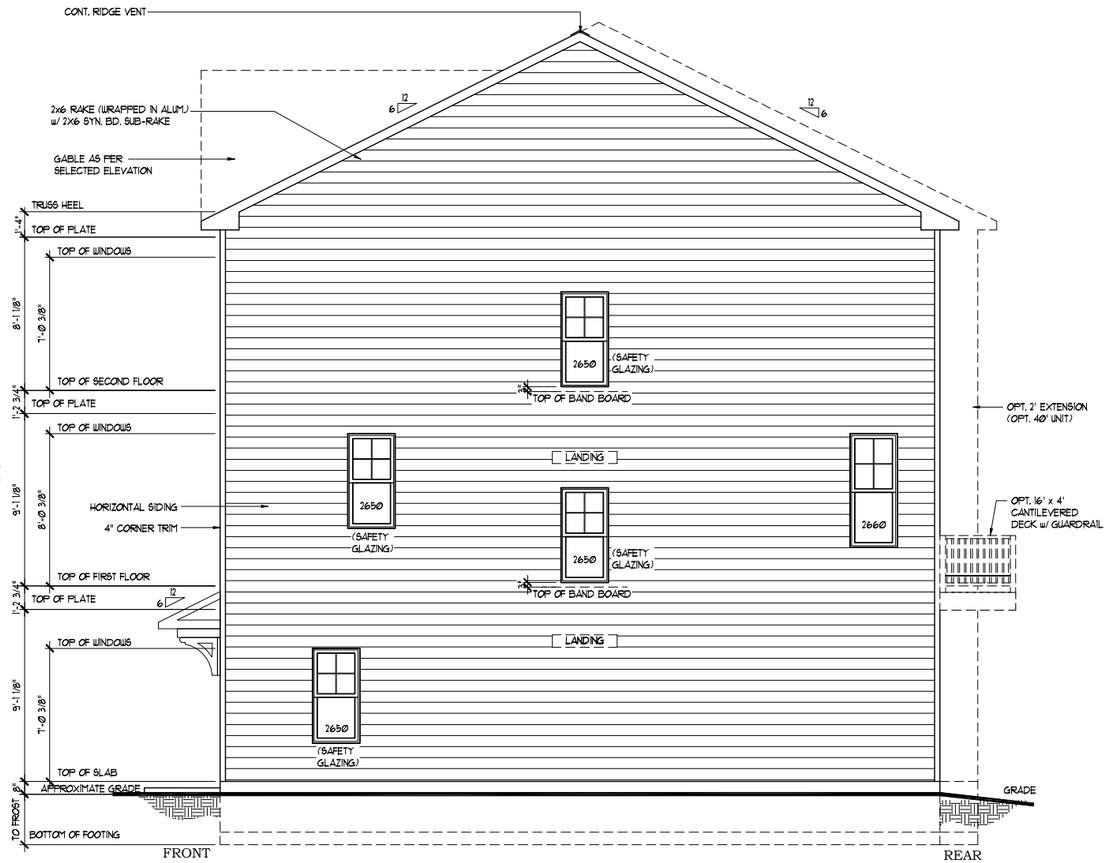
File Name: Z:\CLIENTS\SAGE MANAGEMENT\SAGE2222\SHEETS\3.4.DWG



HIGH VISIBILITY STAIR SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LO



TYPICAL STAIR SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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content: SIDE ELEVATIONS
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
file: 3.5
drawn: SF
date: 08-01-22

title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE

by	date	revision

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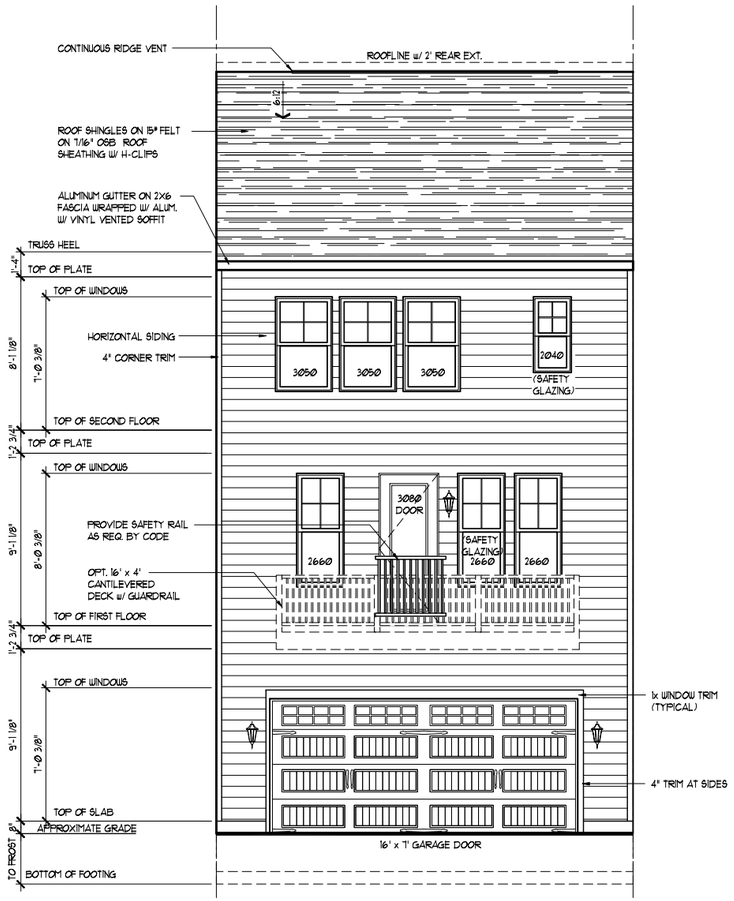
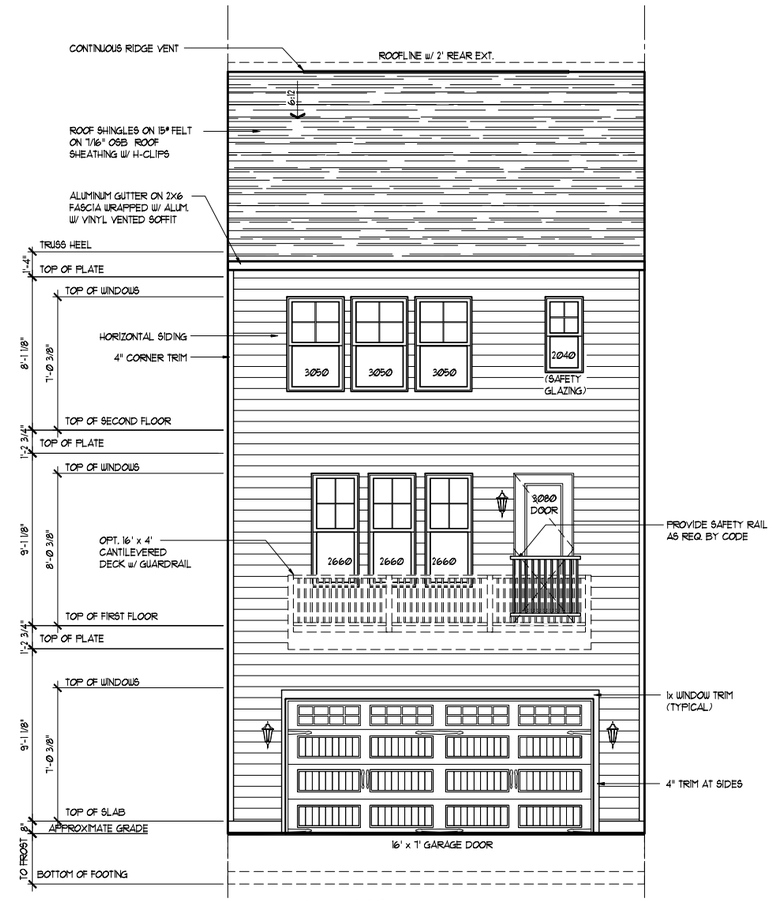


REAR-KITCHEN REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: REAR ELEVATIONS MAY BE MIRRORED / REVERSED PER SITE PLAN



MID-KITCHEN REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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content: REAR ELEVATIONS
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
drawn: SF
file: 3.6
date: 08-01-22

title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE

by	revision	date

SHEET # 3.6

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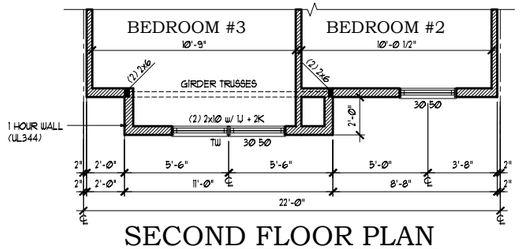
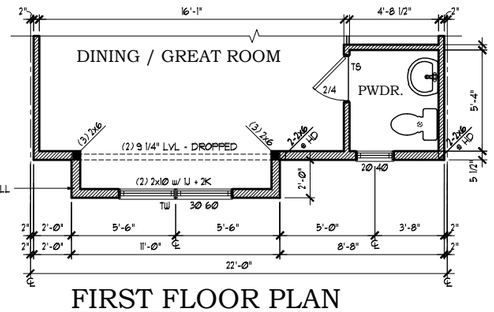


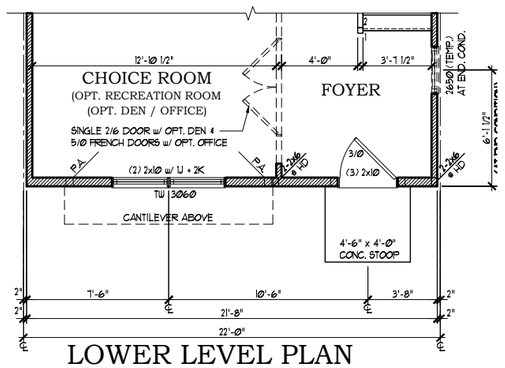
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

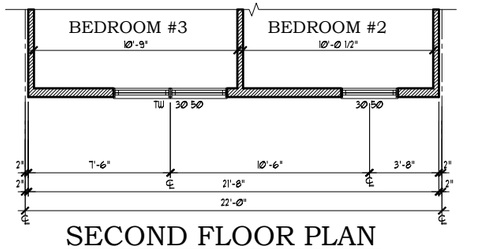


LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

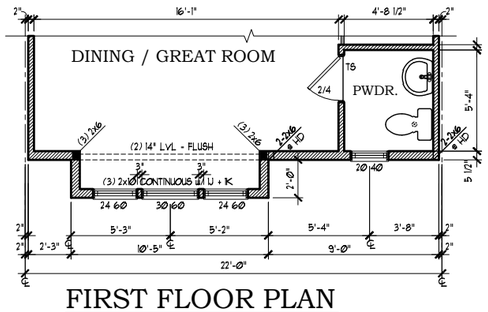
FRONT ELEVATION "D"

SEE STRUCTURAL PLANS FOR
ALL STRUCTURAL INFORMATION



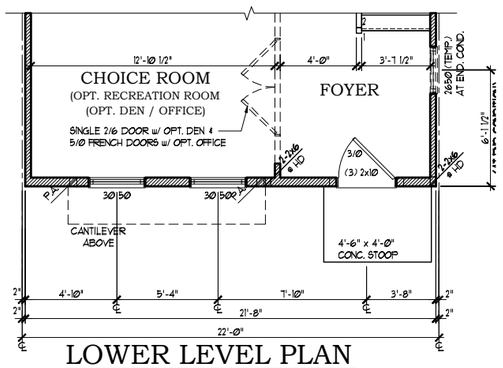
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

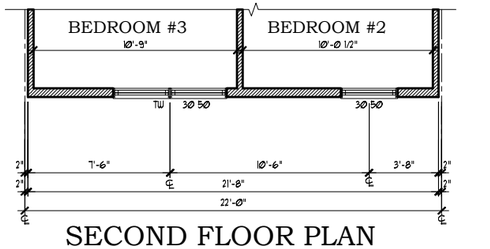


LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

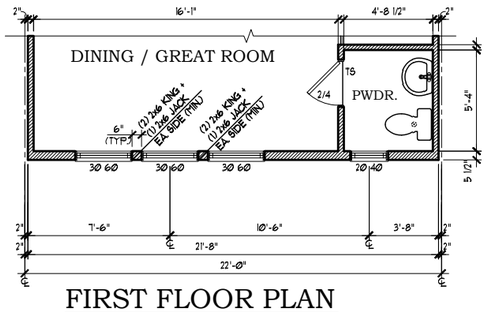
FRONT ELEVATION "C"

SEE STRUCTURAL PLANS FOR
ALL STRUCTURAL INFORMATION



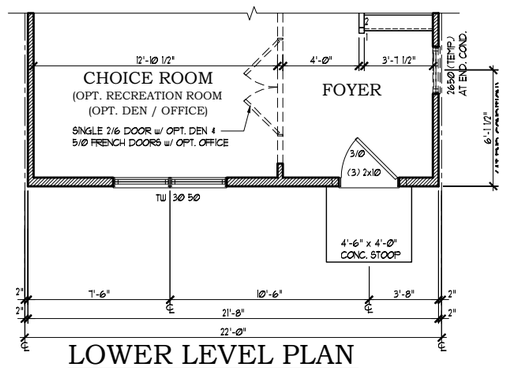
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

FRONT ELEVATION "B"

SEE STRUCTURAL PLANS FOR
ALL STRUCTURAL INFORMATION

ENCLAVE AT BRANDYWINE - END LOTS ONLY
NOTE: PLANS MAY BE MIRRORED / REVERSED
PER SITE PLAN

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content: FRONT ELEVATION - PARTIAL PLANS
scale: 1"=4' (34x22) 1"=8' (17x11) | file: 3.7 | drawn: SF | date: 08-01-22
U.N.O.
title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE

date	revision	by

SHEET # 3.7

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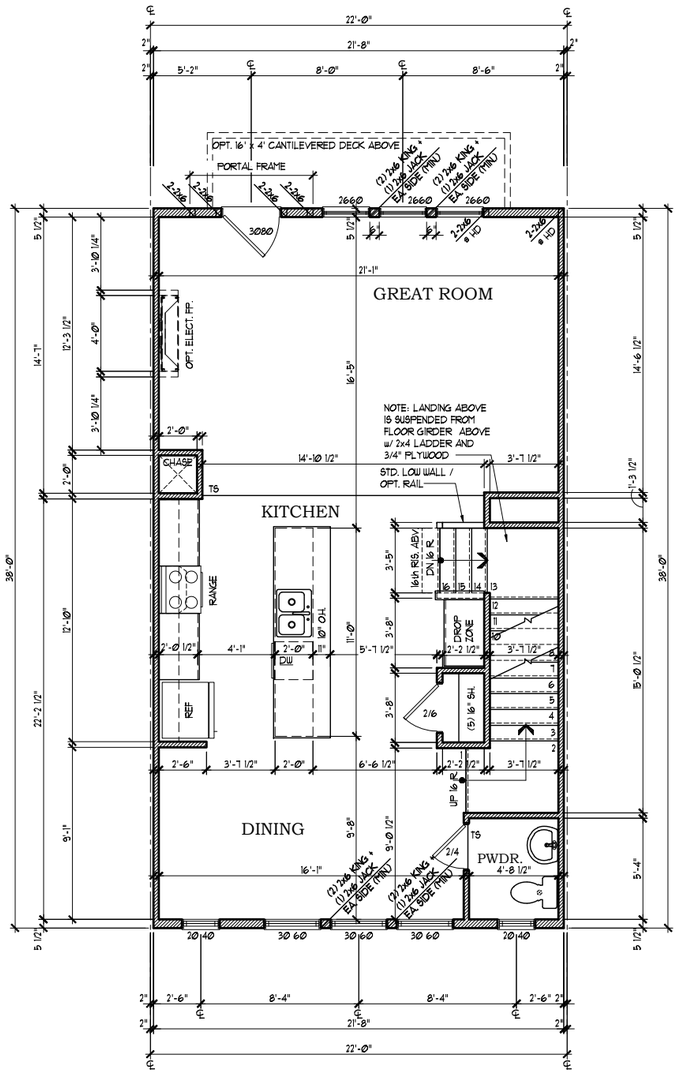
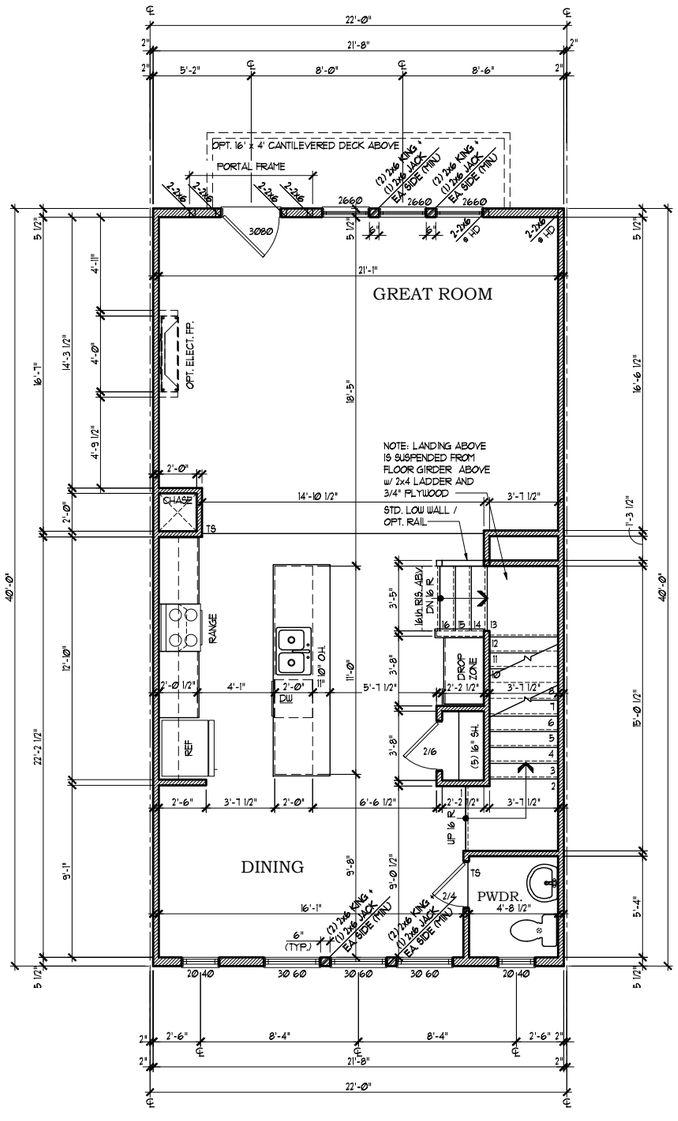
license number 9821
expiration date 04-09-2026

File Name: Z:\CLIENTS\SAGE MANAGEMENT\SAGE2223\SHEETS\3.7.DWG



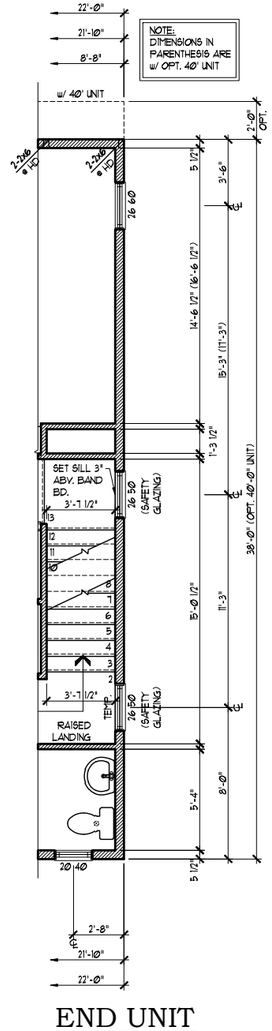
(38') MID KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



(40') MID KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

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PER SITE PLAN

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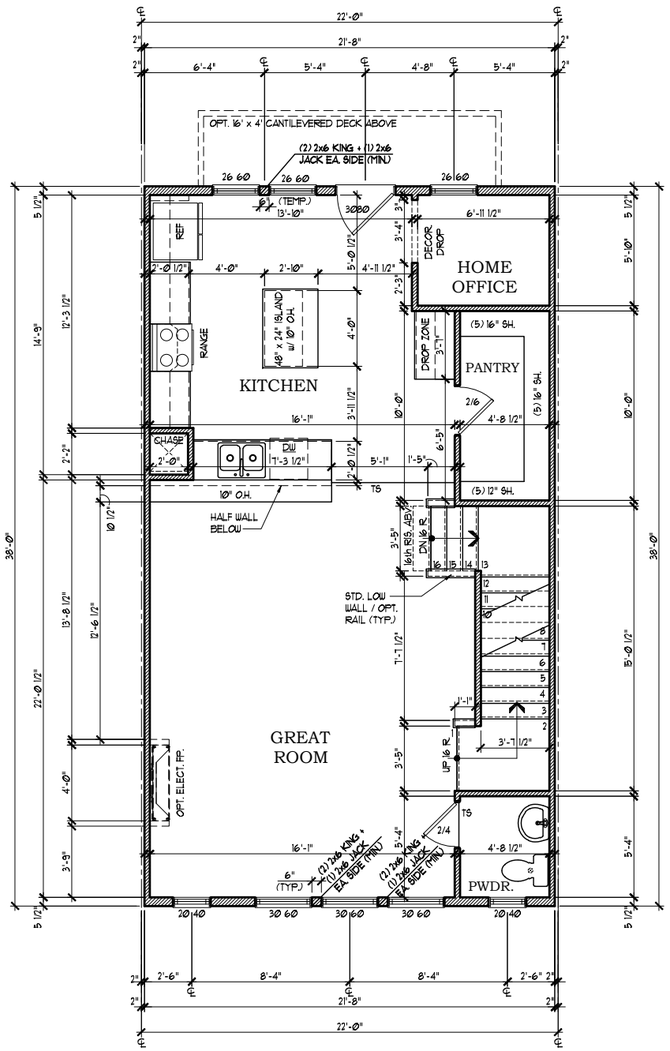
content: FIRST FLOOR PLANS - MID KITCHEN
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
drawn: SF
file: 5.1
date: 08-01-22
title: SAGE CUSTOM HOMES, L.L.C. SHIRLEY - REAR GARAGE

date	revision	by

SHEET # 5.1

Professional Certification
I hereby certify that these documents were prepared by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland
license number 5921
expiration date 04-08-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SHIRLEY\22222\SHEETS\5.1.DWG

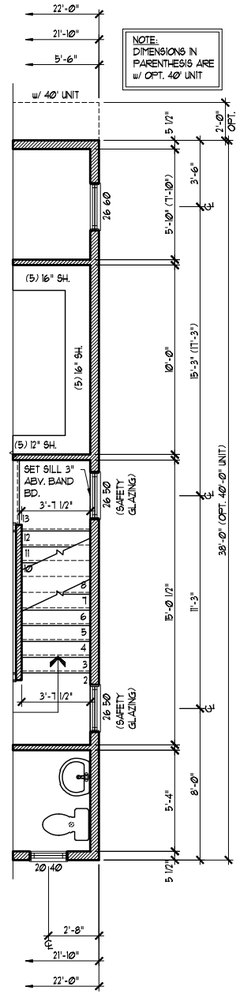


(38') REAR KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

(40') REAR KITCHEN FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY
NOTE: PLANS MAY BE MIRRORED / REVERSED
PER SITE PLAN

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content: FIRST FLOOR PLANS - REAR KITCHEN
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
drawn: SF
date: 08-01-22
file: 5.2
title: SAGE CUSTOM HOMES, L.L.C.
SHIRLEY - REAR GARAGE

date	revision	by

SHEET # 5.2

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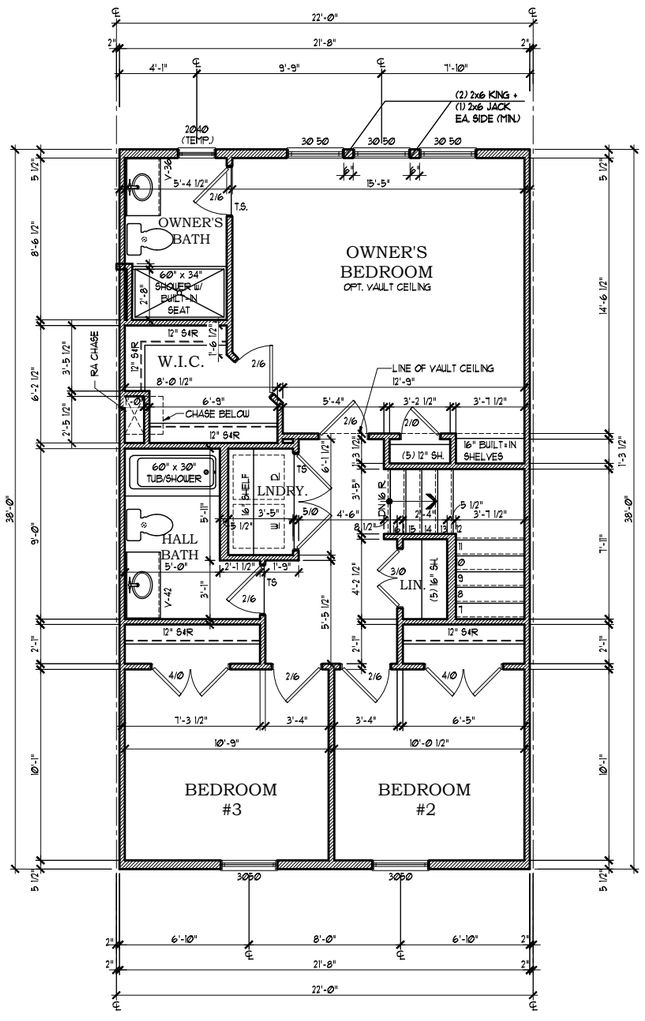
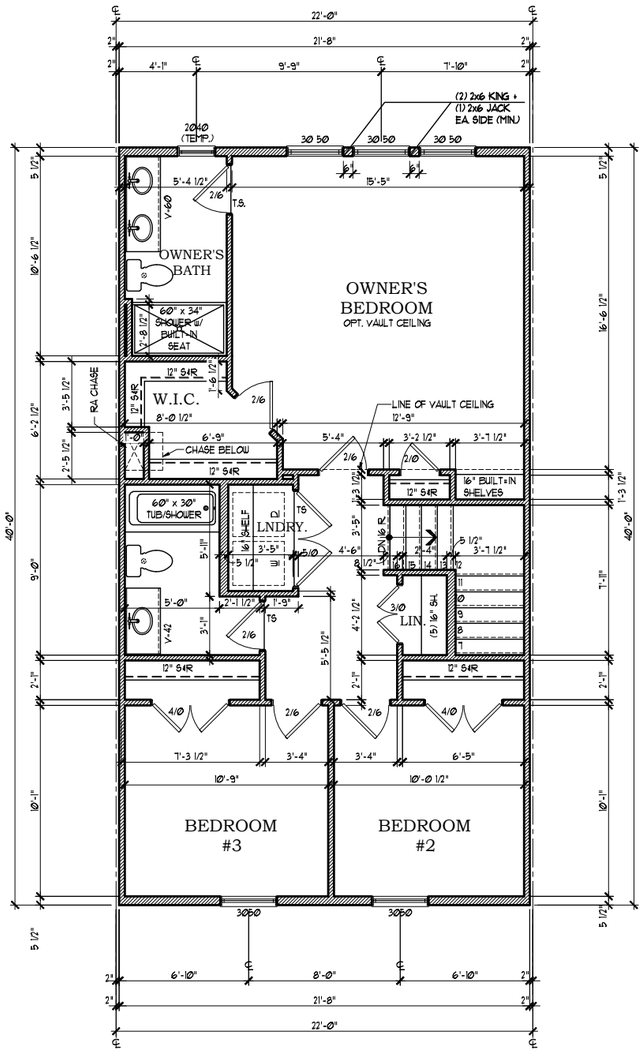
expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2022\SHEETS\5.2.DWG



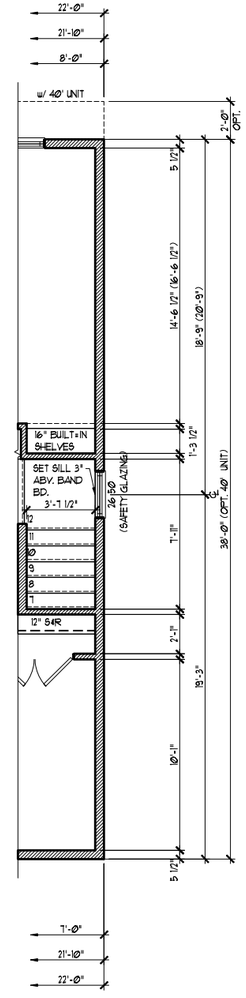
(38')
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



(40')
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



END UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ENCLAVE AT BRANDYWINE - END LOTS ONLY

NOTE: PLANS MAY BE MIRRORED / REVERSED
PER SITE PLAN

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content: SECOND FLOOR PLANS
scale: 1" =4' (34x22) 1" =8' (17x11) U.N.O. file: 6.1 drawn: SF date: 08-01-22
title: SAGE CUSTOM HOMES, L.L.C. — SHIRLEY - REAR GARAGE

date	revision	by

SHEET # 6.1

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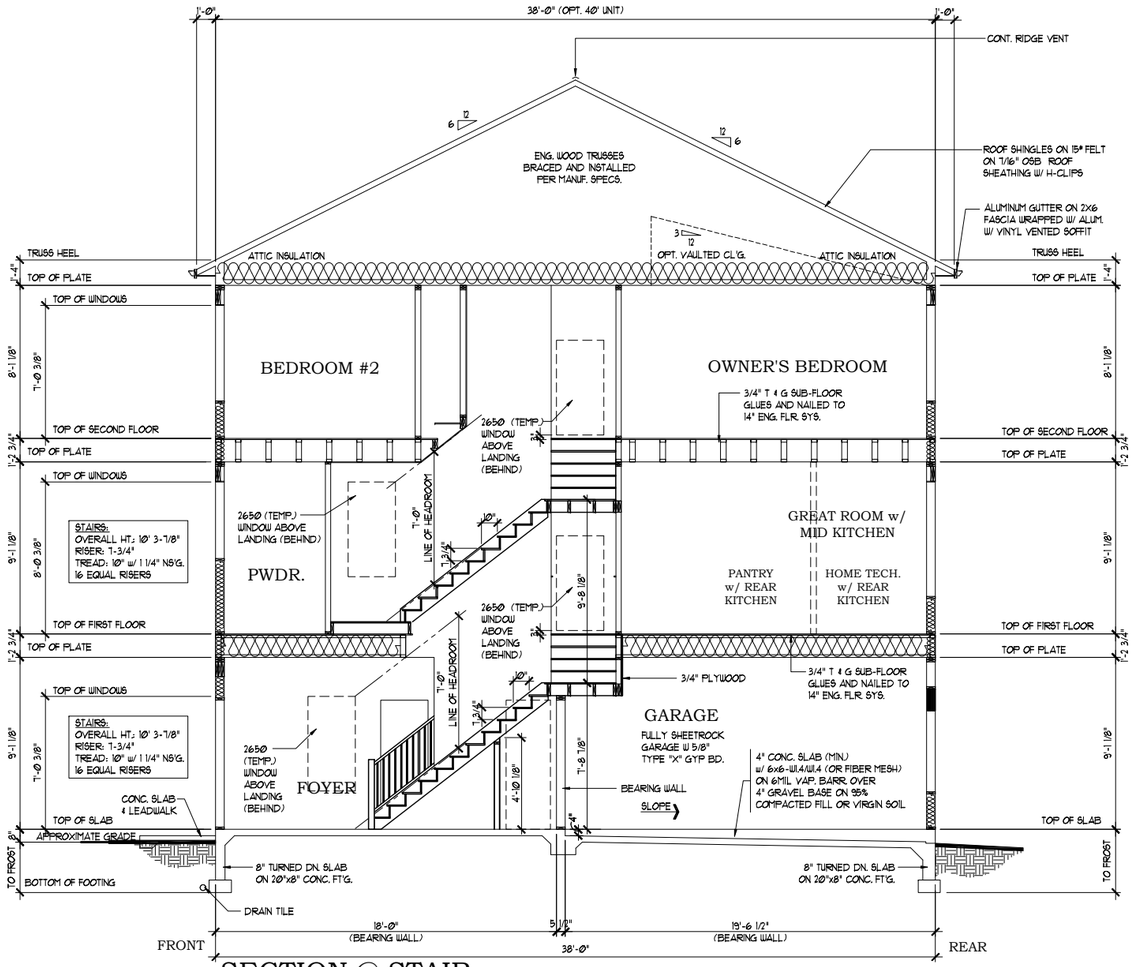
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAM22222\SHEETS\6.1.DWG



SECTION @ STAIR
BUILDING SECTION A w/ 38' UNIT

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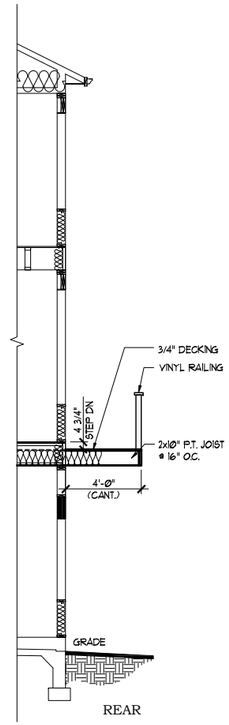
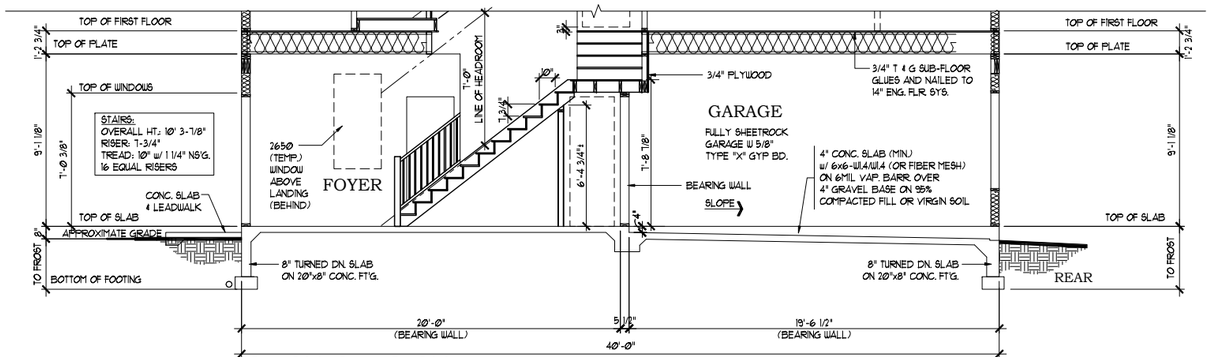
SCALE (36x24): 1/4" = 1'-0"



OPT. REAR DECK

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



SECTION @ STAIR
BUILDING SECTION A w/ 40' UNIT

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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BUILDING SECTION A

content

scale: 1/4"=1' (34x22) 1/8"=1' (17x11) | file: 8.3 | drawn: SF | date: 08-01-22

SAGE CUSTOM HOMES, L.L.C.

SHIRLEY - REAR GARAGE

title

date	revision	by

SHEET # 8.3

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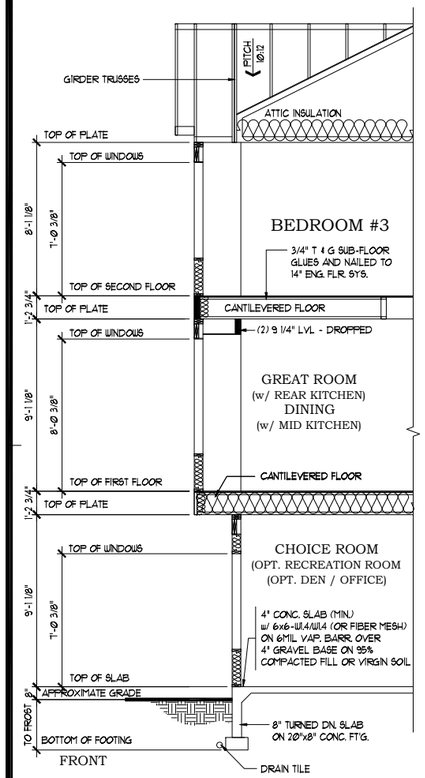
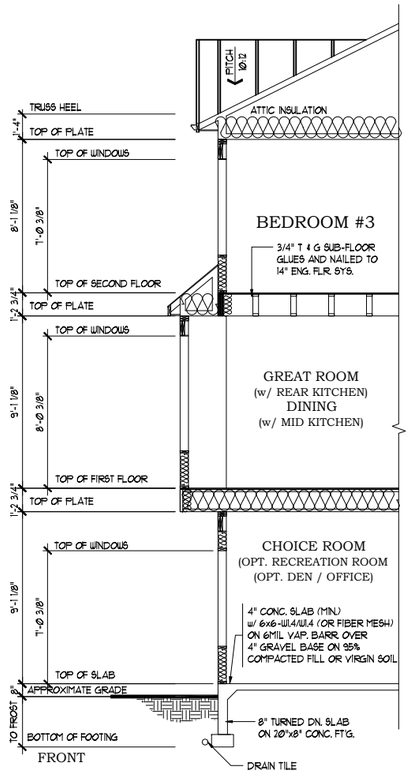
File Name: Z:\CLIENT\SAGE MANAGEMENT\SAGE2223\SHEETS\8.3.DWG



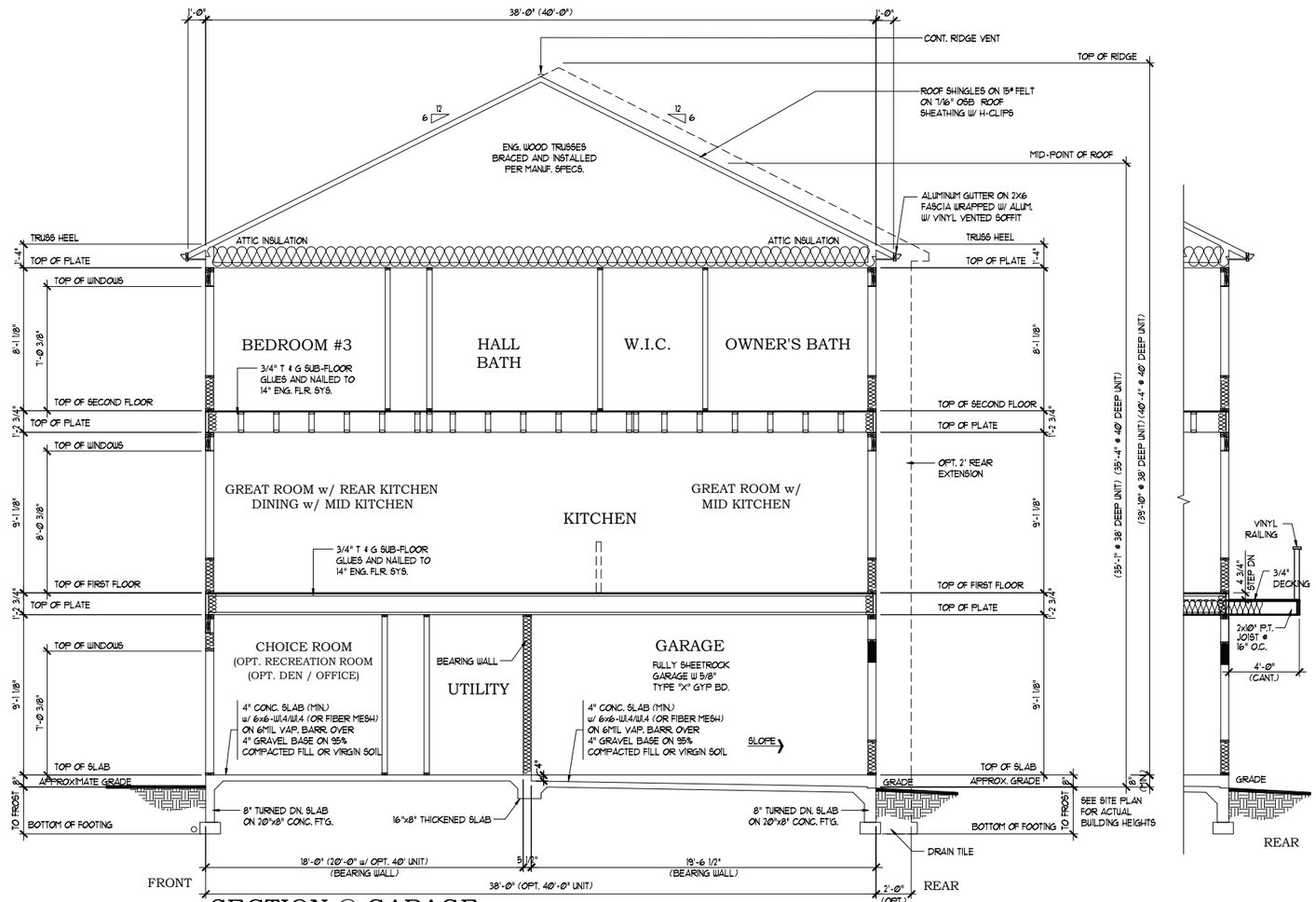
ELEVATION 'D'
BUILDING SECTION B

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



ELEVATION 'C'
BUILDING SECTION B

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



SECTION @ GARAGE
BUILDING SECTION B

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

OPT. REAR DECK

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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BUILDING SECTION B

content

scale: 1/4"=1' (34x22)
U.N.O. 1/8"=1' (17x11)

file: 8.4

drawn: SF

date: 08-01-22

SAGE CUSTOM HOMES, L.L.C.

SHIRLEY - REAR GARAGE

title

by	revision	date

SHEET #

8.4

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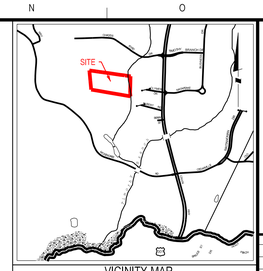
license number 9921

expiration date 04-05-2026

File Name: Z:\CLIENT\SAGE MANAGEMENT\SM23222\SHEETS\8.4.DWG

THE ENCLAVE AT BRANDYWINE

TREE CONSERVATION PLAN TYPE 2



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

COVER SHEET	1
NOTES / DETAILS SHEET	2
PLAN VIEW SHEET	3
PLAN VIEW SHEET	4

LEGEND

- PROPERTY BOUNDARY
- LOD — LIMIT OF DISTURBANCE (LOD)
- PMA — PRIMARY MANAGEMENT AREA
- FIDS — FOREST INTERIOR DWELLING SPECIES HABITAT (POTENTIAL)
- FOREST STAND BOUNDARY
- A — FSD DATA SAMPLE POINT
- FP — EX. FLOODPLAIN
- STREAM
- SB — STREAM BUFFER
- WL — WETLAND
- WB — WETLAND BUFFER
- TPF — TREE PROTECTION FENCE
- TREE PROTECTION SIGN
- CnE CoB — SOILS BOUNDARY/SOILS LABEL
- WOODLAND PRESERVATION
- WOODLAND PRESERED- NOT CREDITED (FLOODPLAIN)
- WOODLAND RETAINED- ASSUMED CLEARED (EASEMENT)
- WOODLAND CLEARED IN THE FLOODPLAIN
- ST #1 — SPECIMEN TREE W/ CRITICAL ROOT ZONE
- ST #1 — SPECIMEN TREE W/ CRITICAL ROOT ZONE TO BE REMOVED
- 15-25% STEEP SLOPES
- EXISTING WOODLANDS

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)			
1	Zone:	R-T		
2	Gross Tract:	19.11		
3	Floodplain:	1.63		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	17.48	0.00	0.00
6	TCP Number	TCP2-023-2021	Revision #	0
7	Property Description or Subdivision Name:	The Enclave at Brandywine		
8	Is this site subject to the 1989 or 1991 Ordinance	N		
9	Is this site subject to the 1991 Ordinance	N		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	N		
11	Is this one (1) single family lot? (Y or N)	N		
12	Are there prior TCP approvals which include a combination of this lot/s? (Y or N)	N		
13	Is any portion of the property in a WC Bank? (Y or N)	N		
14	Break-even Point (preservation) =	6.29	acres	
15	Clearing permitted w/o reforestation=	11.19	acres	

	SECTION II-Determining Requirements (Enter acres for each corresponding column)	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17	Existing Woodland		17.48	1.63	
18	Woodland Conservation Threshold (WCT) =	20.00%	3.50		
19	Smaller of 17 or 18		3.50		
20	Woodland above WCT		13.98		
21	Woodland cleared		14.98	0.70	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		13.98		
23	Clearing above WCT (0.25 -1) replacement requirement		3.50		
24	Woodland cleared below WCT		1.00		
25	Clearing below WCT (2:1 replacement requirement)		1.99		
26	Afforestation Required Threshold (AFT) =	15.00%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**9.68**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29	Woodland Preservation		2.50		
30	Afforestation / Reforestation		0.00	Bond amount:	$ -
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34	Forest Enhancement Credit (Area * .25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		7.18		
38	Off-site WCA (preservation) being provided on this property		0.00		
39	Off-site WCA (afforestation) being provided on this property		0.00		
40	**Woodland Conservation Provided**		**9.68**	acres	

41	Area of woodland not cleared	2.50	acres
42	Net tract woodland retained not part of requirements:	0.00	acres
43	100-floodplain woodland retained	0.93	acres
44	On-site woodland conservation provided	2.50	acres
45	On-site woodland conservation alternatives provided	0.00	
46	On-site woodland retained not credited	0.93	acres

47 Prepared by: David Bickel — Signed — Date 12/12/2025

SPECIMEN TREE TABLE

KEY	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	CRZ (IN.)	CONDITION	DISPOSITION
1	TULIP POPLAR	LIRIODENDRON TULIPIFERA	40	60	POOR	SAVE
2*	RED MAPLE	ACER RUBRUM	54	84	FAIR	REMOVE
3*	TULIP POPLAR	LIRIODENDRON TULIPIFERA	33	49.5	GOOD	REMOVE

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD,
* TREE LOCATED OFF-SITE

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

TCP #	REVISION #	APPROVED BY	EPS SIGNATURE APPROVAL DATE	DRD #	PROJECT NAME	ASSOCIATED TCP1 #	REASON FOR REVISION
TCP2-023-2021	N/A	CS	6-6-2022	DSP-20054	ENCLAVE AT BRANDYWINE PH1	TCP1-004-2019	N/A
TCP2-023-2021	01	CS	11-09-2023	DSP-20054-01	ENCLAVE AT BRANDYWINE PH1	TCP1-004-2019-01	REVISED ARCH

WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF ON-SITE WOODLAND CONSERVATION REQUIREMENTS HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 47299 FOLIO 286. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

Property Owners Awareness Certificate

I/ We Joe Lucado hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Joe Lucado — 04/24/2025
Owner or Owners Representative — Date

I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

_____
Contract Purchaser — Date

NRI STATISTICS TABLE	
SITE STATISTICS	TOTAL
GROSS TRACT AREA	19.11 AC.+/-
EXISTING 100-YEAR FLOODPLAIN	1.63 AC.+/-
NET TRACT AREA	17.48 AC. +/-
EXISTING WOODLAND IN THE FLOODPLAIN	1.63 AC.+/-
EXISTING WOODLAND NET TRACT	17.48 AC. +/-
EXISTING WOODLAND TOTAL	19.11 AC.+/-
EXISTING PMA	1.79 AC.+/-
REGULATED STREAMS (LF OF CENTERLINE)	704 L.F.+/-

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-T
Zone	Aviation Policy Area (APA) *	N/A
Administrative	Tax Grid (TMG)	154-E4
Administrative	WSSC Grid (Sheet 200)	220SE06 & 220SE07
Administrative	Planning Area (Plan Area)	5
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	General Plan Growth Policy (2035)	EST. COMMUNITIES
Administrative	Police District	VII

* If the site is within an APA, enter the name of the airport, If the site is not within an APA enter "N/A."

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www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE
X	REVISION COMMENT HERE	XXX	XX/XX/XX

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

SH BRANDYWINE, LLC.
1777 REISTERSTOWN ROAD
SUITE 245
BALTIMORE, MD 21208
443-552-4870
CONTACT: GORDON HORWITZ

STATE OF MARYLAND — JOHN BICKEL — No. 32102 — LANDSCAPE ARCHITECT

12/12/2025

COVER SHEET

TREE CONSERVATION PLAN
THE ENCLAVE AT BRANDYWINE
BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
154, E4	R-T
WSSC 200' SHEET	
220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 50'	
SHEET 1 OF 4	DATE: MARCH 2021 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB CAD STD'S VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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GENERAL NOTES:

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DET-2024-010 IF DET-2024-010 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.

2. CUTTING OF CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMETATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.

4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT THE TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.

5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA 2 OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED R-T.

7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY, OR A SCENIC BYWAY.

8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.

9. THIS PLAN IS GRANDFATHERED UNDER CB-77-2024, SECTION 25-117 (g).

10. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 47299 FOLIO 288. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

ADDITIONAL NOTES:
TREE PRESERVATION AND RETENTION NOTES

11. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.

12. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

13. THE LOCATION OF ALL TEMPORARY TREE PROTECTIOIN FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.

14. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVISED IS A VIOLATION OF THIS TCP2.

15. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

16. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

17. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.

18. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAINSAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

19. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING, OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED IN BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES:

20. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER 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 REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

21. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-INVASIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAT TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-INVASIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

22. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-INVASIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

23. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

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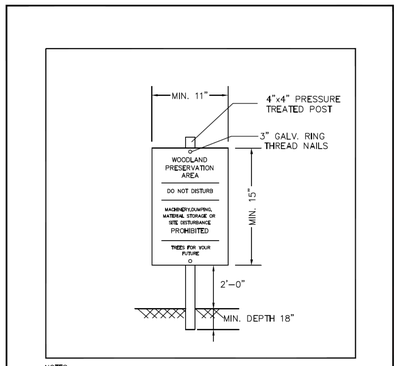
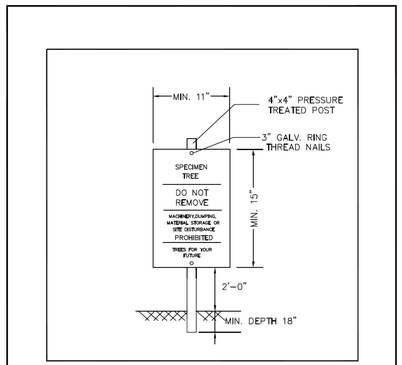
TCP-17.Woodland Preservation Area Sign



NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

TCP-19.Specimen Tree Sign



NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
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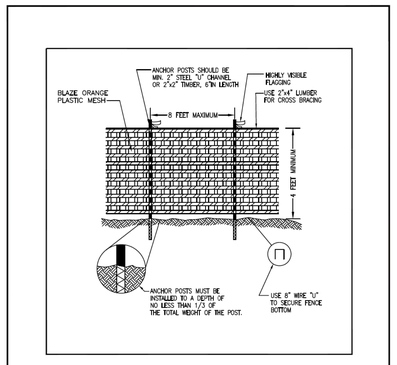
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

TCP-20.Type 1 (Temporary) Tree Protection Fence Detail for Woodland Preservation Areas

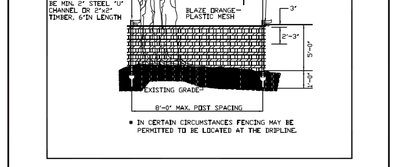


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

TCP-21.Temporary Fence Protection Detail for Woodland Preservation

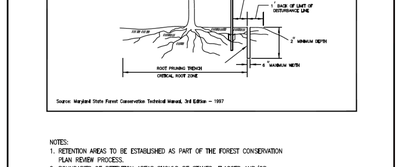


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

TCP-26.Root Pruning Detail

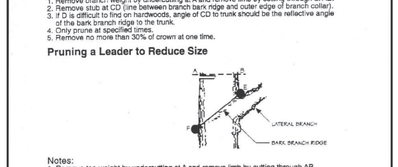


Source: Maryland State Forest Conservation Technical Manual, 3rd Edition – 1997

NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

TCP-27.Tree Pruning Detail



Notes:
1. Remove branch weight by undercutting at A and remove limb by cutting through at AB.
2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
3. If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
4. Only prune at specified times.
5. Remove no more than 30% of crown at one time.

Pruning a Leader to Reduce Size

Notes:
1. Remove top weight by undercutting at A and remove limb by cutting through AB.
2. Remove stub at EF parallel to the bark branch ridge.
3. Only prune at specified times.
4. No more than 30% of crown to be removed at one time.
5. Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia,Vegetation Preservation & Planting, January 1986

Tree Pruning

SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE
X	REVISION COMMENT HERE	XXX	XX/XXXX

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

SH BRANDYWINE, LLC.
1777 REISTERSTOWN ROAD
SUITE 245
BALTIMORE, MD 21208
443-552-4870
CONTACT: GORDON HORWITZ

STATE OF MARYLAND — CHRISTOPHER JOHN BUCK — NO. 3210 — LANDSCAPE ARCHITECT

12/12/2025

NOTES / DETAILS

TREE CONSERVATION PLAN
THE ENCLAVE AT BRANDYWINE
BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: R-T
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = N/A	DATE: MARCH 2021
SHEET 2 OF 4	DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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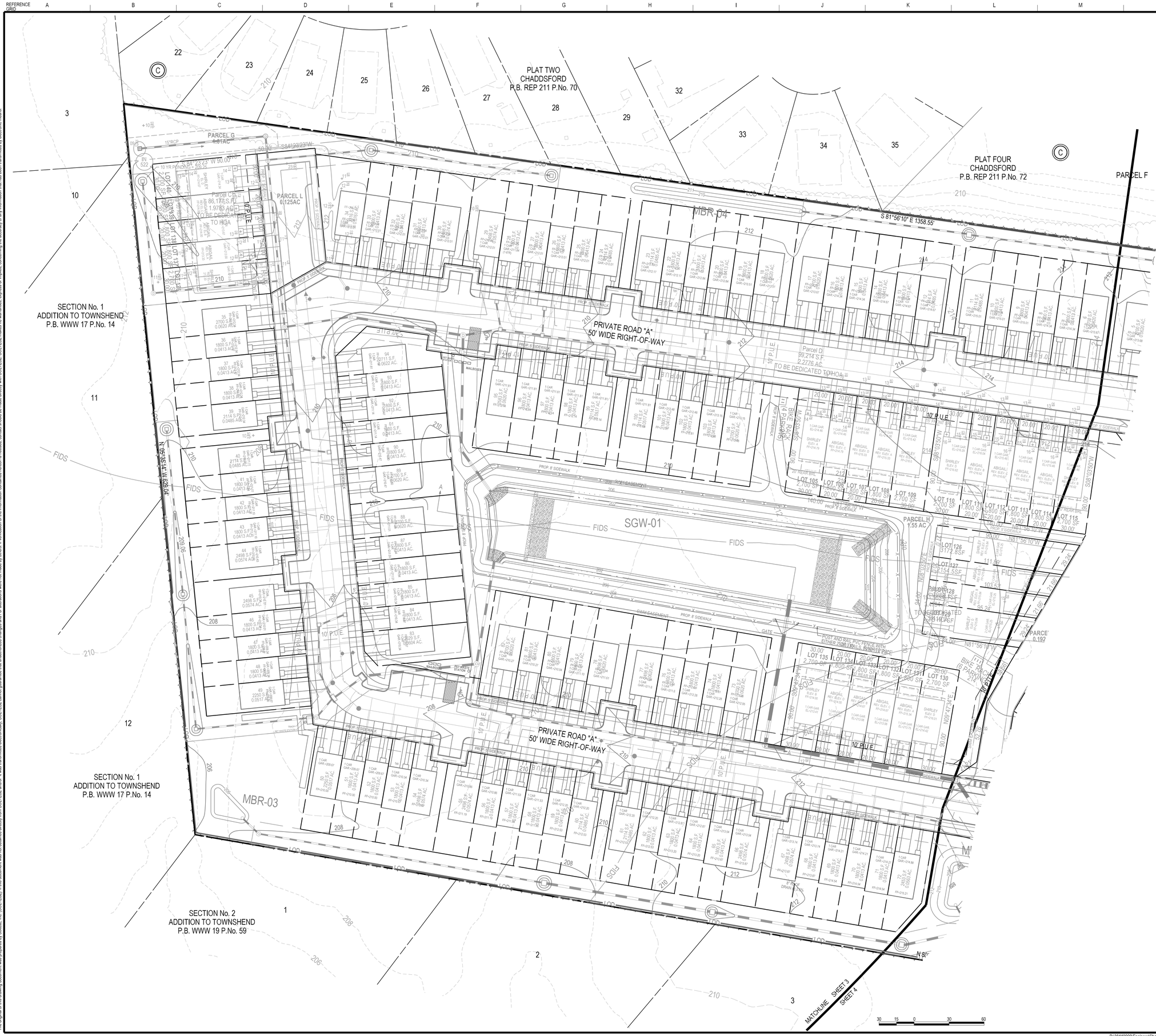

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NO.	REVISIONS	BY	DATE
X	REVISION COMMENT HERE	XXX	XX/XX/XX

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OWNER / DEVELOPER / APPLICANT

SH BRANDYWINE, LLC.
1777 REISTERSTOWN ROAD
SUITE 245
BALTIMORE, MD 21208
443-552-4870
CONTACT: GORDON HORWITZ

STATE OF MARYLAND · JOHN BICKEL · No. 3216 · LANDSCAPE ARCHITECT

12/12/2025

PLAN VIEW

TREE CONSERVATION PLAN

THE ENCLAVE AT BRANDYWINE

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 154, E4	ZONING CATEGORY: R-T
WSSC 200' SHEET: 220SE06 & 220SE07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD29	
1" = 30'	DATE: MARCH 2021
	DESIGNED: GAM
	TECHNICIAN: GAM
	CHECKED: DJB
SHEET 3 OF 4	CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 3844-00-00	

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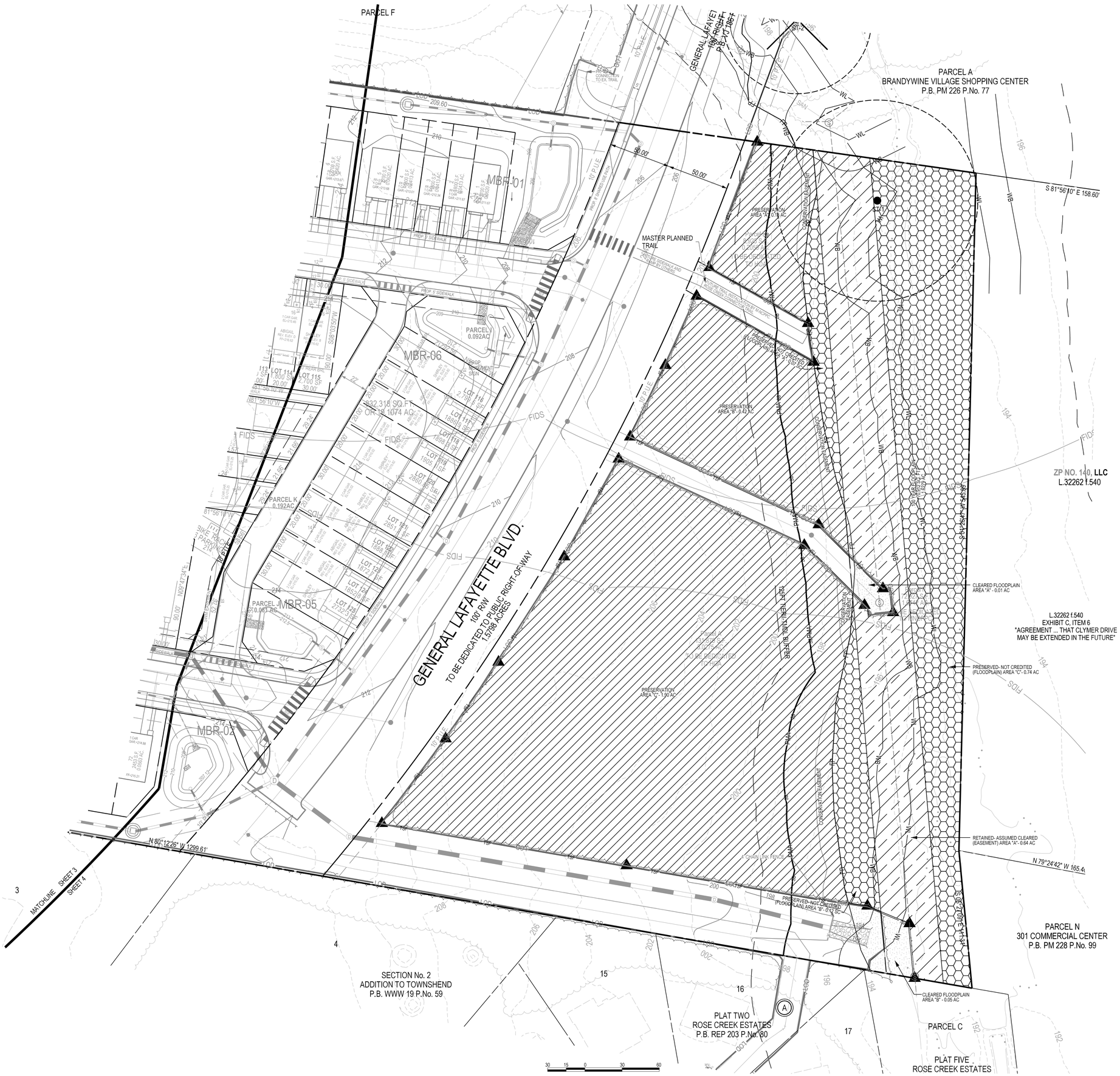
REFERENCE GRID A B C D E F G H I J K L M N O



NATURAL RESOURCE INVENTORY

BRANDYWINE (11th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

BRITENS WAY
50' RIGHT OF WAY
P.B. REP 211 P.No. 70
CHADSEY LANE
50' RIGHT OF WAY
P.B. REP 211 P.No. 70
EX. SWM POND
EX RIPRAP
EX PATH
PARCEL 'F' BLOCK 'C'
GREENS AT CHADSFORD HOA INC
L. 00000 F. 000
ZONED R-M
3.3720 ACRES
CHADSFORD PLAT 1 SECTION 1
PARCEL G BLOCK C
MNCPPC
L. 30516 F. 306
ZONED R-M
5.18 ACRES
PARCEL 'E'
MNCPPC
L. 20011 F. 353
ZONED R-M
2.68 ACRES
L. 30516 F.306
LOT 22
MCCORMICK ROBERT D JR.
L. 31159 F. 250
0.173 ACRES
LOT 23
FIELDSCOTT T
L. 33679 F. 022
0.104 ACRES
LOT 24
CANTY PHILESCINO
L. 30564 F. 490
0.104 ACRES
LOT 25
PRINCE KIMBERLY M
L. 34001 F. 197
0.102 ACRES
LOT 26
SCOTT JEANNINE N
L. 31458 F. 256
0.123 ACRES
LOT 27
BRILEY ANTHONY R
& JEANETTE F
L. 30815 F. 556
0.158 ACRES
LOT 28
GRANT TAMISHA R
& LEE A
L. 30161 F. 487
0.195 ACRES
LOT 29
SMALL RONALD E
& SHEILA L
L. 29967 F. 477
0.239 ACRES
LOT 32
NGUYEN THAO D
L. 31071 F. 319
0.137 ACRES
LOT 33
MORGAN ELIZABETH J
L. 31071 F. 245
0.16 ACRES
LOT 34
VENABLE TERRANCE R ET AL
L. 29715 F. 298
0.14 ACRES
LOT 35
NELSON ETTOY ETAL
L. 29179 F. 268
0.149 ACRES
CARMODY KRISTINA ETAL
L. 36965 F. 653
0.578 ACRES
LOT 10
MACIA RICHARD
L. 31815 F. 074
6.75 ACRES
LOT 11
COMPTON DOUGLAS E
L. 14555 F. 167
5.64 ACRES
LOT 12
REYNOLDS ROBERT
C ETAL
L. 37371 F. 049
4.50 ACRES
LOT 1
COMPTON DOUGLAS E & ELAINE M
L. 04837 F. 295
4.47 ACRES
LOT 2
COMPTON DOUGLAS E & ELAINE M
L. 04837 F. 295
4.47 ACRES
LOT 3
BOYDEN NADIA L
L. 32572 F. 140
9.48 ACRES
LOT 4
COMPTON DOUGLAS R JR
L. 37367 F. 508
7.44 ACRES
LOT 15
HOWARD JON S
L. 33932 F. 298
0.277 ACRES
LOT 16
CLEMONS REGINALD
L. 32103 F. 247
0.264 ACRES
LOT 17
HIGGINS CLAYTON L ETAL
L. 33933 F. 024
0.266 ACRES
MNCPPC
L. 20011 F. 353
10.61 ACRES
PARCEL N
MNCPPC
L. 30360 F. 404
1.216 ACRES
PARCEL 084
ZP NO 140 LLC
L. 32262 F. 540
ZONED C-S-C
2.01 ACRES
ZP NO. 140, LLC
L. 32262 F. 540
L. 32262 F. 540
EXHIBIT C, ITEM 6
"AGREEMENT ... THAT CLYMER DRIVE MAY BE EXTENDED IN THE FUTURE"
PARCEL A
131,879 sq.ft.
or 3.0275 ac.
PARCEL 'A'
SH Brandywine LLC
L.48751 I.209
832,318 SQ.FT.
OR 19.1074 AC.
PARCEL B
914,855 sq.ft.
or 21.0000 ac.
PARCEL C
91,043 sq.ft.
or 2.0903 ac.
PARCEL D
24,145 sq.ft.
or 0.5543 ac.
PART OF PARCEL C
91,043 sq.ft.
or 2.0903 ac.
PART OF PARCEL D
24,145 sq.ft.
or 0.5543 ac.
PART OF PARCEL B
914,855 sq.ft.
or 21.0000 ac.
PART OF PARCEL A
131,879 sq.ft.
or 3.0275 ac.
FOREST STAND 1
14.95 ACRES
FOREST STAND 2
4.16 ACRES
ST-1
ST-2
ST-3
PH
PF
PG
PD
PE
PB
PA
PC
PMA
FIDS
300 FT
100 FT TIER II TMDL BUFFER
S 81°56'10" E 1358.55'
S 81°56'10" E 158.60'
N 80°12'29" W 1299.61'
N 79°24'42" W 505.46'
N 79°24'42" W 1,020.72'
S 81°56'10" E 1,016.90'
N 81°56'10" W 1,016.90'
N 81°56'10" W 1,016.90'
N 81°56'10" W

Additional Back-up

For

DET-2024-010
Enclave At Brandywine, Phase 2

APPLICANT'S PROPOSED REVISIONS TO FINDINGS AND CONDITIONS ENCLAVE AT BRANDYWINE, PHASE 2 DETAILED SITE PLAN DET-2024-010

REVISE FINDING 3 ON PAGE 9 AS FOLLOWS:

3. Signage. The submitted plan shows one residential gateway sign at the vehicular entrance of the site, at the southwest corner of the intersection of proposed private road A and General Lafayette Boulevard in Parcel I. The DET does not include signage details. However, the note on coversheet indicates this gateway sign is approved with DSP-2025-0033 for Phase 1. This case is currently being reviewed by staff. The signage is located within the limit of subject DET, and this DET will supersede DSP-2025-0033 for Parcel I. Therefore, signage details should be included and evaluated with this subject DET, under the current Zoning Ordinance.

   As such, staff have evaluated the signage included with DSP-2025-0033, in accordance with Section 27-61506(b), Residential Gateway Sign, of the Zoning Ordinance. The gateway sign is located at the entrance to the single-family residential subdivision, set back from the road to maintain unobstructed lines of vision for 500 feet in all directions of travel. The sign includes a stone veneer base with a rectangular panel in a deep blue color at the top. Materials consist of stone veneer, aluminum post, PVC Baker panel, and flagstone coping. No illumination is proposed. The height of the sign is 5.8 feet, which is within maximum height allowed. The area of the sign is 31 square feet, which exceeds the 12 square feet maximum allowed. No landscaping is provided at the base of the gateway sign, and no note is provided indicating the maintenance responsibility. A condition is included to provide a residential gateway sign with detailed features and landscape at the base, to demonstrate conformance to Section 27-61506(b), **request a Minor Departure prior to certification pursuant to Section 27-3614(b)(1) to increase in the area of the sign and revise the sign accordingly,** or relocate the signage to be within Parcel D, to be reviewed with DSP-2025-0033 for Phase 1.

Building Façade Fenestration/Transparency: The front façades of the townhouse model for Lots 105–125 and Lots 130–140 are subject to this requirement. The transparency exhibits in Sheets 11–13 of architecture elevation package show that at least 15 percent of the street-facing façade area of the ground-level floor of the above-mentioned townhouse building will be occupied by windows and/or doorways. This requirement is met. **The transparency percentage has been calculated in accordance with Section 27-61203(d)(1), footnote 4.**~~However, per Section 29-6903(g), windows and doors counted toward transparency must use clear, non-reflective glass with at least 0.65 light transmittance and no more than 0.20 reflectance. The submitted elevations show the garage door and entrance door with minimal glass, so not all fenestration qualifies. A condition is included herein to revise the front façade elevations and transparency exhibit for Lots 105–125 and Lots 130 through 140, to comply with Section 27-6903(g) of the Zoning Ordinance, to calculate transparency per the footnotes in Section 27-61203(d)(1) of the Zoning Ordinance, and to adjust the architectural elevations accordingly.~~

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-2024-010 and Type 2 Tree Conservation Plan TCP2-2025-0089, for Enclave at Brandywine, Phase 2, 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 (DET), or provide the specific documentation as follows:

   d. Provide a residential gateway sign with detailed features and landscape at the base, to demonstrate conformance to Section 27-61506(b) of the Prince George's County Zoning Ordinance, **request a Minor Departure pursuant to Section 27-3614(b)(1) to increase in the area of the sign and revise the sign accordingly**, or remove the signage.

   g. Revise the architecture elevation package as follows:

      ~~**(1) Revise the front façade elevations and transparency for Lots 105 through 125 and Lots 130 through 140, to comply with Section 27-6903(g) of the Prince George's County Zoning Ordinance, and to calculate transparency per the footnotes in Section 27-61203(d)(1) of the Zoning Ordinance.**~~

      (~~1~~2) Label the transparency percentage to the rear elevation for Lots 136 through 140, to demonstrate conformance with Table 27-61203(d)(1) of the Prince George's County Zoning Ordinance.

      (~~2~~3) Label the percentage of vinyl siding on the architectural elevation for the side elevation of Lot 140, to demonstrate conformance to Section 27-61203(d) of the Prince George's County Zoning Ordinance.