

ALLORA BRANDYWINE 2.0

Detailed Site Plan

MJD-2022-001 & ACL-2023-002

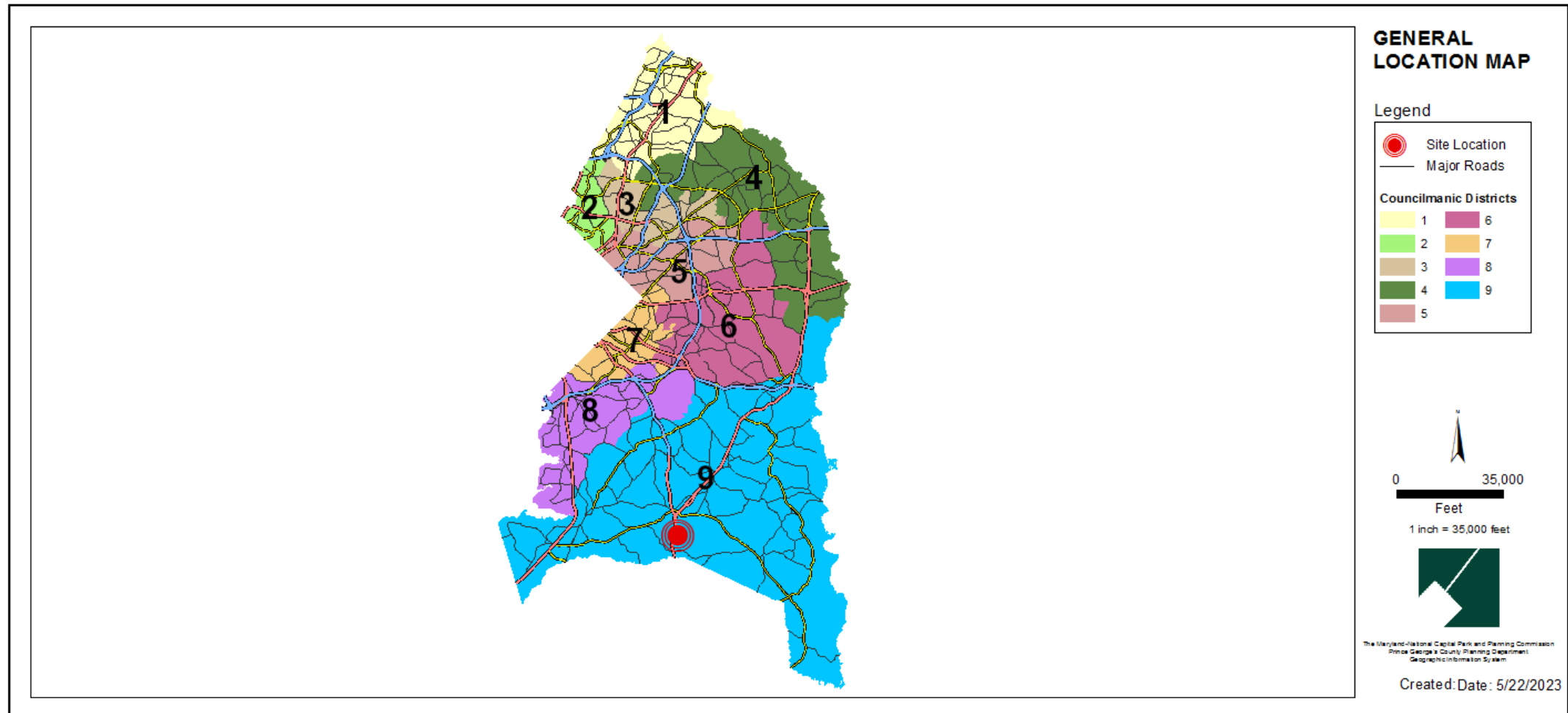
Staff Recommendation: Approval with Conditions



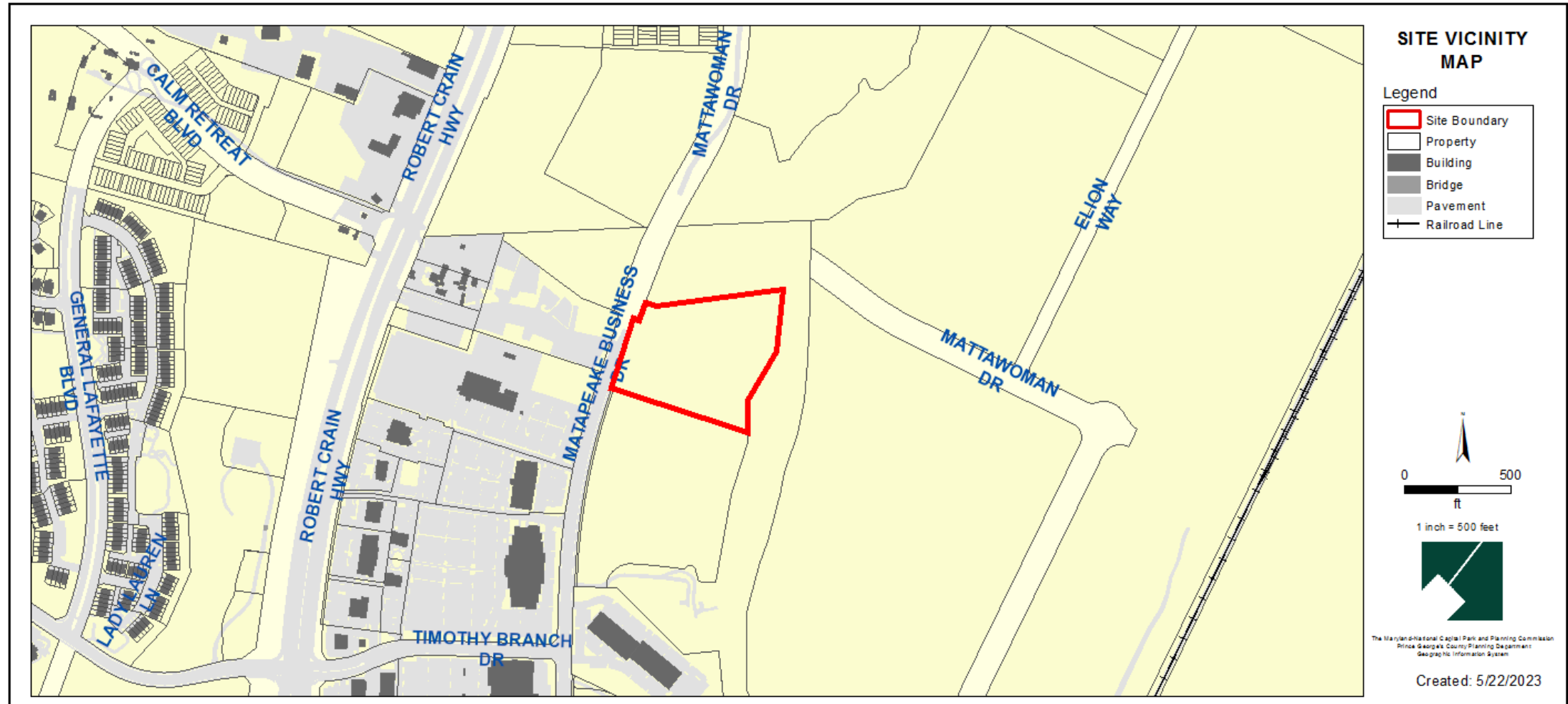
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A



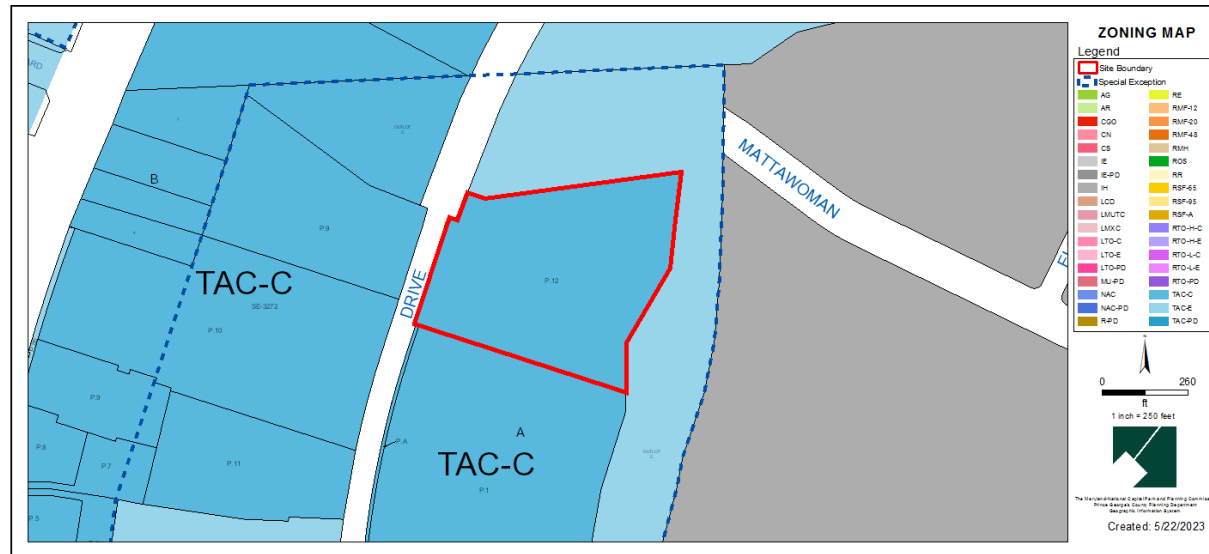
SITE VICINITY MAP



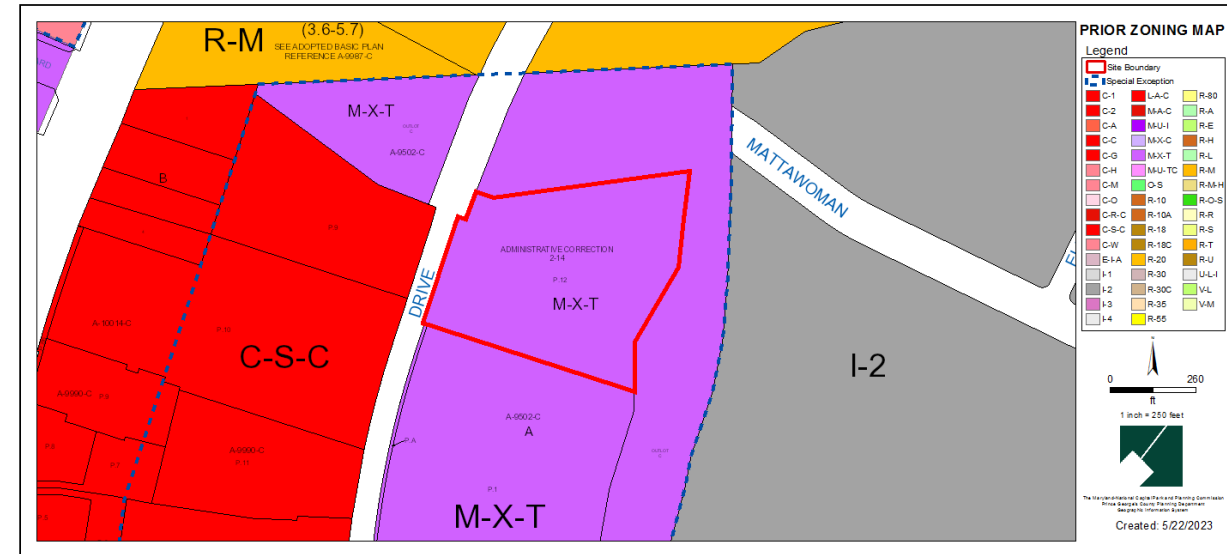
ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-C (Prior M-X-T)

CURRENT ZONING MAP



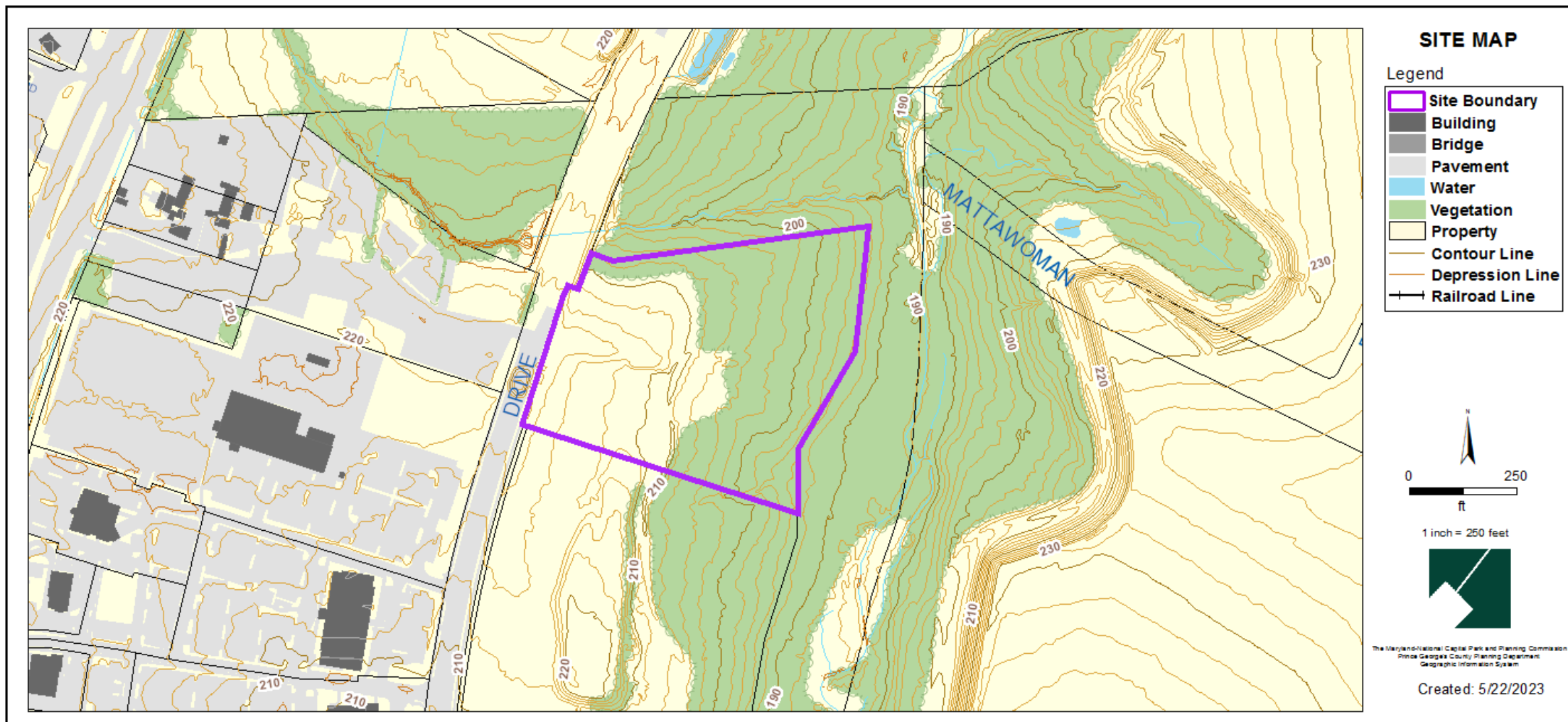
PRIOR ZONING MAP



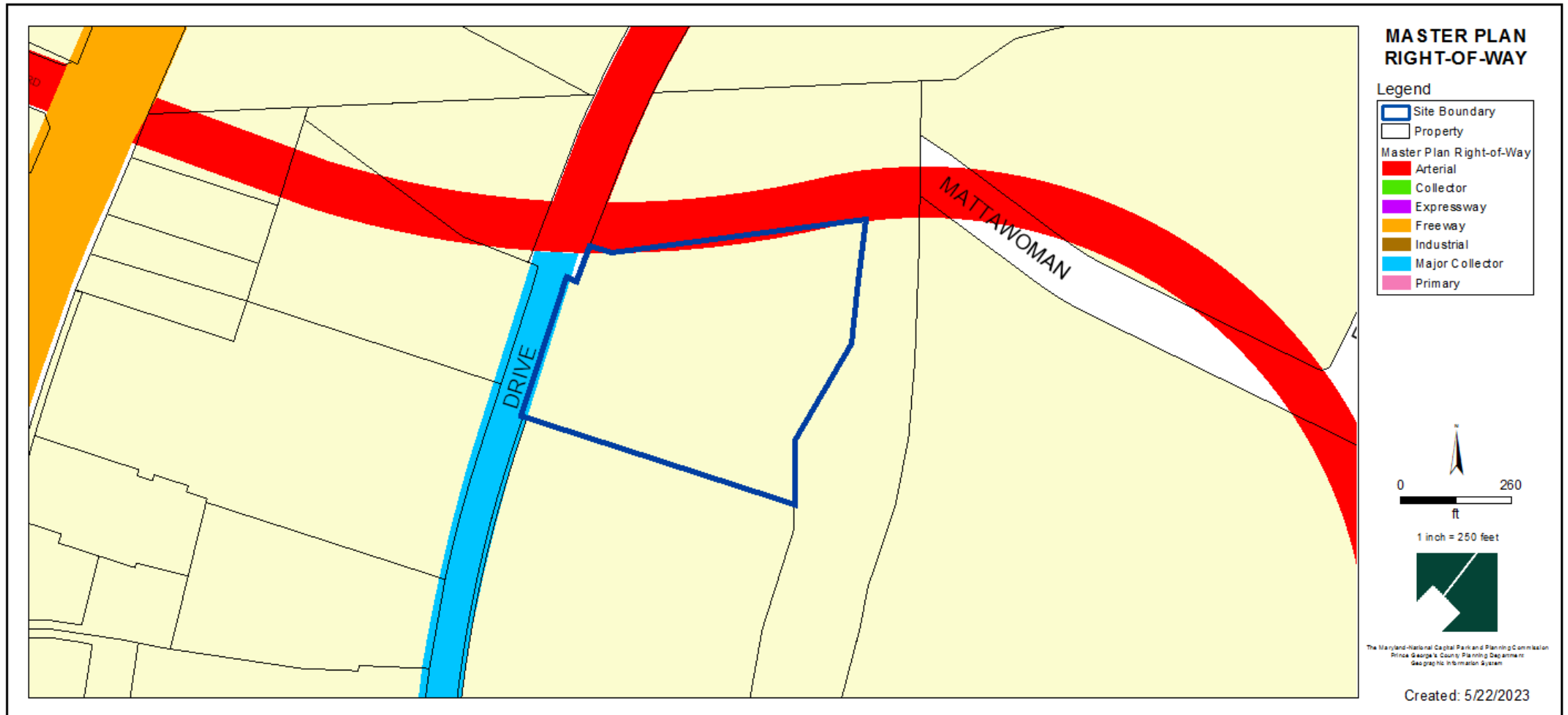
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



DETAILED SITE PLAN & LANDSCAPE PLAN



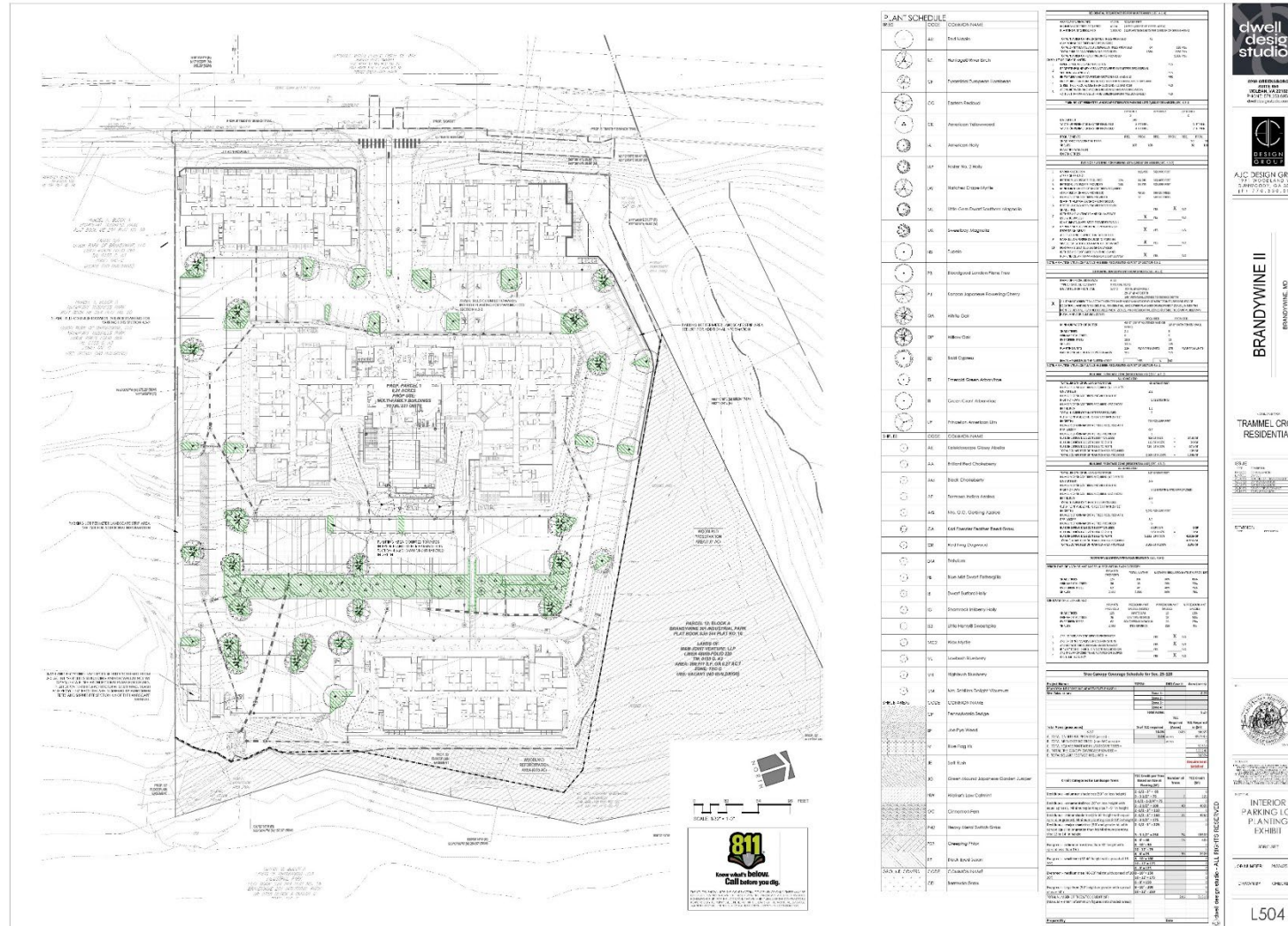
TRAMMELL CROW RESIDENTIAL ILLUSTRATIVE PLAN

7801 MATAPEAKE BUSINESS DRIVE
PRINCE GEORGE'S COUNTY, MARYLAND

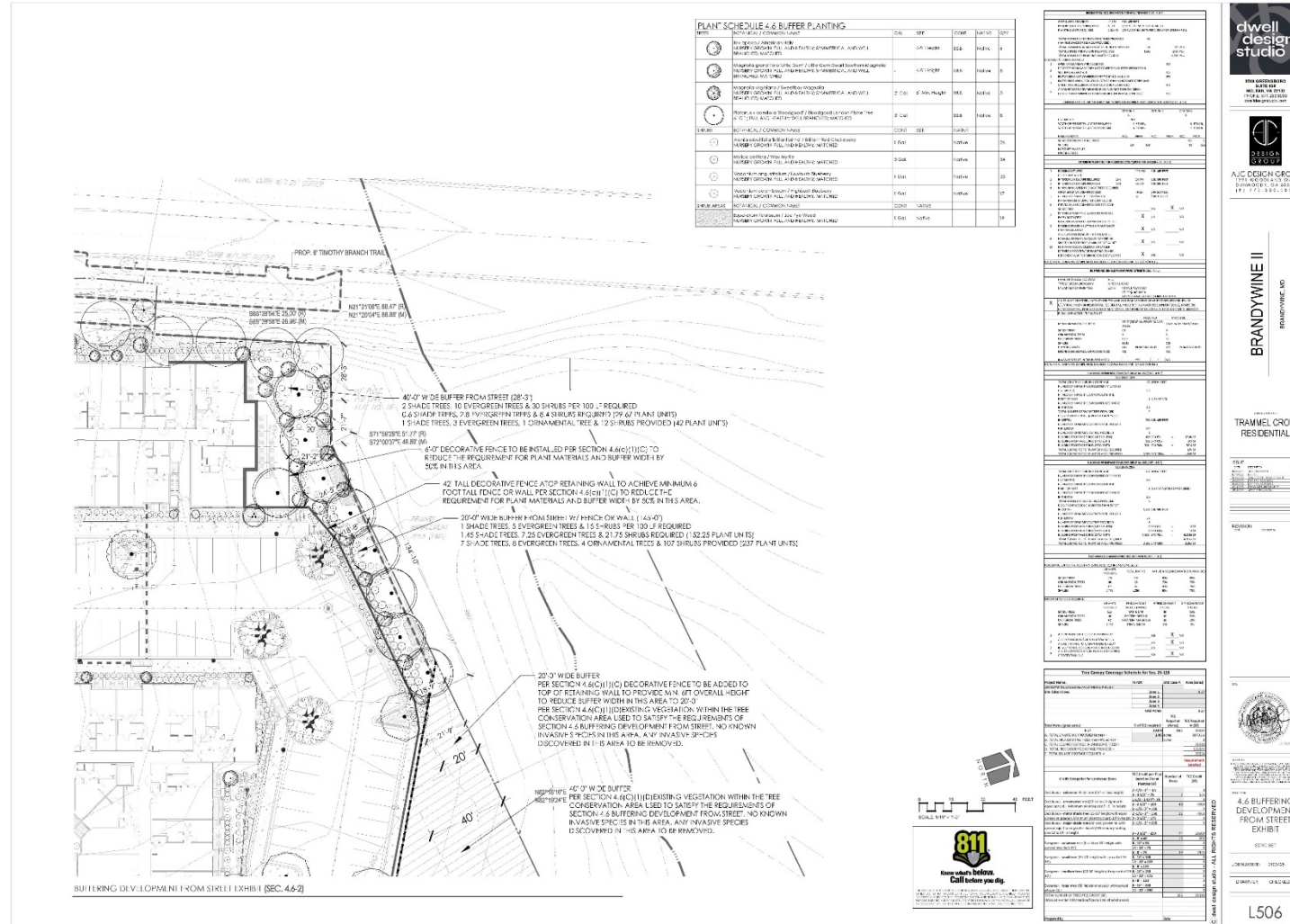
MB212106 6/19/2023

FOR ILLUSTRATIVE
PURPOSES ONLY

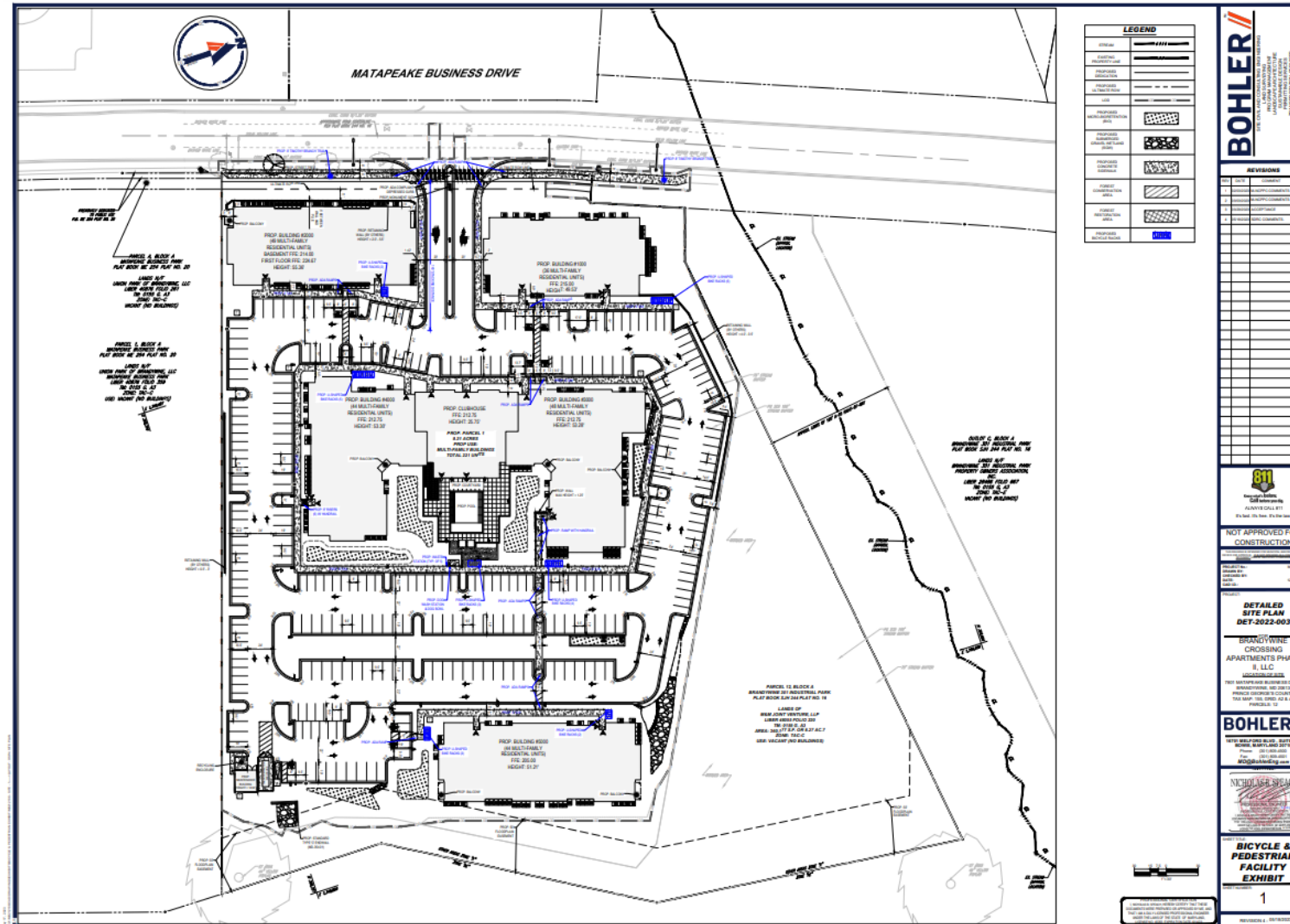
BOHLER



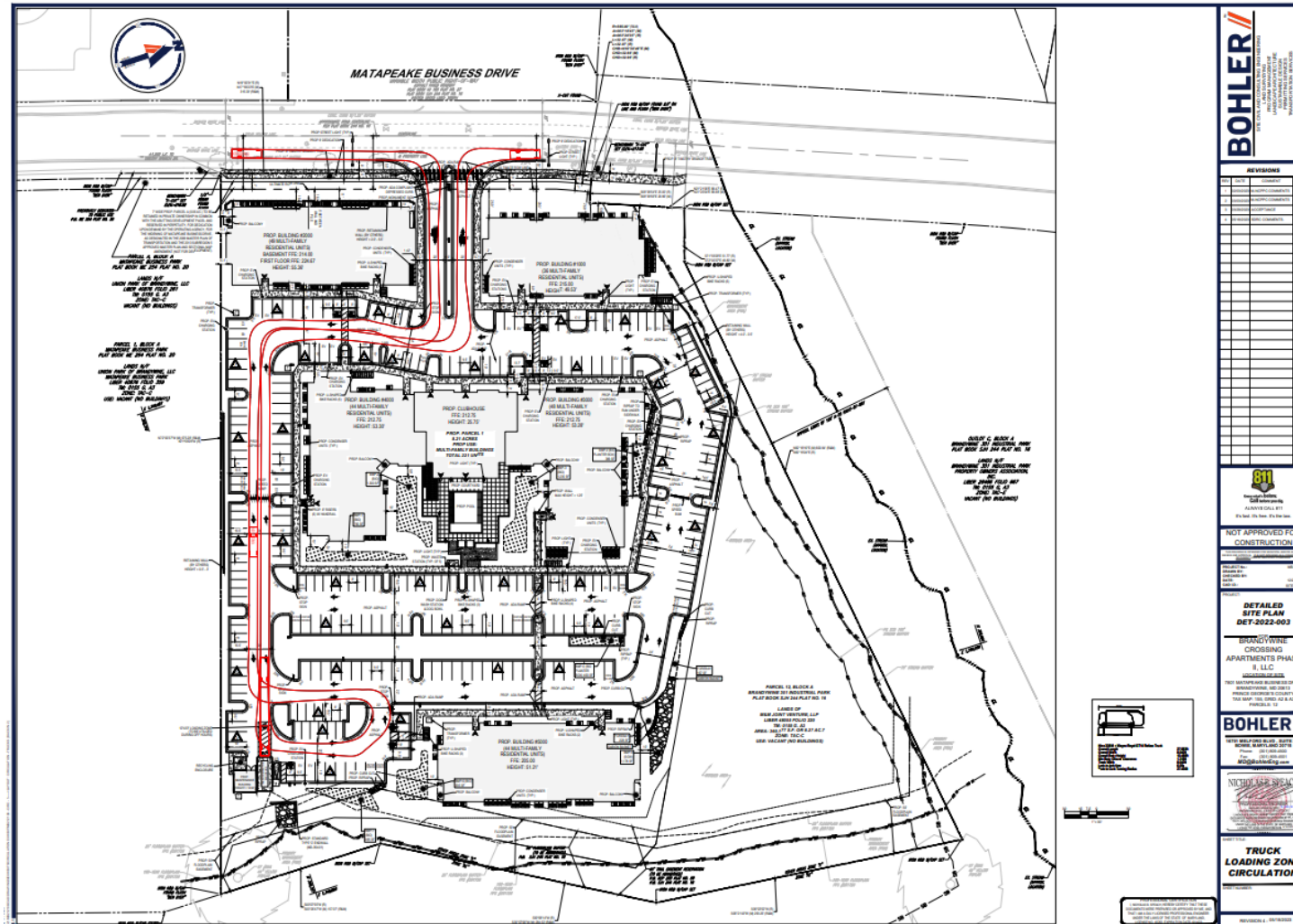
ALTERNATIVE COMPLIANCE CONTINUED



BICYCLE & PEDESTRIAN FACILITY EXHIBIT

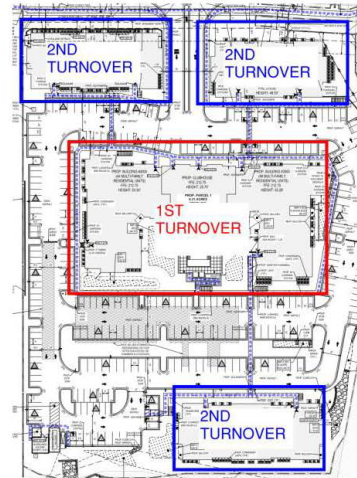


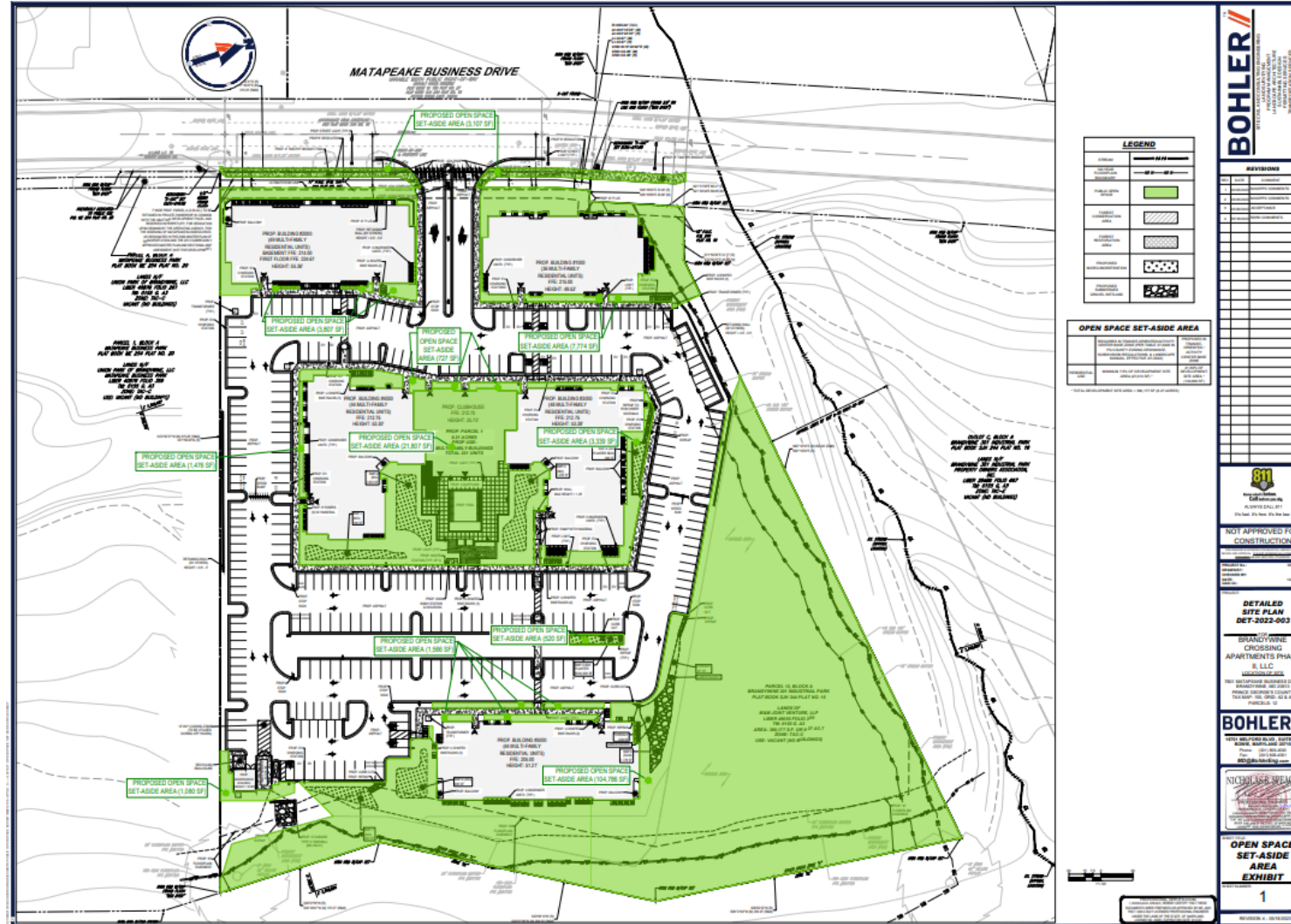
TRUCK LOADING ZONE CIRCULATION



RECREATIONAL FACILITIES

RECREATIONAL FACILITIES			
PROJECT: BRANDYWINE CROSSING APARTMENTS PHASE II (DSP-2022-003)			
FACILITY DESCRIPTION	VALUE OF FACILITY	BOND TRIGGER	CONSTRUCTION
CLUBHOUSE AMENITIES (TECH LOUNGE AND COWORKING SPACE, FITNESS CENTER, CLUBROOM (HOSPITALITY AREA AND LOUNGE))	\$835,000	BONDED WITH ISSUANCE OF BUILDING PERMIT FOR BUILDING 3000	CONSTRUCTED BY ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR BUILDING 3000 (IN 1 ST TURNOVER GROUP)
POOL AND POOL COURTYARD AREA	\$490,000	BONDED WITH ISSUANCE OF BUILDING PERMIT FOR BUILDING 3000	CONSTRUCTED BY ISSUANCE OF LAST CERTIFICATE OF OCCUPANCY
TOTAL VALUE OF RECREATIONAL FACILITIES PROVIDED: \$1,325,000			

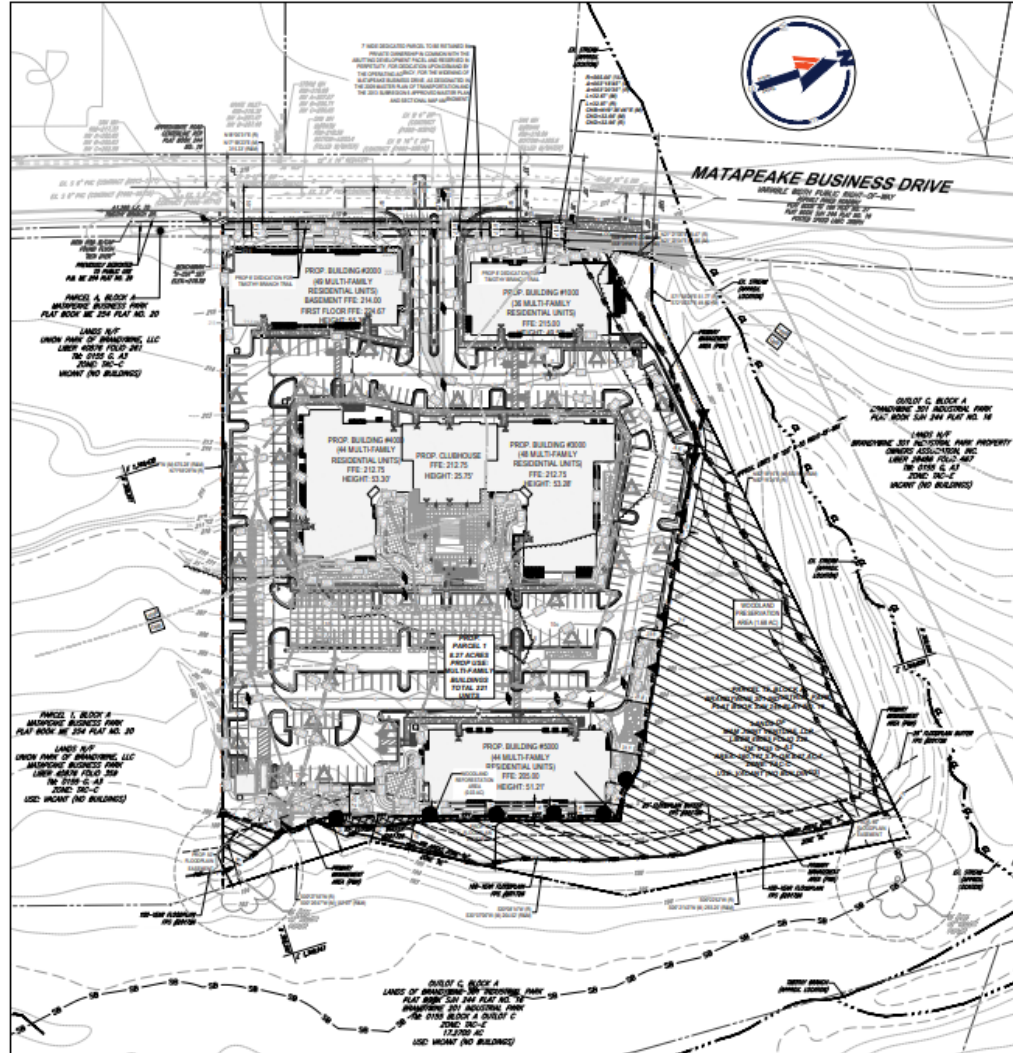




PHASE 2 NOISE STUDY



TCP2 – TREE CONSERVATION PLAN



REQUEST FOR MAJOR DEPARTURE (MJD), TO SECTION 27-4204



REQUEST FOR VARIANCE TO SECTION 27-4204

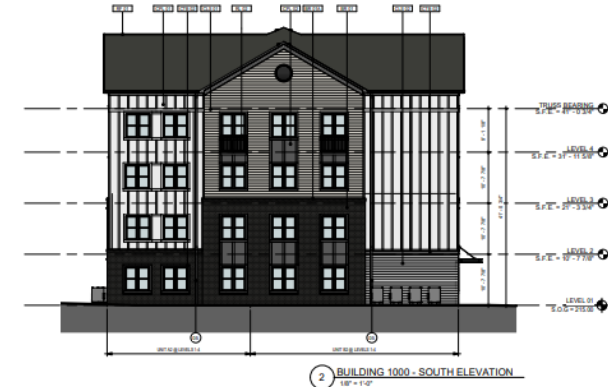
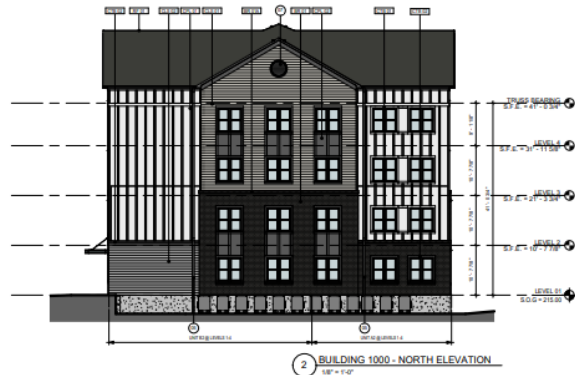


3 BUILDING 2000 - STREET FACADE BUILDING TRANSPARENCY
1/16" = 1'-0"



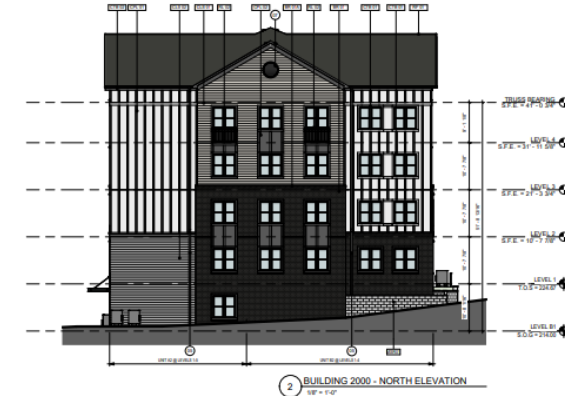
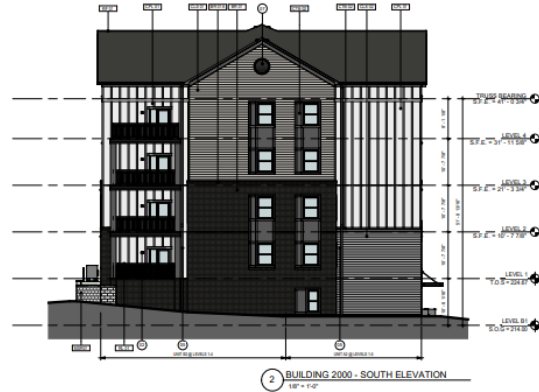
2 BUILDING 1000 - STREET FACADE BUILDING TRANSPARENCY
1/16" = 1'-0"

BUILDING 1000 ELEVATIONS



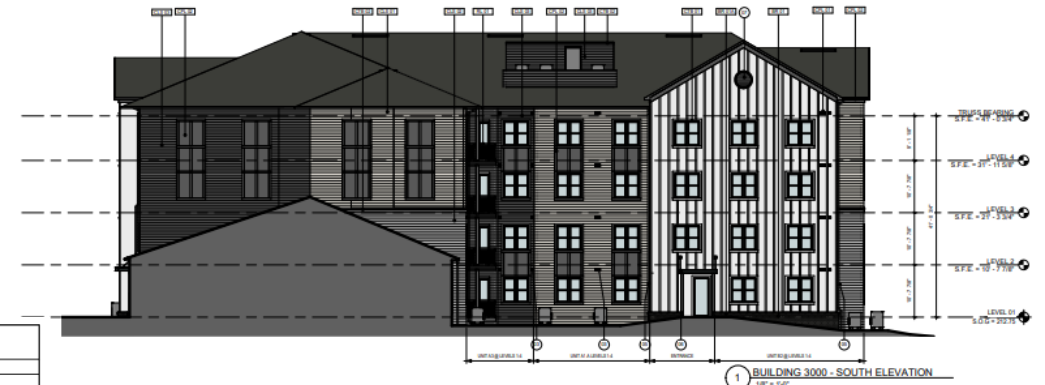
EXTERIOR FINISH SCHEDULE	
NO.	MATERIAL DESCRIPTION
	METAL PANEL
BR 01	BRICK VENEER - MODULAR SIZE BEIGE MANUF. TBD
BR 01A	BRICK VENEER - MODULAR SIZE ROWLOCK
CB 01	CINDER BLOCK - STANDARD CORE - DRIFT OF MIST
CLS 01	CEMENTITIOUS LAP SIDING - 6\" CHATROOM
CLS 02	CEMENTITIOUS LAP SIDING - 6\" LAZY GRAY
CLS 03	CEMENTITIOUS LAP SIDING - 4\" PEPPERCORN
CPL 01	CEMENTITIOUS PANEL BOARD AND BATTEN
CPL 02	CEMENTITIOUS PANEL - PEPPERCORN
CTB 01	CEMENTITIOUS TRIM BOARD
CTB 02	CEMENTITIOUS TRIM - PEPPERCORN
MSR01	STONE MASONRY - COLOR
RF 01	ASPHALT SHINGLE ROOF - GEORGETOWN GRAY
RL 01	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM
RL 02	ALUMINUM RAILING SYSTEM
RL 03	METAL FENCING MOUNTED TO RETAINING WALL

BUILDING 2000 ELEVATIONS



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BUILDING 3000 ELEVATIONS



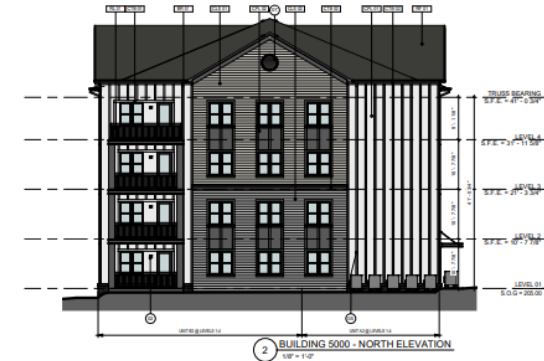
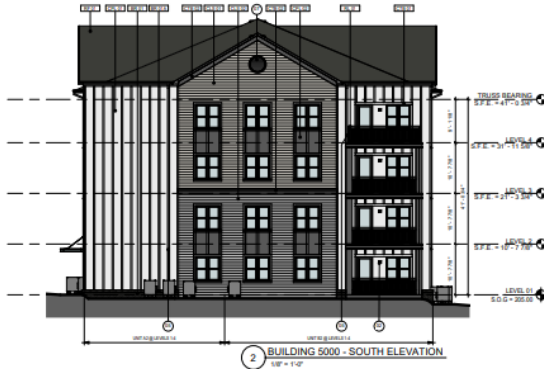
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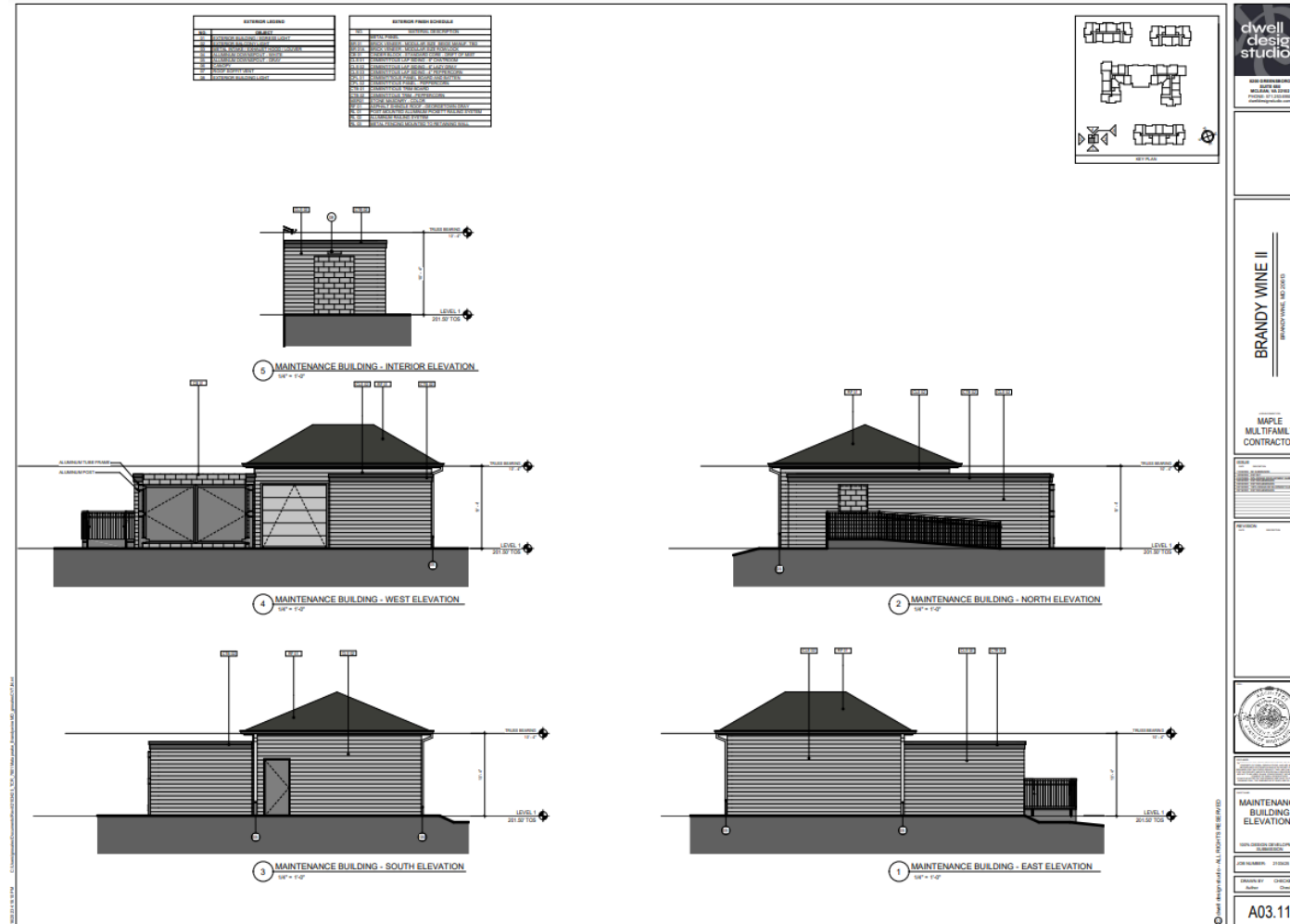


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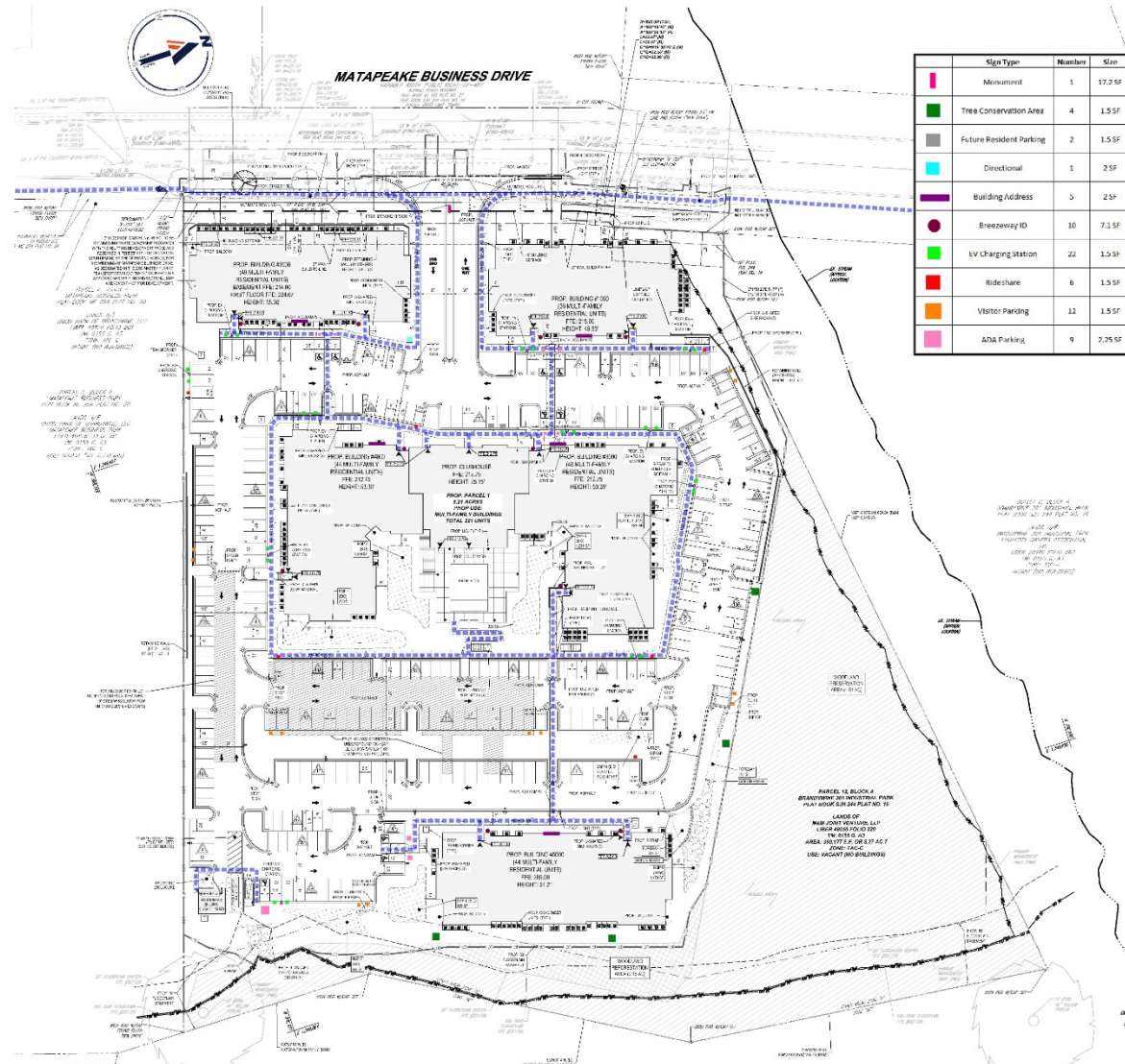
CLUBHOUSE RENDERING



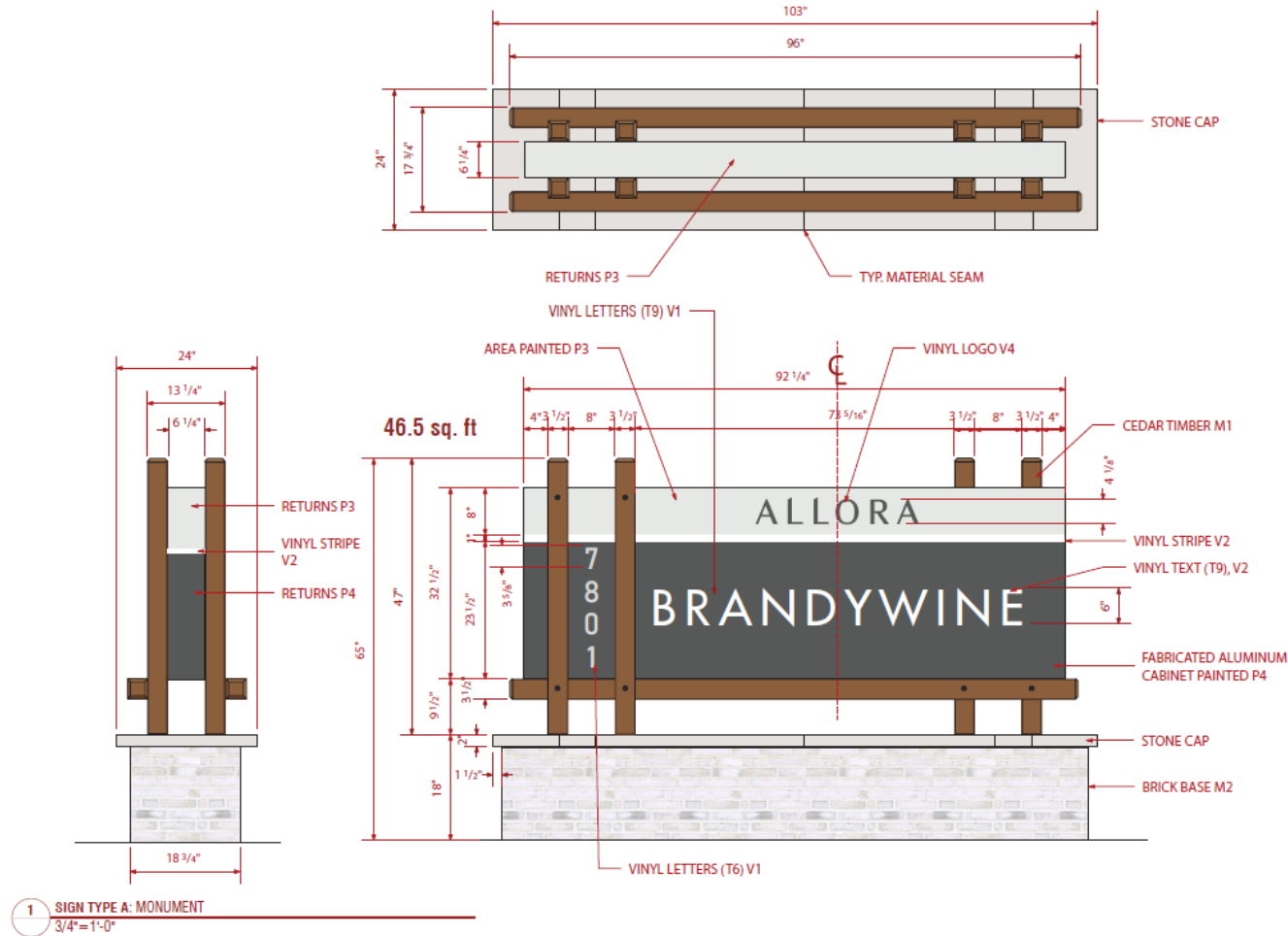
MAINTENANCE BUILDING ELEVATIONS



SIGNAGE PLAN



PERMANENT REAL ESTATE IDENTIFICATION SIGN



STAFF RECOMMENDATION

APPROVAL of DET-2022-003 with Conditions

APPROVAL of TCP2-133-91-17 with Conditions

APPROVAL of ACL-2023-002 with Conditions

APPROVAL of MJD-2022-001 from standards in Section 27-4204(b)(1)(F)(iii)(aa) and by reference Section 27-4204(b)(1)(C)(ii)

APPROVAL of a variance to Section 27-4204(d)(3)

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Information Mailing – 12/22/2022
- Acceptance Mailing – 03/29/2023