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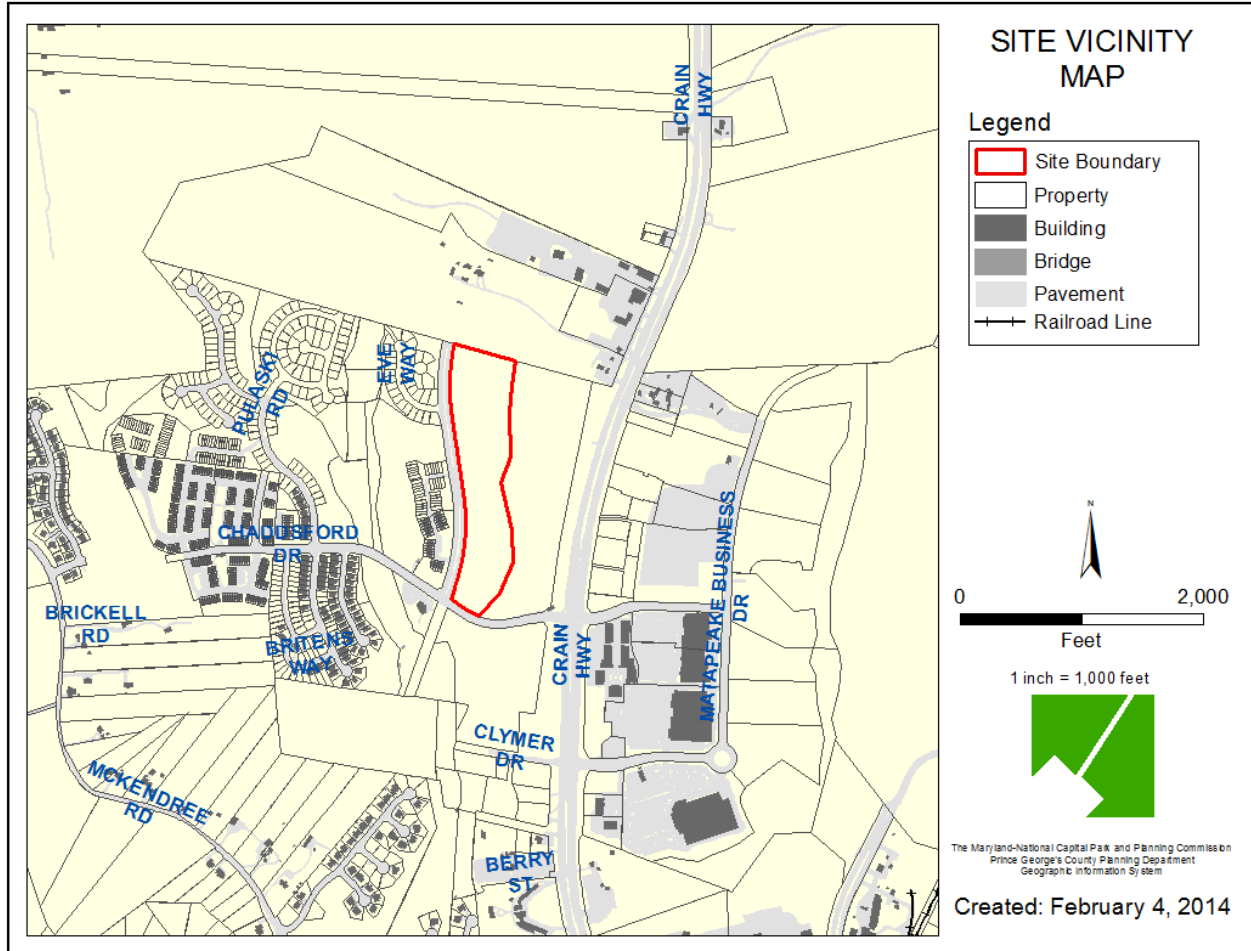
Specific Design Plan

SDP-1303

Application	General Data	
Project Name: Brandywine Village Location: The northwest quadrant of the intersection of Robert Crain Highway (US 301) and Chaddsford Drive, on the east side of General Lafayette Boulevard. Applicant/Address: Brandywine Investments Associates, LLP P O Box 1928 LaPlata, MD 20646	Planning Board Hearing Date:	03/06/14
	Staff Report Date:	02/20/14
	Date Accepted:	12/23/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	20.27
	Zone:	L-A-C
	Dwelling Units:	188
	Gross Floor Area (sq. ft.):	N/A
	Planning Area:	85A
	Tier:	Developing
	Council District:	09
	Election District	11
	Municipality:	N/A
	200-Scale Base Map:	220SE07

Purpose of Application	Notice Dates	
188 townhouses	Informational Mailing:	07/30/13
	Acceptance Mailing:	12/19/13
	Sign Posting Deadline:	02/04/14

Staff Recommendation		Staff Reviewer: Henry Zhang, AICP Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1303
Type 2 Tree Conservation Plan TCP2-002-14
Brandywine Village

The Urban Design staff has completed its review of the subject application and agency referral comments concerning the specific design plan and recommends APPROVAL with conditions as stated in the Recommendation Section of this report.

EVALUATION CRITERIA

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9996-C.
- b. The requirements of Part 8, Division 2, Subdivision 2, of the Zoning Ordinance governing development in the L-A-C (Local Activity Center) Zone; and Part 8, Division 4, Subdivision 2 governing the approval of a Specific Design Plan.
- c. The requirements of Comprehensive Design Plan CDP-1201.
- d. The requirements of Preliminary Plan of Subdivision 4-12007.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. **Request:** The application is for approval of 188 single-family attached (townhouse) units in the Local Activity Center (L-A-C) Zone.

2. **Development Data Summary:**

	PREVIOUSLY APPROVED	PROPOSED
Zone	L-A-C	L-A-C
Use	Residential	Residential
Acreage	20.27	20.27
Dwelling Units—Single-Family Attached	191	188

OTHER DEVELOPMENT DATA:

PARKING

	Required	Provided
188 Townhouse (2.04 Spaces/Unit)	384	445
Of which 122 Rear-loaded Garage Units	248	244*
43 Front-loaded Garage Units	88	86*
23 No-garage Units	47	115**
Of the 115 spaces, handicapped spaces	5	5
Of which Van-accessible Space	1	1

Note: *Does not include two parking spaces on the driveway for rear-loaded garage units and one parking space on the driveway for front-loaded garage units.

**Surface parking spaces provided throughout the subdivision including those off-street parking spaces provided immediately in front of the no-garage units with the ratio of two spaces per unit and additional parking spaces for visitors.

ARCHITECTURAL TYPES (BASE FINISHED FLOOR AREA)

Camden	1,555	No garage	Unfinished 621 sq. ft.
Newbridge	1,525	No garage	Unfinished 645 sq. ft.
Norwood	2,184	2-car garage	
Sedgely Park	2,183	2-car garage	
The Norfolk	2,182	1-car garage	
The Sussex	2,182	1-car garage	

3. **Location:** The subject property is part of a larger development located in the northwest quadrant of the intersection of Robert Crain Highway (US 301) and Chaddsford Drive, on the east side of General Lafayette Boulevard. Land to the east, across a large stream valley, is the undeveloped approved commercial section of the larger development known as Brandywine Village. The property is also in Planning Area 85A, Council District 9, and in the Developing Tier of the county.
4. **Surrounding Uses:** The site is bounded to the north by undeveloped land in the Rural Residential (R-R) Zone and a master plan arterial roadway, A-55; to the east by the commercial section of the larger Brandywine Village development in the L-A-C Zone, and beyond which across US 301 by

the Brandywine Shopping Center in the Commercial Shopping Center (C-S-C) Zone; to the south by the right-of-way of Chaddsford Drive, beyond which are properties in the Residential Medium Development (R-M) Zone; and to the west by the right-of-way of General Lafayette Boulevard, beyond which are subdivisions in the R-M Zone, developed with townhouses and small-lot single-family detached houses.

5. **Previous Approvals:** The subject property was originally part of a larger development known as Mattawoman, which consisted of a total land area of 277 acres. On November 29, 1977, the District Council adopted County Council Resolution CR-108-1977 for the entire 277-acre Mattawoman property, placing 212 acres in the Major Activity Center (M-A-C) Zone and 65 acres in the R-M Zone (A-8865). In 1987, a zoning map amendment was filed to rezone the 212-acre M-A-C-zoned portion, but it was unsuccessful. In 1992, another application (A-9878) was filed to rezone the 212 acres of M-A-C. The property, now referred to as Brandywine Village, was rezoned on September 14, 1993 by the *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A, 85B* (Subregion V Master Plan and SMA). Of the 212 acres, 46 acres were zoned Employment and Institutional Area (E-I-A), 16.4 acres were zoned Local Activity Center (L-A-C), and 149 acres were zoned R-M (via CR-60-1993). The property covered by the subject application was in the E-I-A Zone, although portions were placed in the R-M and L-A-C Zones based upon proposed road networks that were later revised. A comprehensive design plan (CDP) was approved in January 1993 for 65 acres in the R-M Zone for 316 dwelling units. This section was located on McKendree Road and retained the name of Brandywine Village, and is not adjacent to the subject property. On February 20, 1997, the Planning Board approved Preliminary Plan of Subdivision 4-96083 to dedicate Chaddsford Drive and General Lafayette Boulevard (adjacent to the property) to public use. Comprehensive Design Plan CDP-0102 was approved by the Planning Board for the entire 212-acre parcel on October 11, 2001 (PGCPB Resolution No. 01-186). This CDP predominantly focused on the residential development in the R-M Zone and the remaining acreage, including the property included in this application, was intended for future development.

On January 12, 2009, the District Council approved Zoning Map Amendments (Basic Plans) A-9996-C and A-9997-C to rezone the property, consisting of two distinct parts, from the E-I-A, R-M, and L-A-C Zones to the L-A-C Zone, subject to the conditions and considerations contained therein. With the approval of the two zoning map amendments covering the two parts of the subject site, previously approved zoning map amendments and CDPs are no longer valid. A new comprehensive design plan CDP-1201 covering both the residential and commercial sections was approved (PGCPB Resolution No. 13-58) by the Planning Board on May 30, 2013. A new Preliminary Plan of Subdivision, 4-12007 applying to the same property as CDP-1201 was also approved (PGCPB Resolution No. 13-58) concurrently by the Planning Board on May 30, 2013. The site also has a Stormwater Management Concept Plan, 15822-2008-01, which is valid through May 17, 2016.

6. **Design Features:** The subject property of approximately 20.27 acres is part of the larger Brandywine Village development. The site is a linear tract of land between the right-of-way of General Lafayette Boulevard and an unnamed stream parallel to US 301 that bisects the larger property into two distinct parts. The subject development is the residential section between the stream to the east and General Lafayette Boulevard to the west.

The residential section of the development in this SDP is oriented toward General Lafayette Boulevard, from which three access points have been shown. Two of the access points including Road 'A' and 'D' are the right-in/right-out type and the third, Road 'B,' is a full access. A north-south spine road, Road 'A,' along with several alleys provides on-site circulation to the

townhouse units. Thirty-three townhouse building sticks are arranged along both sides of Road 'A,' Road 'B,' Road 'C,' Road 'D' and numerous internal alleys.

At the time of CDP approval, a series of green open spaces was envisioned and this SDP shows all of them. In the section north of Road 'B,' a continuous linear parcel, Parcel C, to be dedicated to the Homeowners' Association, will be developed as green open space that will provide a buffer between most of the units in the northern section and the right-of-way of General Lafayette Boulevard. Additional pocket green spaces are also provided on Parcels E and F in the northern section. In section south of Road 'B' (southern section), due to topographic constraints, two stormwater management ponds have been provided. The SWM pond located off Road 'A' has been designed as a focal point of the development with a community open space consisting of various amenities and recreational facilities. A community garden of approximately 1,700 square feet is also located on this parcel. A 2,500-square-foot tot-lot has been proposed adjacent to the smaller SWM pond on the north side of Chaddsford Drive. Another smaller play area for children is also provided in the northern section. Sidewalks on both sides of most of the internal streets link those greens and play areas together. In addition, the play area ground plane where the play station is located should be treated with resilient material to protect children from falling on a hard surface and thus minimize possible injury associated with falling. A condition is proposed below requiring the plan to be revised to show appropriate resilient material on the ground plane of the play area.

Three distinct townhouse types are provided with this SDP: models with a rear-loaded two-car garage, a front-loaded one-car garage, and with no attached garage. Total finished base square footage of the models varies from 1,525 to 2,184 square feet. However, on the model template sheet submitted with the SDP, the applicant only lists two types of townhouses with two models under each type. The template sheet should be revised to add the third type of townhouse and the specific models. A condition has been included in the Recommendation section of this report to require the applicant to revise the template sheet prior to certification.

Townhouse designs feature residential architectural elements such as various brick patterns, pilasters, window heads, box windows, dormers, pediments, metal pitched roofs, cross gables, and louvers. The two townhouse types with integrated garage are three stories in building height. The one model without attached garage is only two stories in building height. The front façades of all townhouse models are finished with a combination of brick, stone veneer and vinyl siding. The side and rear elevations are finished with predominantly vinyl siding. Housing types and finish materials of buildings, especially those on highly visible end units, play a very important role in achieving a visually attractive and high-quality development. This development fronts on a major roadway and has many units that are highly visible from General Lafayette Boulevard and Chaddsford Drive. Those highly visible units are end units of townhouse buildings and should be treated differently on the most visible side elevations in order to create attractive streetscapes. The applicant proposes upgraded side elevations for those highly visible end units that will achieve the desired level of quality.

The rears of those townhouses accessed via an alley have rooflines that are unpunctuated with additional architectural detail or fenestration. The submitted drawings vary as to which features are optional or standard. The Planning Board, in previously approved applications required, in the interest of a more regular and aesthetically pleasing appearance of the alley side of the townhouse sticks, that the rear decks indicated on these models become a standard feature on the rear-loaded townhouses. Similarly, a condition of this approval to that effect has been included in the Recommendation section of this report.

In a regular townhouse development, Section 27-433 requires a minimum 60 percent of the front elevations to have 100 percent brick, stone or similar masonry finish. The same requirements are also included in Section 27-480 governing the Comprehensive Design Zones (CDZs) and require that the design and development in the CDZs be superior to those within the traditional Euclidean zones. Given that the proposed development will have a minimum of three distinct townhouse types, and numerous highly visible end units will be treated with masonry finish, if a minimum 60 percent of the front elevations are finished with 100 percent brick or stone, the overall masonry percentage for the project, if converted to be equivalent to a front façade masonry percentage, would be much higher than 60 percent. A condition has been included in the Recommendation section of this report to require the applicant to provide a minimum 60 percent of the front façades of all townhouse units to be finished with 100 percent brick, stone or equivalent masonry. In addition, all highly visible end units should also be finished predominantly (75 percent and above) with masonry.

Three types of entrance feature, of which two have primary identification signs, have been provided with the SDP. A large monument entry wall featuring a primary project identification sign consisting of “Chaddsford Landing” is located at the intersection of Chaddsford Drive and General Lafayette Boulevard to signal arrival at the proposed development. The entry monument features two tiers of stone piers with spherical caps and a central stone panel, where the sign is located, that is one-foot higher than the flanking stone panels which measure four feet high. The stone piers measure six feet high and the spheres measure nine inches in height. The second entry sign wall also carries the project identification sign, but has only one large stone panel with two stone piers. This entrance feature is located on both sides of Road ‘B’ which provides full access to the subject site. The third type of entrance feature is a stone pier with a spherical cap. This type of entrance feature is used on both sides of Road ‘A’ and ‘D.’ The entrance features and the associated project identification signs are acceptable and are generally consistent in design and materials. Since the project is within a comprehensive design zone, the Zoning Ordinance (Section 27-614(f) Comprehensive Design Zones for freestanding signs) requires that signage be designed in accordance with sign requirements in the Commercial and Industrial Zones in terms of size and quantity. Anything shown on the SDP constitutes the regulations for the development. The signage detail sheet shows the dimensions of the proposed entrance features and a total of 38.2 square feet for each main entrance sign.

Two types of lighting fixtures have been proposed for this development. The lighting fixture details shown on the landscape plan indicate that all the proposed lighting fixtures for this development are full cut-off optics.

This SDP and the proposed townhouse models incorporate numerous green building features as required by the condition of approval of CDP-1201. See Finding 9 below for specific green building techniques employed both at the site and building levels.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9996-C:** The District Council approved Basic Plan A-9996-C, which rezoned approximately 20.28 acres of land in the E-I-A, L-A-C, and R-M Zones, located in the northwest quadrant of the intersection of Robert Crain Highway (US 301) and Chaddsford Drive, to the L-A-C Zone, with six conditions and two considerations. Most of the conditions and two considerations are CDP-related. The conditions that are relevant to the review of this SDP are discussed as follows:

1. Land Use Types and Quantities:

162-245 single-family attached and two-family attached (two-over-two) dwelling units

Open space

Homeowner Recreation facilities

Trails

Single-family attached and two-family attached (two-over-two) dwelling units are based and conditioned on the following density breakdown:

GROSS TRACT: 20.28 acres

FLOODPLAIN: 0.82 acre

NET TRACT AREA: 19.46 acres

Base Density 10.28 at 8.0 du/acre 162 units

Maximum Density 20.28 at 12.1 du/acre 245 units

Comment: This SDP proposes a total of 188 townhouse units along with open space, homeowners' recreational facilities, trails and associated parking spaces that are within the approved development limit of the residential section. The approved CDP-1201 also included a variance in accordance with Section 27-230 of the Zoning Ordinance to allow 100 percent of the dwellings to be single-family attached (townhouses) units. The SDP is consistent with the variance approved in CDP-1201.

5. Vehicular access from the eastern portion of the site to the property to the north is supported and shall be demonstrated at the time of specific design plan.

Comment: This condition will be reviewed at the time of SDP for the commercial section where the site is located within the geographic area of this condition. This SDP contains only the western portion of the larger development that is designated as the residential section in the previously approved CDP-1201.

8. The requirements of the Zoning Ordinance governing development in the L-A-C (Local Activity Center) Zone: As one of the comprehensive design zones, the L-A-C Zone allows the applicant to establish its own design standards and to earn additional density if certain criteria have been met in the development review process, subject to Planning Board approval. The development standards and density bonus have been established and awarded at the time of CDP-1201 approval. (See Finding 9 below). The SDP's conformance with the requirements of the L-A-C Zone is discussed as follows:

- a. The subject application is in conformance with the requirements of Section 27-494, Purposes; Section 27-495, Uses; and Section 27-496, Regulations, governing development in the L-A-C Zone. The proposed residential lots are a permitted use in the L-A-C Zone.
- b. The proposal is also in conformance with the requirements of Section 27-528 of the Zoning Ordinance regarding required findings that must be made by the Planning Board for approving SDPs. See Finding 14 for discussion on the SDP's conformance with those findings.

9. **Comprehensive Design Plan CDP-1201:** The Planning Board approved Comprehensive Design Plan CDP-1201 on May 30, 2013, and the resolution was adopted on June 20, 2013, with eight conditions. Permit-related conditions will be enforced at the time of issuance of permits. The conditions that are relevant to the review of this specific design plan are discussed as follows:

2. **The development of the property covered by this CDP is subject to the following standards:**

RESIDENTIAL USES

	Garage Townhouses 1,500 s.f.‡	Non-Garage Townhouses 1,500 s.f.‡
Minimum Lot size:	1,500 s.f.‡	1,500 s.f.‡
Minimum frontage at street R.O.W:	20 feet	20 feet
Minimum frontage at Front B.R.L.	20 feet	20 feet
Maximum Lot Coverage	80%	60%
 Minimum front setback from R.O.W.	 13 feet*	 15 feet
Minimum side setback between buildings:	20 feet	20 feet
Minimum rear setback:	18 feet**	16 feet**
 Parking Spaces	 2.04 per du***	 2.04 per du***
Minimum distance between lot lines of	10 feet	10 feet
 Minimum Density	 8.0 du/ac.****	 8.0 du/ac.****
Maximum Density	12.1 du/ac.****	12.1 du/ac.****
 Minimum Width of Alleys	 18 feet*****	 18 feet*****

Notes: ‡ No more than 40 percent (74 Units) of the total townhouse lots shall be smaller than 1,550 square feet. No townhouse lot shall be smaller than 1,500 square feet. The minimum lot width of any townhouse within this development shall be 20 feet.

***Stoops and/or steps may encroach into the front setback, but shall not encroach more than five feet into the yard.**

****Decks and patios can intrude 50% (9 feet for 18-foot setback and 8 feet for 16-foot setback) into the rear setback areas.**

*****Parking:** The Zoning Ordinance requires 2.04 parking spaces per townhouse dwelling unit. The proposed CDP has 191 townhouses and therefore requires a total of 390 parking spaces. The code takes into account visitor parking by requiring two spaces per townhouse, plus an additional 0.04 spaces per unit for visitor parking. Each of the 109 garage townhouses includes two garage spaces (for a total of 218 spaces). Along the streets, 230 parking spaces are provided mostly in front of or adjacent to non-garage units. In total, the townhouse portion of the development has 448 parking spaces. While this exceeds the required 390, it also does not

count driveways in both the garage and the non-garage lots that are capable of providing additional legal parking spaces. Sufficient parking is provided for both residents and guests.

****Does not apply specifically to garage and non-garage units, but is the overall density of the residential component of the property.

*****Alleys provide adequate turnaround space for normal traffic. However, typical hammerhead turnarounds, in accordance with DPW&T standards, may be provided in appropriate locations on alleys as determined at the time of SDP. Turnaround facilities may not be necessary or appropriate in all alley locations.

Other Residential Section Requirements, as contained in Finding 11 above, including standards for architecture design, private recreational facilities and open space, streetscape, and alleys govern the development of the residential section.

COMMERCIAL USES

Minimum Lot Coverage	60%
Minimum front Building setback from R.O.W.	10 feet
Minimum front Building setback from US 301	30 feet
Minimum side setback between buildings:	100 feet
Minimum rear setback:	10 feet
Minimum corner setback to side street R-O-W.	10 feet
Maximum building height:	7 stories
Minimum FAR	0.16
Maximum FAR	0.31

Other Commercial Section Requirements, as contained in Finding 11 above, including standards for architecture design, and roadway govern the development of the commercial section.

OVERALL DEVELOPMENT

Standards that are applicable to both Residential and Commercial Sections, as contained in Finding 11 above, including standards for pedestrian circulation, signage, lighting fixtures and green building techniques govern the development of the entire project.

Comment: This SDP covers only the residential section of the previously approved development. All commercial section-related standards will be reviewed for conformance at the time of SDP for the commercial section.

The proposed SDP includes lot sizes ranging from 1,500 square feet to more than 2,000 square feet, with setbacks, lot coverage, parking and other design standards in conformance with the requirements set forth in this condition. The SDP shows 67 of the 188 lots (35.6 percent of the total) as being between 1,500 and 1,550 square feet, which is below the maximum allowed 40 percent.

Access to dwellings will be provided by alleys that are a minimum of 18 feet wide. Cross sections of these alleys demonstrating that they provide adequate turnaround space for traffic have also been provided with the SDP.

Open space is spread throughout the site and along the stream valley. A centrally located community green north of the proposed stormwater management pond with a multi-patch community garden has been included as previously envisioned at time of CDP-1201 approval to serve as a focus point of the development. Private recreational facilities are proposed on this site. In addition, a tot lot is proposed at the southernmost end of the development and another play area for children is also shown in the northern section close to the entrance. Several green open spaces along sidewalks and stream valley trails are also located strategically in the development that will provide passive entertainment venues for future residents.

Sufficient parking has been provided for residents and their visitors. The SDP is in general conformance with the previously approved plan for the residential section.

4. At the time of specific design plan, the applicant shall:

- a. Provide a minimum of three distinctive townhouse types.**
- b. Provide a photometric study for the commercial site.**
- c. Demonstrate a clear area on the commercial site to be preserved along its northern property line to ensure a future vehicular access to the property to the north.**
- d. Ensure that all HVAC units meet Energy Star[®] performance levels.**
- e. Provide sidewalks or designated walkways where there are large expanses of surface parking within the commercial area.**
- f. Explore a community garden concept in the design of the community central green area in the residential section.**
- g. Provide a minimum of four green building techniques in design and development of each building in the commercial section.**
- h. Explore the possibility of using green building techniques, including those with energy efficiency and water conservation features in the residential section, to the extent practical.**
- i. Submit details of all lighting fixtures for review, along with certification that the proposed fixtures are full cut-off optics, and a photometric plan showing proposed light levels. The following note shall be placed on all future specific design plans:**

“All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”

- j. Consider a center left-turn lane at key driveway locations along its length of the commercial roadway and modify the typical section of the roadway to provide two lanes approaching Chadds Ford Drive to lessen the opportunity for excessive queuing at the intersection. These changes may require an increase in the proposed 26-foot pavement section.**

Comment: Since this SDP only covers the residential section of the larger development as previously approved, conditions 4(b), (c), (e), (g), and (j) governing the commercial section will be reviewed at the time of SDP for the commercial section.

The SDP provides six townhouse models of three distinctive styles that will be used in this development and meet the requirements of this condition. Of the total 188 townhouses in this SDP, 122 units are rear loaded with a two-car garage, 43 units are front loaded with a one-car garage, and 33 units are non-garage townhouses.

According to the applicant, all HVAC (heating, ventilation, and air conditioning) units in the six proposed models meet Energy Star[®] performance levels. A condition has been included in the Recommendation section of this report to require the applicant to provide a site plan note to that effect on the site plan prior to certification of this SDP.

The lighting fixture details shown on the landscape plan indicate that all the proposed fixtures are full cut-off optics.

As far as green building techniques are concerned, the applicant shows evidence of a strong commitment to sustainable construction techniques, improved energy efficiency and resource conservation. In the design of the community and in the design and construction of the homes, the applicant takes steps to reduce material waste and improve energy efficiency while at the same time creating enhanced value and savings for their customers. Specifically, the applicant has the following objectives:

Energy savings are achieved through many techniques including:

- advanced framing techniques (2x4 construction with thermal bridging)
- high density wall insulation
- additional ceiling insulation
- closed-cell foam air sealant
- water conservation plumbing fixtures
- properly sized HVAC systems
- NFRC (National Fenestration Rating Council) certified windows
- Energy Star rated appliances
- high efficiency light fixtures
- drought resistant landscape shrubbery

Material reduction and improved sustainability are achieved through the use of:

- panelized framing (less waste)
- recycled stone (used for temporary driveway access)
- synthetic drywall (using by-products from coal burning power plants)
- recycled paper, glass and plastic (used in making many products including insulation and carpet)
- fly ash (used in concrete manufacturing)
- compost and mulch (reducing water requirements for plantings)

- 7. Total development of the overall site shall be limited to uses that would generate no more than 659 AM and 892 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require an amendment to the CDP with a new review of the finding associated with Section 27-521(a)(7) of the Zoning Ordinance.**

Comment: This SDP includes only 188 townhouses which are three units less than the previously approved 191 units in Preliminary Plan of Subdivision 4-12007 and is within the above development limit.

- 10. Preliminary Plan of Subdivision 4-12007:** The Planning Board approved Preliminary Plan of Subdivision 4-12007 on the same date when they approved Comprehensive Design Plan CDP-1201. The resolution was also adopted on June 20, 2013, with 30 conditions. Permit-related conditions will be enforced at time of issuance of permits. The conditions that are relevant to the review of this specific design plan are discussed as follows:

- 3. Development of this site shall be in conformance with Stormwater Management Concept Plan 15822-2008-01 and any subsequent revisions.**

Comment: The proposed development in this SDP conforms to the approved stormwater management concept plan.

- 10. Prior to approval of the specific design plan, the proposed structural mitigation and final noise mitigation shall be adequately addressed to the satisfaction of the Planning Board, to reduce interior noise levels to 45 dBA Ldn or less.**

Comment: There are two major transportation noise sources that impact the site: Robert Crain Highway (US 301) and A-55, a master planned roadway running slightly north of the subject application. The delineation of the noise contours clearly demonstrates that there are many units which fall within the 65 dBA Ldn noise contour, and will need to be evaluated for interior and exterior noise impacts and recommended mitigation measures. According to the review of the Environmental Planning Section, a Phase II noise report must be submitted with conclusions based on the Day-Night Average (Ldn) with respect to noise generated by the adjacent right-of-way and to address noise mitigation measures for interior and for outdoor activity areas located within the 65 dBA Ldn unmitigated lower level noise contour. In addition, a qualified acoustic professional should verify at the time of the building permit that the interior noise levels

of the residential units have been mitigated to 45 dBA Ldn or less. The noise mitigation conditions recommended by the Environmental Planning Section have been included in the Recommendation section of this report.

- 12. All specific design plans (SDPs) for the subject property shall demonstrate the use of full cut-off optics to ensure that off-site light intrusion into residential and environmentally-sensitive areas is minimized. At the time of SDP, details of all lighting fixtures shall be submitted for review along with certification that the proposed fixtures are full cut-off optics and a photometric plan showing proposed light levels. The following note shall be placed on all future SDPs:**

“All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”

Comment: The lighting fixture details provided on the Landscape Plan show full cut-off optics that have been used for all lighting purposes in the development. The above note is also provided on the detail sheet where lighting fixtures are presented.

- 13. Prior to approval of the specific design plan, private on-site recreational facilities for Parcel A shall be reviewed for adequacy and proper siting. An appropriate mix of recreational facilities shall be specified at that time and triggers for their construction determined.**

Comment: On-site private recreational facilities for Parcel A, which was envisioned as the main community focal point in the previously approved plans CDP-1201 and Preliminary Plan of Subdivision 4-12007, include an approximately 707-square-foot Zen garden, an approximately 1,700-square-foot community garden, an approximately 1,018-square-foot contemplative garden and two types of benches to be connected through step stone paths. In addition, one 2,500-square-foot tot lot with a play station, a seesaw, a graduated balance beam and a swing set has been proposed at the southernmost end of the development adjacent to Lot 77. Another play area for children is also provided adjacent to Lot 157 in the northernmost portion of the site. Two additional stone gardens, each with four six-foot benches, have also been located strategically in the northern part of the development. The locations and the siting of the green open spaces with recreational facilities are acceptable. The applicant should construct those green open spaces with the proposed facilities as soon as the townhouse units surrounding them are completed. Specifically, the applicant agrees to complete a tot lot next to Lot 77 prior to issuance of the 50th building permit; the garden area in front of Lots 179–183 prior to issuance of the 160th building permit; and the garden recreational area next to Lot 157 prior to issuance of the 175th building permit. For the central community green on Parcel A, a condition has been included in the Recommendation section of this report to require the applicant to complete the construction of the community green prior to issuance of the 135th building permit, which is when more than 70 percent of the development will be built out.

- 17. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

Comment: A sprinkler system is required for all residential structures by the building code in Prince George’s County. The applicant will satisfy this condition.

- 19. Total development of the overall site shall be limited to uses that would generate no more than 659 AM and 892 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: This SDP includes only 188 townhouses which are three units less than the previously approved 191 units and therefore is within the above development limit.

- 20. The specific design plan shall demonstrate that access to the residential portion of the site shall utilize a full access at the median break along General Lafayette Boulevard. All other access points to the residential portion shall be right-in/right out access with no median break.**

Comment: The SDP shows three accesses to the site including one full access at the median break in the middle of the site frontage along General Lafayette Boulevard and two right-in/right-out accesses near the northernmost and southernmost boundaries of the site. The location and number of accesses to the site satisfy this condition

- 22. Prior to approval of the specific design plan for Parcels 1–6, the typical section of the commercial roadway shall be re-reviewed to consider a center left-turn lane at key driveway locations along its length. The typical section should be modified to provide two lanes approaching Chadds Ford Drive to lessen the opportunity for excessive queuing at the intersection. These changes may require an increase in the proposed 26-foot-wide pavement section of the internal access easement (Section 24-128(b)(9)).**

Comment: This condition will be reviewed at the time of SDP approval for the commercial section. This SDP covers only the residential section.

- 24. The applicant and the applicant's heirs, successors, and/or assigns shall provide the following:**
- a. Modify the existing standard sidewalk along the subject site's frontage of General Lafayette Boulevard to an eight-foot-wide, concrete sidewalk, unless modified by the Department of Public Works and Transportation (DPW&T).**
 - b. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T.**
 - c. Provide striping for a designated crosswalk across General Lafayette Boulevard at Chadds Ford Drive at the location of the existing curb cuts and Americans with Disabilities Act (ADA) ramps.**

Comment: The SDP shows all required sidewalks and pedestrian crossings. The SDP meets the requirements of this condition.

- 25. Prior to approval of the specific design plan, the following additional specific site issues shall be evaluated:**

- a. **The connector trail from Parcel A, HOA parcel, to the commercial pods shall be evaluated for the design, layout, use easement for trail, and trigger for the construction and bonding of the trail.**
- b. **The need for additional crosswalk or walkway striping through the commercial area parking lots shall be evaluated and determined. However, it appears that adequate sidewalk access is provided from the trail connection to the proposed L-A-C building frontages.**
- c. **Prior to approval of the final plat and in accordance with the specific design plan, the necessary trail access easement shall be recorded among the land records of Prince George's County and the liber and folio noted.**

Comment: The three requirements of this condition are related to the commercial section because the stream valley where most of the pedestrian trail will be located is not included in this SDP. However, the SDP does show the required access from the subject site to the proposed trail on the commercial section site. These requirements will be reviewed for conformance at time of approval of the Commercial Section.

30. All site plans, plats, and permit plans shall label the point of access to US 301/MD 5 as temporary, if approved by SHA.

Comment: The subject portion of Brandywine Village does not have frontage on US 301. The SDP including the Residential Section of Brandywine Village has frontage only on General Lafayette Boulevard. This condition will be reviewed for conformance at time of approval of the Commercial Section.

11. Prince George's County Landscape Manual: The subject SDP proposes to development 188 townhouse units and is subject to Section 4.1, Residential Requirements, and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*.

- a. **Section 4.1 Residential Requirements**—Section 4.1 (2) Townhouse, One-Family Semi-Detached, Two-Family and Dwellings Arranged Horizontally, requires a minimum one and one-half major shade tree and one ornamental or evergreen tree per dwelling unit located on individual lots and/or common open space to best fulfill the objectives and design guidelines of the section. This SDP includes 188 townhouses and is required to provide a total of 282 shade trees and 188 ornamental trees. The Landscape Plan provides 282 shade trees, 97 ornamental trees and 91 evergreen trees that meet the requirements.
- b. **Section 4.9 Sustainable Landscaping Requirements**—In accordance with Section 4.9, a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees and shrubs) should be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees	30%
Shrubs	30%

The Landscape Plan provides 70.1 percent, 55.7 percent, 100 percent and 100 percent native plants for all tree and shrub categories respectively to be installed on the site, which meets and exceeds the corresponding requirements of Section 4.9.

12. **Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** This site is subject to the Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance because it is more than 40,000 square feet in total area and contains more than 10,000 square feet of woodland. A Natural Resources Inventory, (NRI-038-12) and a Type I Tree Conservation Plan (TCPI-047-96-06) were approved previously.

- a. A Natural Resources Inventory, NRI-038-12, for the subject property was approved on July 12, 2012. The regulated environmental features as shown on the revised NRI have been correctly shown on the specific design plan and Type 2 tree conservation plan. No additional information is required with regard to the NRI.
- b. A Type 2 Tree Conservation Plan, TCP2-002-14 has been submitted with this SDP. The TCP2 proposes the use of a phased woodland conservation worksheet separating Phase 1 (as included in this SDP) and Phase 2 (Commercial Section). The current application is limited to Phase 1. The L-A-C Zone has a woodland conservation threshold of 15 percent, or 5.10 acres for the total 44.33-acre site, which is correctly reflected in the TCP2 worksheet. Phase 1 is 20.27 acres in size and contains 0.68 acres of floodplain, for a net tract area of 19.51 acres. The TCP2 for Phase 1 proposes to clear 17.55 acres of on-site net tract woodland and 0.30 acres of floodplain woodland resulting in a woodland conservation requirement of 9.79 acres. The woodland conservation requirement for Phase 1 is proposed to be met with 1.26 acres of on-site preservation, 0.82 acres of on-site afforestation/reforestation, and 7.71 acres of off-site woodland conservation credits.

The specific design plan and revised TCP2 can be found in conformance with CDP-1201 and TCP1-009-12 as well as Preliminary Plan 4-00064 and TCP1-009-12-01 subject to conditions.

- c. Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage on projects that require a grading permit. Properties that are zoned L-A-C are required to provide a minimum of ten percent of the gross tract area covered by tree canopy. The amount of tree canopy required in this SDP for the L-A-C Zone is 2.027 acres (88,296 square feet). A tree canopy coverage schedule has been provided with the Landscape Plan showing a total of 426,452 square feet of tree canopy has been provided that exceeds the requirements.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning Division**—In a memorandum dated January 23, 2014, the Community Planning Division offered the following major determinations:

- **Conformance with the 2002 Prince George's County Approved General Plan:** This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier.

- **Conformance with the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment:** The application conforms to the Approved Subregion 5 Master Plan recommendation for Medium-High Density Residential Development.

Under the Planning Issues discussion, the Community Planning Division identified several gaps in the proposed pedestrian network consisting of sidewalks and trails, and requests that trails and sidewalks be constructed along the full length of all public roads in this application.

Comment: The gaps identified within the proposed pedestrian network of this SDP have been fully addressed in the revised plans submitted prior to the public hearing of this application.

- b. **Transportation Planning**—In a memorandum dated January 24, 2014, the Transportation Planning Section provided a comprehensive review of applicable conditions attached to previous approvals governing the proposed development. A Specific Design Plan requires a finding that “the development will be adequately served within a reasonable period of time” with existing or programmed public facilities, or facilities otherwise provided as part of the development. The Transportation Planning Section concluded that since the subject site has approvals obtained in 2013 pursuant to the finding of adequate transportation facilities, the proposed development in this SDP will be served by adequate transportation facilities within a reasonable period of time as required by Section 27-528 of the Zoning Ordinance.
- c. **Subdivision Review Section**—In a memorandum dated February 7, 2014, the Subdivision Review Section provided an analysis of the application’s conformance with conditions attached to previously approved Preliminary Plan of Subdivision 4-12007. The Subdivision Review Section concluded that this SDP is in substantial conformance with the approved Preliminary Plan of Subdivision 4-12007 and recommended a note regarding the previously approved variation be put on the SDP.

Comment: The recommended note has been included in the conditions of approval for this SDP.

- d. **Trails**—In comments dated February 4, 2014, the trails coordinator provided the following analysis of the subject application:

The Transportation Planning Section has reviewed the subject SDP application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The subject site is located in the northeast quadrant of Chaddsford Drive and General Lafayette Boulevard. The site has several prior approvals and the subject application proposes 188 townhouse units in the residential section. In conclusion, the trails planner recommends one condition requiring the applicant and the applicant’s heirs, successors and/or assignees to provide appropriate ramps for the wide sidewalk or trail at the intersection of Chaddsford Drive and General Lafayette Boulevard, subject to modification by Department of Public Works and Transportation (DPW&T).

Comment: The condition has been included in the Recommendation section of this report.

- e. **Permit Review Section**—In a memorandum dated January 9, 2014, the Permit Review Section provided seven comments and questions on the plan's conformance with applicable requirements of the Zoning Ordinance, 2010 *Prince George's County Landscape Manual* and the previously approved CDP governing this development. The comments and questions have been addressed during the review process.
- f. **Historic Preservation**—In a memorandum dated December 30, 2013, the Historic Preservation Section found that the proposed townhouse development will have no effect on identified Historic Sites, Resources, or Districts.
- g. **Environmental Planning Section**— In a memorandum dated February 14, 2014, the Environmental Planning Section provided a comprehensive review of the site plan's conformance with both the applicable environmental regulations and the conditions attached to previous approvals governing the subject site regarding the NRI, Type 2 Tree Conservation Plan, specimen trees, Forest Stand Delineation, off-site woodland conservation, 100-year floodplain easement, streams and wetland areas, transportation related noise impact, and light pollution. The Environmental Planning Section concluded that the TCP 2 Tree Conservation Plan is consistent with all applicable environmental regulations and previous conditions of approval and recommended approval of this SDP and TCP2 with numerous conditions.

Comment: The Environmental Planning staff's recommended conditions have been included as conditions of approval within the Recommendation section of this report.

- h. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 14, 2014, DPIE stated that the application should satisfy all requirements of previous subdivision approval, and provided a standard response on issues such as frontage improvements, soils, storm drainage systems, and utilities in order to be in accordance with the requirements of DPIE. Those issues will be enforced by DPIE at the time of issuance of permits. DPIE also indicated that the subject SDP is in conformance with approved Stormwater Management Concept Plan 15822-2008-01.
- i. **Prince George's County Police Department**—In a memorandum dated January 10, 2014, the Police Department indicated that one of the proposed shade trees is located too close to a street light (on Landscape Plan sheet 4) and eventually will block the light for the proposed parking. In addition, on the same sheet, there is a street light located at the end of the median of the parking area shared by alley one and alley two.

Comment: The shade tree has been relocated on the revised plan so that it will not block the light for the proposed parking lot. The street light has also been relocated to a better location on the revised plan.

- j. **Prince George's County Health Department**—In a memorandum dated January 29, 2014, the Health Department provided the following comments:

- (1) There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The Department is pleased to note that the developer has set aside space for community gardens.

Comment: A multi-patch community garden consisting of approximately 1,700 square feet has been provided in a centrally located community green area of this development in accordance with the Health Department's review comments at the time of Comprehensive Design Plan (CDP-1201) approval for this development.

- (2) During the grading/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.
- (3) During the grading/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.

Comment: The above comments 2 and 3 will be included as site plan notes to be put on the SDP plans.

- k. **Prince George's Department of Parks and Recreation (DPR)**—In a memorandum dated February 4, 2014, the DPR provides no comments on this SDP.

- l. **Prince George's County Fire/EMS Department**—At time of writing this report, the Fire/EMS Department had not responded to the referral request.

Comment: The Fire/EMS Department provided standard comments regarding fire apparatus, hydrants, and lane requirements at the time of CDP-1201 approval. Those issues stated in the memorandum will be enforced by the Fire/EMS Department at the time of issuance of a permit.

- m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated January 9, 2014, WSSC provided a standard response on issues such as pipe and easement requirements. Their comments are provided for informational purposes and will be enforced by WSSC at the time of permit issuance.
- n. **Utility Companies**—At the time of the writing of this staff report, the utility company including Verizon, and Southern Maryland Electric Cooperative (SMECO) had not provided comments on the subject application.

14. **Required Findings:** Section 27-528 of the Zoning Ordinance sets forth the following criteria for the approval of a specific design plan:

- (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in**

Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

Comment: The plan conforms to the requirements of CDP-1201 as discussed in Finding 9 and the 2010 *Prince George's County Landscape Manual* requirements as detailed in Finding 11 above.

The SDP is consistent with the applicable design guidelines for townhouses set forth in Section 27-274(a)(11) of the Zoning Ordinance. The proposed townhouses are clustered in a site envelope fronting General Lafayette Boulevard and this layout allows preservation, to a great extent, of the existing trees located in the stream valley in the west part of the site. The siting of the townhouse buildings also takes into consideration the natural scenic view of the existing stream valley. Some townhouses are accessed through alleys. Recreational facilities included in this development are located strategically through the site to provide convenient access to the residents. Proper buffering through landscaping is employed to separate the facilities from the townhouses. In addition, sufficient attention has been paid to the design of each townhouse unit to provide interesting visual treatment of front façades and the highly visible end units. There are no rears of any units directly fronting a public right-of-way in this development. Attention is given to the aesthetic appearance of the offsets of all townhouse buildings.

The SDP conforms to the applicable regulations of Section 27-433(d) of the Zoning Ordinance. The individual townhouses in this development are all fee-simple units and each will be recorded on a final plat. Most of the townhouse building sticks have less than six units. There are six building sticks having eight units, which is less than 20 percent of all the proposed townhouse buildings. The SDP meets the minimum lot width as approved in Comprehensive Design Plan CDP-1201. The minimum base finished floor area of the townhouse units varies from 1,525 to 2,184 square feet, which exceeds the required minimum 1,250 square feet for townhouses. The proposed three townhouse unit types have side and rear elevations articulated with windows and other architectural treatments. Some highly visible end units are finished with a minimum 75 percent of masonry in addition to architectural treatments. A minimum 60 percent of all townhouse units in this development has a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or other masonry. All above-grade foundation walls will be either textured or clad with finish materials comparable with the primary façade.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

Comment: In a memorandum dated January 24, 2014, the Transportation Planning Section concluded that given the governing Comprehensive Design Plan CDP-1201 and Preliminary Plan of Subdivision 4-12007 which have been recently approved, the subject development will be adequately served within a reasonable period of time. Those conditions have been fulfilled. The Special Projects Section reviewed the CDP for public facilities including fire, rescue, police, schools, and water and sewer and indicated that the development will be adequately served within a reasonable period of time.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

Comment: In a referral dated January 14, 2014, DPIE stated that the subject SDP is consistent with approved Stormwater Management Concept Plan 15822-2008-01.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;**

Comment: In a memorandum dated February 14, 2014, the Environmental Planning Section concluded that the Type 2 tree conservation plan conforms to CDP-1201 and TCP1-009-12 as well as Preliminary Plan 4-00064 and TCP1-009-12-01, and recommended approval of the tree conservation plan with conditions. Those conditions have been included in the Recommendation section of this report. Therefore, if the project is approved as recommended, including these conditions, the plan is in full conformance with an approved Type 2 Tree Conservation Plan.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.**

Comment: In a memorandum dated February 14, 2014, the Environmental Planning Section stated that the site contains regulated environmental features and that the subject SDP demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.

In summary, this specific design plan meets all the required findings for approval as discussed above.

RECOMMENDATION

Based upon the preceding evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1303 and Type 2 Tree Conservation Plan TCP2-002-14 for Brandywine Village, subject to the following conditions:

1. Prior to certificate approval of the specific design plan (SDP), the applicant shall:
 - a. Provide appropriate ramps for the wide sidewalk or trail at the intersection of Chadds Ford Drive and General Lafayette Boulevard, subject to modification by the Department of Public Works and Transportation (DPW&T).
 - b. Provide notes on the specific design plan (SDP) as follows:

“All HVAC units installed in this development will meet Energy Star[®] performance levels.”

“All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”

“A minimum of 60 percent of the front façades of all townhouse units shall be finished with 100 percent brick, stone, or equivalent masonry finish. On each highly visible side elevation, no less than 75 percent of the wall shall be clad with masonry that matches the respective front elevations.”

“During the grading/construction phases of this project, this project shall conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the grading/construction phases of this project, this project shall conform to construction activity noise control requirements as specified on Subtitle 19 of the Prince George’s County Code.”

“Pursuant to the approved Preliminary Plan of Subdivision 4-12007 (PGCPB Resolution No. 13-59), variation from Section 24-128(b)(7)(A) was approved for the residential development to townhouse lots to have frontage and access onto private streets and alleys.”

“Decks shall be a standard feature for all alley-loaded units.”

- c. Provide a tracking table of masonry percentage for front façades of all townhouses.
- d. Revise the template sheet to show all three townhouse types with base finished floor area of each model.
- e. Provide resilient ground plane surface material in accordance with the standards of the American Society for Testing and Materials (ASTM) in the proposed outdoor play area where play equipment will be installed.
- f. Revise the TCP2 as follows:
 - (1) On the coversheet the following revisions shall be made:
 - (a) Add the limits of disturbance for the current phase to the plan and legend.
 - (b) Indicate in the disposition column of the Specimen Tree Table that the proposed management is “Save, canopy cleaning.”
 - (c) Add standard table A-6A, Woodland Conservation Summary Table.
 - (d) Show the existing sewer easements located on both phases on the plan and add a symbol for existing sewer easements to the legend.
 - (e) Show the existing recorded 100-year floodplain easement on the plan and in the legend.
 - (f) Revise General Note 16 to add the following language: “Existing 100-year floodplain easement located on this site will be revised at the time of final plat in accordance with the 100-year floodplain as shown on the current application.”

- (g) Show all of the proposed stormwater management devices.
 - (h) Label all of the specimen trees with identification numbers.
 - (i) Label all of the woodland treatment areas described in the Tree Conservation Plan Area Summary Chart on the plan.
 - (j) Remove the proposed contours, existing soil boundary and types, and steep slopes from the legend and plan.
 - (k) Add the phase boundary line to the legend.
 - (l) Remove the Type 1 tree conservation (TCP1) notes.
 - (m) Revise General Note 2 to provide the gross acreage by phase and the total acreage for both phases.
 - (n) Revise General Note 10 to update the stormwater management concept number and approval date to 15822-2008-02, approved August 6, 2013.
 - (o) Reconcile the quantity of woodland retained-not credited in the TCP Area Summary Chart with the quantity shown on the woodland conservation worksheet.
- (2) On Sheets 2 through 4, the following revisions shall be made:
- (a) Add a legend to each sheet which includes all of the required graphic symbols used.
 - (b) Label the 100-year floodplain easement.
 - (c) Label the unmitigated noise contours of 65 dBA Ldn or higher.
 - (d) Label the 100-year floodplain building restriction line.
 - (e) Show the proposed tree protection devices on the plan and in the legend.
 - (f) On Sheet 3, show root pruning where the limits of disturbance cross the critical root zones of Specimen Trees ST-1 and ST-3.
 - (g) Label all stormwater management easements.
 - (h) Show the extent of the “no woody toe” areas associated with the proposed stormwater management ponds.
 - (i) On Sheet 2, remove landscaping that is not credited as reforestation in Reforestation Area 2.
 - (j) Adjust any woodland preservation areas to eliminate credits for any less than 50 feet in width.

- (k) On Sheet 3, correctly show clearing proposed between Phases 1 and 2 related to stormwater management facilities and a proposed sewer easement.
 - (l) Afforestation/reforestation areas less than 50 feet in width, or less than 10,000 square feet in area, shall not be credited as woodland conservation (Woodland Afforestation Areas 3 and 6).
- (3) On Sheet 5, the following revisions are required:
- (a) Remove the seedling and whip planting detail from this plan.
 - (b) Add the following standard details: tree planting and maintenance calendar; specimen tree signs; container, ground, and B&B (balled and burlap) planting techniques; tree staking and guying specifications; and site stocking.
 - (c) Revised the standard TCP2 notes to reflect the current application.
 - (d) Add the standard note for phased development per A-3, TCP2.
 - (e) Add the standard off-site woodland conservation notes per A-3, TCP2.
 - (f) Add specifications for “Canopy Cleaning” to the TCP2 notes to the plan.
- (4) Revise the plan sheets as necessary to reflect the final alignment of linear utilities and associated limits of disturbance.
- (5) Revise the woodland conservation worksheet as necessary to reflect all required revisions.
- (6) Have the revised plan signed and dated by the qualified professional who prepared it.
- (7) Revise the TCP2 to include an invasive species management plan for Stand B which addresses the removal of multi-flora rose and honeysuckle to the level of invasives in the herbaceous understory to 20 percent or less, and areas requiring invasive species management shall be measured and identified in the management plan and on the plan sheet.
- (8) Provide a TCP2 note as follows:
- “The off-site woodland conservation requirements for the subject property shall be met within the Mattawoman Creek subwatershed, unless the applicant demonstrates due diligence in seeking out opportunities for off-site woodland conservation locations in accordance with the priorities of Section 25-122(a)(6).”

- g. Record a woodland and wildlife habitat conservation easement in the Prince George's County Land Records. The liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio_____. Revisions to this TCP2 may require a revision to the recorded easement.”
 - h. Revise the SDP and TCP2 to further reduce Impact T1 by 0.05 acre in accordance with the PMA Impact Exhibit dated February 2014, submitted by the applicant.
 - i. Submit a copy of the erosion and sediment control plan for Phase 1, at the appropriate technical level, to confirm consistency between plans.
 - j. Show the unmitigated upper level 65 dBA Ldn noise contour and label it on the SDP and TCP2.
 - k. Submit a Phase 2 noise study to address the mitigation of interior unmitigated upper-level noise in residential units to 45 dBA Ldn or less, currently identified as Units 61 through 76.
 - l. Provide evidence that the homeowners association documents have been revised to provide uniform design standards for decks to require that the publicly visible parts of the floor, rails and fascia boards of all decks shall be constructed of or clad with a vinyl, composite or comparable non-wood material. Supports including columns and floor joists may be constructed of wood. The side elevations of the proposed units shall be redesigned so as to include no less than three architectural features on the less visible lots and no less than four architectural features in a reasonably balanced arrangement on the highly visible lots, with final design of these side elevations to be approved by the Planning Board or its designee prior to signature approval. The false louvers, bay windows, normally optional features, may be employed on the models placed on the highly-visible lots to meet the architectural features listed above.
2. The applicant shall complete the recreational facilities as follows:
 - a. Prior to issuance of the 50th building permit, the tot lot next to Lot 77 shall be completed.
 - b. Prior to issuance of the 135th building permit, central community green with the facilities on Parcel A shall be completed.
 - c. Prior to issuance of the 160th building permit, the garden area in front of Lots 179–183 shall be completed.
 - d. Prior to issuance of the 175th building permit, the garden recreational area next to Lot 157 shall be completed.
 3. Prior to approval of any final plat, the limit of the 100-year floodplain easement shall be adjusted in accordance with the approved specific design plan and Type 2 tree conservation plan.

4. Prior to issuance of grading permits, the required afforestation/reforestation bonding shall be posted for the on-site invasive species plant management areas as identified in the invasive species management plan.
5. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
6. Prior to issuance of any building permits for lots containing residential units falling within the 65 dBA Ldn noise contour at the ground or upper level, certification by a professional engineer with competency in acoustical analysis shall be submitted to The Maryland-National Capital Park and Planning Commission (M-NCPPC) as part of the building permit package. The certificate shall verify that noise mitigation methods have been incorporated in the architectural plans to reduce interior noise levels to 45 dBA Ldn or less.