# The Enclave AT PARKSIDE

# PATTERN BOOK

MAY 22, 2023

ELM STREET DEVELOPMENT

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#### INTRODUCTION

The Enclave at Parkside is envisioned to be a mixed-use community consisting of single family attached townhomes that will build on the success of the adjacent Parkside community. Situated on a hilltop overlooking Carrie Dorsey Park and the Piney Run, The Enclave will seamlessly integrate into Parkside via existing road connections at Town Park Drive and Village Green Way. In addition, the proposed parks and open space system within The Enclave will augment the current amenity program at Parkside and offer existing and future residents a variety of active and passive recreational opportunities. The required non-residential land uses of The Enclave have been planned in accordance with the PEC zoning ordinance. There are no specific non-residential uses proposed at this time, however land has been reserved if such uses come to fruition.

A market study that analyzes the viability of residential and non-residential uses for The Enclave this Pattern Book and PEC Preliminary Plans. This analysis was prepared by RPRG.

The Enclave consists of 23.68 acres on the east side of Sykesville and Maryland Route 32. Vehicular access is controlled by two existing road connections thru the existing Parkside community. Although there have been prior conversations about a potential future vehicular connection from The Enclave to Maryland Route 32, it is the applicant's understanding, after repeated conversations with the Maryland Department of Transportation State Highways Administration, that such an access will not be permitted. The applicant has ample correspondence with SHA to support this conclusion. In addition, based on the site's topography, it is near impossible to construct a road connection from the property to Route 32 without leveling the site, thereby generating 100,000's of cubic yards of excess soil. Pedestrian connections from The Enclave will flow east, into Parkside. Sidewalks have been installed along Springfield Avenue from Parkside to Sykesville's Main Street district so residents and visitors can walk to and from (albeit a tough walk based on the topography!). Finally, a multi-modal path exists between old Warfield Avenue and the Town, crossing under Route 32 and connecting to Cooper Park to the west, so residents have an alternative means of access to Main Street. The physical relationship between The Enclave and the existing Town is therefore limited. However, Sykesville is unique, with a strong sense of civic pride amongst its residents. We believe future residents of The Enclave will embrace this relationship and proudly identify themselves as Sykesvillians and will support the Town's public events and businesses, as has been the case with the new residents in Parkside.

# SITE PLANNING PRINCIPLES

The master plan for The Enclave is based on Traditional Neighborhood Design (TND) principles. TND focuses on architecture, pedestrian connections, and site lines, while trying to minimize the impacts of automobiles. Buildings are positioned closer to the street and garages are located off a rear alley, out of view as much as possible. Pedestrian connectivity is primarily focused on sidewalks adjacent to the roadways with easy access from each building. Site lines to buildings, public spaces, and environmental site features are paramount.

The existing site has several unique features. First, the site's topography is both and opportunity and a constraint. There is over 110 feet of grade change across the property. From a high of elevation 560 along the southern boundary at Route 32 to a low of elevation 446 on the north side, adjacent to the Piney Run. The two site access points from Parkside are at elevation 488 at Town Park Drive and elevation 502 at Village Green Way. The site plan must therefore balance the site grading to minimize the cut of the hilltop, while maximizing the road grades from the connections with Parkside.







Image 2 - View East to Parkside

Image 1 – View North on Route 32

The Enclave is also adjacent to Carrie Dorsey Park and the Piney Run stream corridor which provide an excellent reprieve from the built environment. A park, with an open play area, has been planned immediately adjacent to both the Carrie Dorsey Park and Town Park Drive. This new park, along with the neighborhood square in the center of The Enclave will be the focal points of the neighborhood amenity program and have been planned to capture great site lines for residents and visitors when entering and leaving the neighborhood.



Image 8 – Site Line from Parkside to The Enclave

The PEC zoning code requires that no less than 25% of the gross area of the site be preserved in open space. This equates to 5.92 acres. As illustrated on the accompanying plans 7.67 acres will be preserved as open space. In addition, the applicant is required to provide 1.18 acres of active useable recreation space within Capstone. Between the neighborhood square and the park 1.45 acres are being provided in recreation space.

As there are only 47 homes proposed and the applicant has met the open space and recreation space land requirements, no play structures or equipment will be constructed in either recreation space. We anticipate The Enclave residents will be able to use the play equipment in Parkside and the Parkside residents will be able to use the open play areas within The Enclave.







Image 4 – Parkside Shelter

Finally, Carroll County has a long-term lease for a well on the property. This use is located along Route 32, down the hill from the development, adjacent to the Piney Run stream corridor. The lease area impacts the development potential of the site and therefore becomes a design constraint.



Image 12 – Carroll County Well Facility

This Pattern Book accompanies a complete set of Preliminary Plans that graphically illustrate the proposed Enclave development. In reviewing the plans one can notice that the proposed residential development and open spaces have been planned adjacent to the existing Parkside community while the non-residential uses have been buffered from Parkside and are located adjacent to Route 32. The internal relationship of uses has therefore been designed to minimize their impact on Parkside, while meeting TND planning principles. The accompanying plans also outline the proposed building setbacks. These are reiterated below. If there is a conflict between the setbacks outlined on the plans and those provided in this Pattern Book, the plans shall govern.

The minimum building setbacks shall be:

- a. For single family attached townhomes
  - i. 10 feet front yard setback from property line to building façade. Porches, bay windows, bay box windows, or similar front façade finishes can encroach into the front setback by 5 feet (be 5 feet from the property line).
  - ii. O feet side yard setback, except end units shall have a minimum side yard setback of 5 feet from the side property line. Bay windows, bay box windows, chimneys, or similar side yard façade finishes can encroach into the side yard by 2 feet (be 3 feet from the property line).
  - iii. 20 feet minimum rear yard setback from the rear property line. Decks can encroach into the rear yard by 10 feet (be 10 feet from the property line). If the townhomes are rear garage, then the entire rear yard can be driveway.
  - iv. Minimum lot area shall be 1,400 square feet for interior townhomes and 1,750 square feet for end of group townhomes.
  - v. Minimum lot width shall be 20 feet for interior townhomes and 25 feet for end of group townhomes.
  - vi. The maximum dwelling units per building shall be 7.
  - vii. The minimum setback between buildings shall be 50 feet from front to front, 35 feet from front to side, 20 feet from side to side, 35 feet from rear to side and 60 feet from rear to rear.
- b. For non-residential buildings:
  - i. 10 feet from front, 50 feet from rear, and 30 feet from side of a building to a public right-of-way or parking lot.
  - ii. 30 feet from front to front, 50 feet from front to rear, 30 feet from front to side, 50 feet from rear to rear, and 20 feet from side to side of another building.

Parking within The Enclave shall meet or exceed the parking requirements stipulated in §180-88 of the Sykesville Zoning code. Each residence shall have a total of four parking spaces. Two spaces will be in the garage and there will be two tandem driveway spaces. In addition, there are 32 on street visitor parking spaces provided along Town Park Drive. Parking, Service, and Loading requirements for non-residential uses shall be provided in accordance with the Town code and illustrated on revised PEC Preliminary Plans once a specific Use is identified.

#### ARCHITECTURAL DESIGN

Architectural design for The Enclave shall follow both TND principles and the precedents set in Parkside. As the applicant was also involved in all of the architectural design discussions with the Sykesville Planning Commission and Historic District Commission, they understand what the Town is looking for in the final product.

# Residential Design

The proposed residences at The Enclave shall use the same materials and design principles as Parkside. The goal is to have The Enclave look like the next phase of Parkside. The only distinction between The Enclave and Parkside will be the unit size. 24-foot-wide single family attached townhomes are planned for The Enclave, while 22-foot ends and 20-foot center townhomes were built at Parkside.



Image 5 – Parkside Stick of 4 Townhomes



Image 6 – Parkside Stick of 5 Townhomes



Image 7 – Parkside Stick of 6 Townhomes

# Non-Residential Design

- The entry facades of all buildings shall be designed to have a pedestrian or human scale. Entrance features may vary between retail, hotel, and office/ employment uses, but must all contain at least one well defined main entrance.
- The architectural treatment of the front façade, its major features, and materials, shall be continued around all sides of a building that are readily visible from primary public rights-of-way. The design of all sides of a building shall be harmonious in scale, proportions, rhythm, massing, materials, heights, roof shapes, doors, windows, color, details, and ornamentation. No solid, blank, windowless walls or service areas shall be visible from primary public rights of way. Where the construction of a blank or substantially blank wall is necessary, the facades shall be articulated by false windows, changes in material textures, color and the like or, if the building is occupied by a retail use, by using recessed or projecting display window cases.
- Roofs shall be pitched (ideally with a 6:12 pitch), with overhangs and articulated cornices. Flat roofs are acceptable on secondary roofs not visible from primary public rights of way. Flat roofs, with articulated cornice treatments are, however,

- acceptable on large retail buildings. Pitched roofs shall use real or synthetic slate shingles.
- All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, other telecommunication receiving devices, and other such equipment of projections shall be screened from view from primary and secondary public rights of way, and from adjacent properties by using walls, fencing, roof elements, penthouse screening devices, plantings, or other approved means.
- Brick shall be the predominate material for facades, particularly those facing primary public rights of way. It shall comprise no less than 60% of all facades. Cast stone, cementitious clapboard (HardiPlank ®), or similar, complementary materials approved by the Historic District Commission (HDC) are acceptable secondary materials. Brick color, texture, bonding, and characteristics of mortar joints shall complement the design.
- Exterior building lighting shall compliment the facades to which they are attached, in design, material and color and be permanently fixed to aim straight down. In addition, the lights shall be baffled and/or fitted with cut-off optics to mitigate light trespass and glare.
- Store front windows may be shaded by awnings. Awnings shall be canvas, or canvas looking nylon, such as Sunbrella <sup>®</sup>. Vinyl, metal, and other awning materials are prohibited. The shape of the awning shall be consistent with the design of the façade to which they are attached and fit within the framing elements of the storefront. Awning heights shall be the same height within a block or bay of the store fronts to maintain a consistent appearance. Awnings shall be a minimum of 8 feet above the sidewalk so as not interfere with the pedestrian zone. Awning colors shall complement predominate building materials. Awning frames shall be black, natural metal color or match the awning color.
- Storefront windows and entries shall be compatible with the design, materials, and colors of storefronts on Main Street Sykesville and the façade in which they are located, and contain articulated enframing elements, window bases, and entries.

# LANDSCAPE ARCHITECTURAL DESIGN

The overall landscape design for The Enclave shall be based on the naturalistic landscape principles. Outlined below are both general principles and specific design guidelines for the landscape improvements within the neighborhood.

- Landscaping shall be used as a design element to emphasize the uniqueness of each use while being sensitive to the overall neighborhood design.
- Native plant species shall be encouraged. Drought tolerant plant species requiring less water are strongly encouraged. Long-lived species are also encouraged. The use of deer resistant plants is strongly encouraged due to the neighborhood's close proximity to the Piney Run stream corridor.

- Landscape planting designs shall provide a variety of plant types and species. The varieties used shall take into consideration susceptibility to disease, color, seasonal interest, texture, shape, blossoms, and foliage.
- Plants shall be selected for their suitability over time. Adequate area for plants to grow shall be provided with the understanding that all natural 'man-made landscapes' require maintenance.

Landscape plans shall be signed and sealed by a registered landscape architect and shall be subject to review and approval by Sykesville's Historic District Commission. Landscape design elements include:

- Parking lots and areas around buildings shall be screened.
- Landscaping shall be integrated with other site design elements, such as recreational facilities, paths and walkways, foundations, trellises, pergolas, gazebos, fences, walls, street furniture, public art, and the like.
- Seasonal flowers in planters, planting beds and hanging baskets are permitted, but should be carefully selected and judiciously used to minimize maintenance requirements.
- Properly designed irrigation systems using the latest water saving technology are encouraged if irrigation is to be considered.
- Sidewalks shall be a minimum width of five feet and be concrete. Multi-purpose trails shall be a minimum width of eight feet and be asphalt.
- Trees and shrubs shall at planting follow the following caliper, height and spread requirements:
  - Street trees: 3-inch minimum caliper.
  - Ornamental deciduous trees: 6 feet minimum height.
  - Evergreen trees: 6 feet minimum height.
  - Shrubs (deciduous and evergreen): 18-24 inches minimum spread.
  - Small shrubs under three feet at maturity (deciduous and evergreen):
     18-24 inches minimum height.
  - Large shrubs over three feet at maturity (deciduous and evergreen): 24-30 inches minimum height.
- All plants selected shall meet the standards established in the latest edition of the American Standard for Nursery Stock.
- All plant material shall be guaranteed for a period of 2 years after final inspection. Within two (2) years from the time of planting, all dead or dying plants, whether installed new, transplanted, or existing, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial two (2) years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner, development association or their agents.
- All landscaping shall be maintained in excellent condition by the property owners or development association by cutting, trimming, feeding, watering, and weeding as necessary.

- Landscaping shall be installed upon the substantial completion of the building, within industry recognized planting seasons.
- Street trees shall be planted in formal arrangements along all proposed public streets.
- In order to determine the required number of street trees, the linear footage of frontage shall be divided by the required planting interval, without deducting areas for driveway curb cuts or crosswalks. If the linear footage of frontage is less than the required planting interval, one tree shall be provided at the discretion of the Planning Commission.
- Street tree plantings shall be substantially uniform in size and shape and shall have straight trunks and come from a single source.
- All planting specifications shall be per the latest edition of the Landscape Contractors Association Specification Guidelines.
- Subsequent or replacement trees shall be the same species, cultivar, and caliper of existing trees in a given area.
- Within sight triangles at the intersection of two streets, a tree may be permitted only with Sykesville Planning Commission approval.
- Street tree requirements may be waived by the Planning Commission, in consultation with the Historic District Commission.

# Parking Lots

 A screen planting, fence, wall or combination thereof, not less than three- and one-half feet in height, shall be provided between off-street parking areas and any street, except where a building intervenes. This screen planting design shall achieve 75% opacity within five years of planting. It is important to maintain an appropriate on-center spacing of plants to allow for proper maturation.

# Parking Lot Planting Islands

- One planting island, a minimum of 9 feet wide by 18 feet long, shall be provided for every 15 parking stalls in single- or double-parking bays.
- Islands shall be placed opposite each other in adjacent rows of parking in order to reduce the number of raised islands and increase the area available for tree roots.
- The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of 9 feet.
- Each planting island shall contain two shade trees and grass. Groundcover, ornamental grasses and/or perennials can be used in conjunction with the trees, but consideration of the overall feel and compatibility with the overall development should be considered.
- Landscaping in parking lots shall be designed to avoid blocking required sight lines.

# Loading and Service Areas

 All loading and service areas shall be screened from public view by a wall that is compatible with the building to which it is attached. Wood screening is not acceptable. Landscape treatments shall be incorporated with the screen walls to soften their visual appearance.

# Landscape Buffers

The primary purpose of landscape buffers is to eliminate views and reduce noise perception beyond the lot line.

- Landscape buffers are required in the following locations:
  - Along all lot lines separating existing building on neighboring property
  - Along edges where parking lots share property lines with streets or other properties.
  - At service and loading areas for non-residential uses.
- Landscape buffers shall have a minimum width of 15 feet and consist of a combination of plantings, masonry wall, or earth berms. Buffers that incorporate vegetation shall be designed to achieve 75% opacity within five (5) years of planting.
- The location and design of landscape buffers shall consider the design of building façade being screened, distance from building to lot line, differences in elevation/grade, and location of parking areas.
- Landscape buffer design should insure a year-round high and low visual screen and may consist of evergreen and deciduous trees and shrubs.
- More than one species of evergreen and deciduous trees may be required at the direction of the Planning Commission, in consultation with the Historic District Commission to reduce the effects of potential tree diseases.

#### Fences and Walls

- Fences and walls are to be used solely for screening purposes.
- All approved fences and walls shall be designed to complement the buildings and landscapes with which they are associated.
- Fences and walls are to be an extension of the building to which they are attached or associated with.
- Chain link, wood, PVC, vinyl, and similar materials are prohibited for fences.
- Concrete masonry unit, brick, or block wall veneers, EFIS and similar materials are prohibited for walls. Permitted wall facing materials include brick, polished or unfinished stone, stucco, and other materials approved by the Historic District Commission.
- Fences and walls shall not be located where they impede pedestrian or bicycle circulation or site lines.
- No landscaping, wall, or fence shall be erected if it obstructs the view of motorists.
- Fences and walls not used for buffering purposes shall have a maximum height of six feet.

# Stormwater Management Facilities

Storm water management facilities shall be designed in accordance with 2007 Maryland Department of the Environment Design Manual at a minimum. Proposed plant material within any storm water management facility shall complement the remaining landscape treatment.

# Site Furnishings

Proposed site furnishings include the following or similar:



Image 9 – Light Standard



Image 10 – Group Mailbox Standard

# Approved Plant Lists

Approved plant materials for The Enclave shall follow the approved plant lists for Sykesville and Carroll County. Proposed plant materials not on this list must be reviewed and approved by Sykesville Planning and Historic District Commissions.

#### MEDIUM / LARGE CANOPY TREES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Acer rubrum	Red Maple	2 1/2 - 3" cal.	B&B
Platanus x acerifolia	London Plane Tree	2 1/2 - 3" cal.	B&B
Acer saccharum	Sugar Maple	2 1/2 - 3" cal.	B&B
Fagus grandifolia	American Beech	2 1/2 - 3" cal.	B&B
Quercus alba	White Oak	2 1/2 - 3" cal.	B&B
Quercus rubra	Red Oak	2 1/2 - 3" cal.	B&B
Quercus velutina	Black Oak	2 1/2 - 3" cal.	B&B
ORNAMENTAL TREES	•	•	•

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BOTANICAL NAME	COMMON NAME	SIZE	ROOT

Amerlanchier canadensis	Serviceberry	6' ht. min.	B&B		
Cercis canadensis	Eastern Redbud	6' ht. min.	B&B		
Cornus florida	American Dogwood	6' ht. min.	B&B		
Magnolia cultivars	Magnolias	6' ht. min.	B&B		
EVERGREEN TREES					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT		
llex	Holly	6' ht. min.	B&B		
Juniperus virginana	Red Cedar	6' ht. min.	B&B		
Magnolia grandiflora	Southern Magnolia	6' ht. min.	B&B		
Picea	Spruce	6' ht. min.	B&B		
Pinus taeda	Loblolly Pine	6' ht. min.	B&B		

#### Maintenance

All site improvements outside any public right-of-way must be maintained in good condition and repaired by either the owner, development association or their designated agent. Such maintenance includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse, and waste,
- Lawn mowing,
- Tree and shrub pruning,
- Landscape watering,
- Keeping exterior lighting and mechanical facilities in working order,
- Keeping lawn and garden areas alive, free of weeds, and attractive,
- Keeping parking areas, driveways, and alleys in good repair,
- Complying with all government health and police requirements,
- Striping of parking areas and repainting of improvements,
- Prompt repair of damage to landscapes and site to improvements,
- Prompt replacement of signage and related lighting,
- Prompt removal of snow and ice,
- Prompt replacement of dead or dying landscape materials, and
- Stormwater management facilities.

# SIGNAGE DESIGN

The applicant anticipates three types of sign packages within Capstone. These include neighborhood identification signs, residential address signs, and non-residential freestanding and building mounted signage. Each is described below in more detail.

# Neighborhood Identification

The Enclave will be identified at two locations. The entrances to the neighborhood from Town Park Drive and Village Green Way. The signs will be similar in design to the Parkside neighborhood entrance sign at the Springfield/Warfield round-about. The proposed sign will be on a standalone pier that will be no more then eight feet tall, three feet wide and will be brick and cast stone. The sign panel on the proposed pier will be two feet by three feet and will be cast stone with pinned on metal letters.

At this time, we do not anticipate any additional signage that identifies the neighborhood.



Image 11 – Parkside Neighborhood Entrance

# Residential Address Signs

The only signs proposed within the residential component of The Enclave are the address signs on each individual home. These will be the same size and font as those in Parkside.

# Non-residential signs

Signs for non-residential users are different based on the end user. Office user requirements are different then those for retailers or institutional users. As there are no specific non-residential uses at this time, the applicant has provided the below guidelines as a benchmark for subsequent discussions if and when a user enters into an agreement to buy or lease non-residential space from the applicant.

- Each building or group of buildings may have one Monument Sign located at the principal vehicular entrance to that building or group of buildings. The Monument must not block principal views to and from buildings or constitute a hazard for motorists and pedestrians.
- Each service road entry may have one sign and must not block principal views to and from buildings or constitute a hazard for motorists and pedestrians.
- Attached exterior building signs are limited to proper names, such as the name of a business, organization, institution, or other occupants of buildings; and logos or graphics used to identify a business, organization, institution, or other occupant of a building. Only one business, organization, institution, or other occupant sign is permitted per building. Attached exterior building signs may be located near main and service entries, as well as elsewhere on the main facade of the building. No portion of an attached exterior building sign may be located above the average height of a building's cornice. The design of attached exterior building signs, logos, or graphics must be compatible with the design of the building, including location, scale, proportions, and materials.

- An exterior directory sign, listing the building's tenants, may be located near the main entry to a building. It must be designed to be compatible in scale, proportion, and materials to the façade to which it is attached.
- Sign illumination should enhance its visual appeal as well as make it visible after dark. Individual letter, logo or graphic illumination is permitted, as is external illumination. Vacuum formed signs or other forms of overall internal illumination are not permitted. Neon is not permitted. Sign illumination must conform to International Dark Sky Association's Fixture Seal of Approval. Signs must be illuminated in a safe manner. Blinking, chasing or other forms of moving or changeable illumination is not permitted.
- Wood, non-translucent or transparent plastic, HDU, cloth, fiberglass, and other similar materials are not permitted for permanent exterior signs.
- Temporary construction, architects, engineer, developer signs and the like, may be a maximum of 48 square feet on one single face. Single face signs only are permitted. They may be free standing or secured to construction fencing. Temporary signs must be painted wood. Banners, metal, or other materials are not permitted. Temporary signs must be removed within ten days of completion of the building.
- Signs advertising space for lease or rent, or buildings for sale, may be a
  maximum of 20 square feet per face. Up to two faces are permitted. For lease,
  rent or sale signs must be removed within 120 days of erection or within ten
  days of the building or space being rented, leased, or sold, whichever first
  occurs.
- With the exception of the American and State of Maryland flag, no flags or banners are permitted.
- Political signs are permitted with the permission of the owner of the property.
  They must be free standing, a maximum of 20 square feet per face, and made
  of durable material. Political signs may have up to two faces. Political signs
  must be removed within ten days of the primary, election, or referendum
  vote.
- Signs advertising goods or services, except as part of a business, organization or institution's name or logo are not permitted.
- Time, temperature, news, and video signs are not permitted.
- Street, traffic, direction, and public safety signs, except those required by law, are not permitted.
- Freestanding Signs shall be no greater than 20 square feet each.
- Building Mounted Signs shall be no greater than 100 square feet per anchor tenant and 20 square feet per minor retail tenant.
- The sizes described above are for the defined sign panel within a wall. If there is no distinct panel, then an imaginary box shall be placed around the sign lettering, which must be within the limits described above.
- Wall sizes are not restricted in size so long as they meet TND design principles.
- All permanent signs shall have, at a minimum, a brick base with the sign panel to be cast stone. Lettering shall be metal.

- Signs shall be illuminated for nighttime visibility. For neighborhood and freestanding signs illumination shall be ground mounted up lighting.
- All signs must be maintained in good, proper condition at all times.

# Sign Location Plan

The neighborhood identification signs are illustrated on the attached PEC Preliminary Plans on the north side of both public roads entering The Enclave. The residential address signs will be located on each individual home. If and when a non-residential user enters into contract with the applicant, the PEC Preliminary Plans will be updated to include the location of any proposed signage. A separate signage plan is therefore not required.

#### MANAGEMENT AND MAINTENANCE

At this time the applicant envisions one umbrella property owners' association to manage and maintain common areas that residential and non-residential property owners enjoy. This could include such elements as the park, buffers, roadways, and streetscapes. Two sub-associations will also be created to maintain the common areas within the residential and non-residential areas separately. The final governance documents will be prepared, reviewed, and approved by Sykesville prior to final record plat of the proposed residential development.

# PHASING OF DEVELOPMENT

The residential neighborhood will be developed first. The applicant expects this first phase to take 18 months for final subdivision and permit approval. Construction will therefore begin in the spring of 2025. Based on the pace of activity experienced at Parkside, we anticipate all 47 homes will be constructed in one year. The non-residential development will trail the residential development and will be based on the market. If and when a non-residential owner/tenant signs a contract with the applicant to buy or rent space, the applicant will amend the PEC Preliminary Plan to incorporate the proposed use.