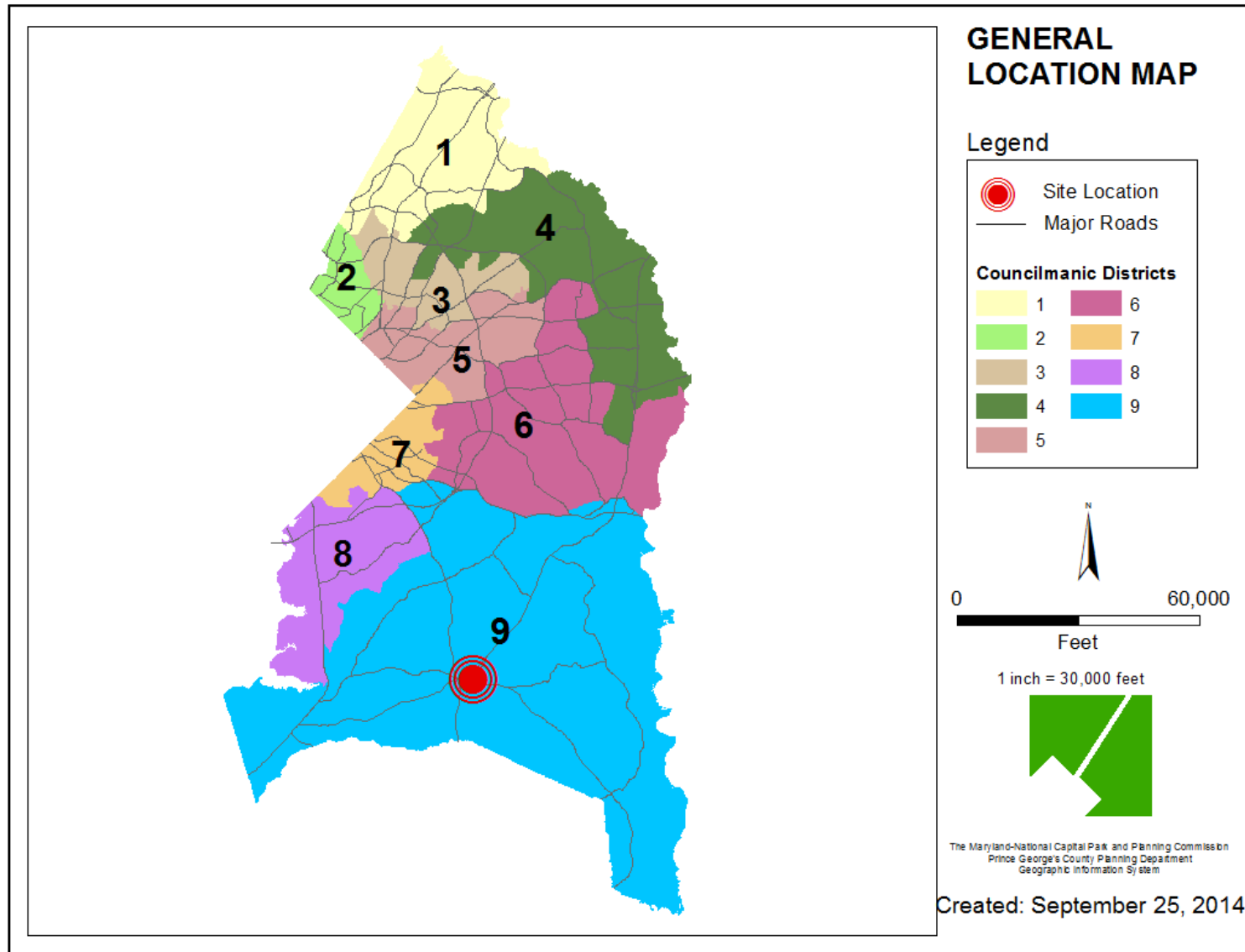


ITEM:

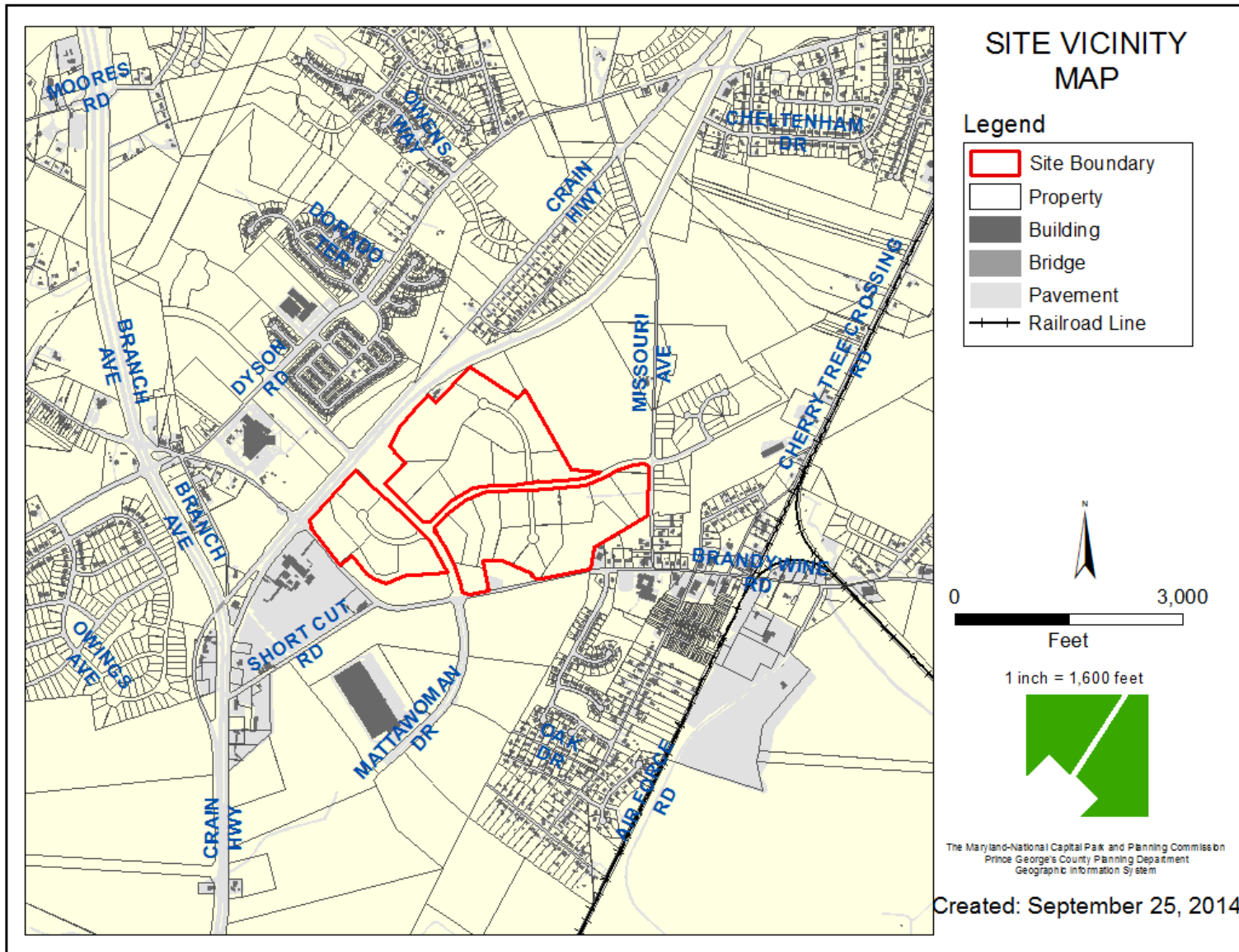
CASE: 4-11004

STEPHENS CROSSING

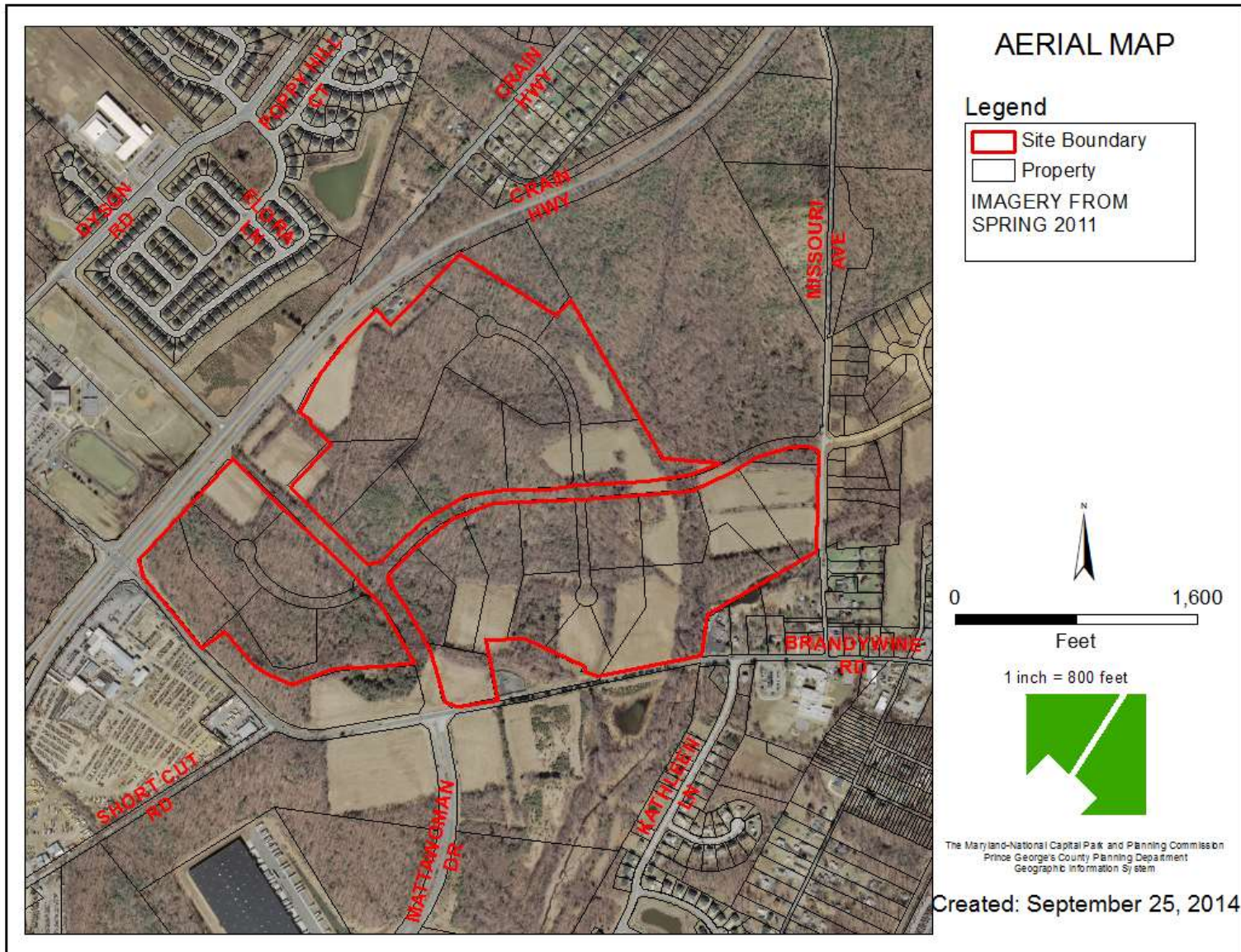
GENERAL LOCATION MAP



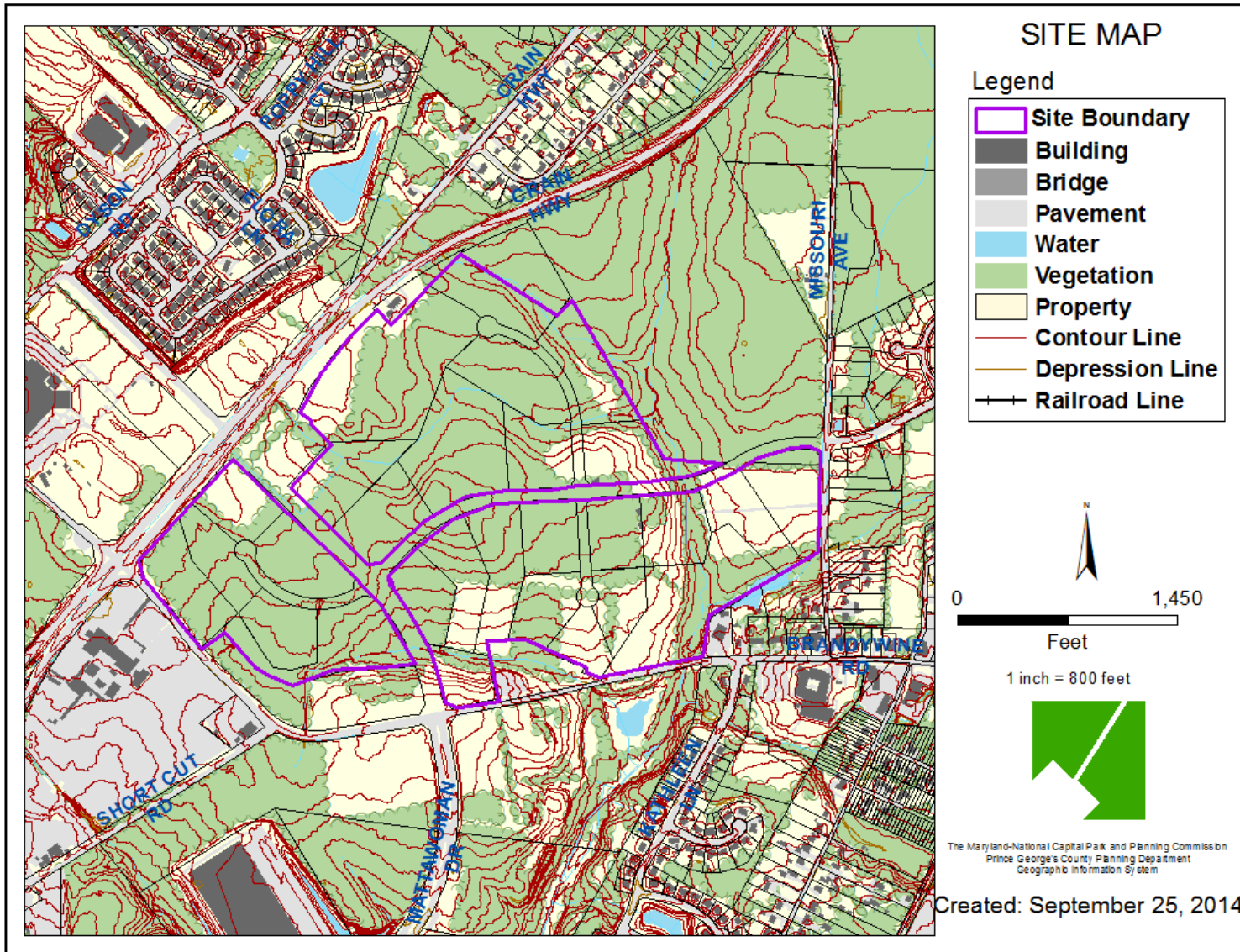
SITE VICINITY



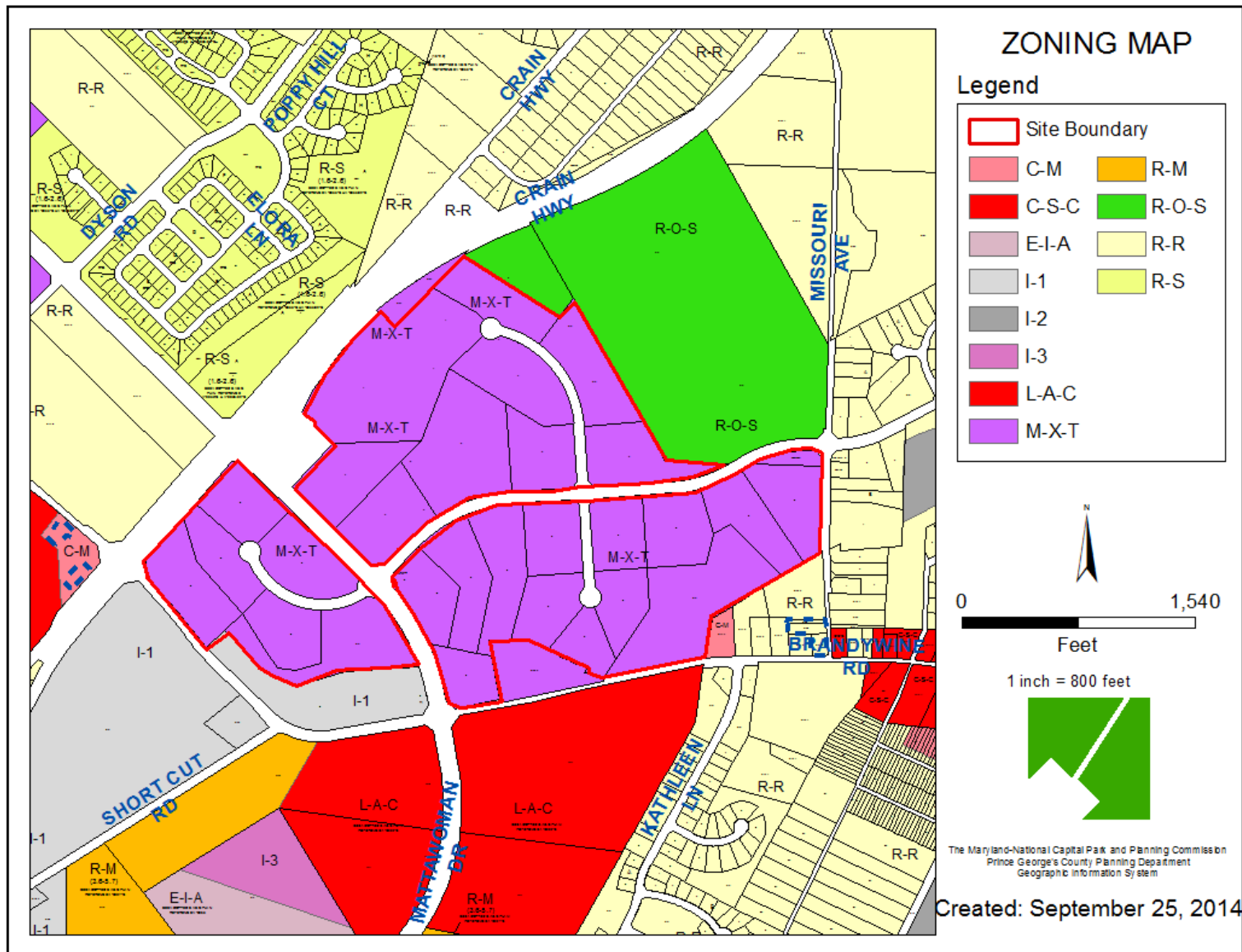
AERIAL MAP



SITE MAP



ZONING MAP



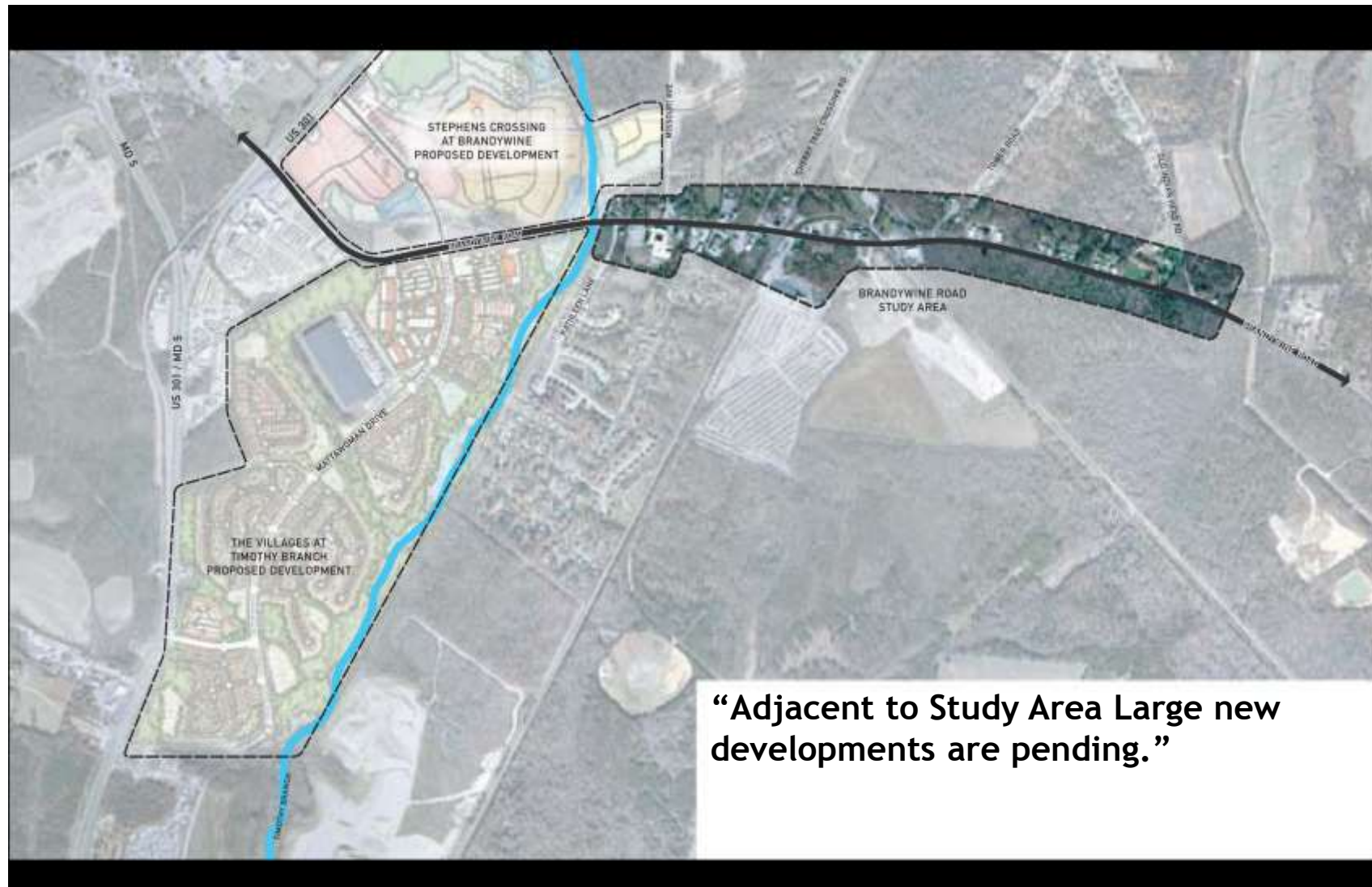
STEPHENS CROSSING AT BRANDYWINE BRANDYWINE AREA PARK DEVELOPMENT, AND TIMOTHY BRANCH

Stephens Crossing PPS Proposed
1,295 DU's
300,000 sq.ft
Office/Commercial/Retail

VTB PPS Approval
1,200 DU's
305,000 sq.ft.
Office/Commercial/Retail



2012 BRANDYWINE REVITALIZATION AND PRESERVATION STUDY (AREA) MAP 5 ADJACENT DEVELOPMENT (PAGE 7)



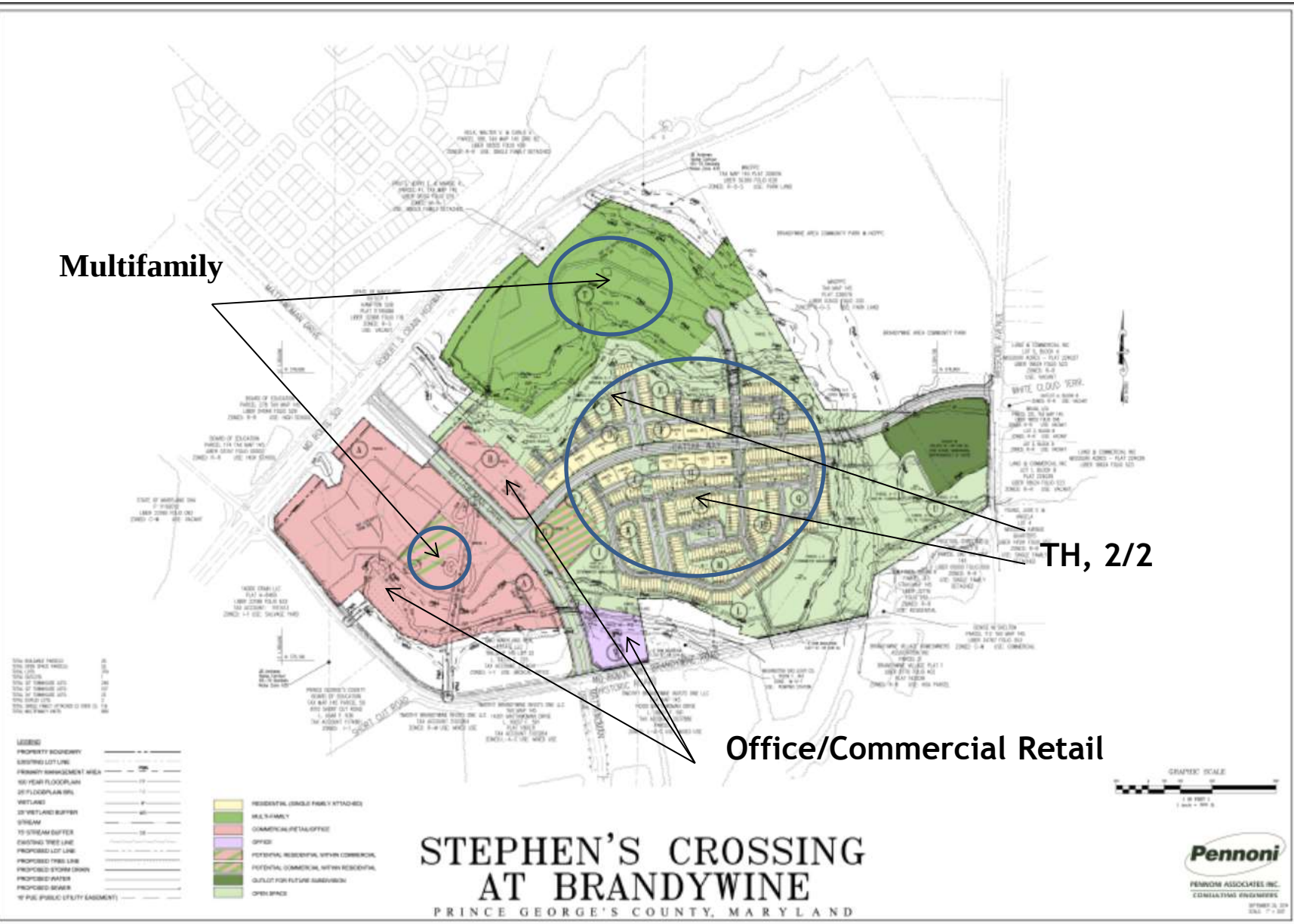
"Adjacent to Study Area Large new developments are pending."

APPLICANT EXHIBIT 1A AND 1B

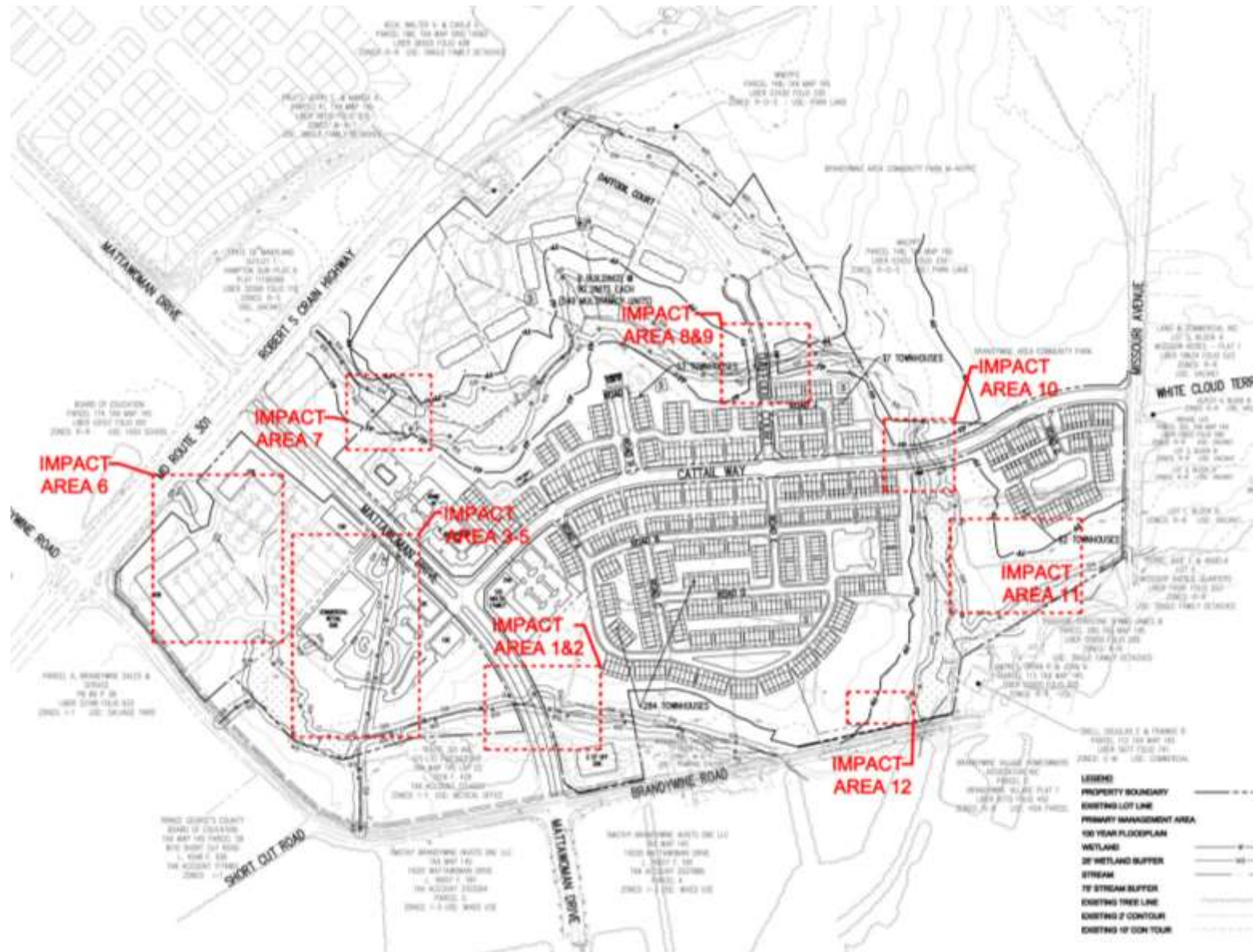
Multifamily

TH, 2/2

Office/Commercial Retail



PMA IMPACT KEY MAP



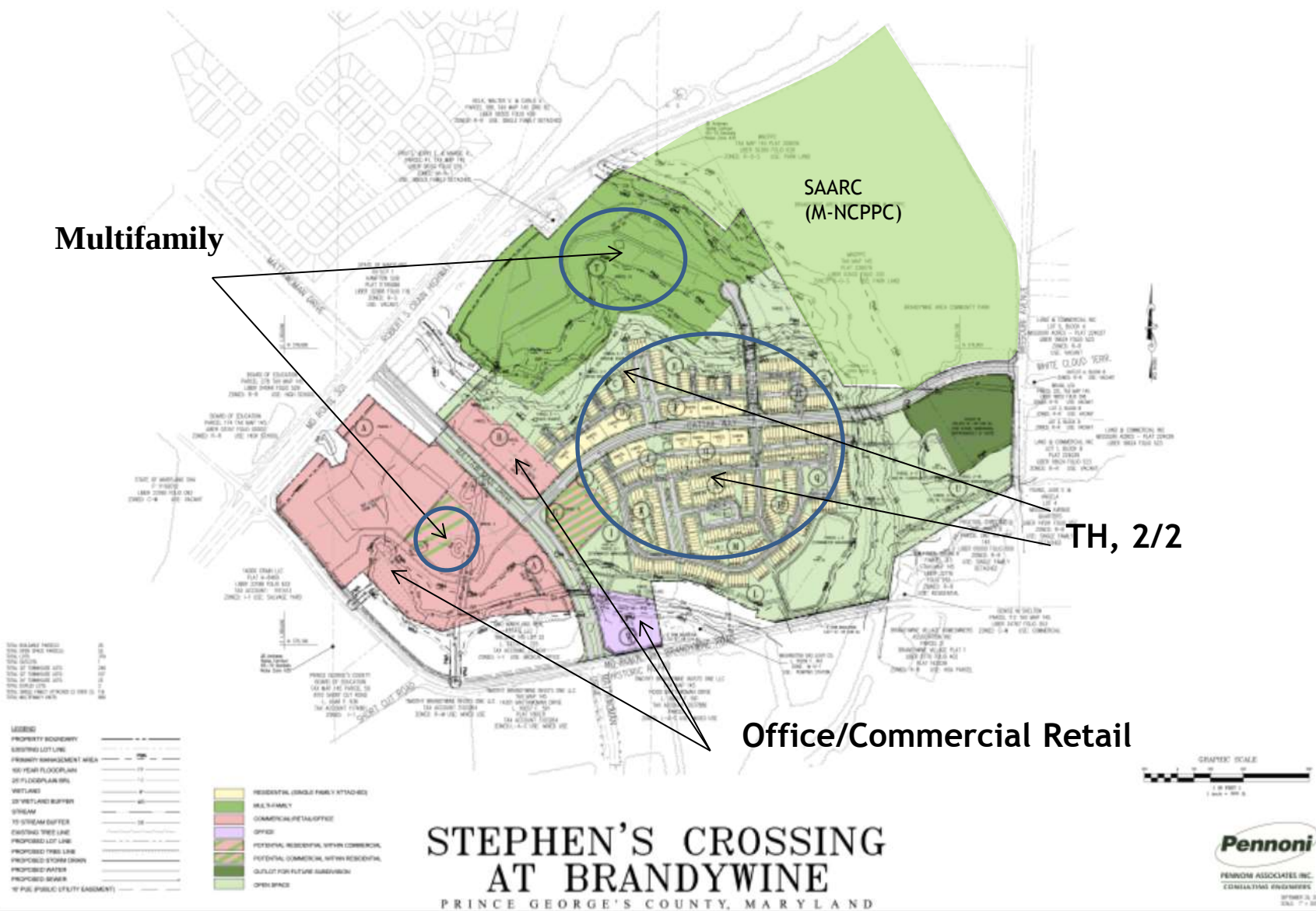
APPLICANT EXHIBIT 1A AND 1B

Multifamily

**SAARC
(M-NCPPC)**

TH, 2/2

Office/Commercial Retail

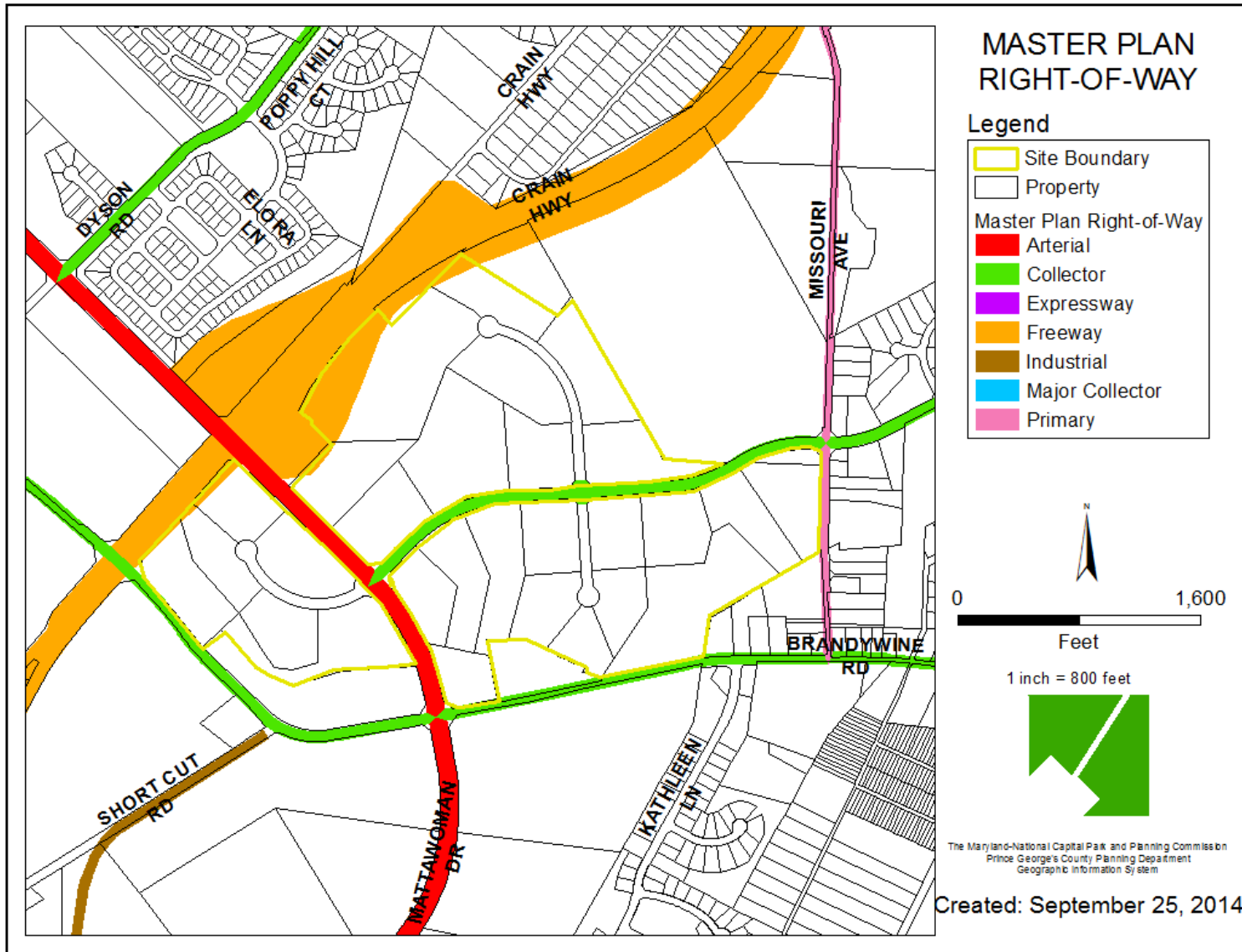


NINE CRITICAL INTERSECTIONS

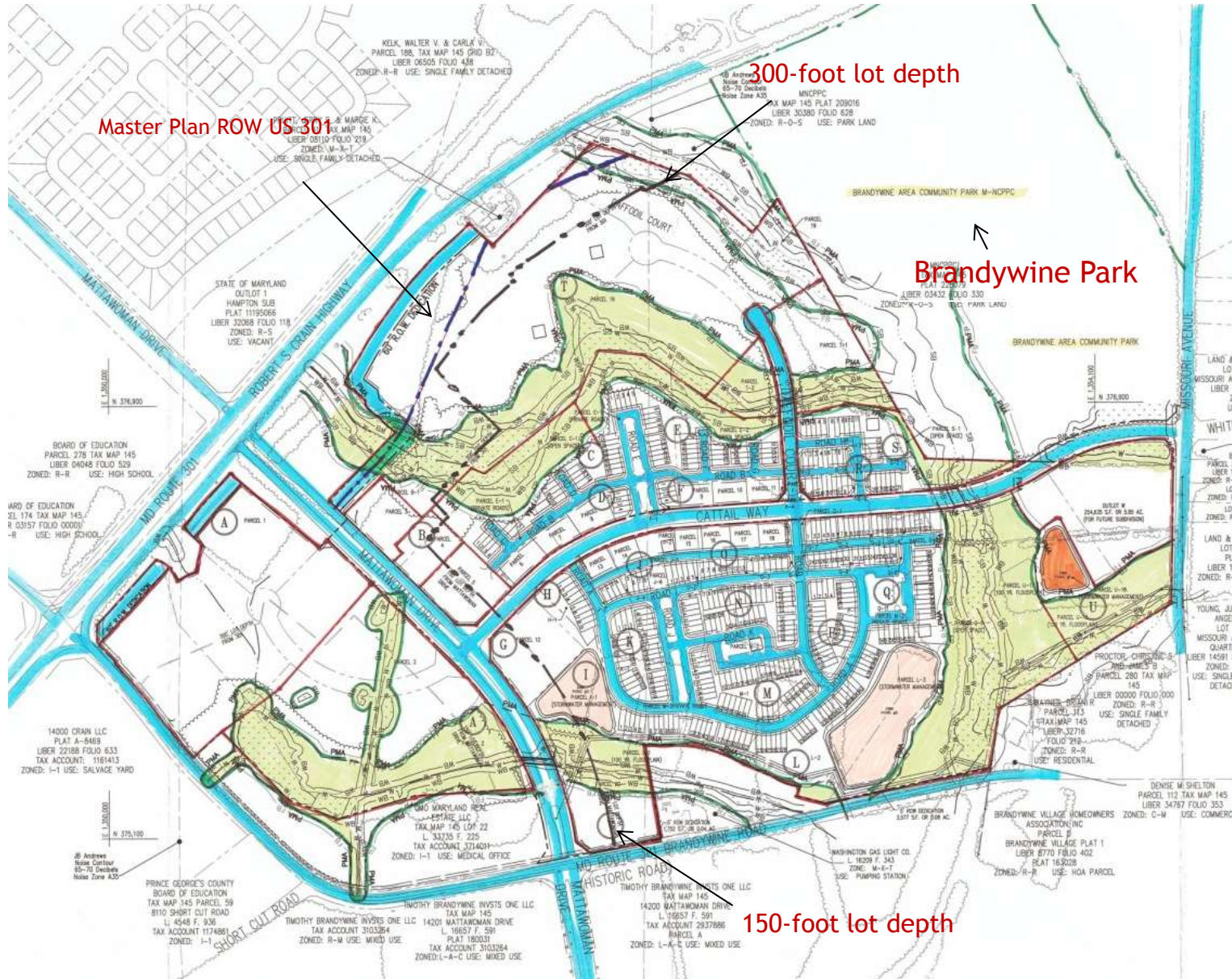


1. US 301 and Mattawoman Drive
2. MD 5 and Brandywine Road
3. US 301 and MD 381
4. MD 5 and A-63
5. Dyson Road and A-63
6. US 301/MD 5 and Chadds Ford Drive
7. US 301/MD 5 and Mattapeake Business Drive
8. US 301/MD 5 and Cedarville/McKendree Road
9. US 301 and MD 5

MASTER PLAN RIGHT-OF-WAY MAP



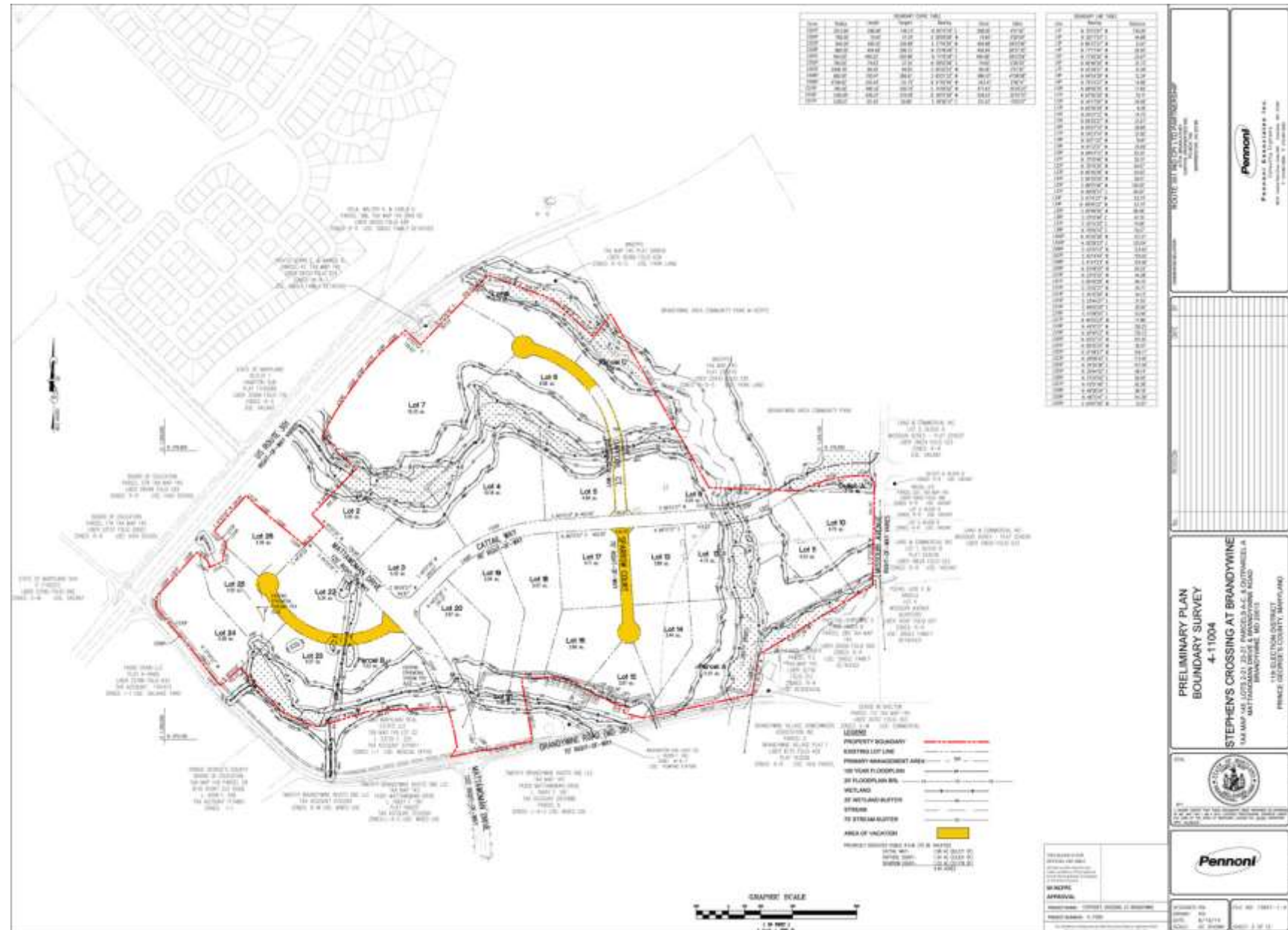
PRELIMINARY PLAN APPLICANT EXHIBIT 1A&B

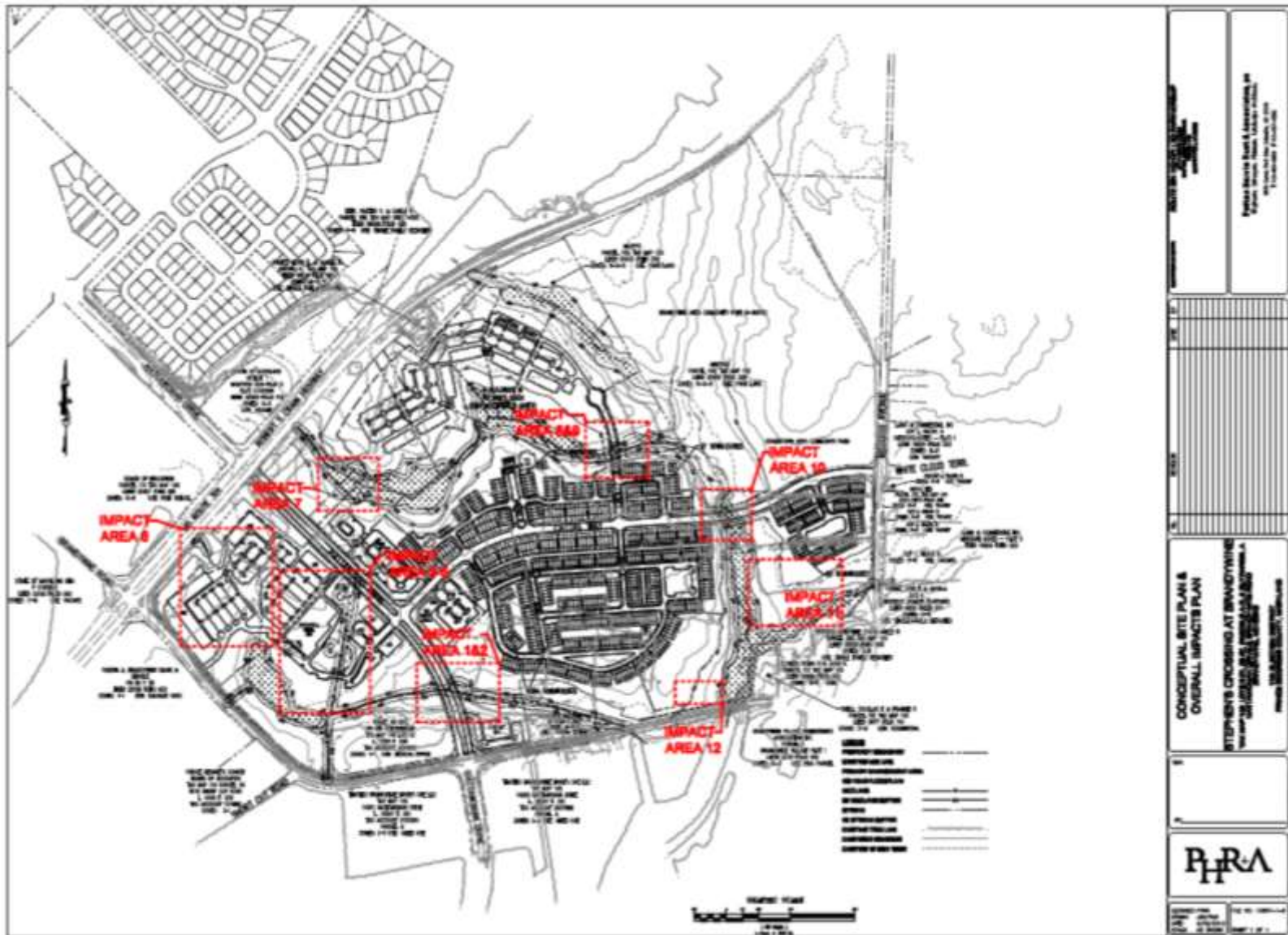


EARLY FAMILY NATIONAL REGISTER HISTORIC DISTRICT

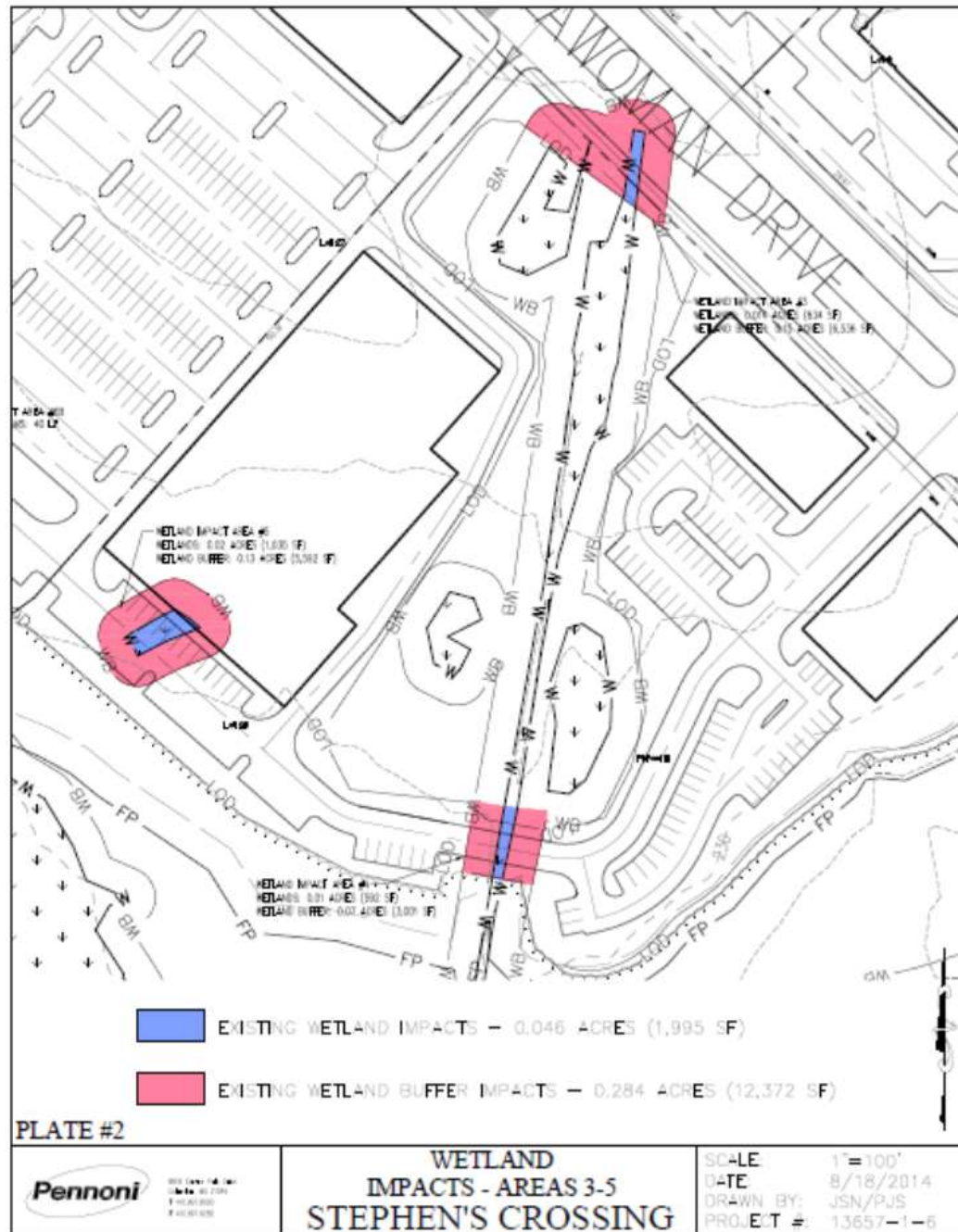


ROW TO BE VACATED

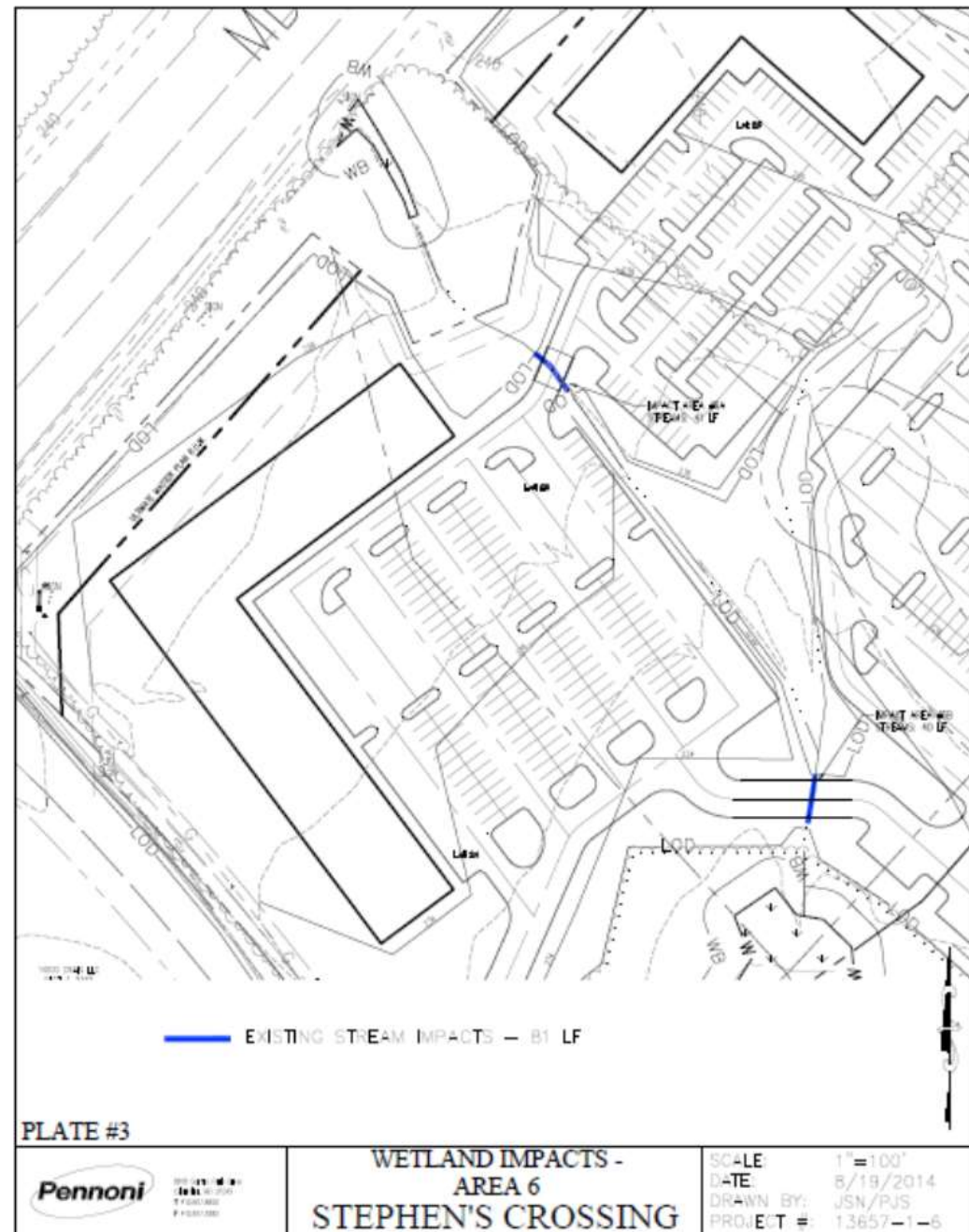




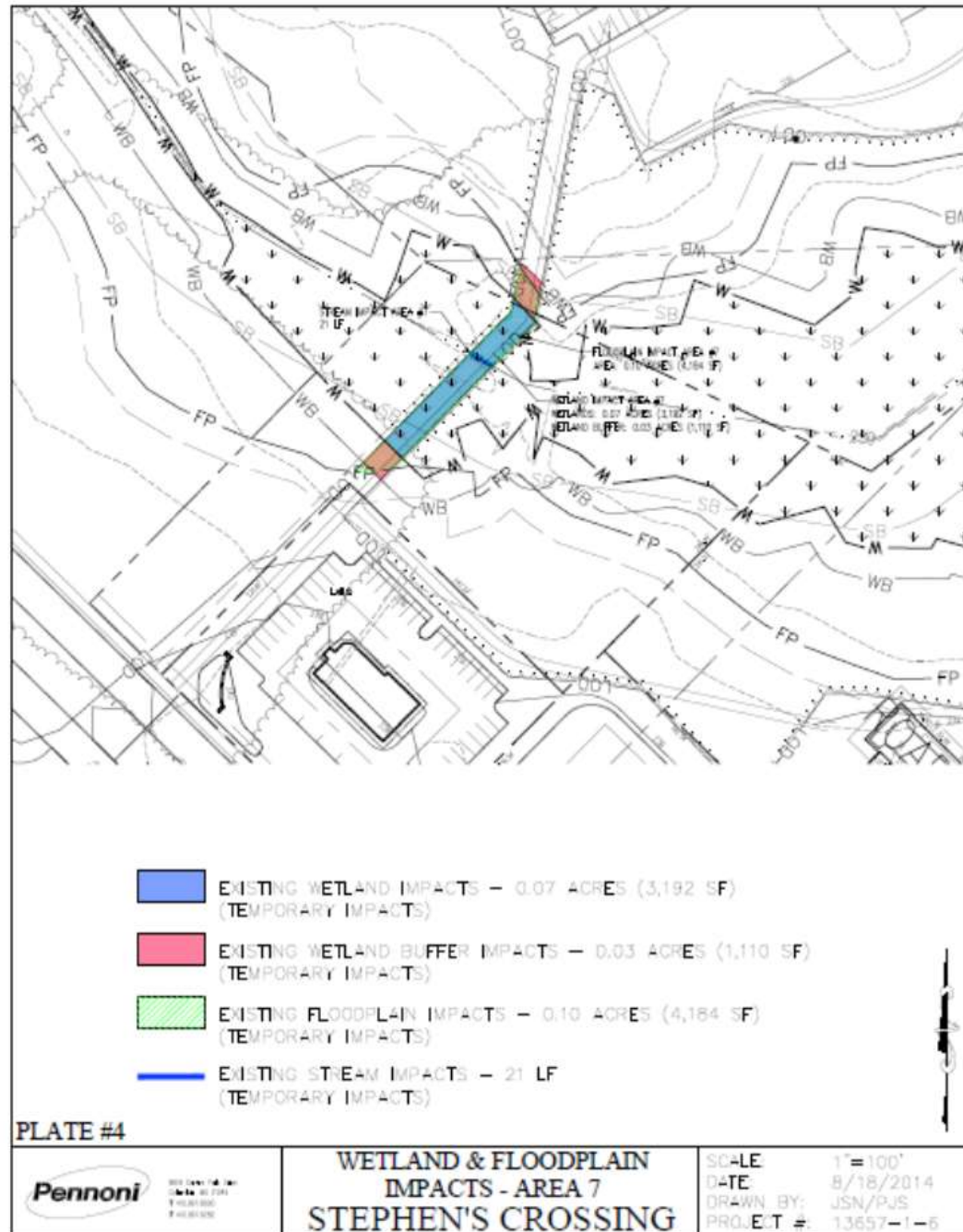




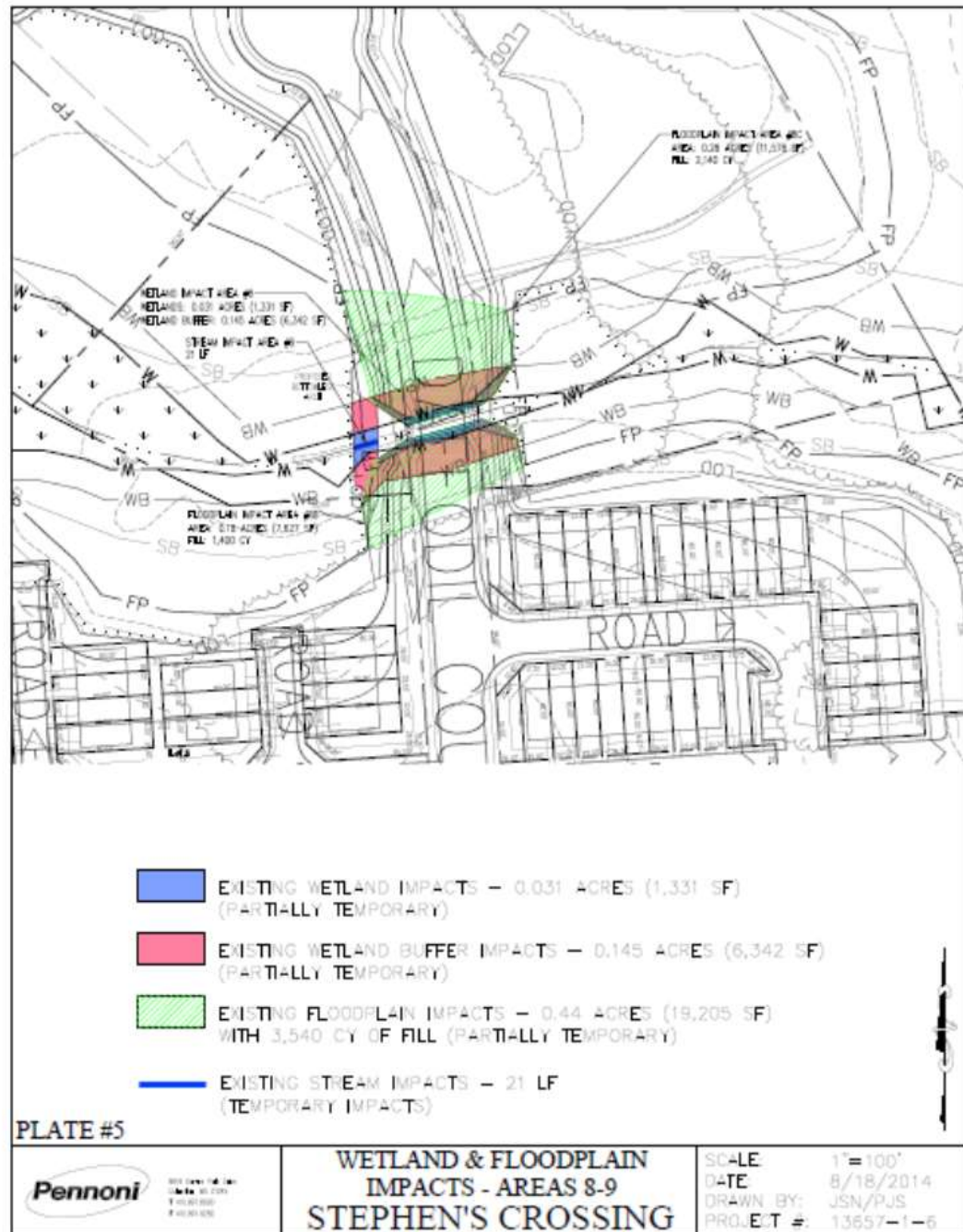
PMA IMPACT 6



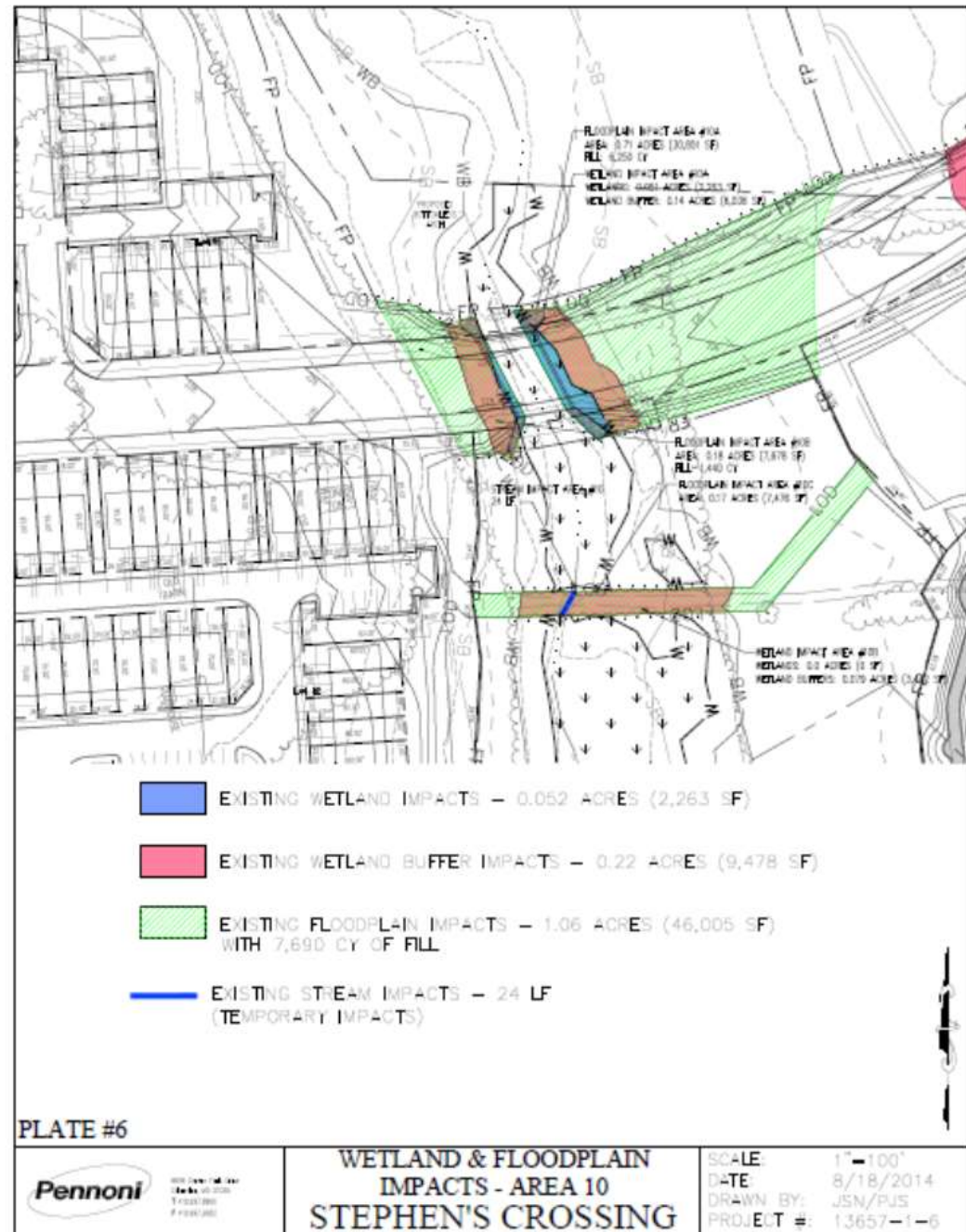
PMA IMPACT 7



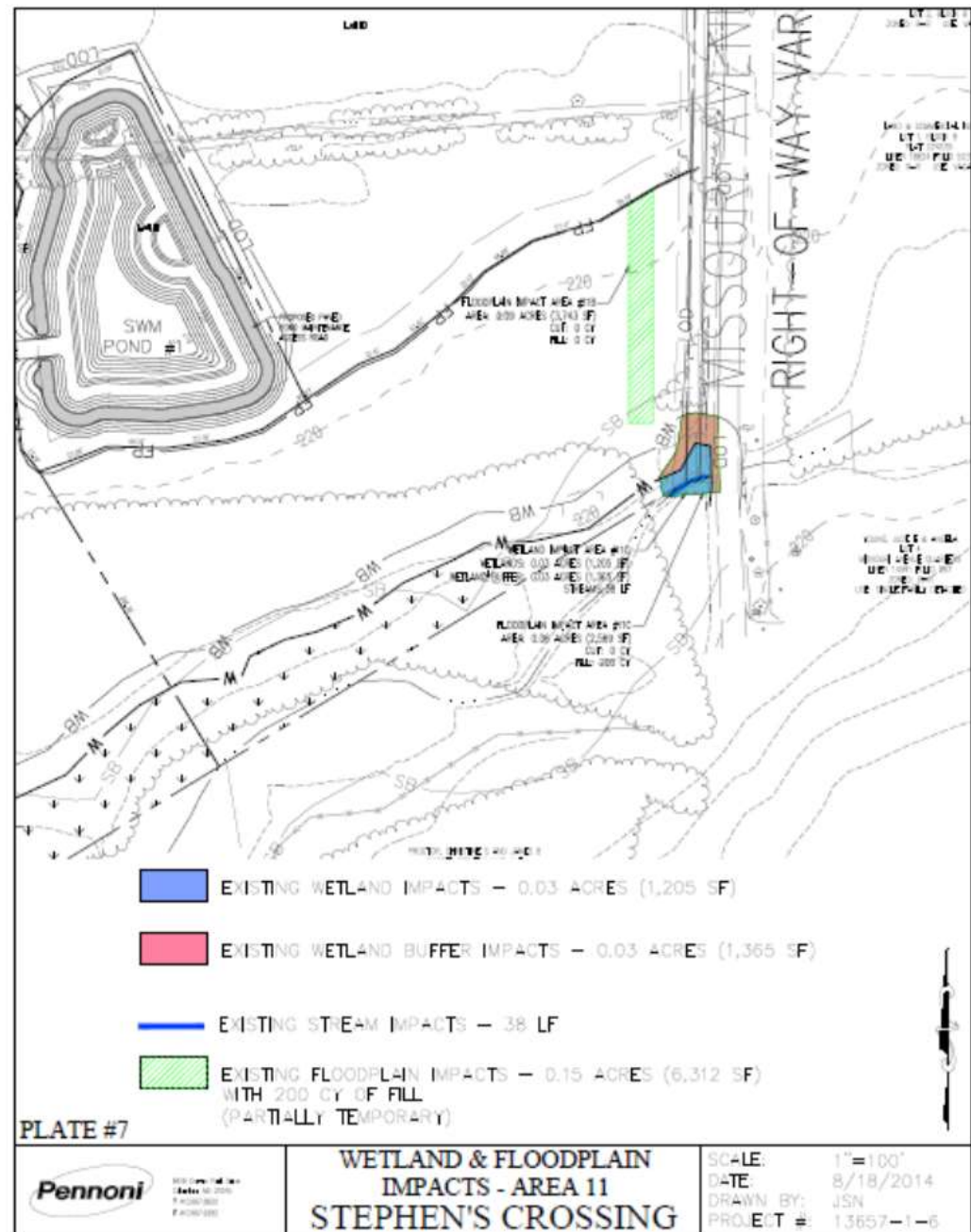
PMA IMPACT 8 & 9



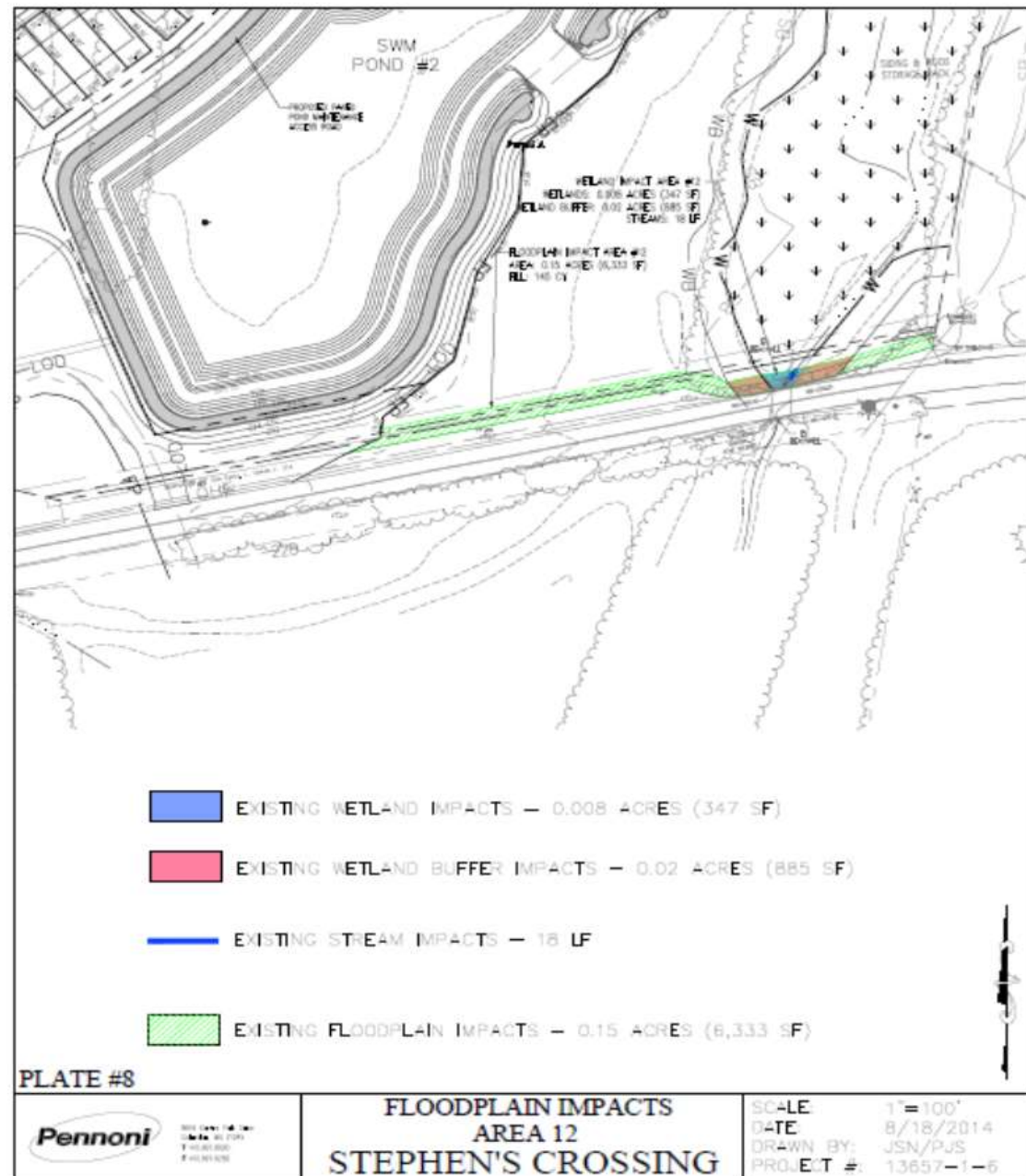
PMA IMPACT 10



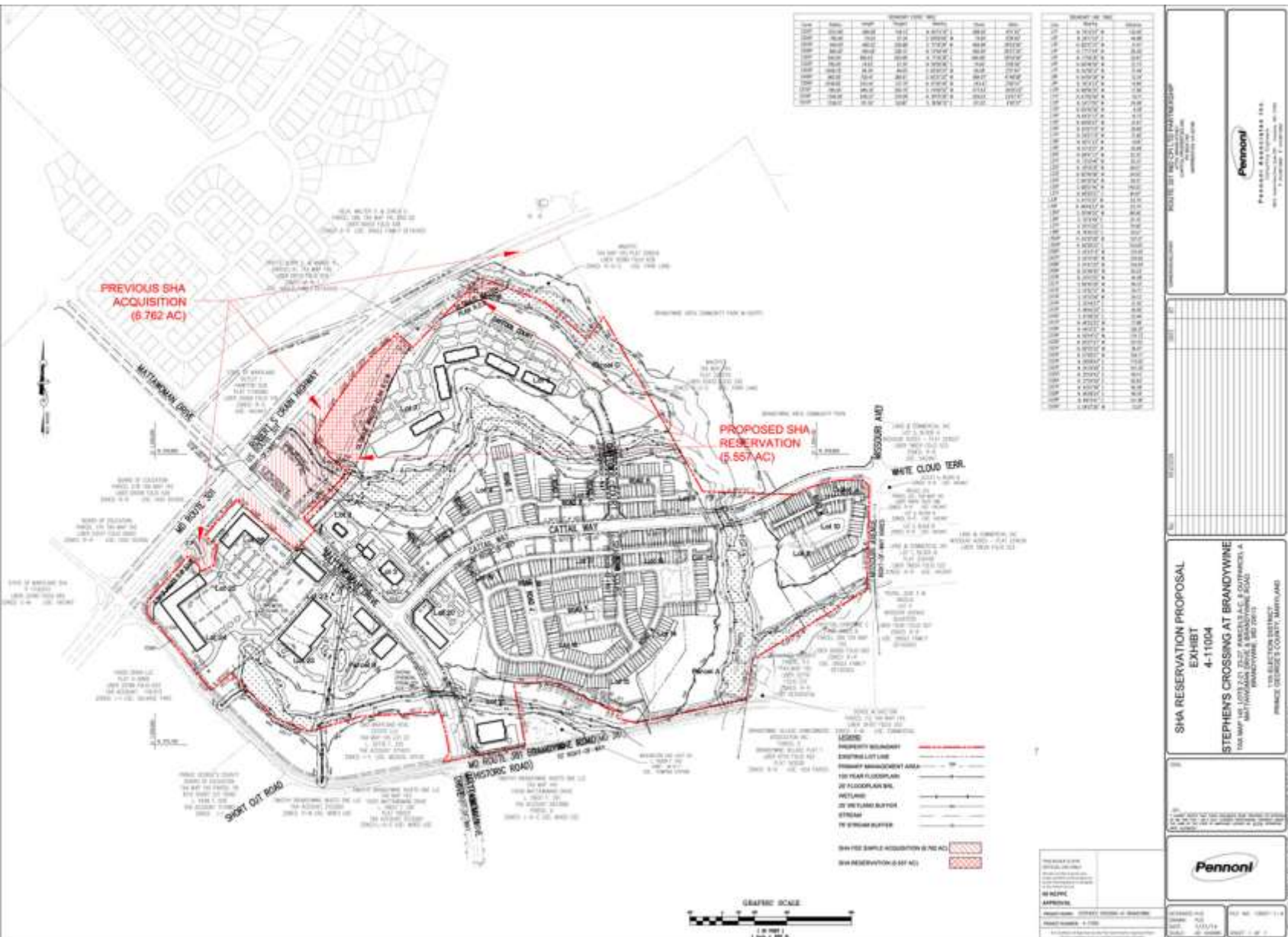
PMA IMPACT 11



PMA IMPACT 12



SHA RESERVATION PROPOSAL EXHIBIT



ALTERNATIVE COMPLIANCE REQUIRED



