

STEPHEN'S CROSSING AT BRANDYWINE, OUTLOT W

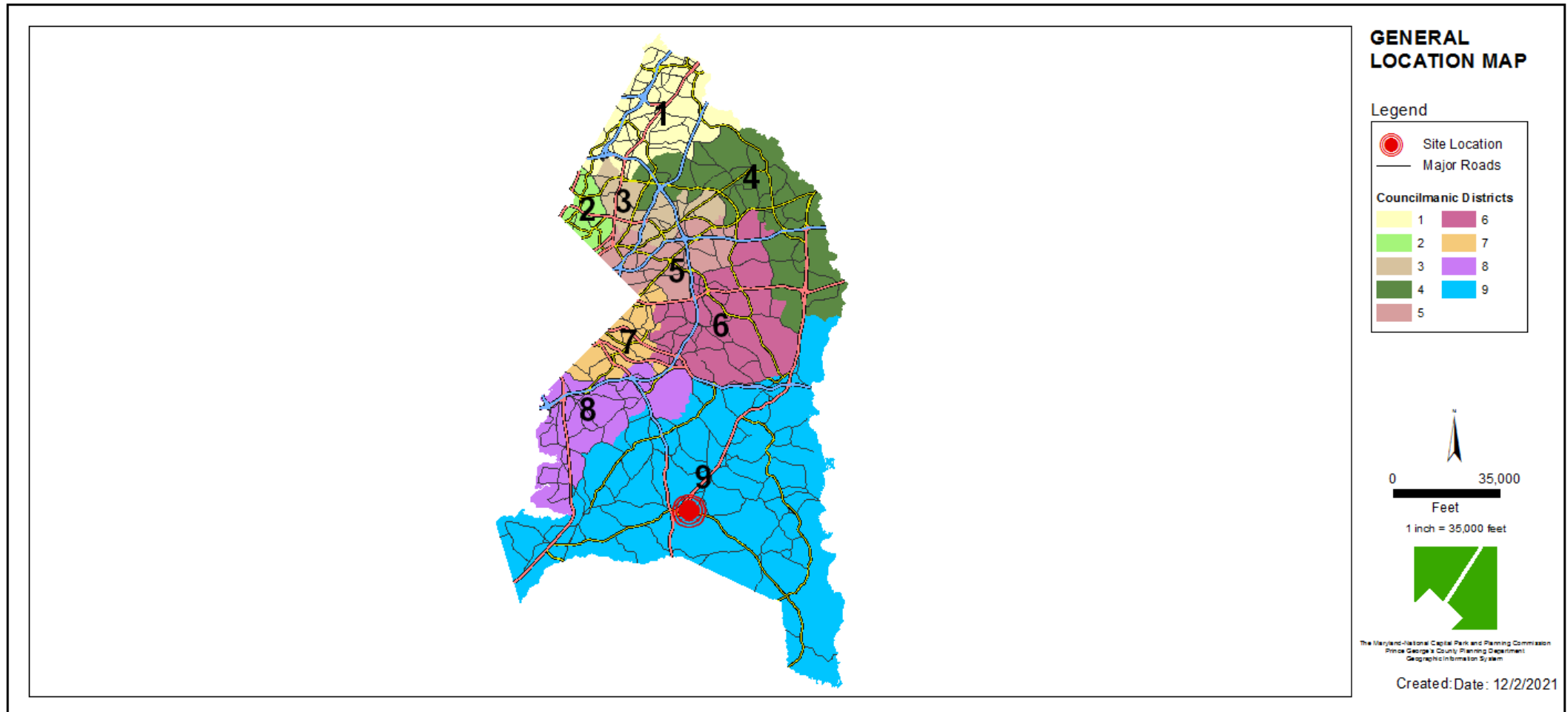
Reconsideration Request- Merits Hearing
Staff Recommendation: APPROVAL with conditions



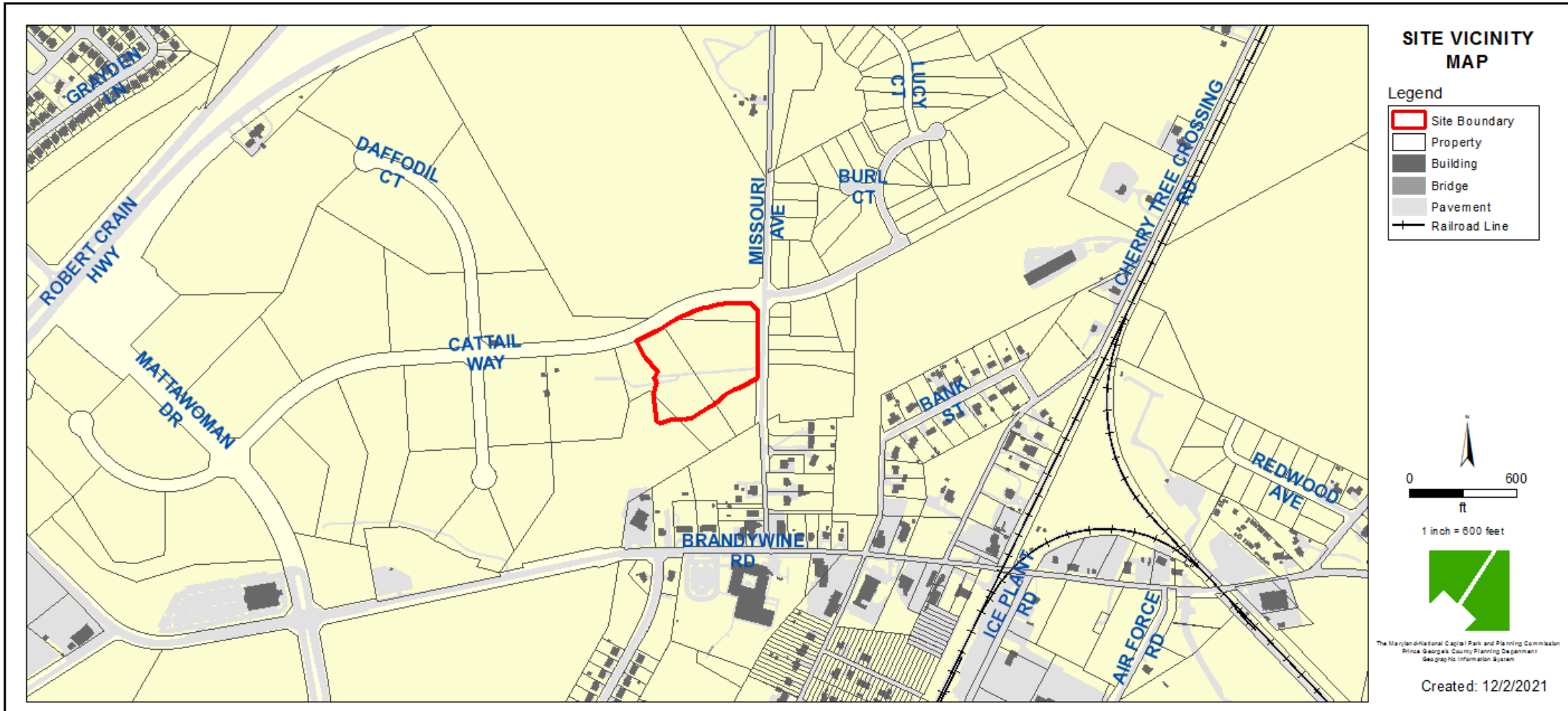
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

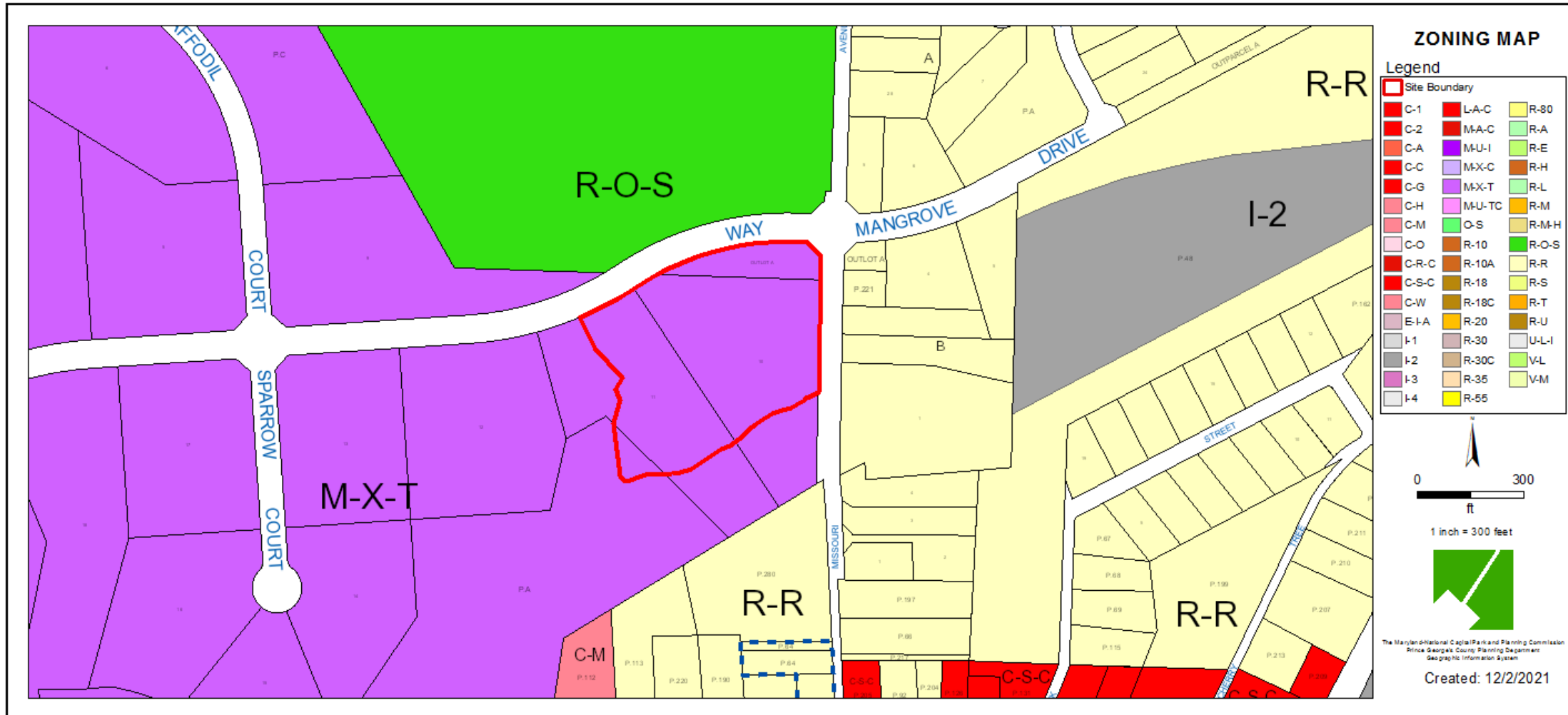


SITE VICINITY MAP



ZONING MAP

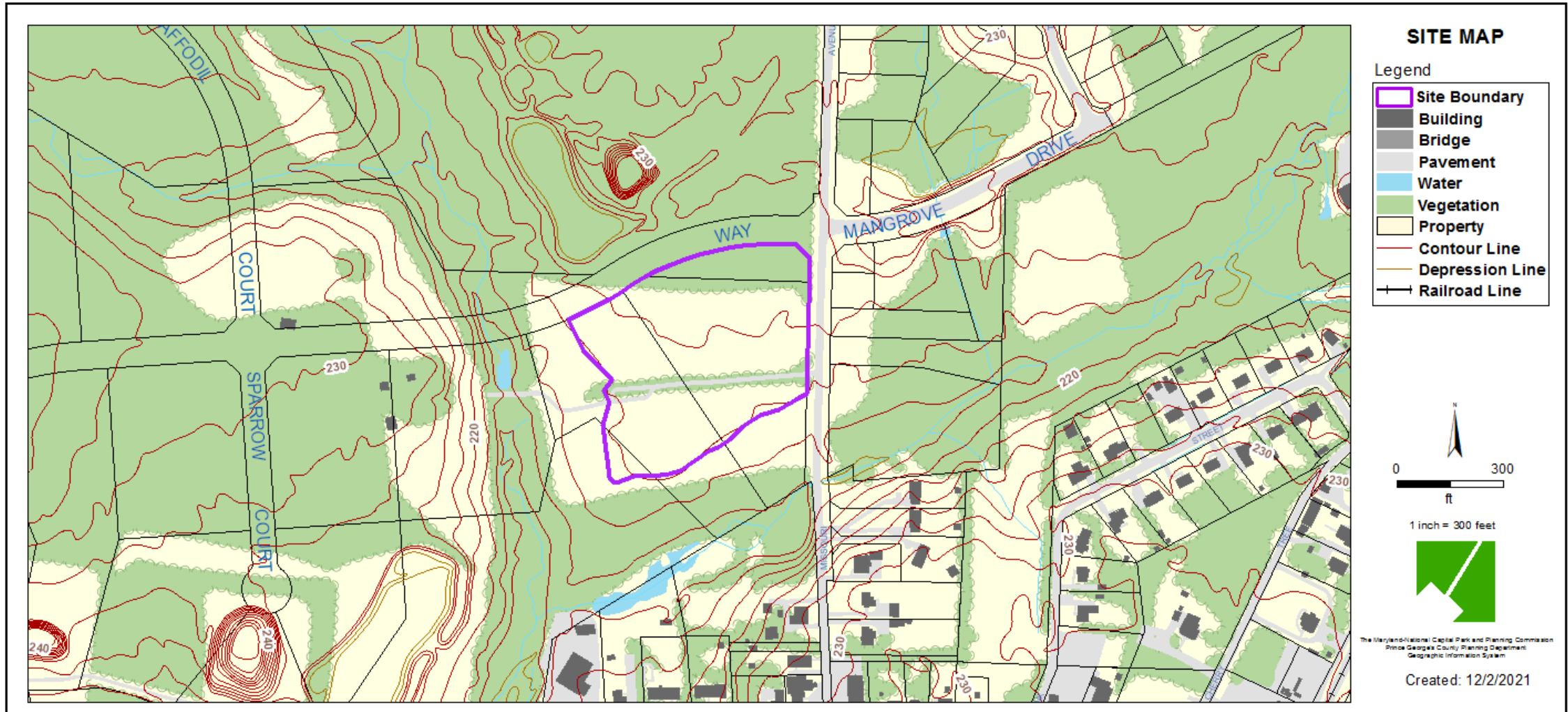
Property Zone: M-X-T



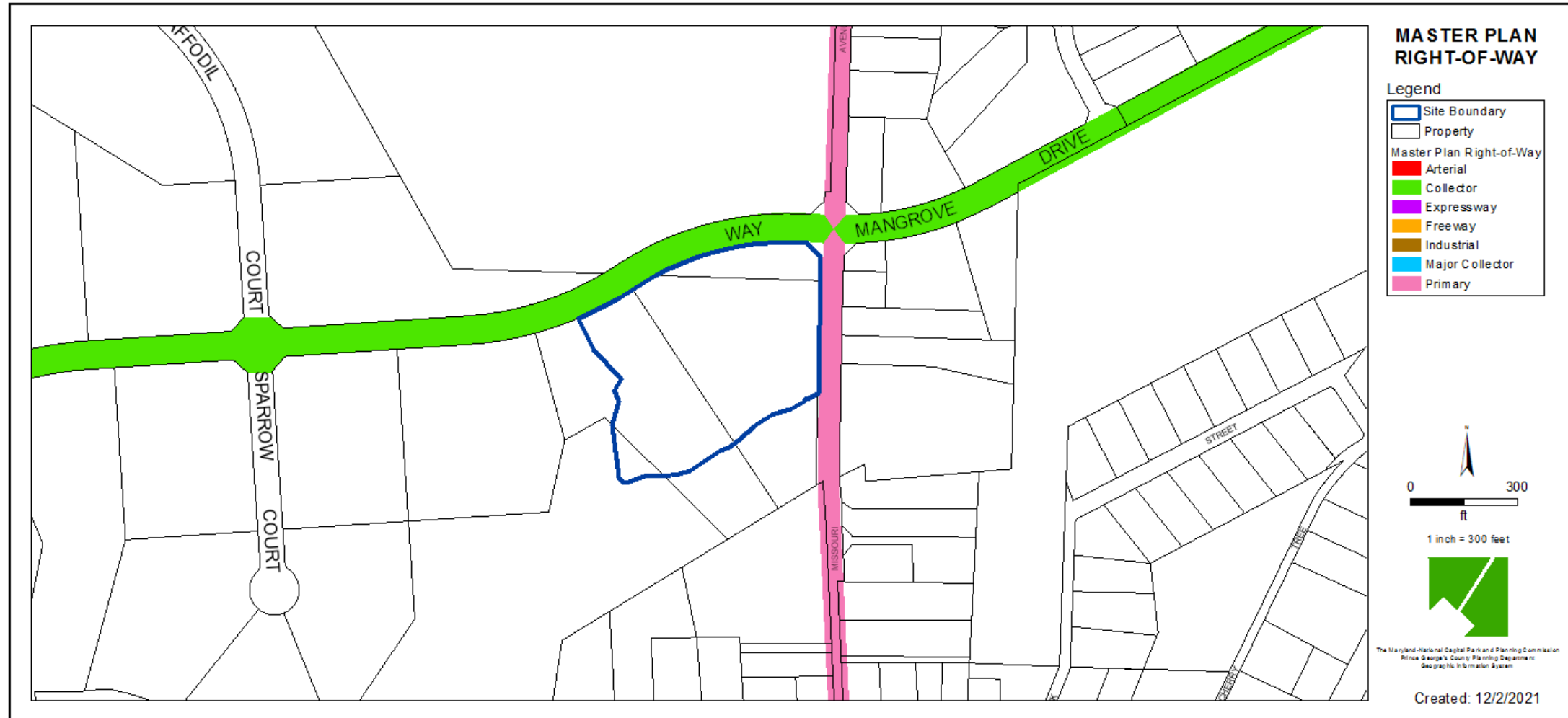
AERIAL MAP



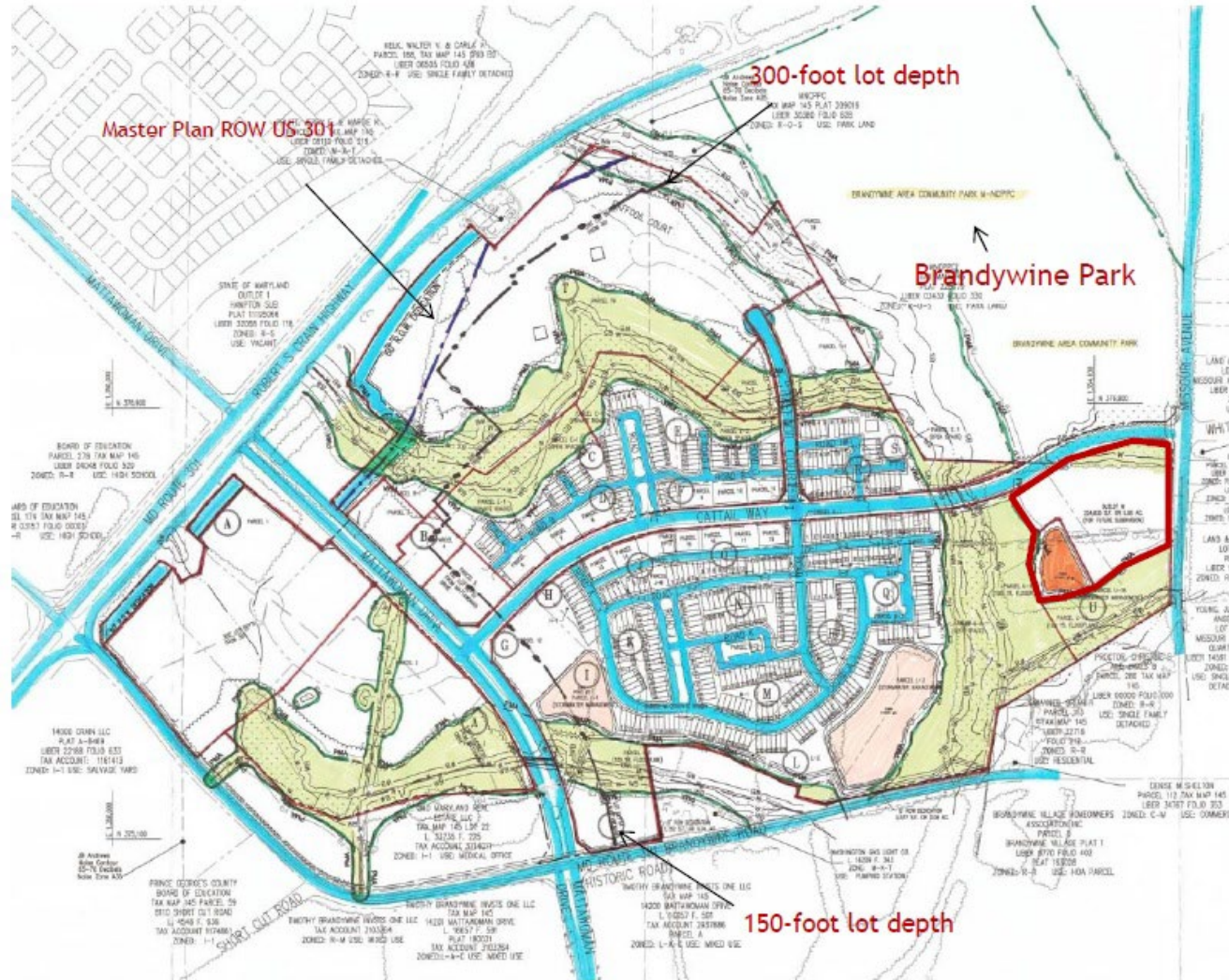
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



POSITION WITHIN PRELIMINARY PLAN 4-11004



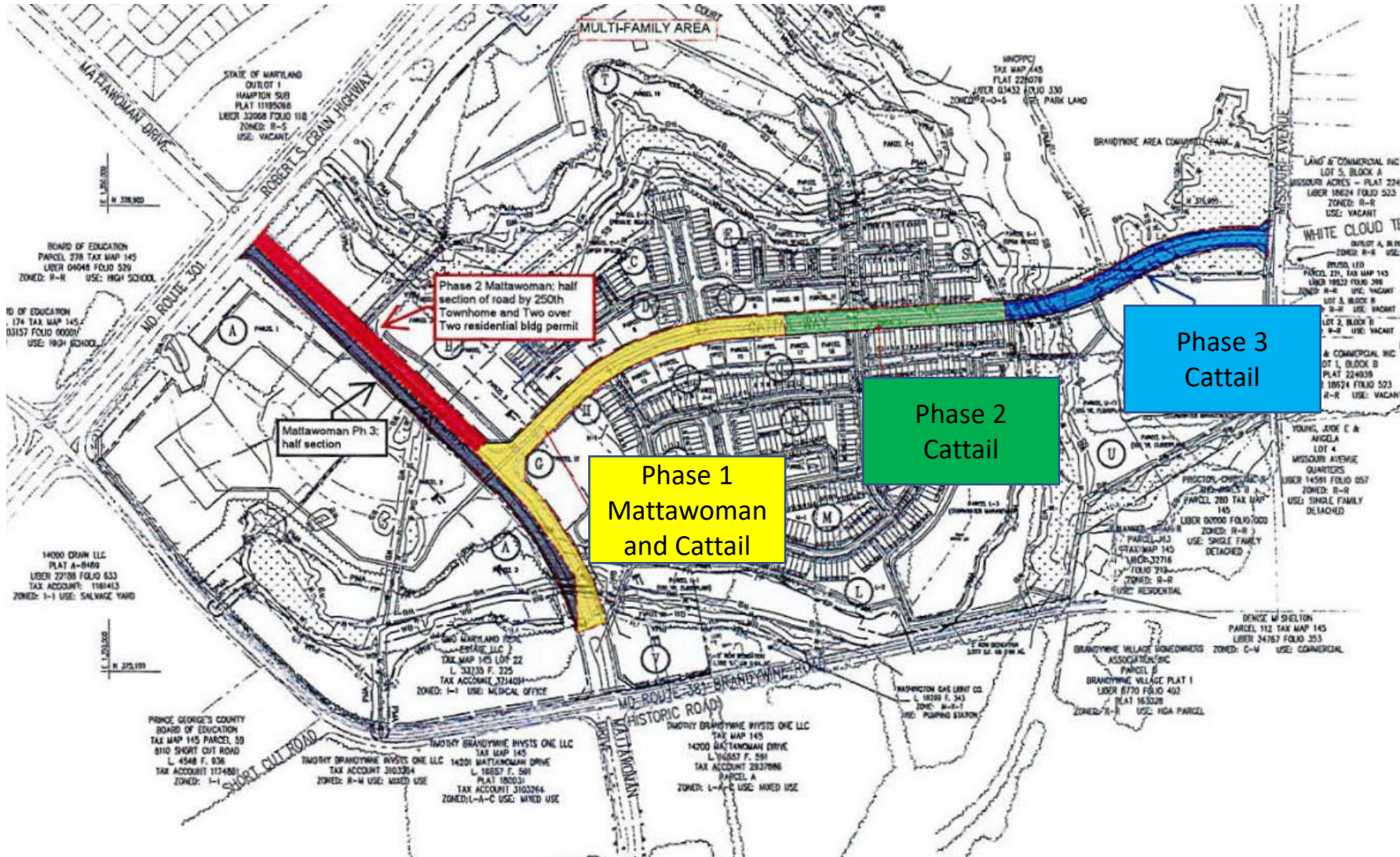
PRELIMINARY PLAN



TYPE I TREE CONSERVATION PLAN



APPLICANT'S 2022 ROAD PHASING PLAN

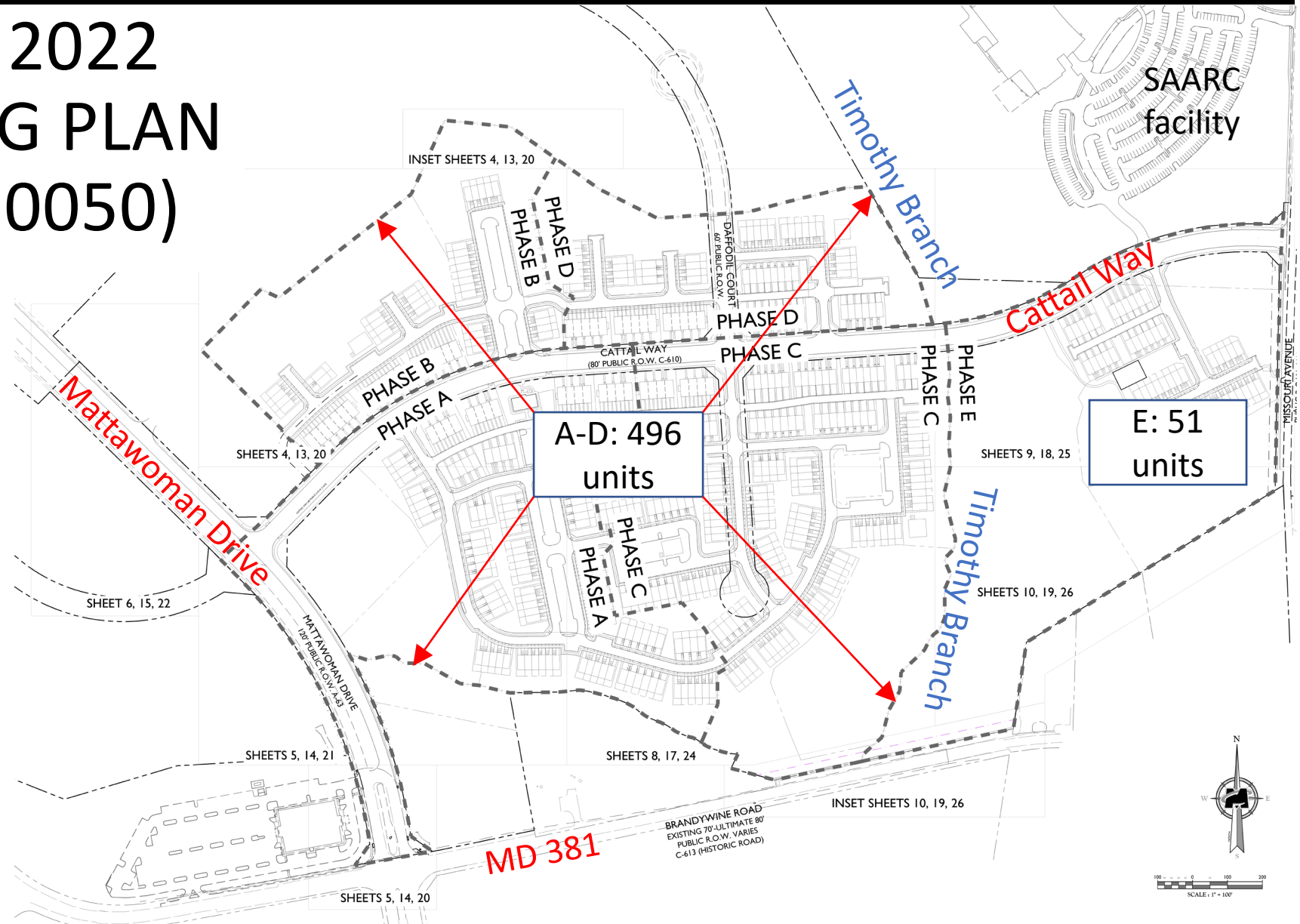


Phase 1 Mattawoman and Cattail: by 1st townhouse (TH) and two-over-two (2/2) unit

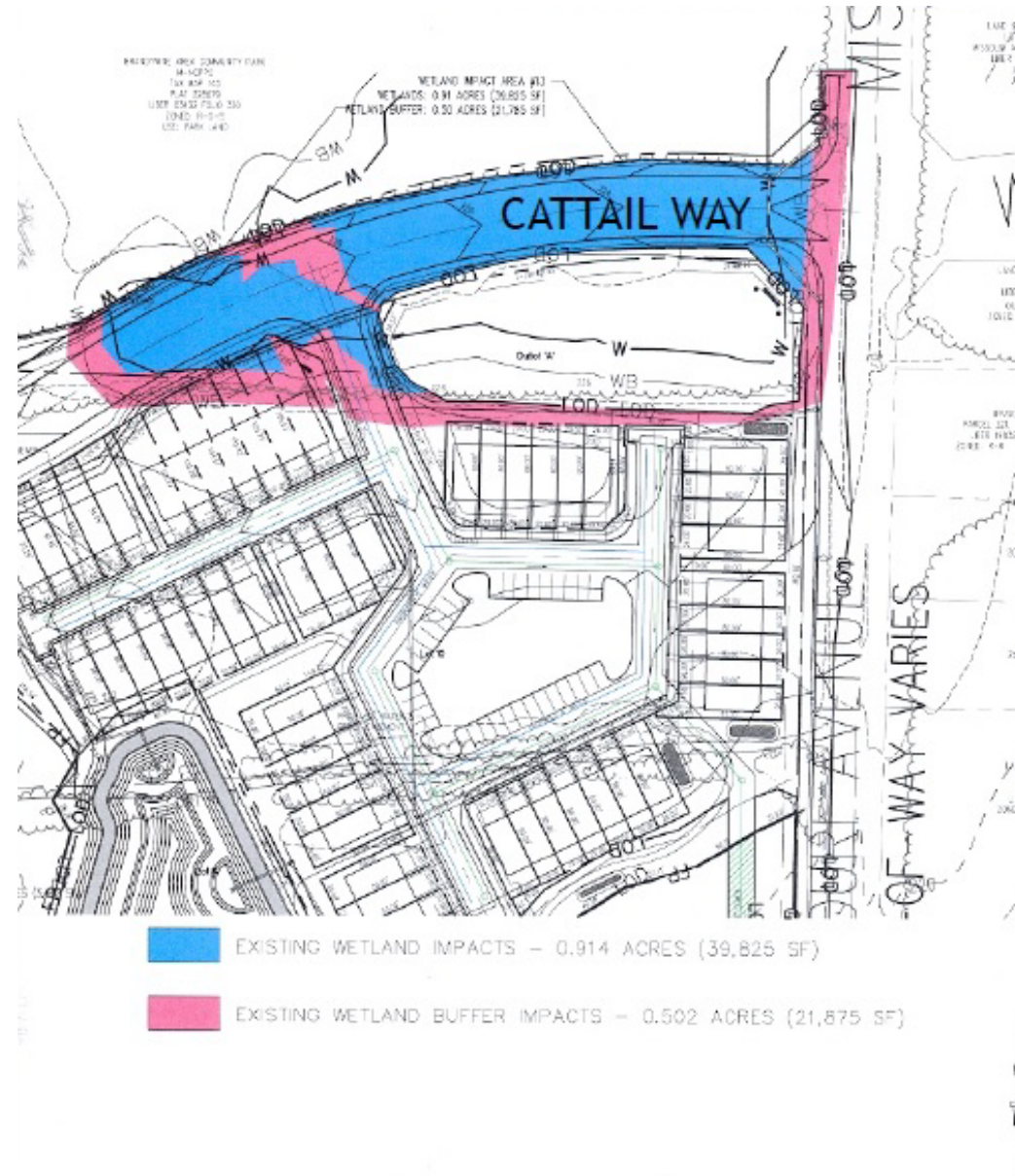
Phase 2 Cattail: by 227th TH and 2/2 unit or 1st multifamily permit

Phase 3 Cattail: by 497th TH and 2/2 unit

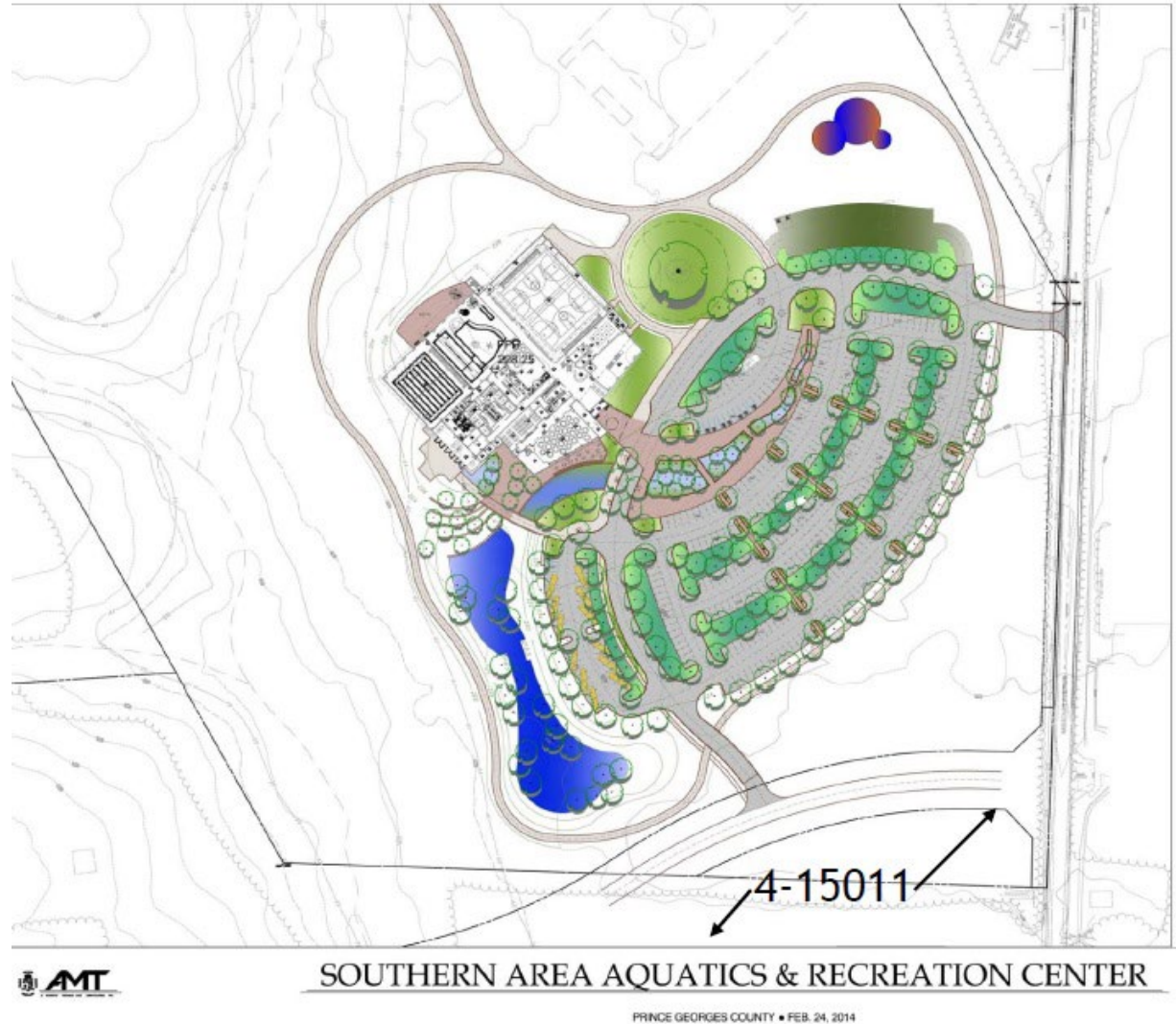
APPLICANT'S 2022 UNIT PHASING PLAN (FROM DSP-20050)



WETLAND IMPACTS



ADJACENT M-NCPPC PARK (SAARC)



STAFF RECOMMENDATION

APPROVAL with conditions

Major Issues:

- N/A

Community Engagement:

- Applicant notified previous parties of record: 11/19/2021
- Staff notified previous parties of record: 12/2/2021, 2/1/2022