

STEPHEN'S CROSSING AT BRANDYWINE

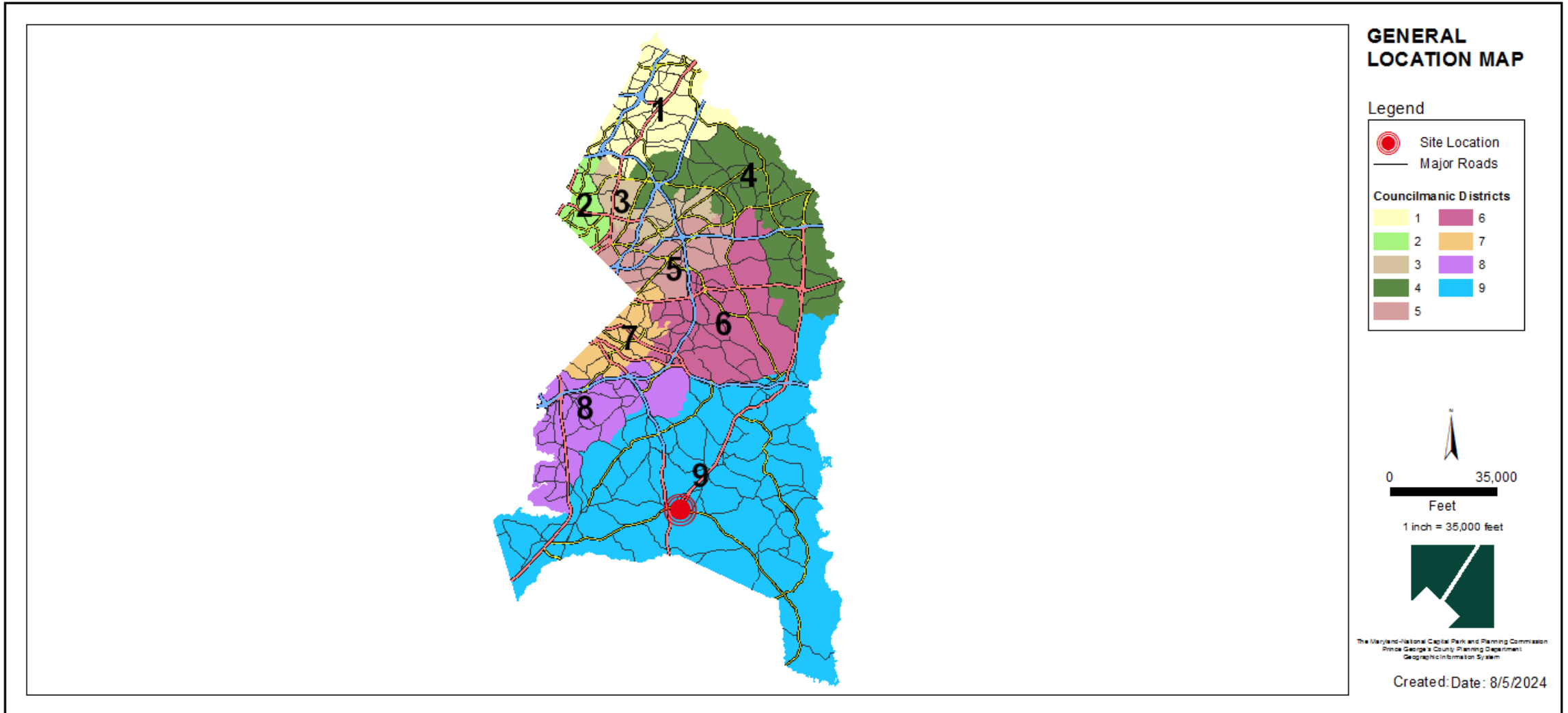
Preliminary Plan of Subdivision
Type 1 Tree Conservation Plan TCP1-007-12-03
Staff Recommendation: CONTINUANCE



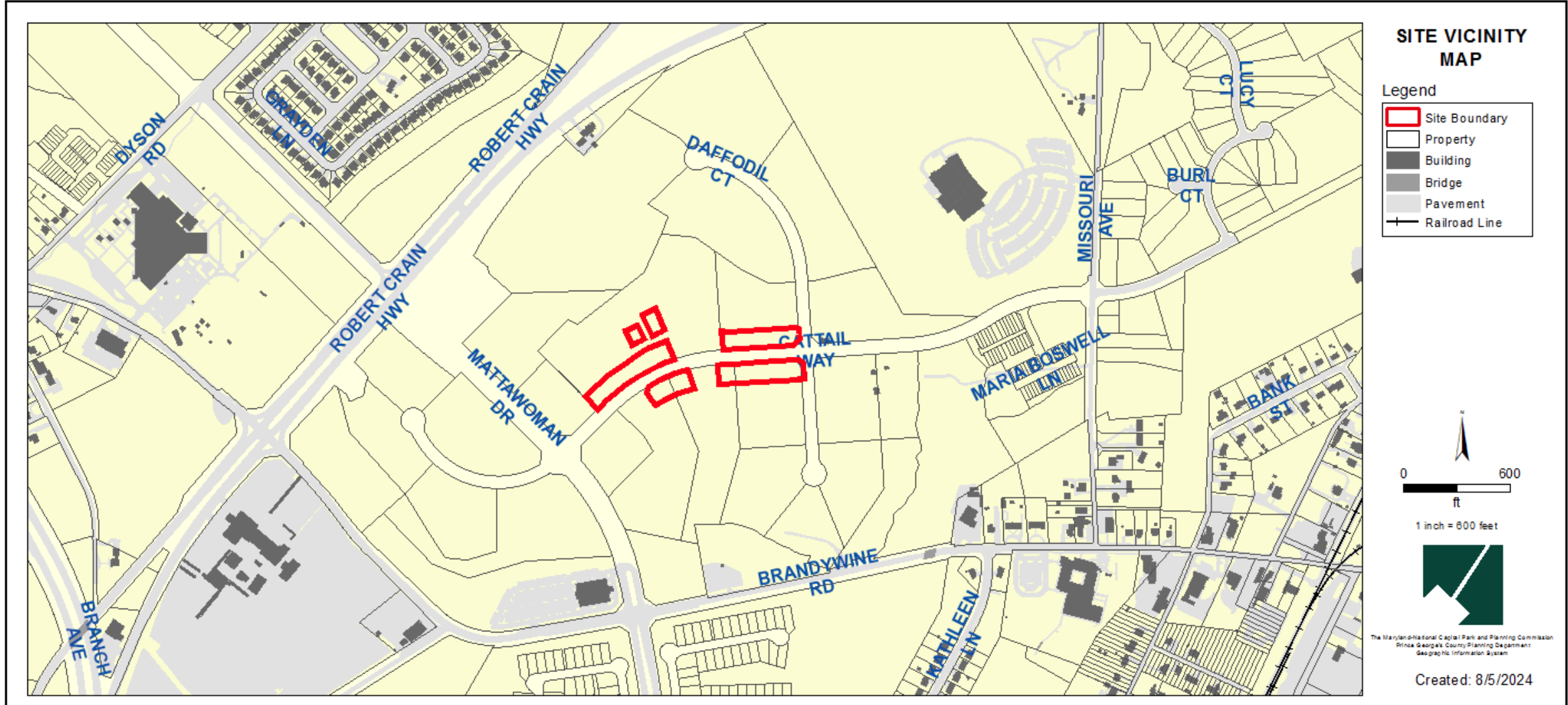
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

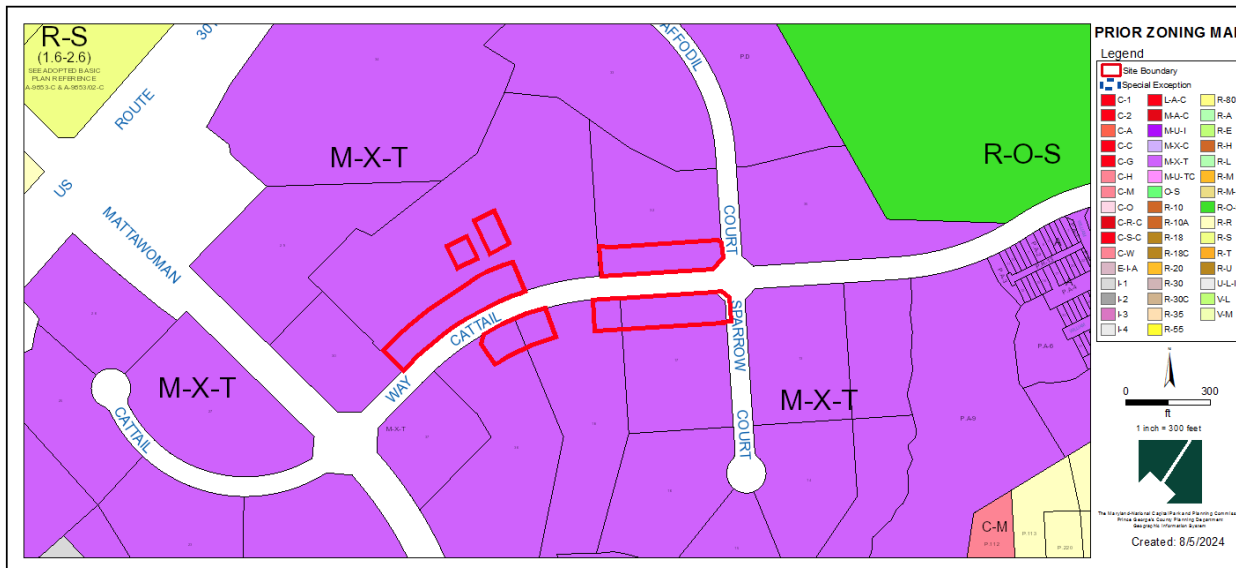


SITE VICINITY MAP

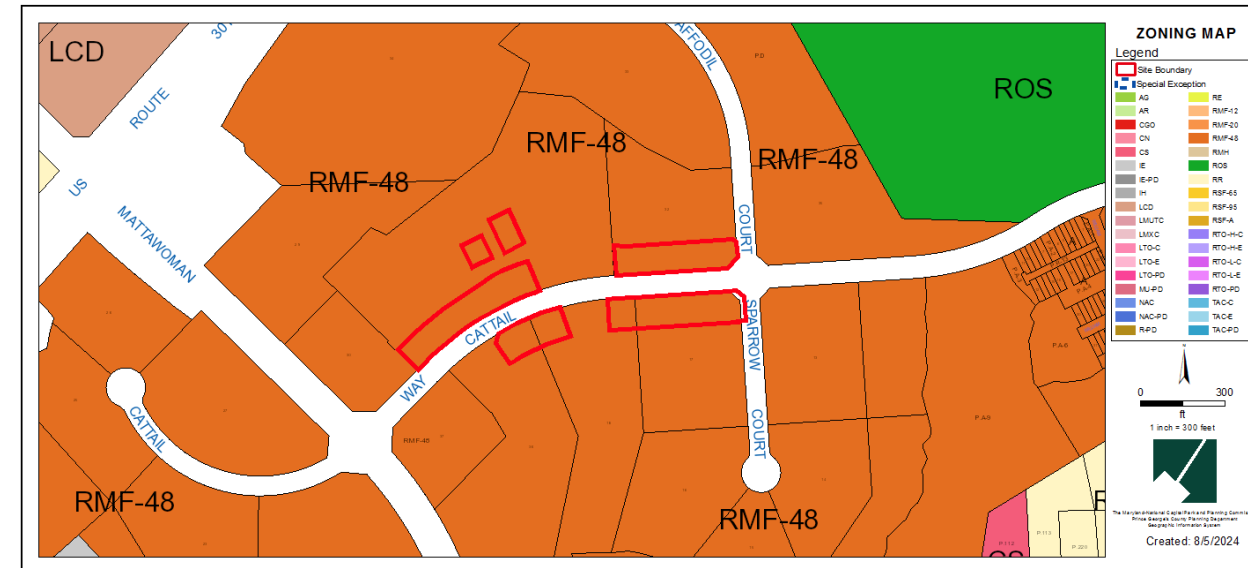


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: M-X-T



Current Zoning: RMF-48



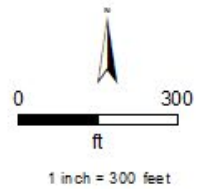
AERIAL MAP



AERIAL MAP

Legend

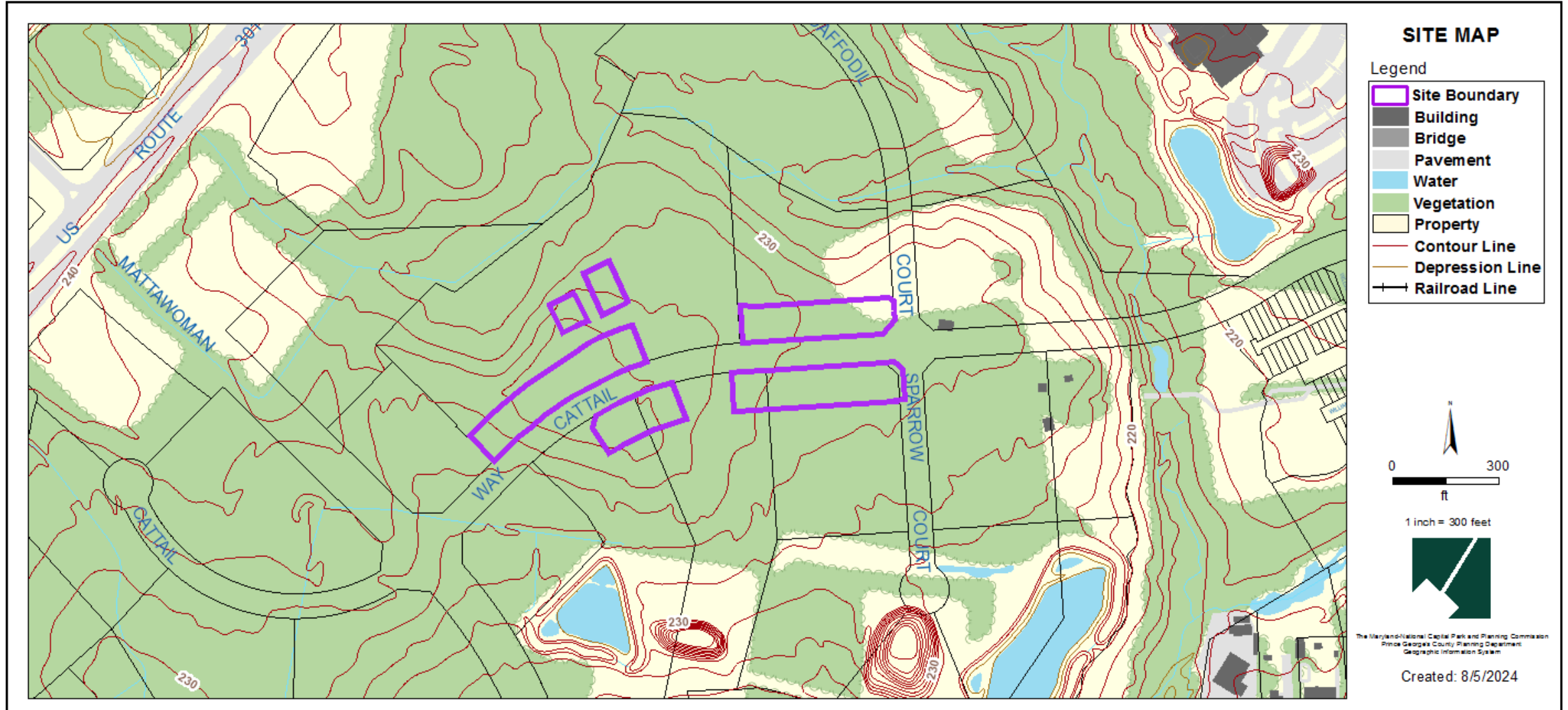
-  Site Boundary
 Property

IMAGERY FROM
May 2023

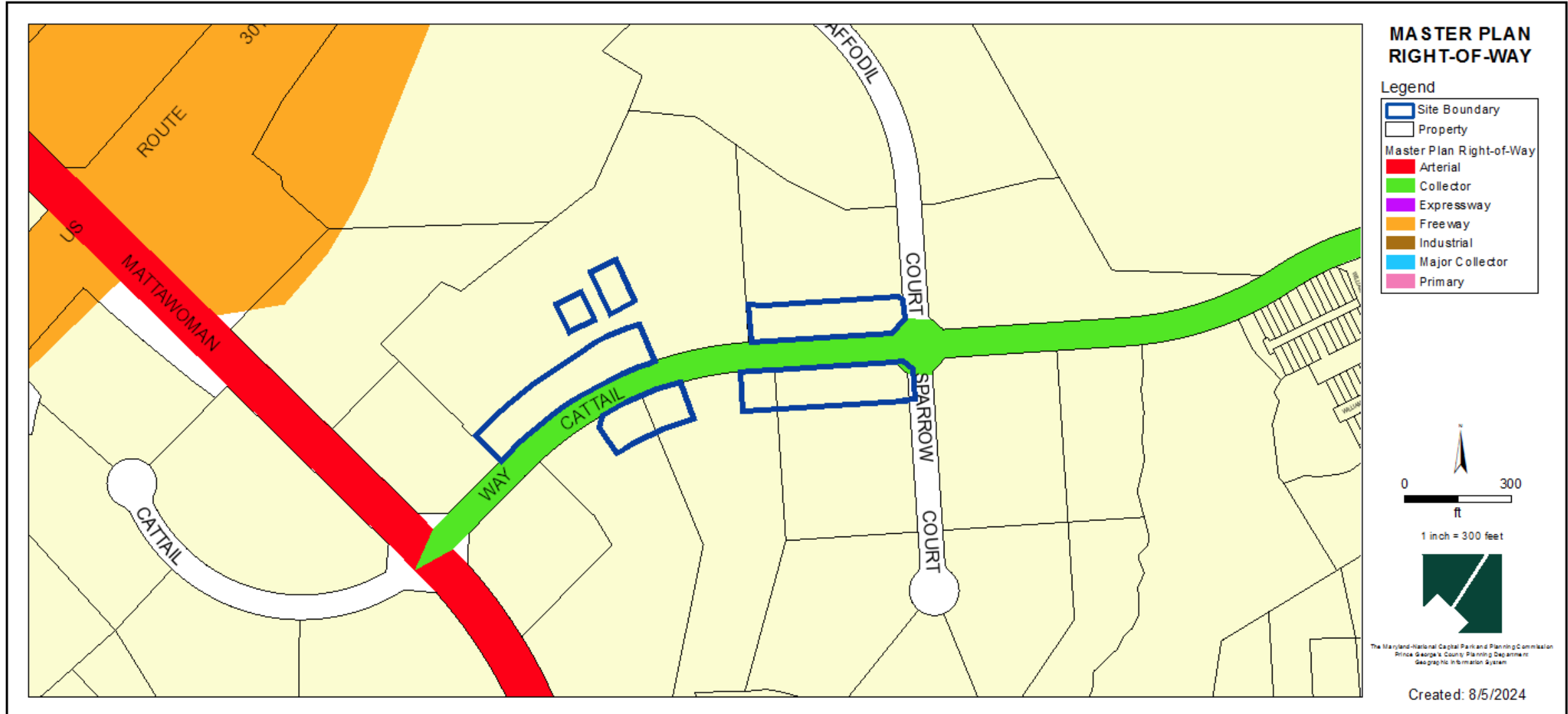
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 8/5/2024

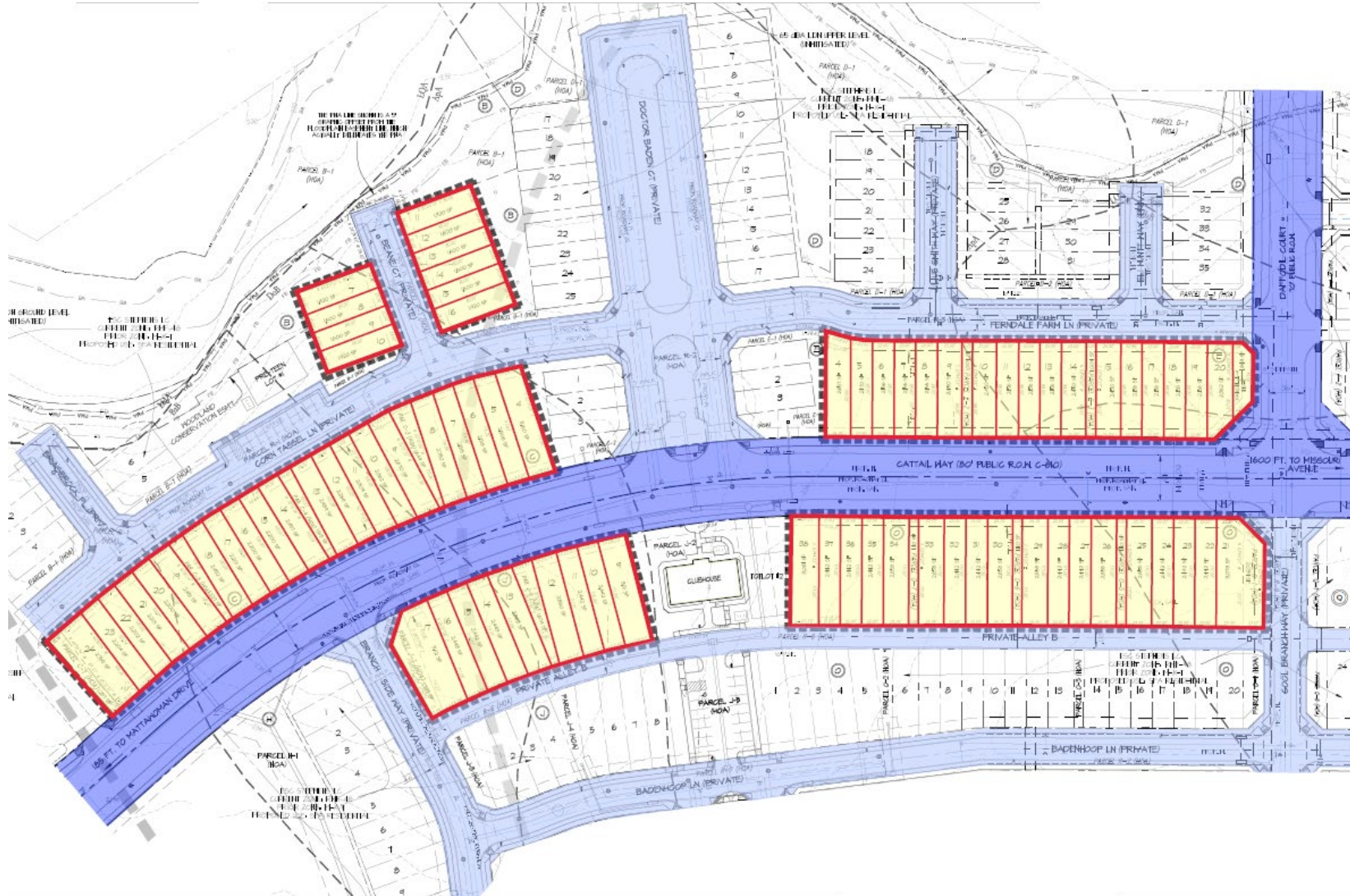
SITE MAP



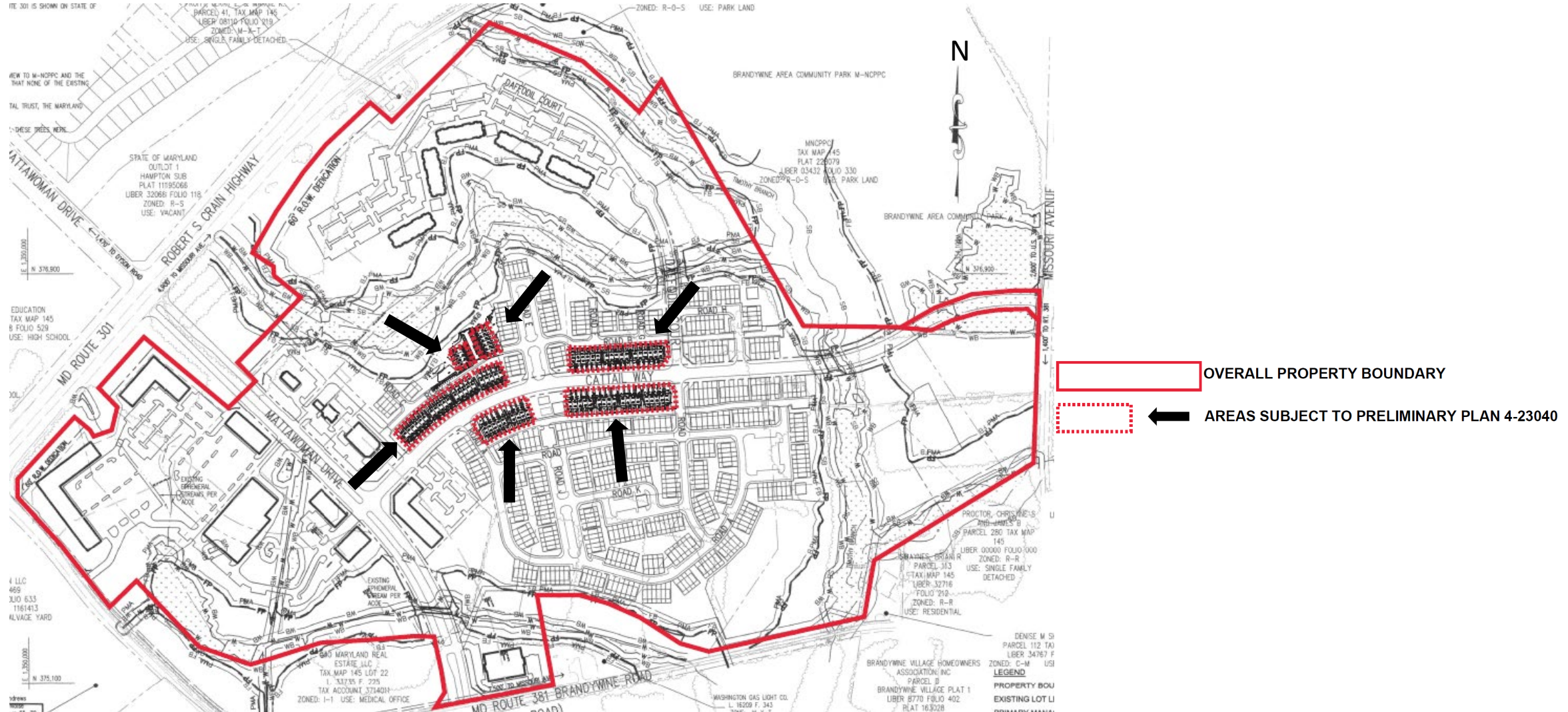
MASTER PLAN RIGHT-OF-WAY MAP



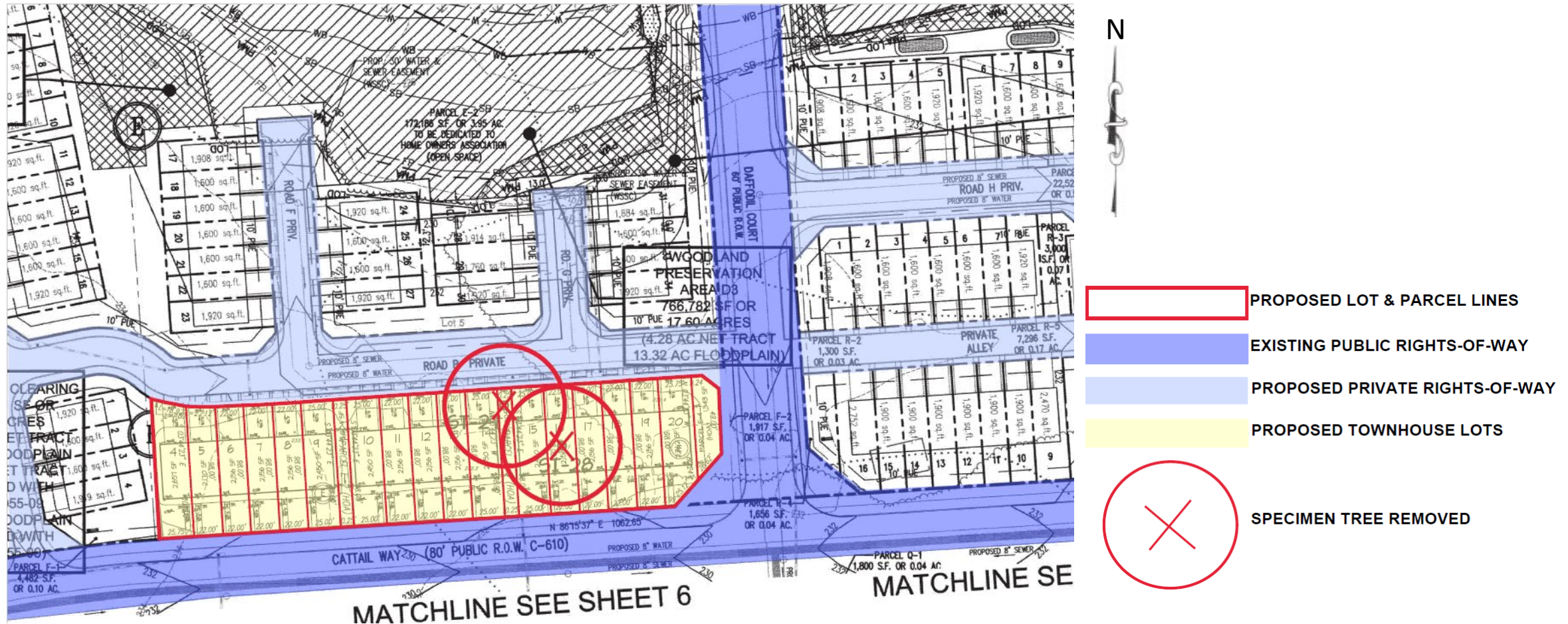
PRELIMINARY PLAN OF SUBDIVISION



-  PROPOSED LOT & PARCEL LINES
-  EXISTING PUBLIC RIGHTS-OF-WAY
-  PROPOSED PRIVATE RIGHTS-OF-WAY
-  PROPOSED TOWNHOUSE LOTS



TYPE I TREE CONSERVATION PLAN - DETAIL; SPECIMEN TREE VARIANCE



STAFF RECOMMENDATION

CONTINUANCE to October 17, 2024

Major Issues:

- Certificate of Adequacy ADQ-2023-070 has not yet been approved

Applicant Required Mailings:

- Informational Mailing: 11/20/2023
- Acceptance Mailing: 06/07/2024