

STEPHEN'S CROSSING AT BRANDYWINE

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-007-12-03

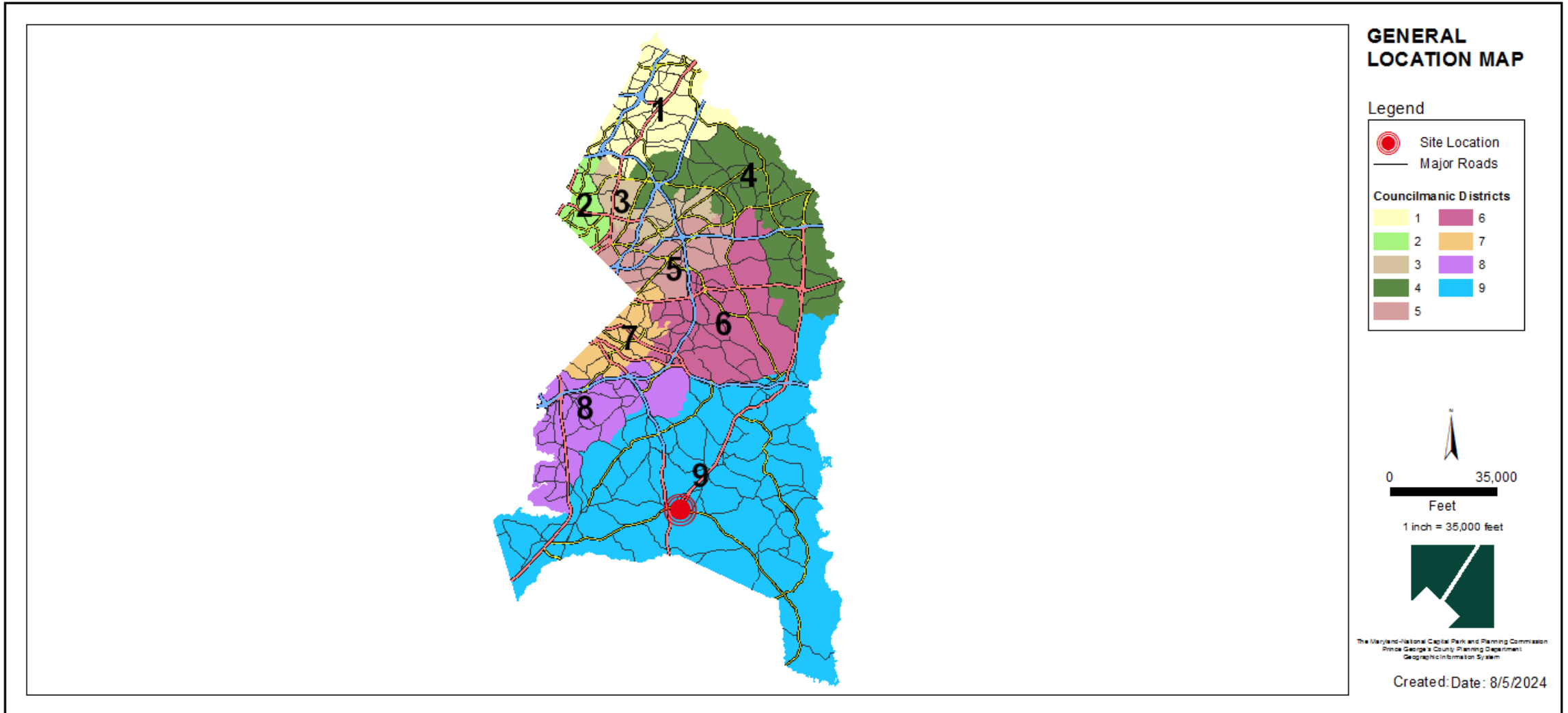
Staff Recommendation: APPROVAL with Conditions



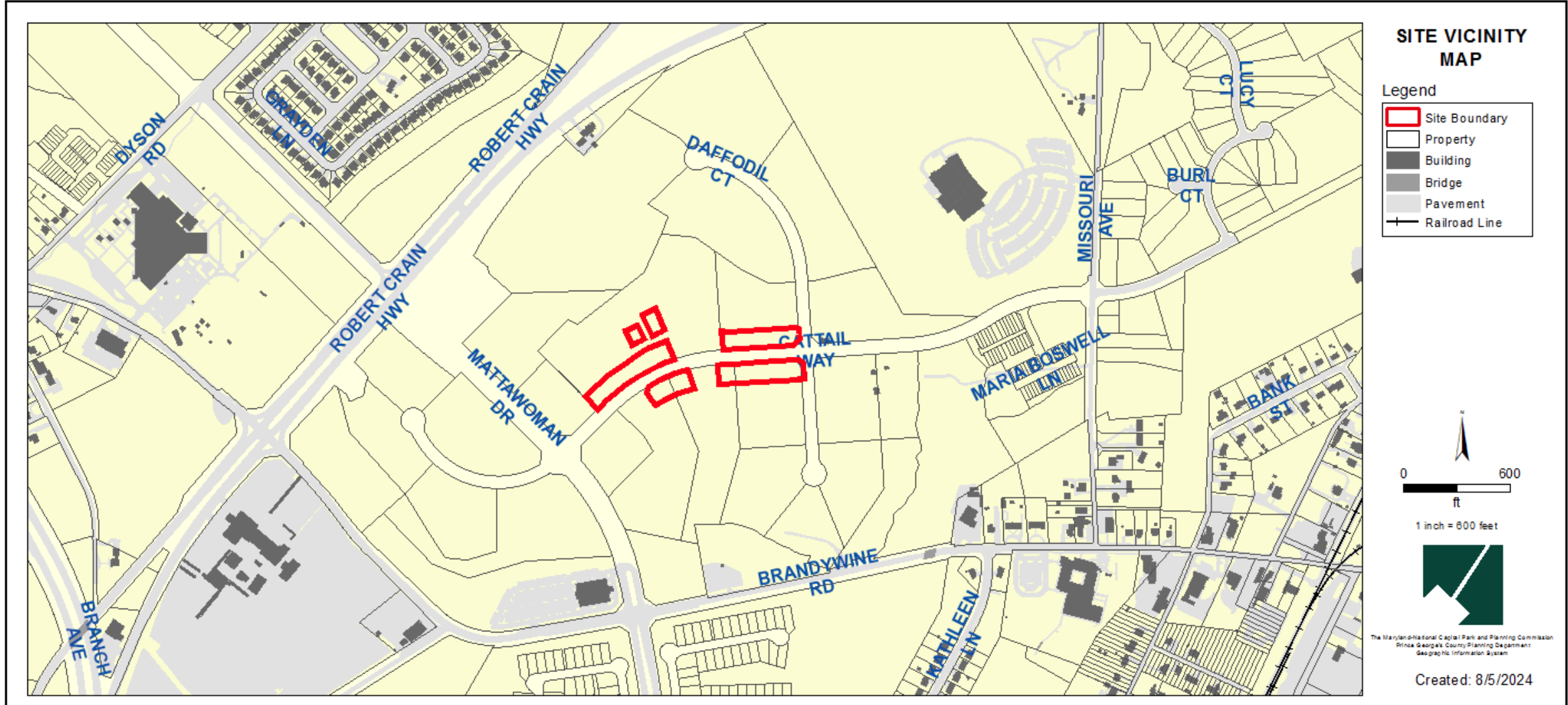
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

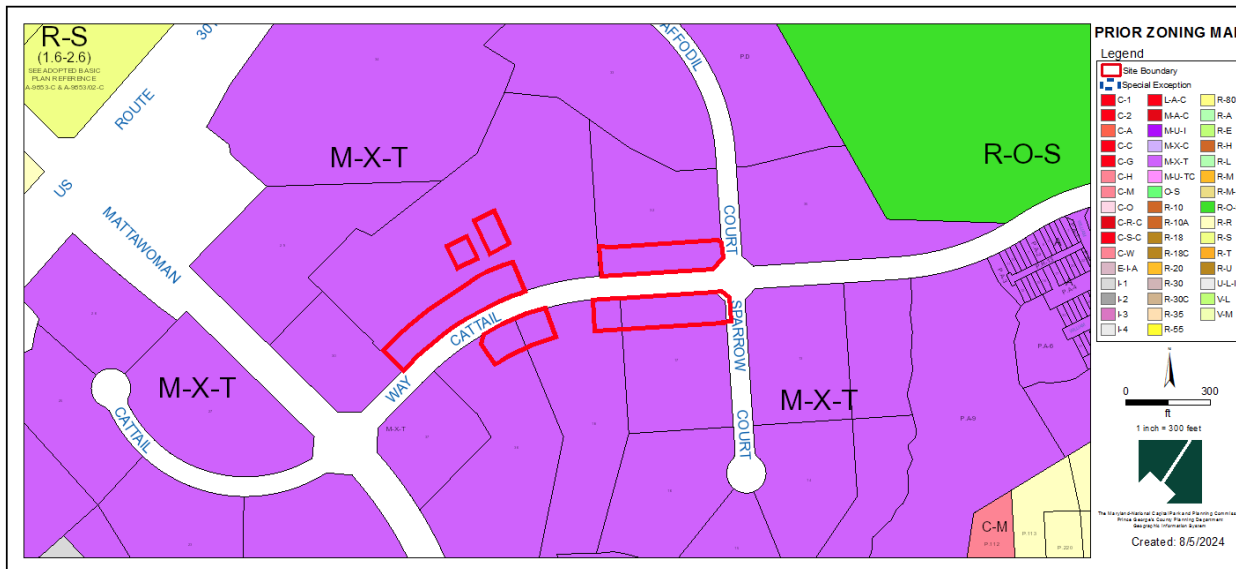


SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: M-X-T



Current Zoning: RMF-48



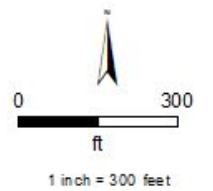
AERIAL MAP



AERIAL MAP

Legend

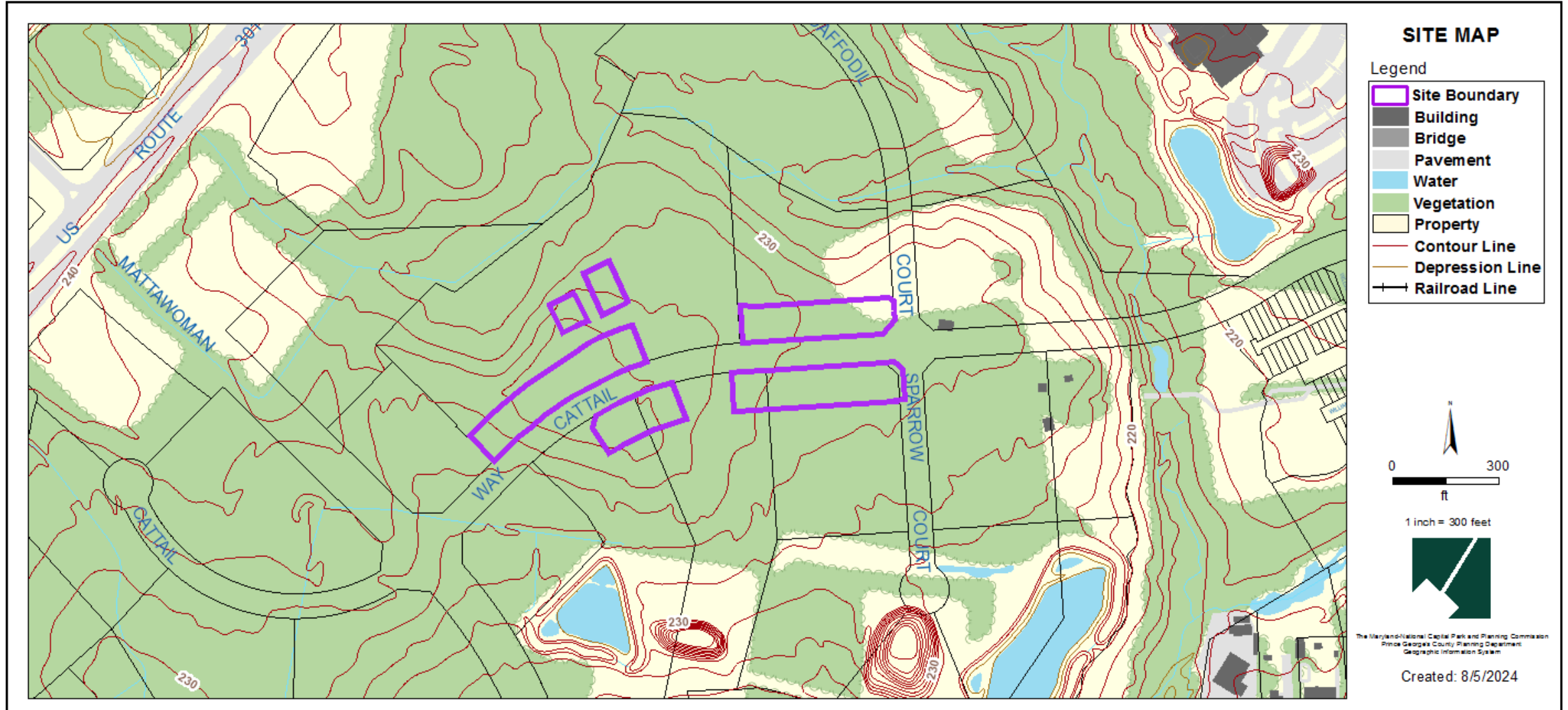
-  Site Boundary
 Property

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

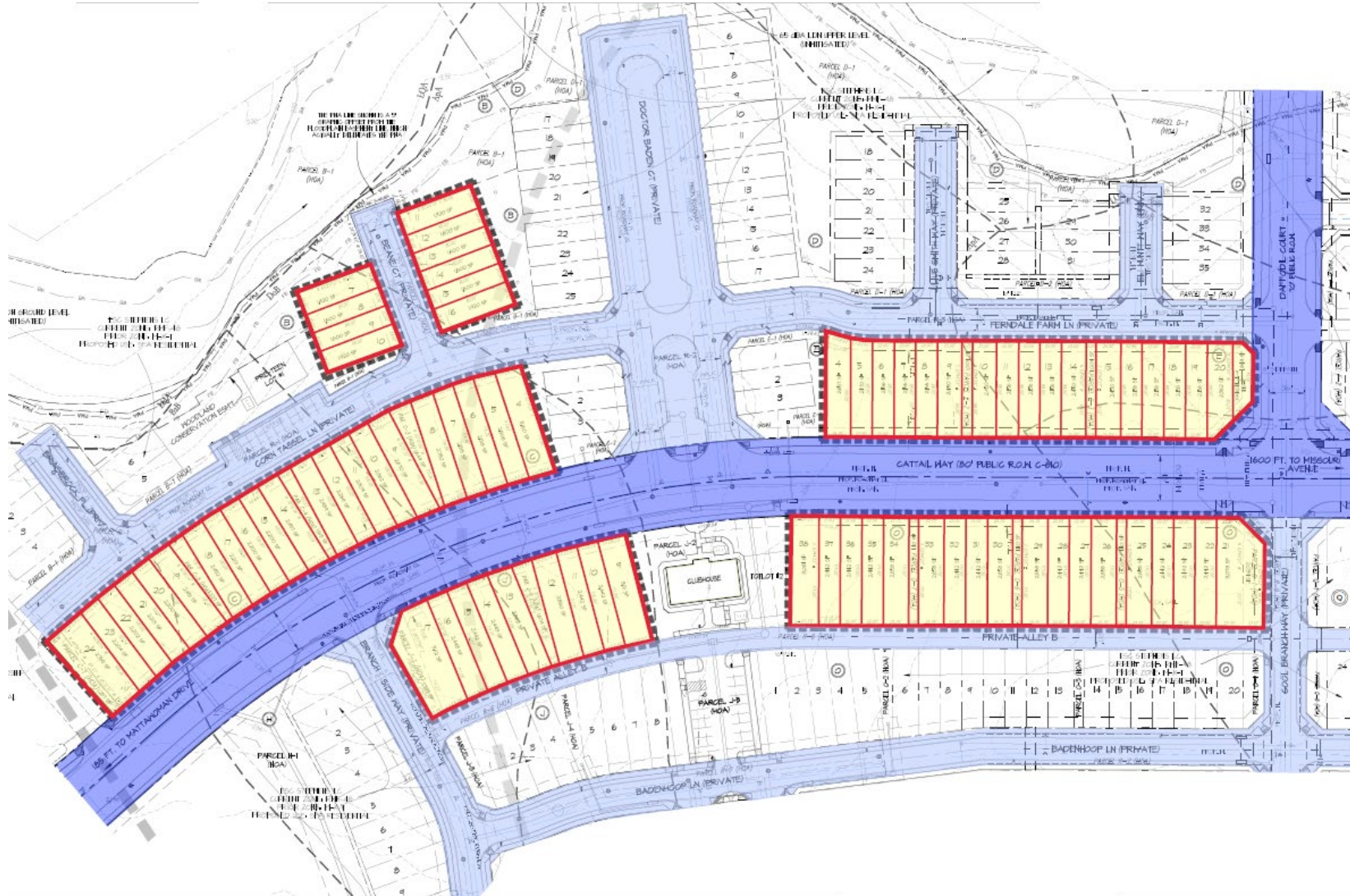
SITE MAP



A map of the area around Mattawoman Park. The Mattawoman River is shown in red, flowing from the top left towards the bottom. A green line represents the proposed greenway route, starting from the river and extending eastwards. The route is bordered by a blue line. Several roads are labeled: 'ROUTE 30' in the top left, 'CATTAIL WAY' along the greenway, 'SPARROW COURT' running vertically, and 'AFFODIL COURT' at the top right. The area is divided into yellow and orange shaded regions, likely representing different land ownership or planning zones.

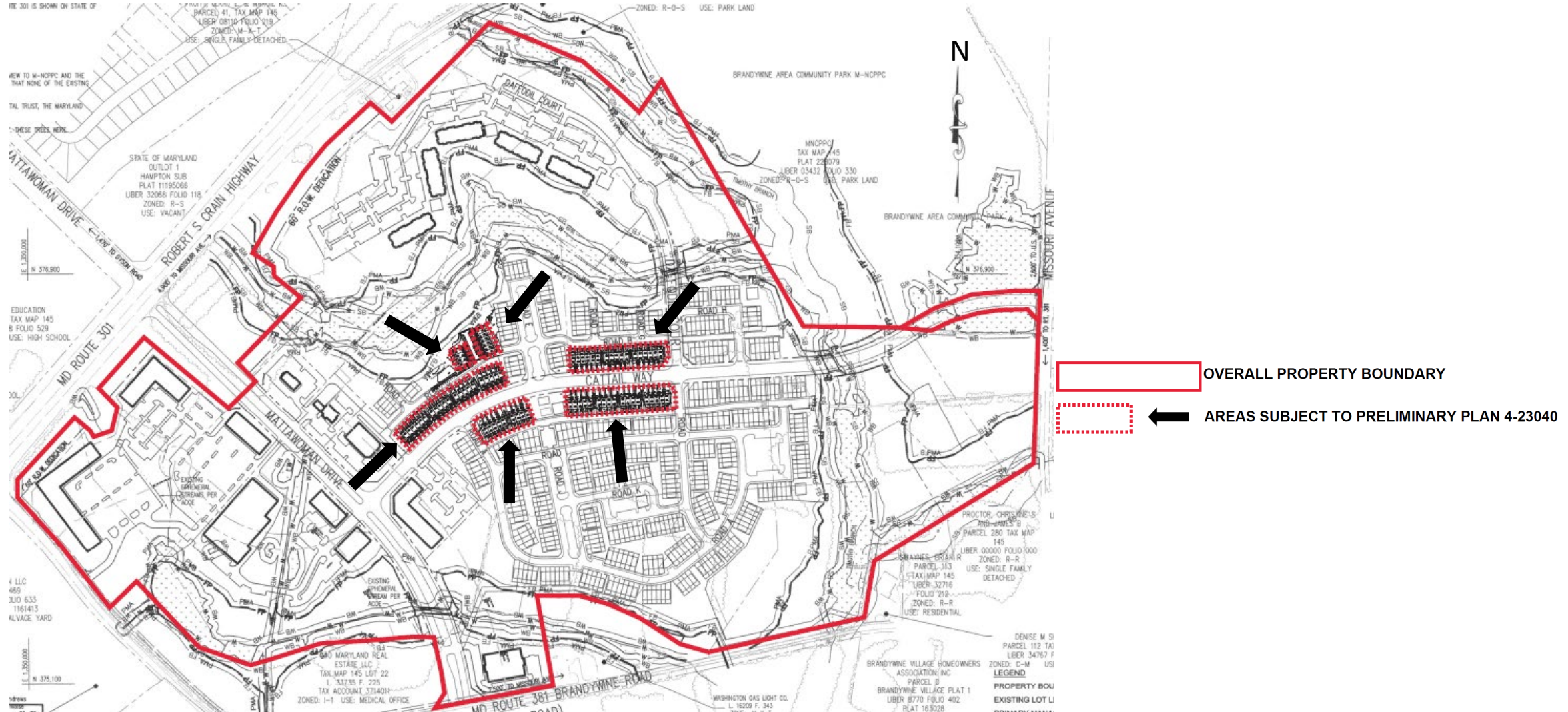
Created: 8/5/2024

PRELIMINARY PLAN OF SUBDIVISION

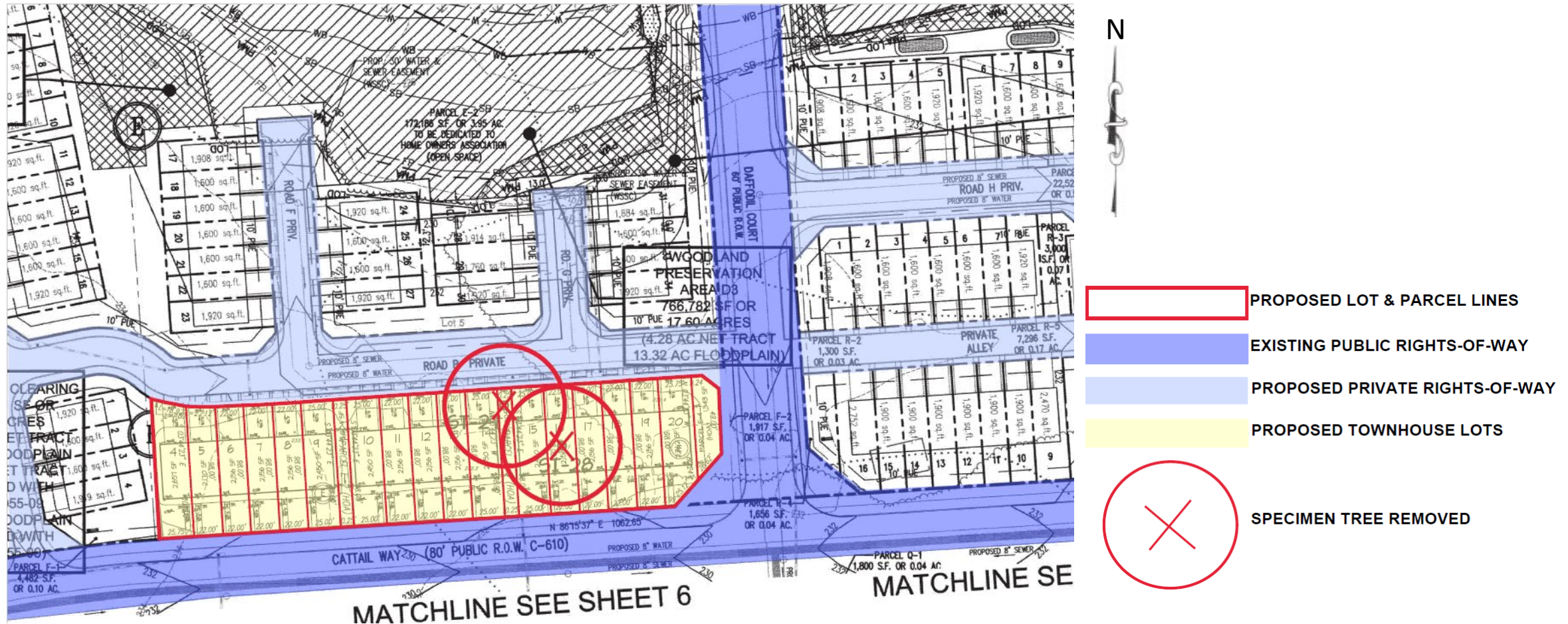


-  PROPOSED LOT & PARCEL LINES
-  EXISTING PUBLIC RIGHTS-OF-WAY
-  PROPOSED PRIVATE RIGHTS-OF-WAY
-  PROPOSED TOWNHOUSE LOTS

TYPE I TREE CONSERVATION PLAN



TYPE I TREE CONSERVATION PLAN - DETAIL; SPECIMEN TREE VARIANCE



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of 4-23040
- Approval of TCP1-007-12-03
- Approval of a Variance from Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

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