JUNICA BRANDYWINE

Detailed Site Plan

Case: DET-2025-006

TCP2-2025-0061

Staff Recommendation: APPROVAL

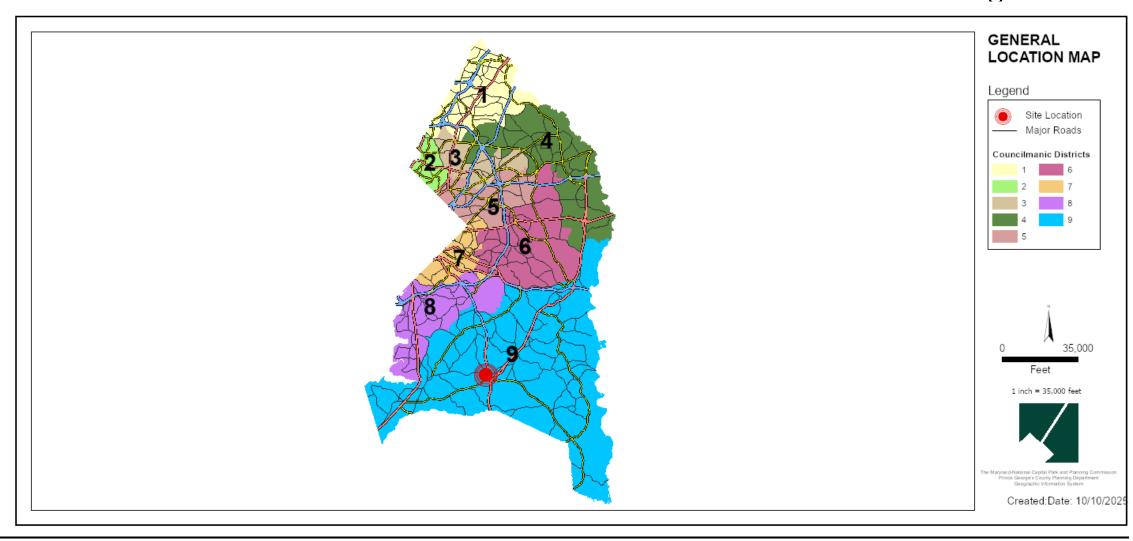


GENERAL LOCATION MAP

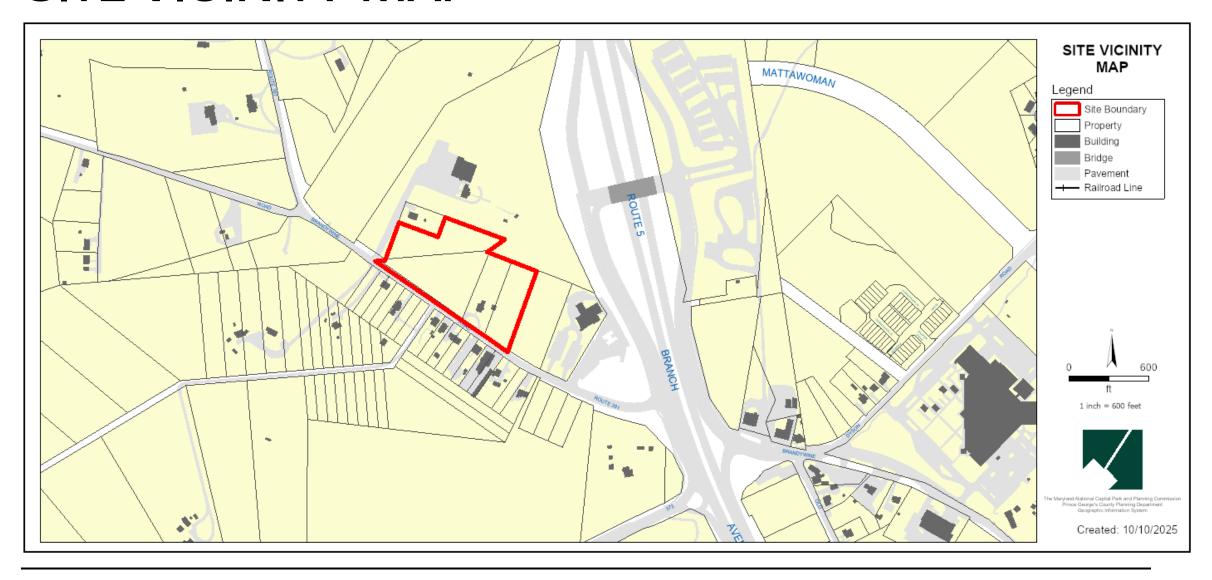
Council District: 09

Case: DET-2025-006

Planning Area: 85A



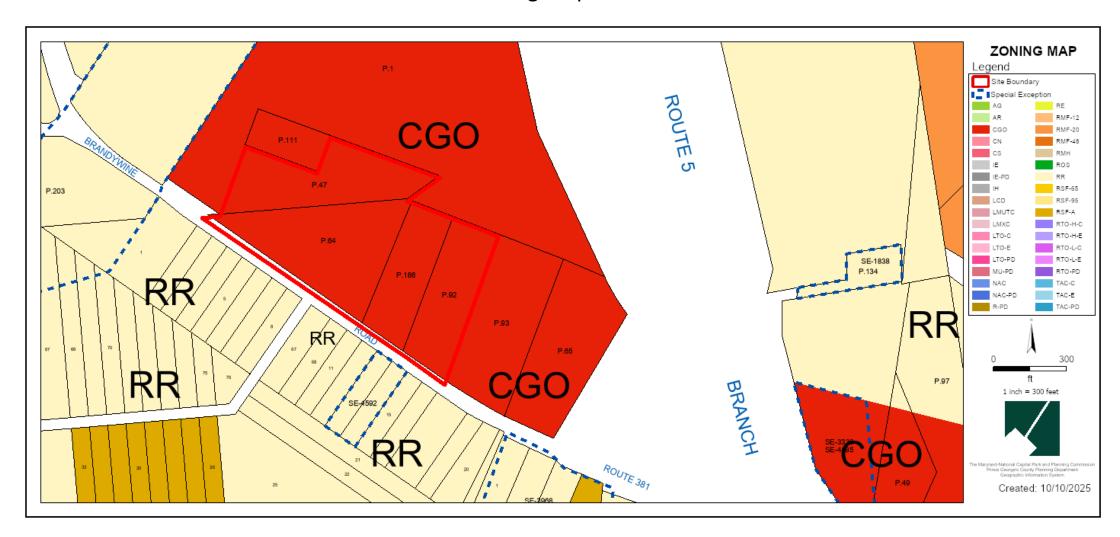
SITE VICINITY MAP



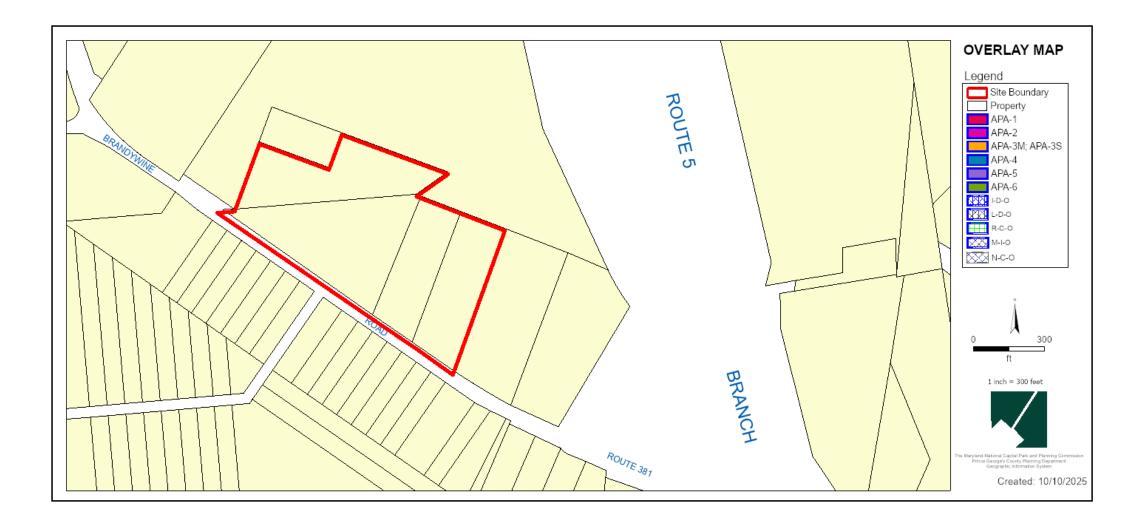
Case: DET-2025-006

ZONING MAP

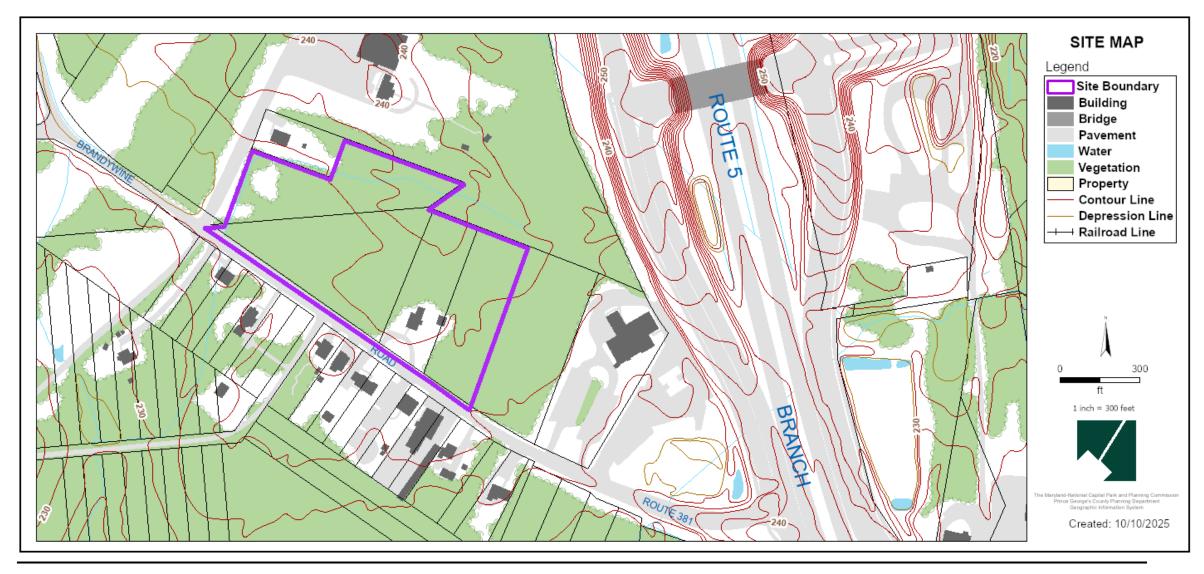
Zoning Map: CGO



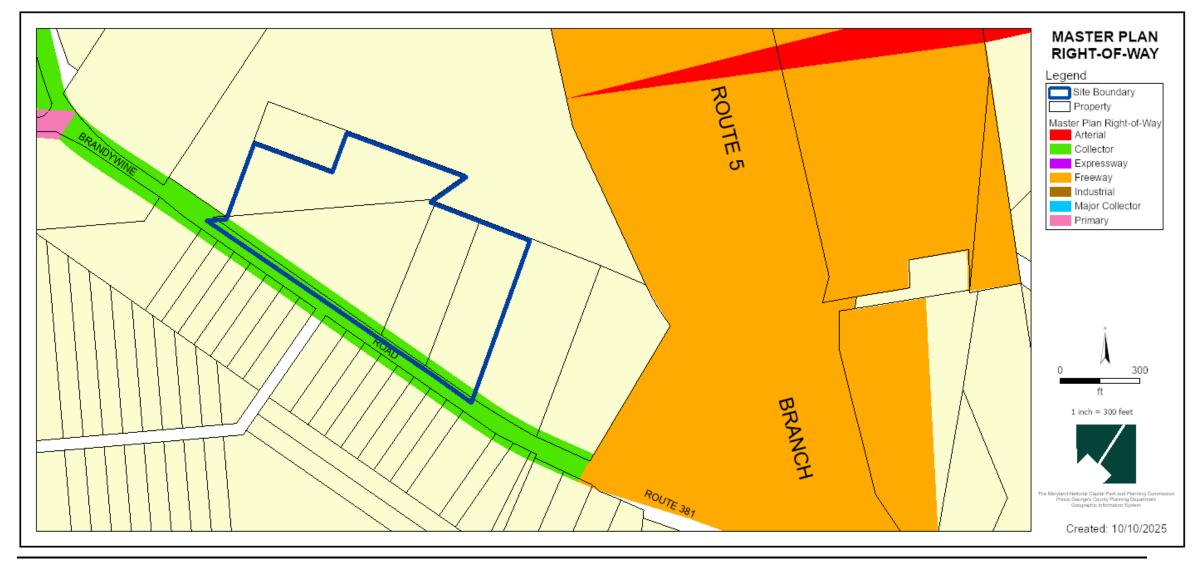
OVERLAY MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



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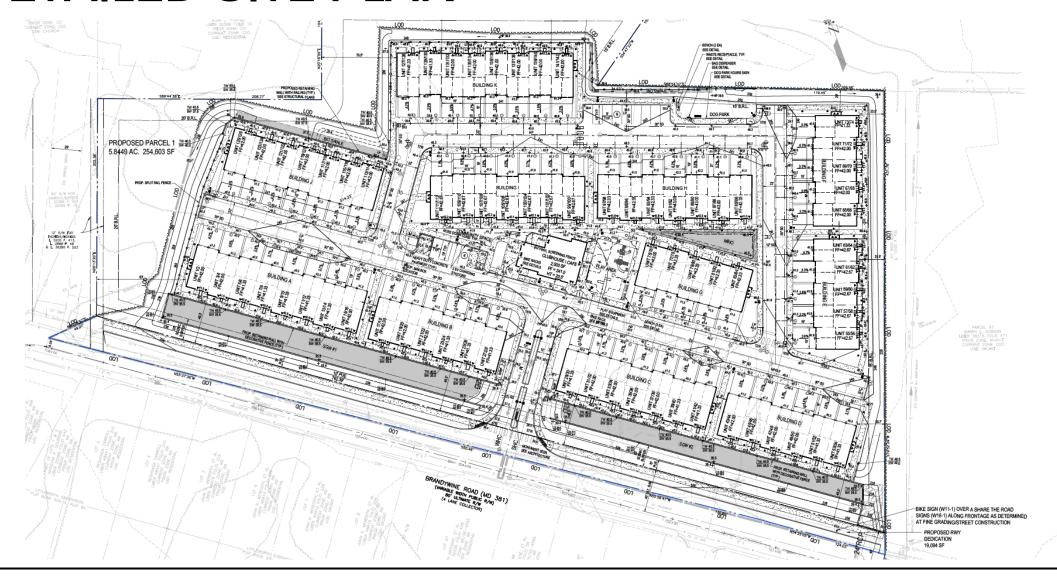
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY

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OUTLINED

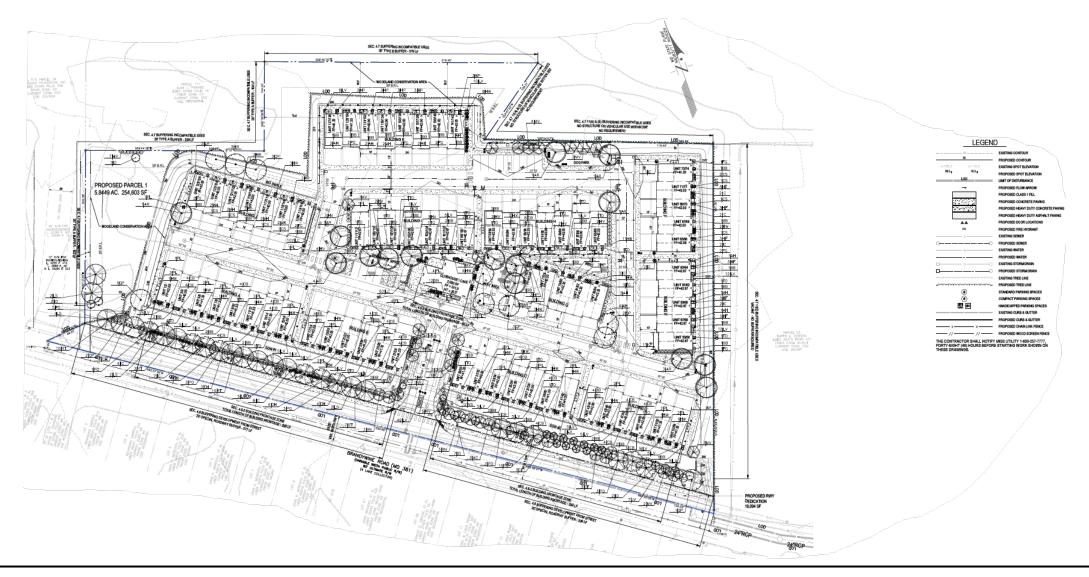


DETAILED SITE PLAN

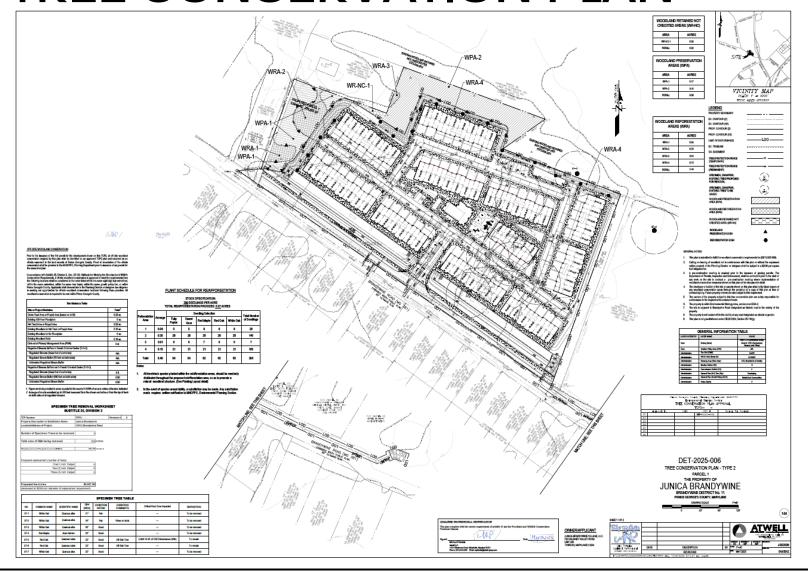


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LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



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ARCHITECTURAL SITE PLAN



COMMON AREA EXHIBIT



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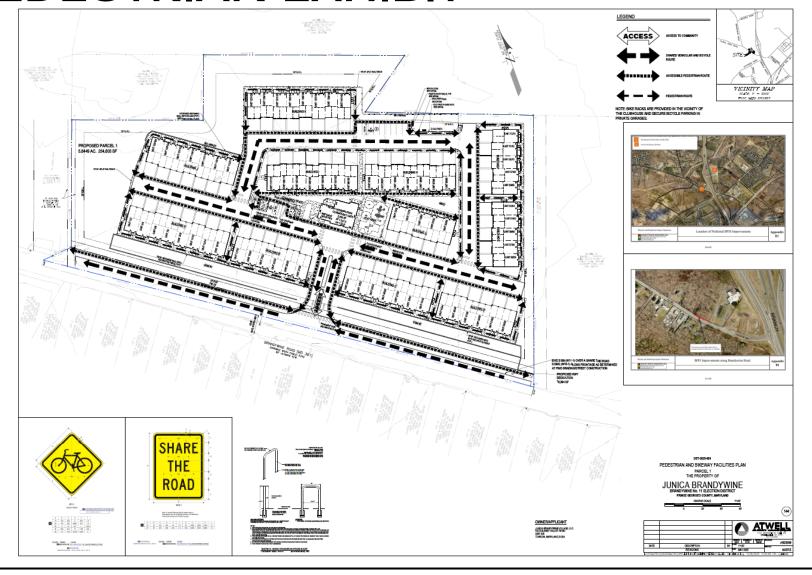
OPEN SPACE SET-ASIDE EXHIBIT



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BIKE/PEDESTRIAN EXHIBIT



ELEVATIONS



04 - BD-A EAST ELEVATION - 16 UNIT

ELEVATIONS

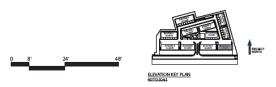
O 142-01







04 - BD-C EAST ELEVATION - 14 UNIT



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ELEVATIONS

€ *74'-8"

O +64-0"

⊕ +53'-4" LEVEL 2

⊕ +42-8* LENRL1



ELEVATIONS



ELEVATIONS



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ELEVATIONS





STAFF RECOMMENDATION

APPROVAL with conditions
Detailed Site Plan DET-2025-006
Type 2 Tree Conservation Plan TCP2-2025-0061

Major Issues:

None

Applicant Required Mailings:

Informational Mailing: 05/20/2025

Case: DET-2025-006

Acceptance Mailing: 09/09/2025

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