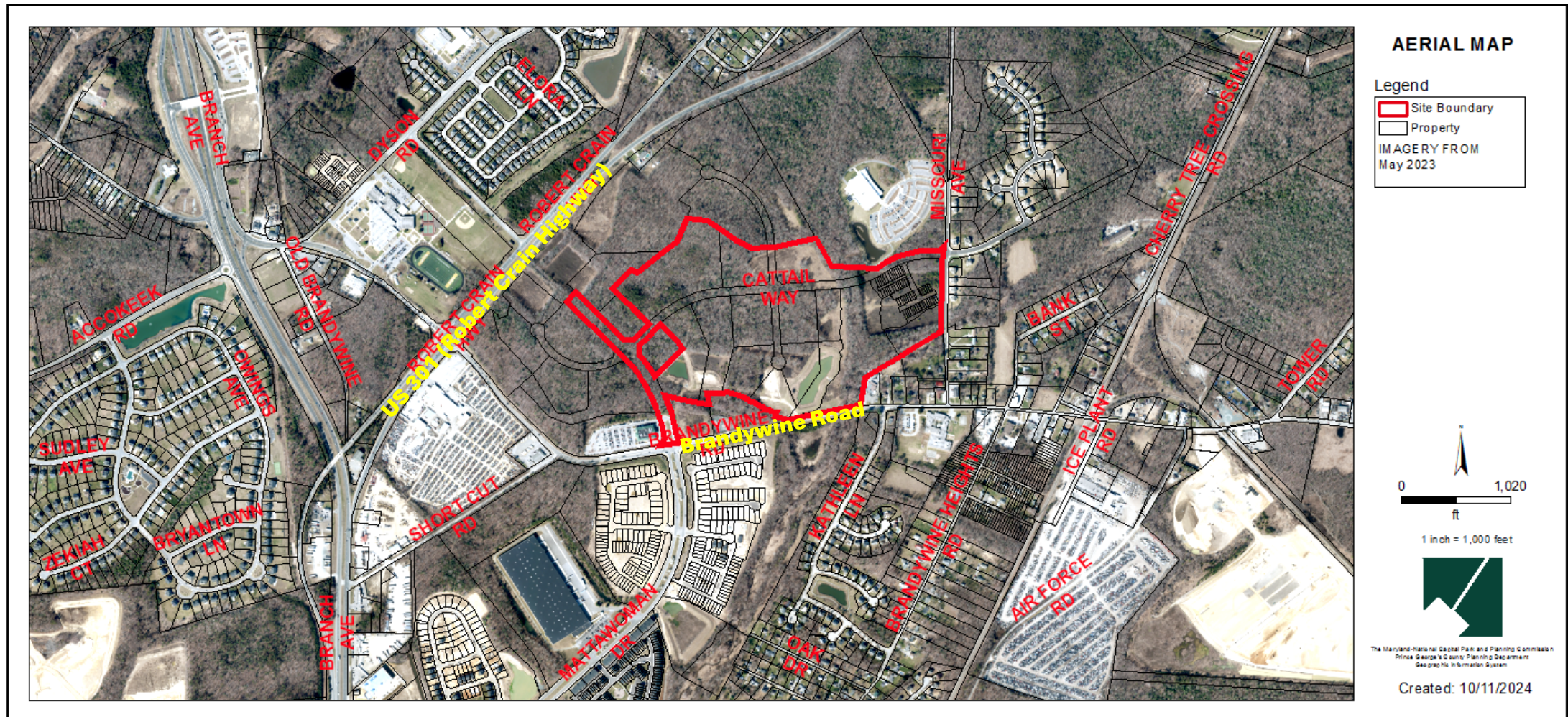


STEPHENS CROSSING AT BRANDYWINE

Detailed Site Plan

CSP-09003 and TCP2-008-2017-02

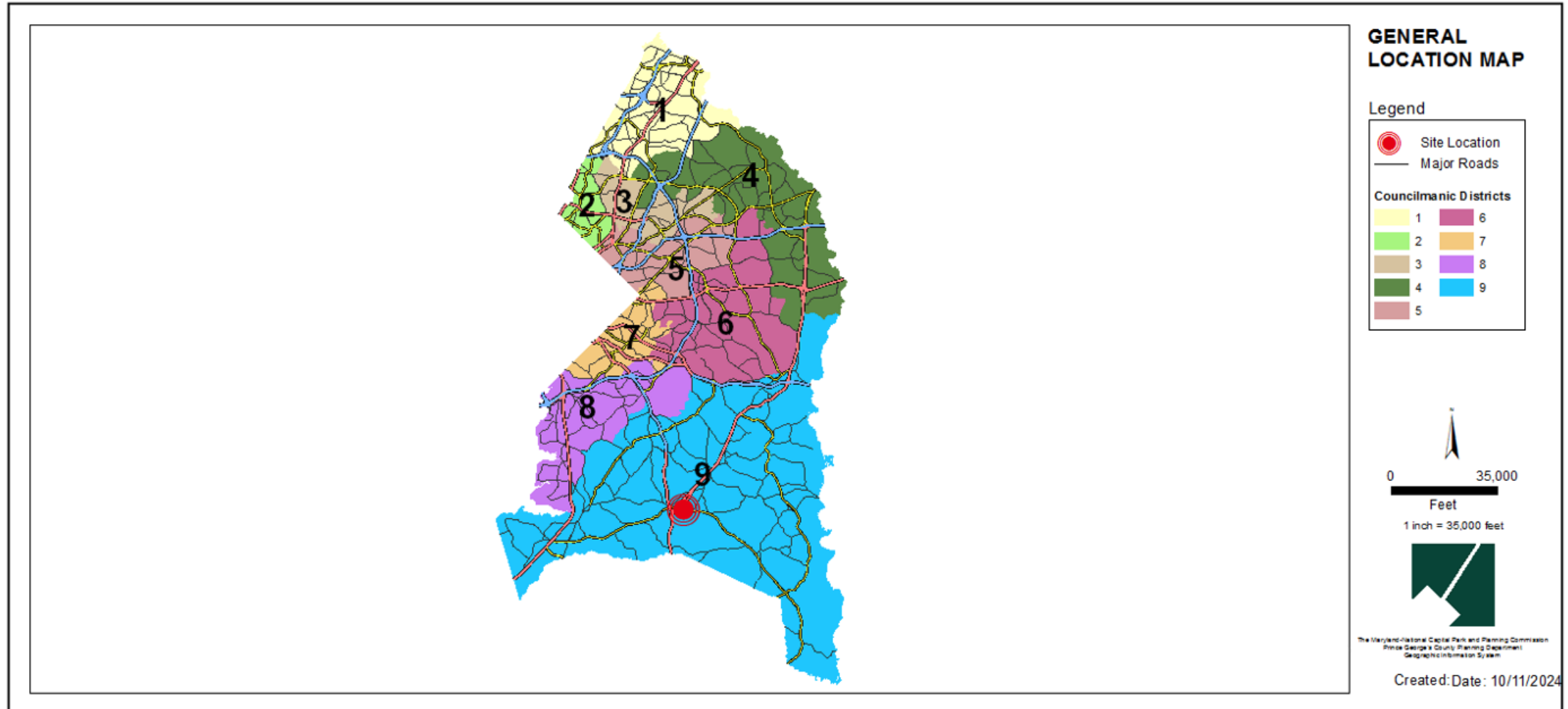
Staff Recommendation: APPROVAL with conditions



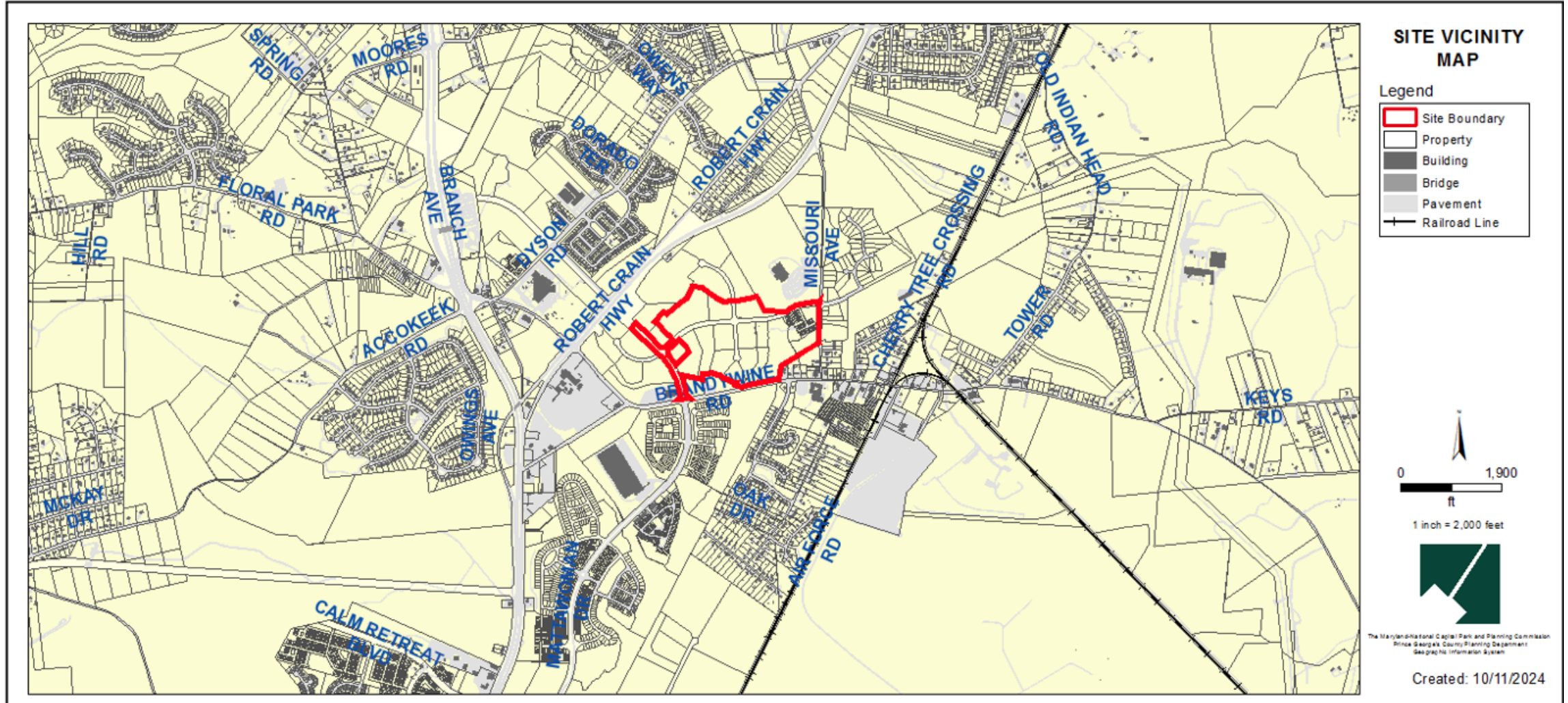
GENERAL LOCATION MAP

Council District: 09

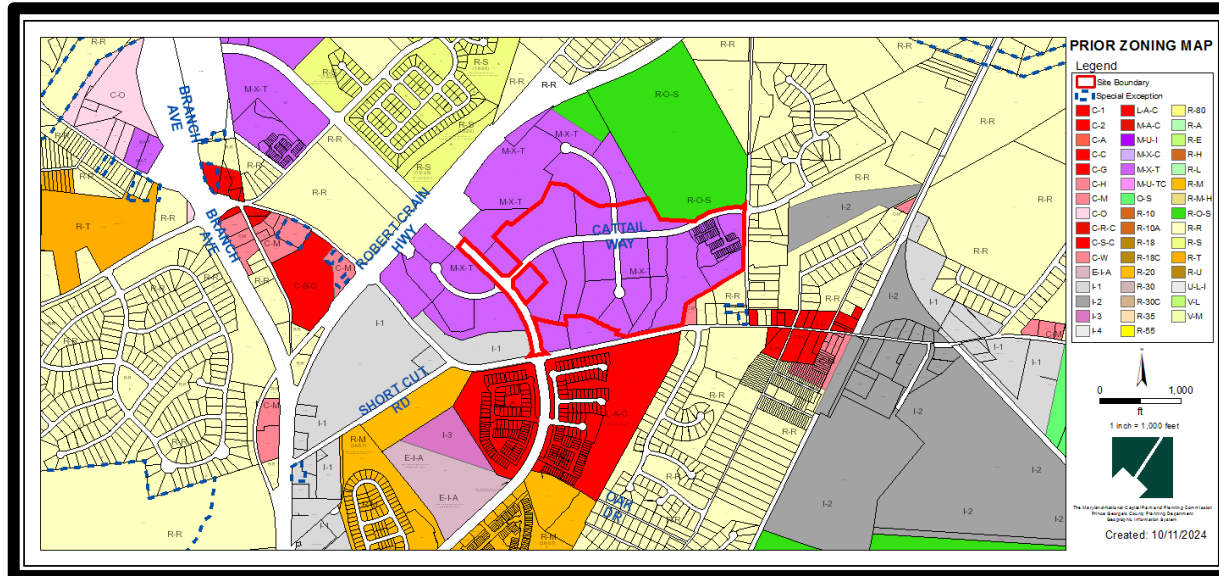
Planning Area: 85A



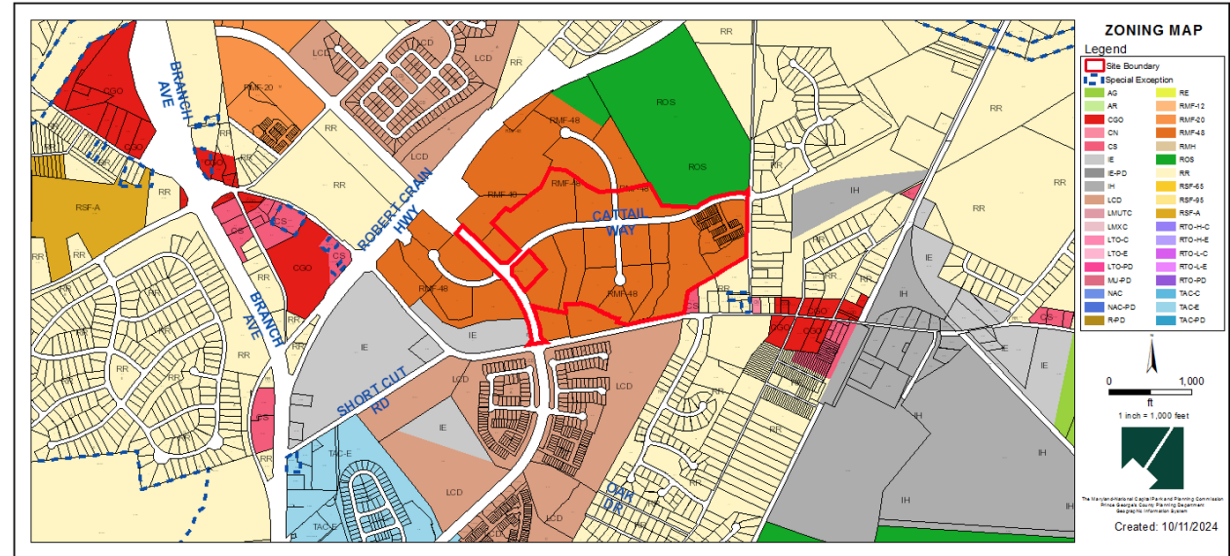
SITE VICINITY MAP



ZONING MAP

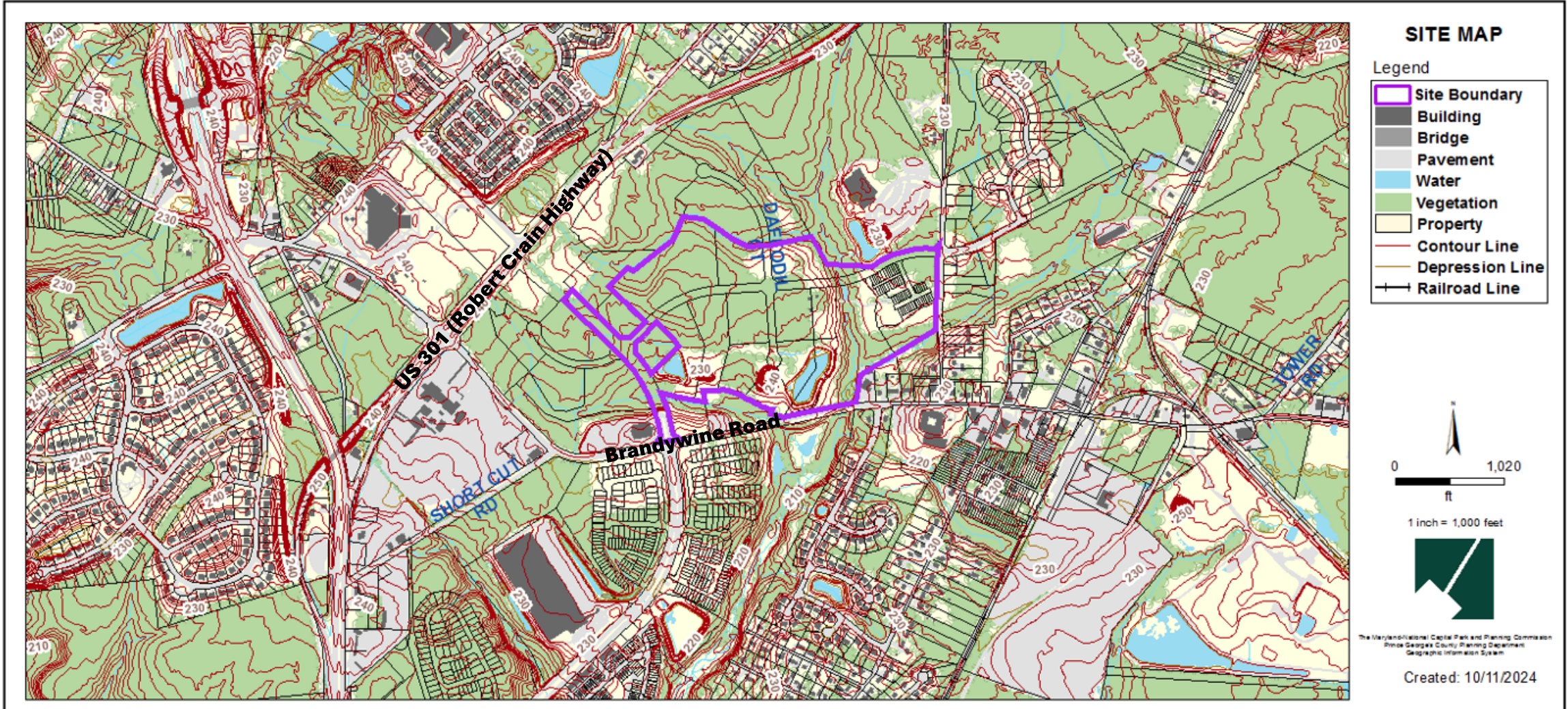


Prior Zoning: M-X-T

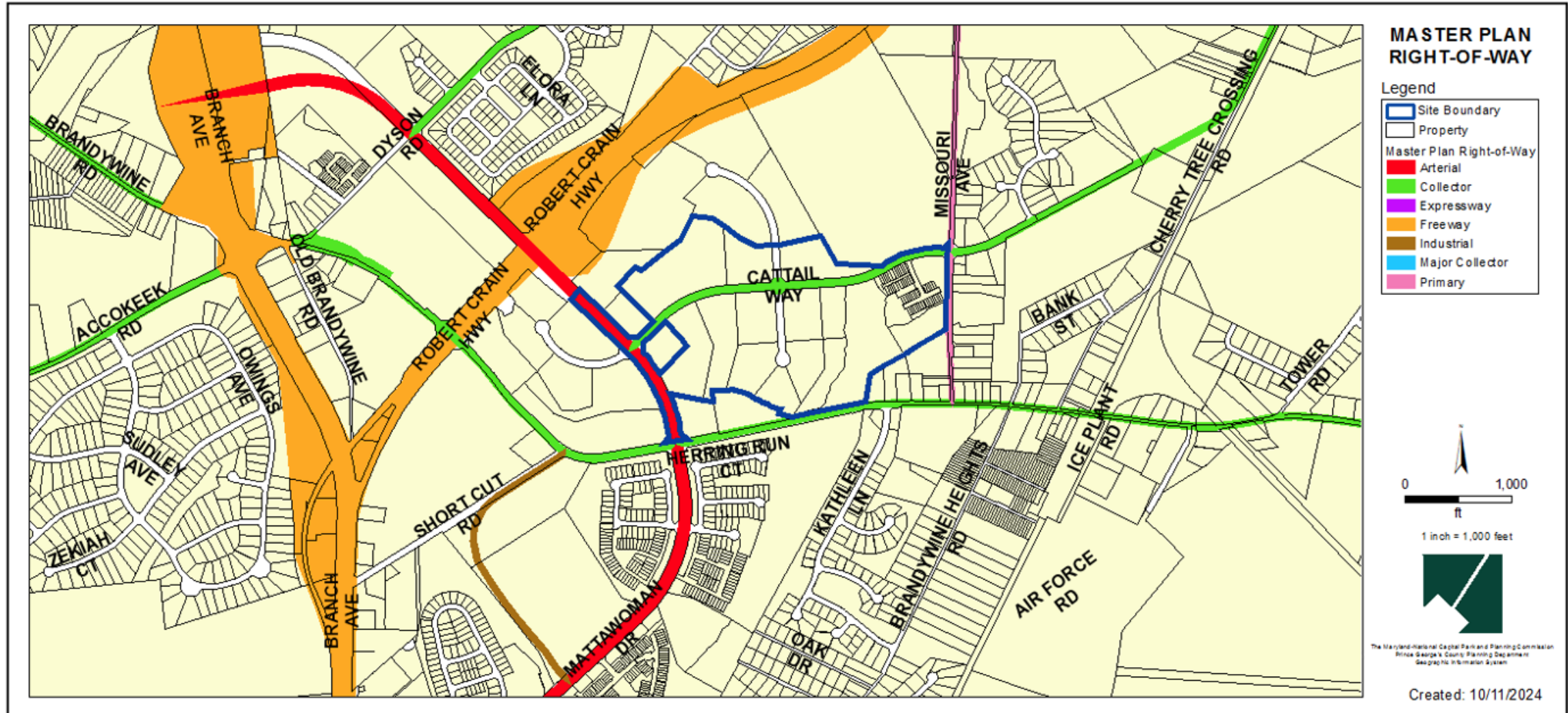


Current Zoning: RMF-48

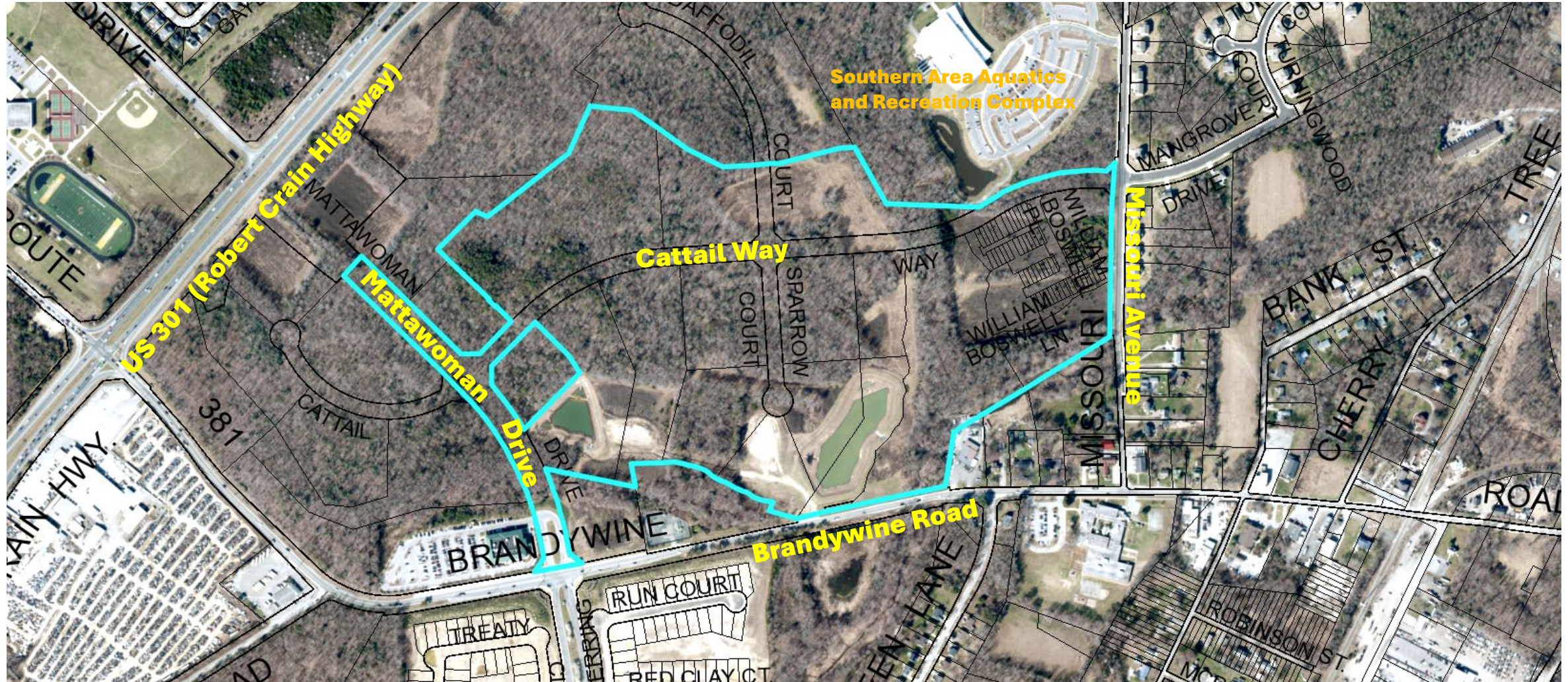
SITE MAP



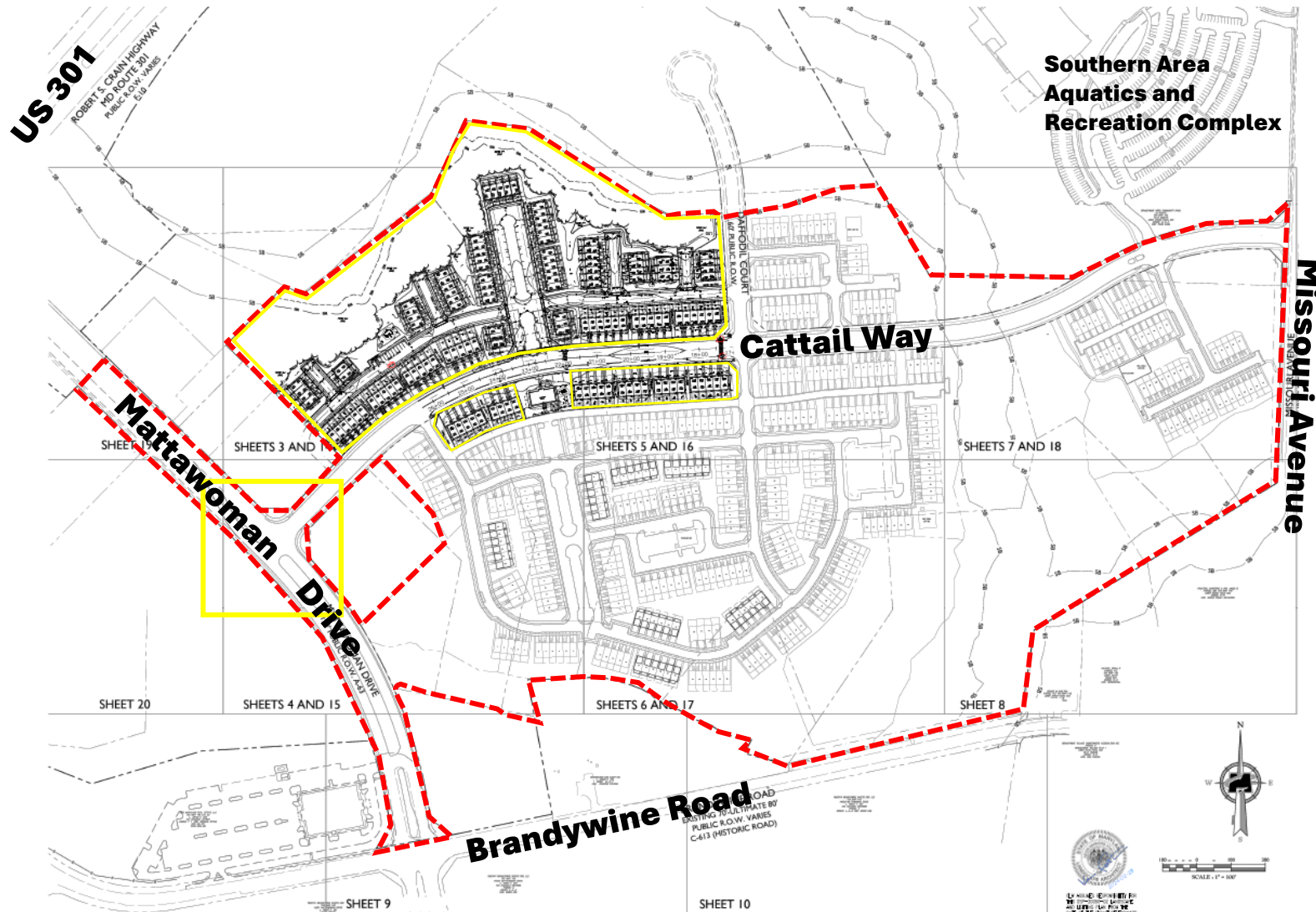
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

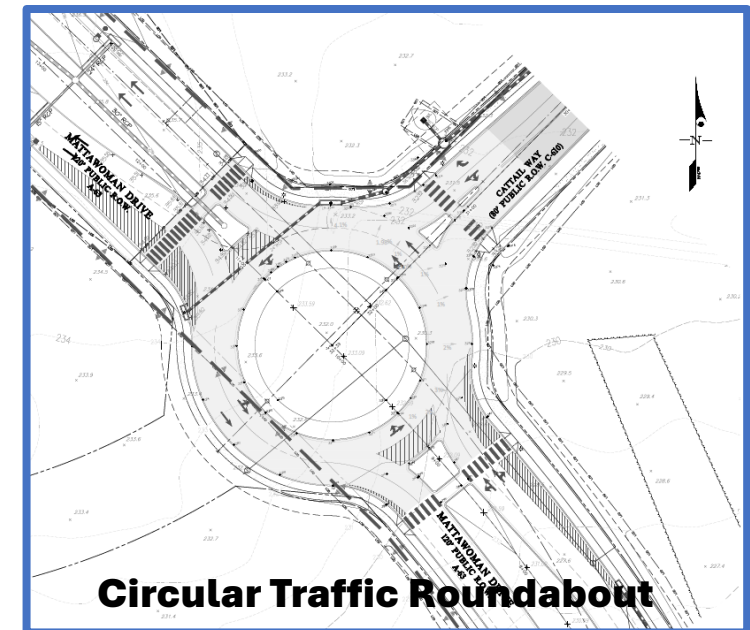


DETAILED SITE PLAN



--- Site boundary for DSP-20050

— Area being amended with DSP-20050-02



AN ADDITIONAL TOWNHOUSE MODEL

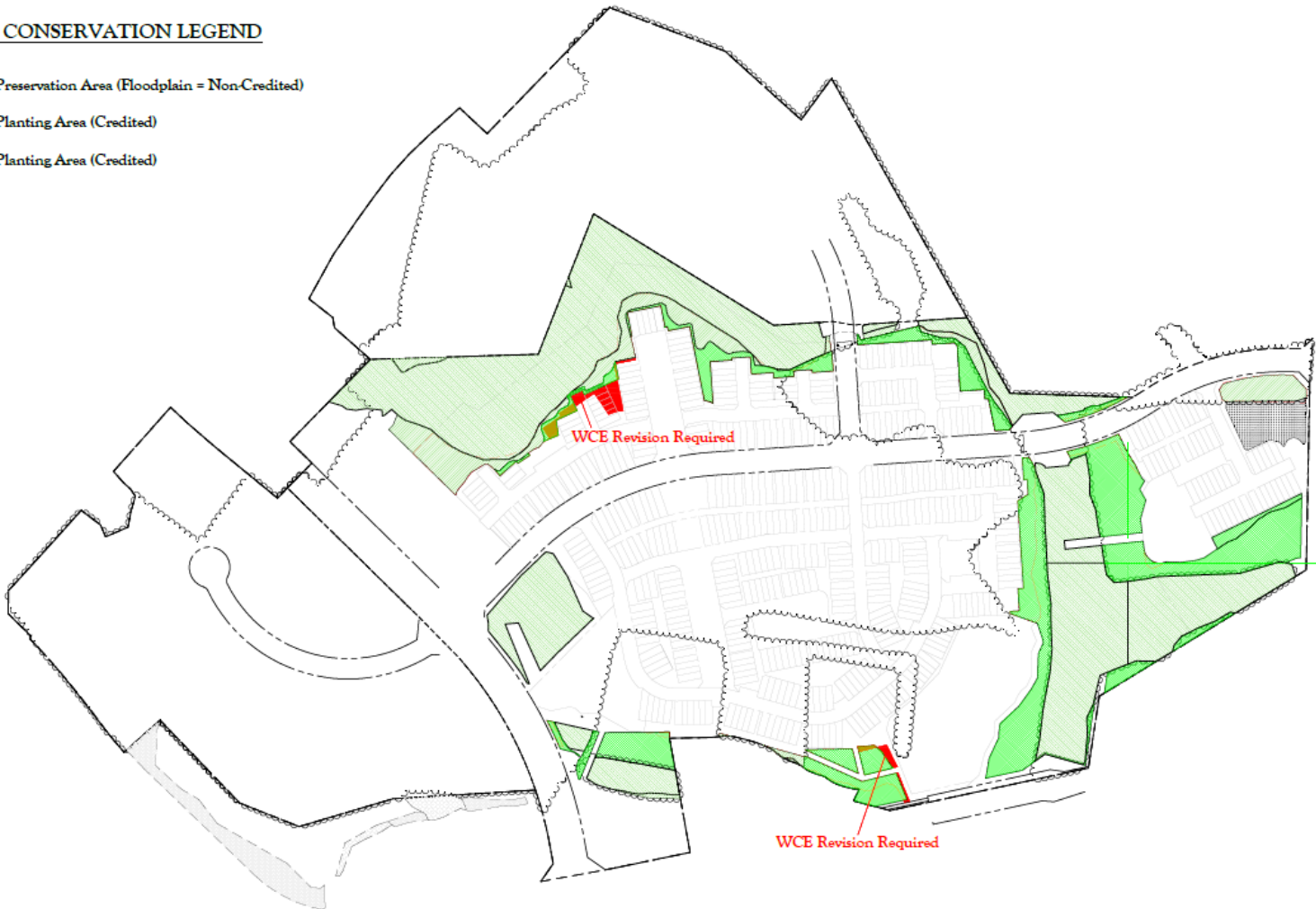
Model Name	Unit Width (Feet)	Garage	Base Finished Area (sq. ft.)
Proposed with DSP-20050-02			
Serenade E	22	2-car, rear-loaded	2,120
Approved with DSP-20050			
Strauss E	20	2-car, rear-loaded	2,034
Strauss D	22	1-car, front-loaded	2,285
Schubert E	22	2-car, rear-loaded	2,237
Schubert D	22	2-car, front-loaded	2,339
Mendelssohn E	22	2-car, rear-loaded	1,917
Mendelssohn D	22	1-car, front-loaded	1,978
Mozart E	20	2-car, rear-loaded	1,741
Mozart D	20	1-car, front-loaded	1,916



SERENADE E – Front and Rear Elevations

TYPE II TREE CONSERVATION PLAN

 Woodland Preservation Area (Floodplain = Non-Credited)
 Woodland Planting Area (Credited)
 Woodland Planting Area (Credited)



Phased Woodland Conservation Worksheet for Prince George's County									
SECTION 1 - Establishing Site Information (Enter acres for each zone)									
1 Zone	MA-7	169.34	Include acreage only in columns for which there is a corresponding zone						
2 Gross Tract	40.53								
3 Floodplain	1.75								
4 Previously Designated Land	127.06	0.00							
5 Net Tract (NTA)	2								
6 TOP & Z Number	2-006-2017	Revision	2						
7 Property description or Subdivision name	STEPHEN'S CROSSING AT BRANOWINE								
8 TCPI Number	TCPI-2007-12-5								
9 TCPI Number	N	2010	0.00	With PFA (Y/N)					
10 Breakdown Point (preservation acres)	33.27								
11 Acres of Net Tract clearing permitted w/o information	50.86								
SECTION 2 - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
12 Existing Woodland on Net Tract (acres)	80.13								
13 Existing Woodland in Floodplain (acres)	33.32								
14 Woodland Conservation Threshold (DTA = 13.0%)	10.06								
15 Smaller of 10 or 12	7.17								
16 Woodland above WCT	71.07								
17 Plan Number (This must be completed for each phase)	OSP-2005-02	3	OSP-Future						
18 Revision Number	2								
19 Plan Phase or Name	Timberhouse		Future						
20 TCPI Number for this Phase or Section	2-006-2017	2	2-XXXX-XXXX						
21 Revision Number	2								
22 Status	PENDING								
23 Approval Date									
24 Total area in this application (acres)	89.50	79.84	Total						
25 Floodplain area in this application (acres)	16.51	21.02	60.13						
26 Net Tract area in this application (acres)	69.99	58.82	58.81						
27 Woodland on the Net Tract for this phase (acres)	69.98	69.98	69.98						
28 Woodland in the Floodplain for this phase	18.57	14.95	33.32						
29 Woodland Cleared on Net Tract for this phase	41.54		41.54						
30 Woodland Cleared in Floodplain for this phase	0.62		0.62						
31 Off-site Woodland Clearing (1 = 1)	1	4.33	1.43						
32 Off-site WCA being provided on this property (afforestation)	0.00		0.00						
33 Off-site WCA being provided on the property (reforestation)	0.00		0.00						
34 Cumulative acres of Net Tract Woodland cleared	41.54	41.54	41.54						
35 Cumulative acres of Floodplain woodland cleared	0.62	0.62	0.62						
36 Smaller of 14 or 28	41.54	41.54	41.54						
37 Woodland Clearing below WCT	0.00		0.00						
38 Clearing below WCT (2 = replacement requirement)	0.00		0.00						
39 Replacement for clearing above the WCT (2 = 1)	10.39	10.39	10.39						
40 Replacement for clearing below the WCT (2 = 1)	0.00		0.00						
41 Off-site WCA (afforestation) being provided on the property	0.00		0.00						
42 Cumulative Woodland Conservation Required	31.49	31.49	31.49						
Latter phase indicates cumulative requirement through that phase of work									
SECTION 3 - Meeting the Requirements									
43 Woodland Preservation	2.96		Total						
44 Afforestation/Reforestation	8.46		2.96						
45 Natural Regeneration	0.00		0.00						
46 Landscape Credits	0.00		0.00						
47 (Specimen & Historic Tree (CRZ area)	0.00		0.00						
48 Specimen & Historic Tree Credit	0.00		0.00						
49 Forest Enhancement Acreage	0.00		0.00						
50 Forest Enhancement Credit (25% of enhancement area)	0.00		0.00						
51 Street Tree Credit (Existing or 10-year canopy)	0.00		0.00						
52 Area approved for fee-in-kind	0.00		0.00						
53 Off-site Woodland Conservation Credits Required	20.11		20.11						
54 Off-site WCA (preservation) being provided on the property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Off-site WCA (afforestation) being provided on the property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Cumulative Woodland Conservation Provided	31.49		#WALLET 31.49						
57 Woodland saved on the phase but not counted	22.05	22.05	45.69						
58 Existing Net Tract Woodland in later phases	33.27		#WALLET 33.27						
59 Requirement Status per Phase									

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-20050-02
- CSP-09003
- TCP2-008-2017-02

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/27/2023
- Acceptance Mailing: 08/27/2024