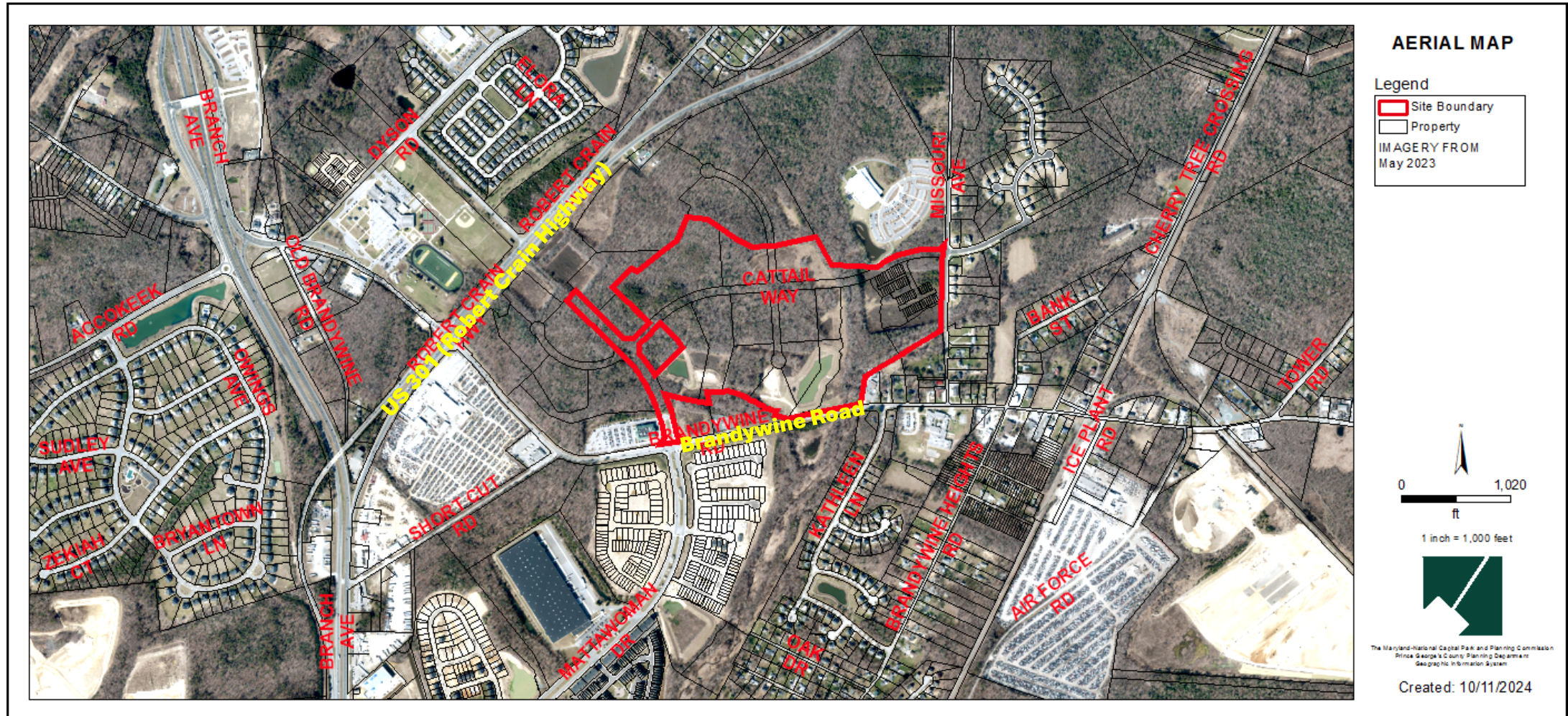


STEPHENS CROSSING AT BRANDYWINE

Detailed Site Plan

CSP-09003 and TCP2-008-2017-02

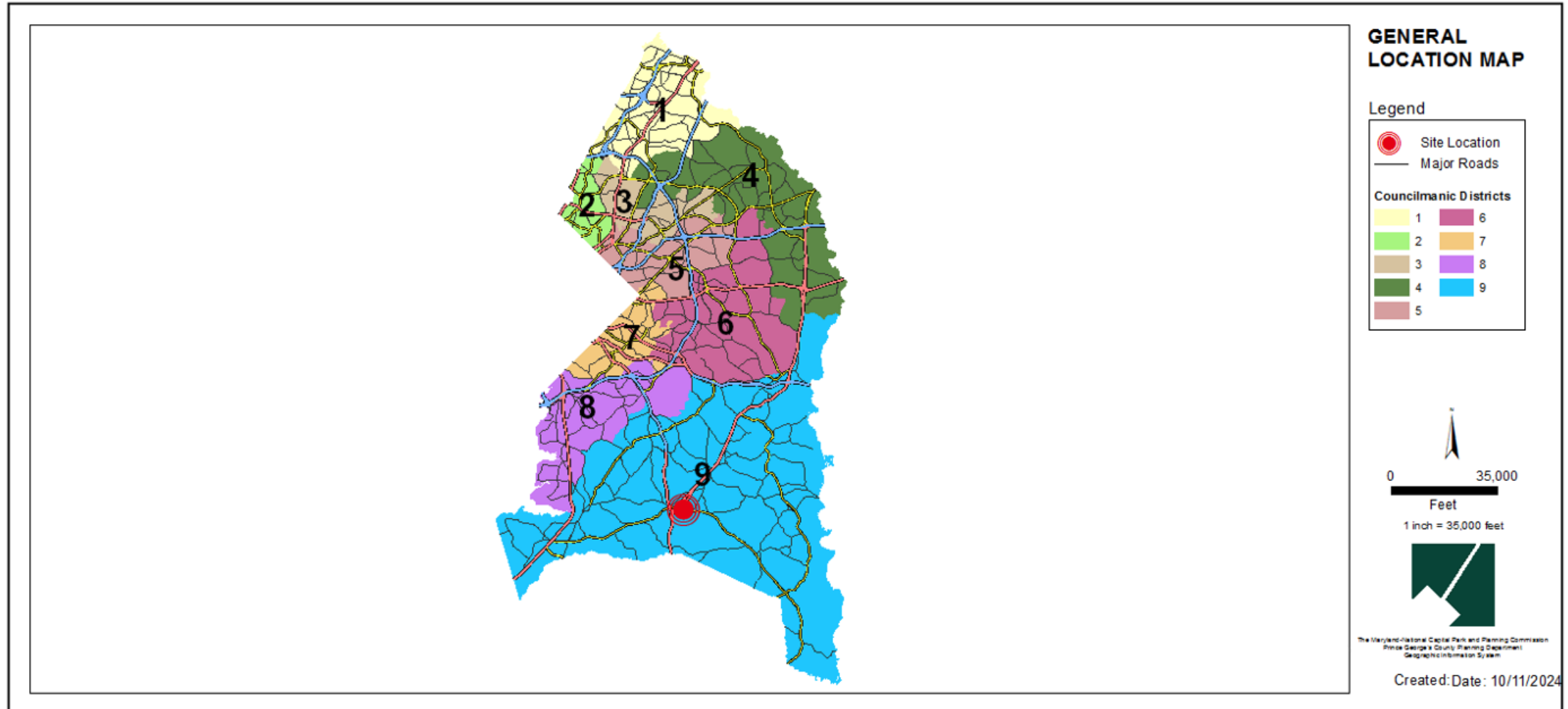
Staff Recommendation: APPROVAL with conditions



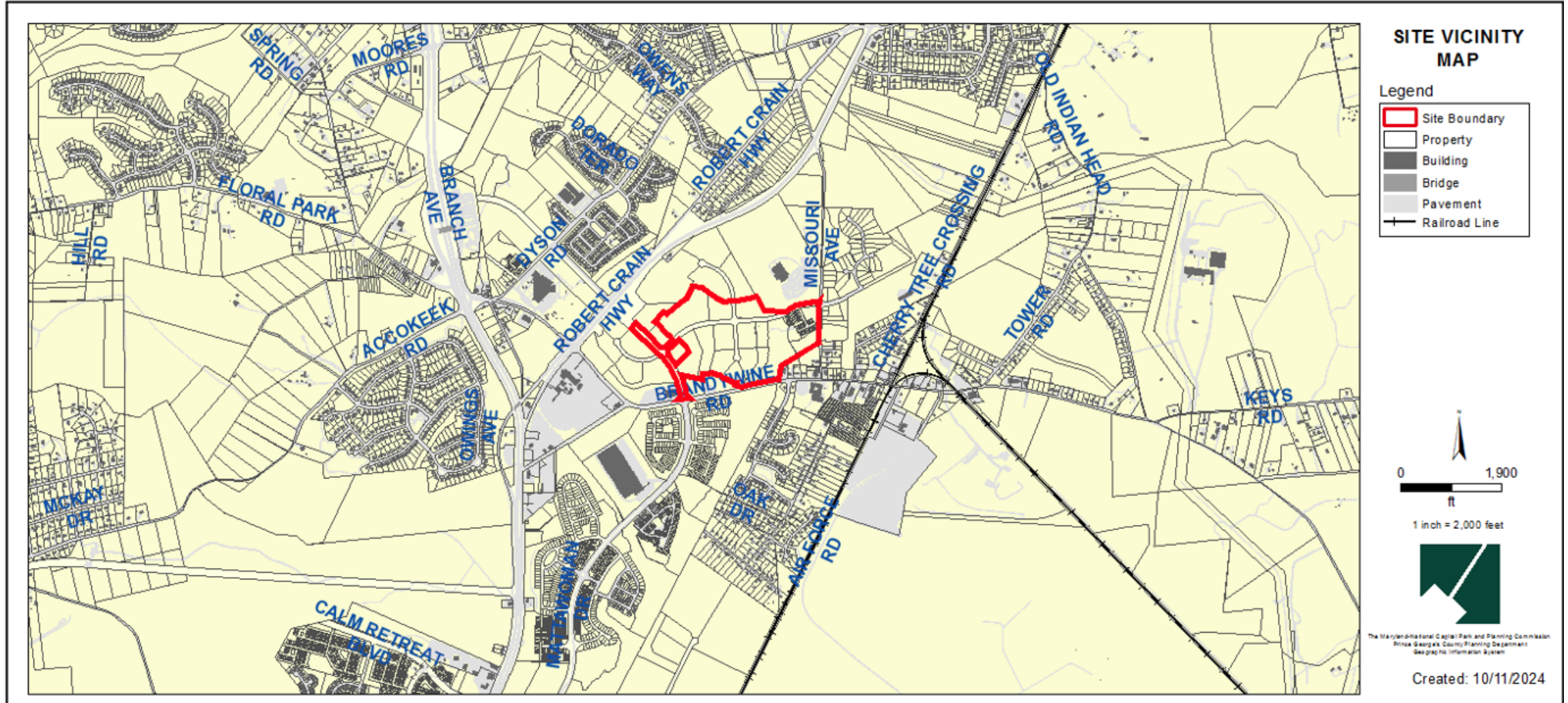
GENERAL LOCATION MAP

Council District: 09

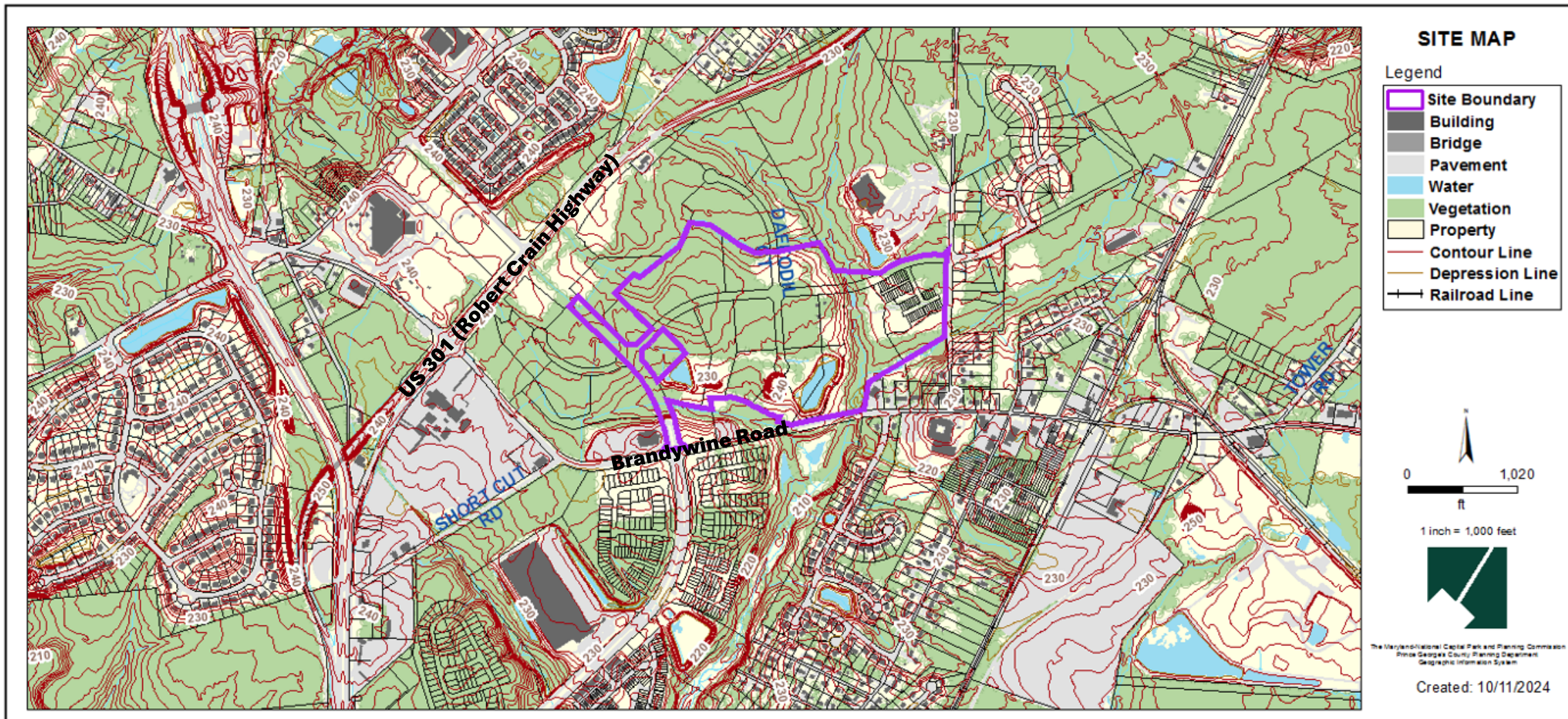
Planning Area: 85A



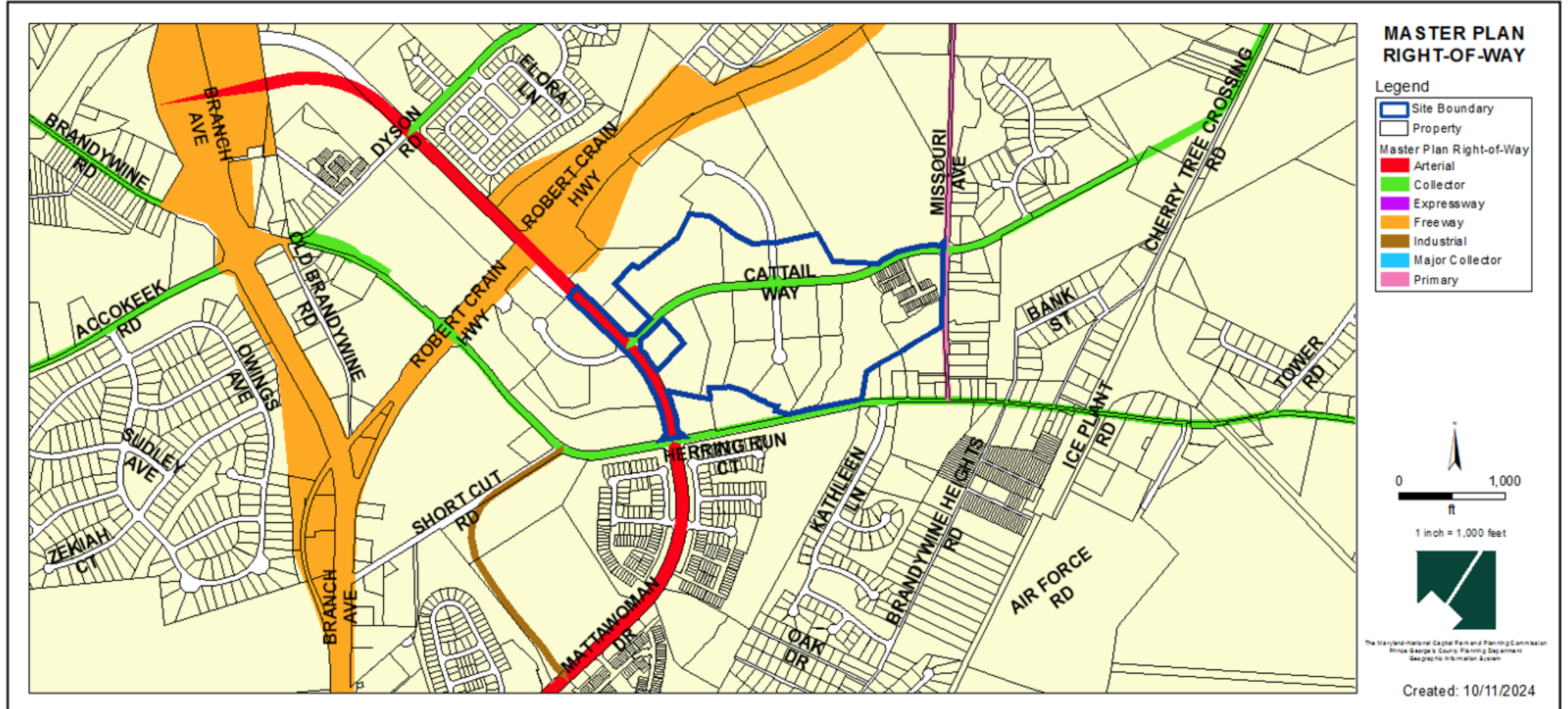
SITE VICINITY MAP



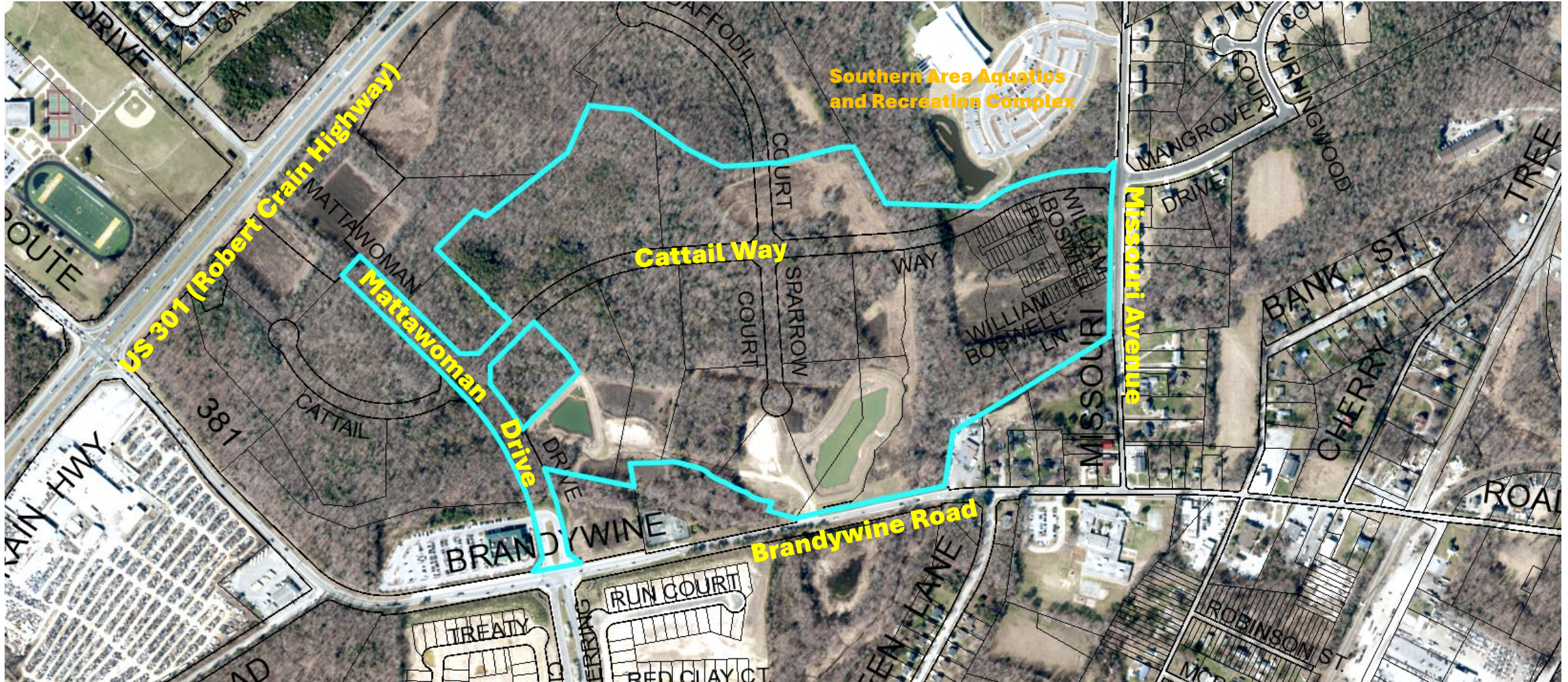
SITE MAP



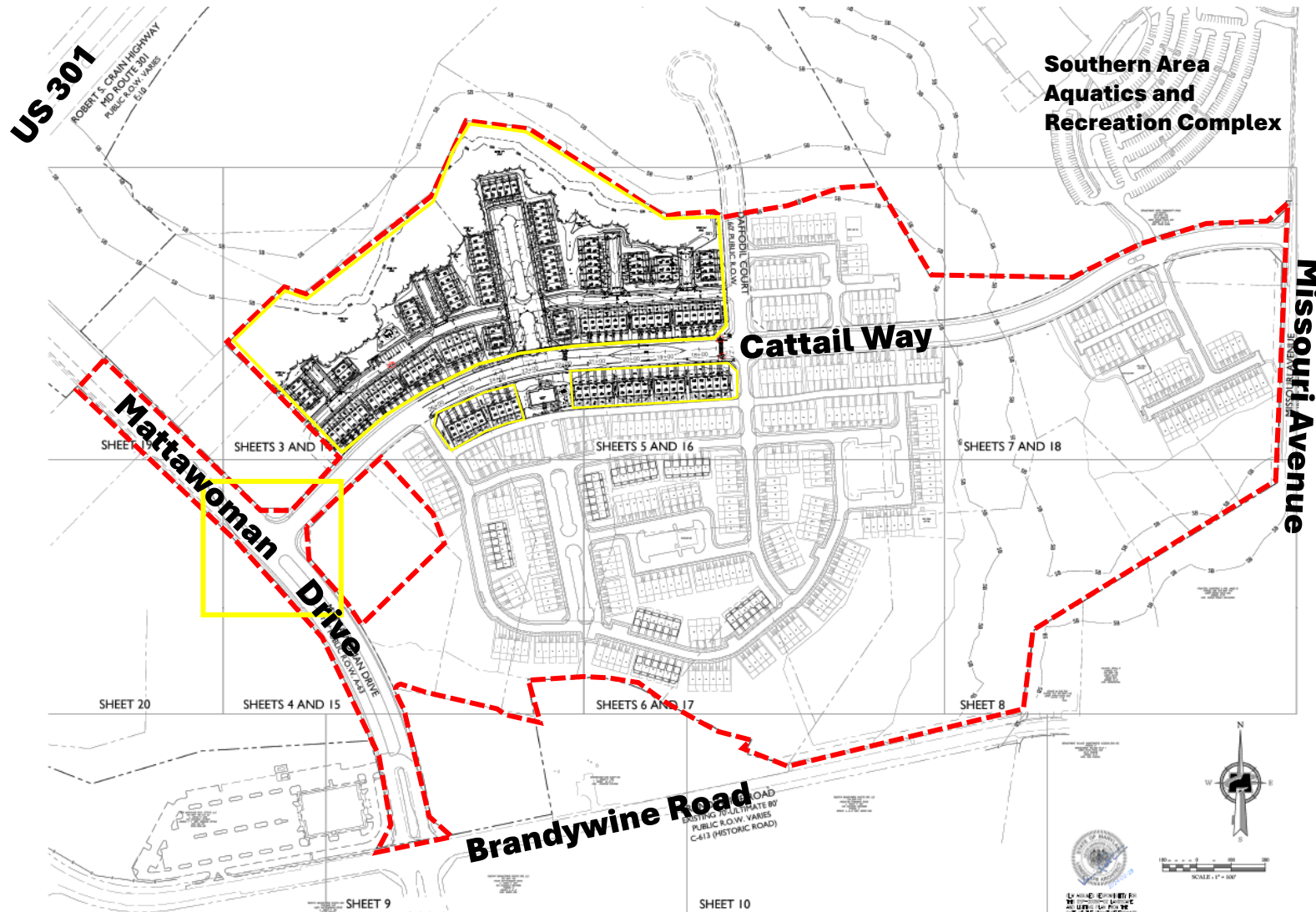
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

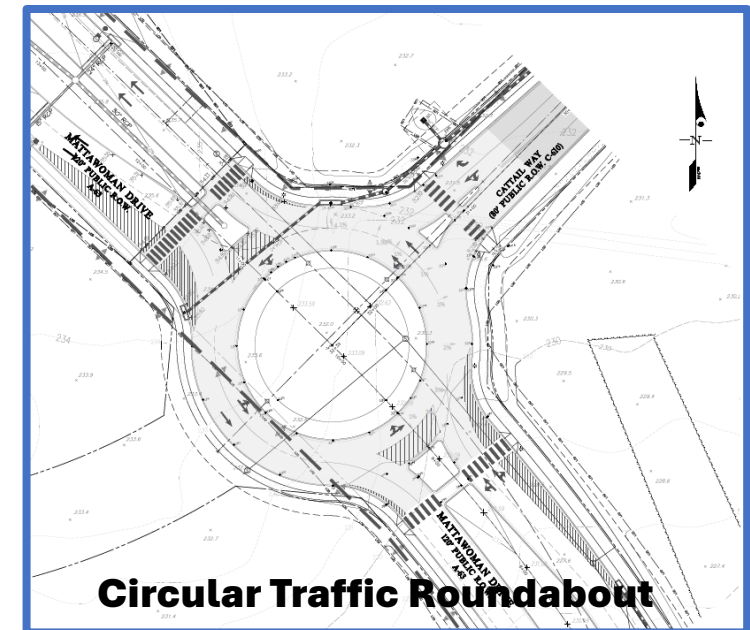


DETAILED SITE PLAN



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

WOODLAND CONSERVATION LEGEND

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

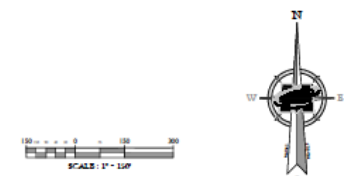
CONSERVATION LEGEND

Preservation Area (Floodplain = Non-Credited)

Planting Area (Credited)

Planting Area (Credited)

The map displays a complex landscape with various colored and patterned regions. A large area in the upper left is shaded light green with diagonal lines. A central area is shaded light green with a stippled pattern. A large area in the lower right is shaded light green with a stippled pattern. A small area in the lower right is shaded light green with a stippled pattern. Two small areas are shaded red with diagonal lines, each labeled "WCE Revision Required" in red text. The map also shows a network of roads and a large area of water in the lower left.



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