

BRANDYWINE WOODS

2-YEAR EXTENSION REQUEST

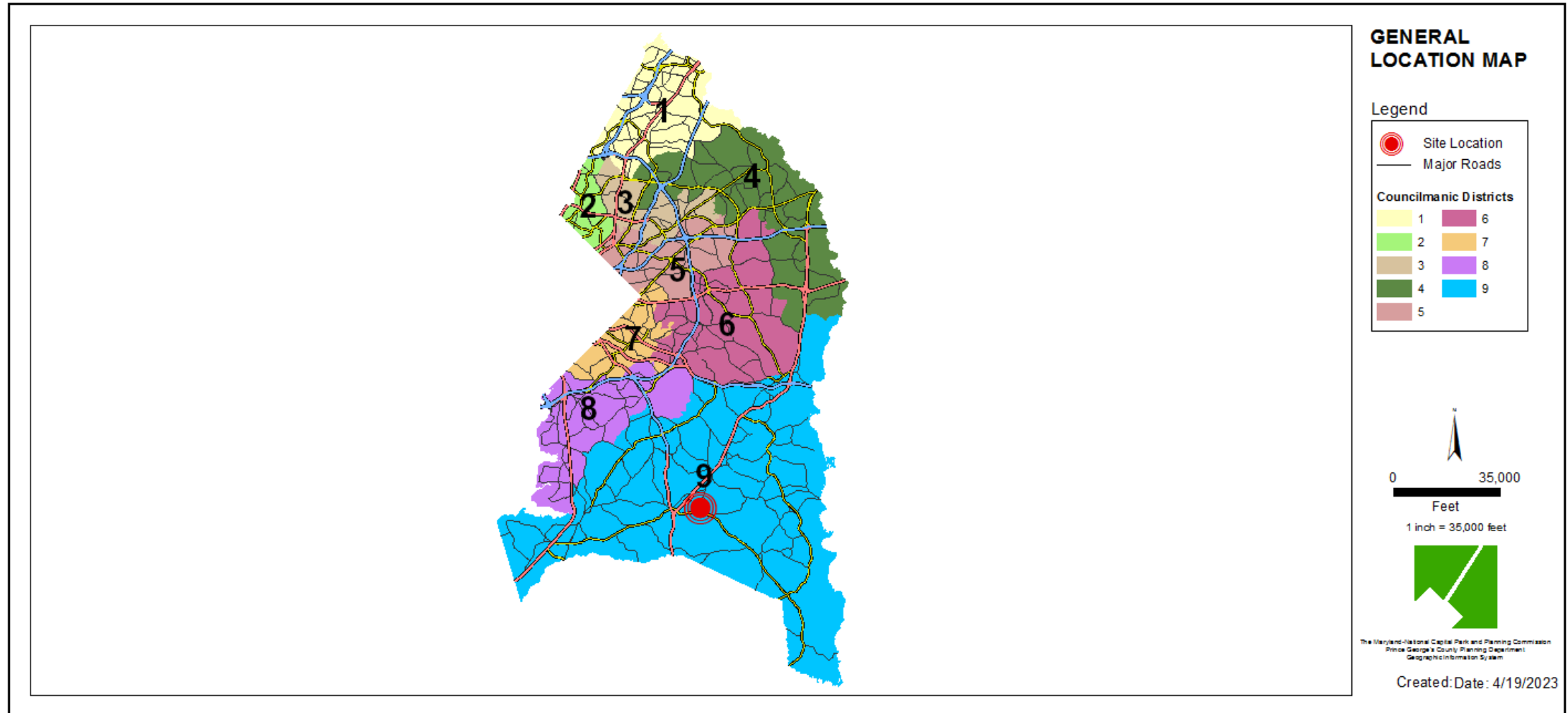
Preliminary Plan of Subdivision
Staff Recommendation: APPROVAL



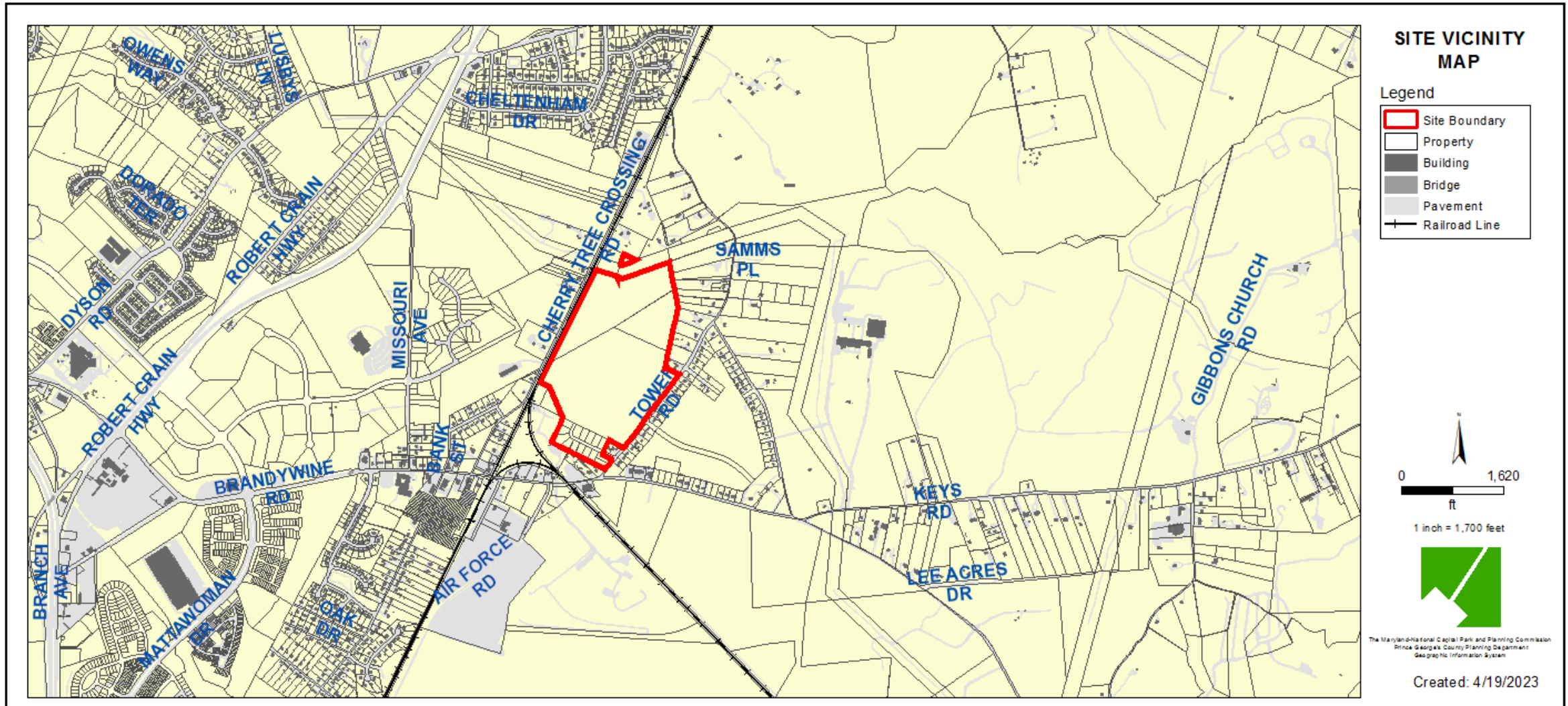
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85B



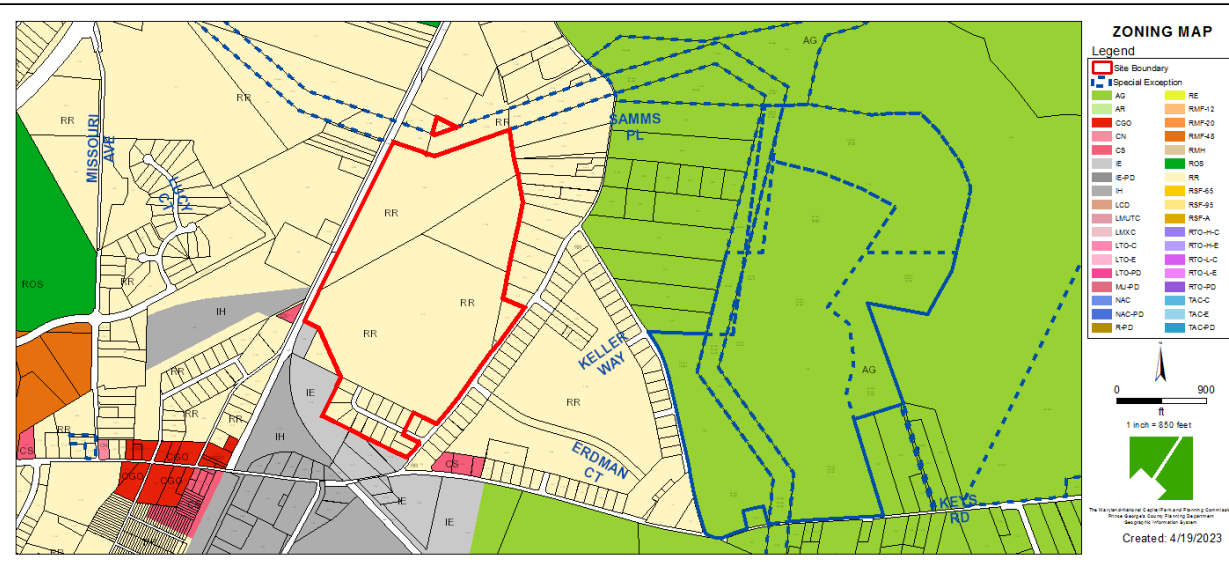
SITE VICINITY MAP



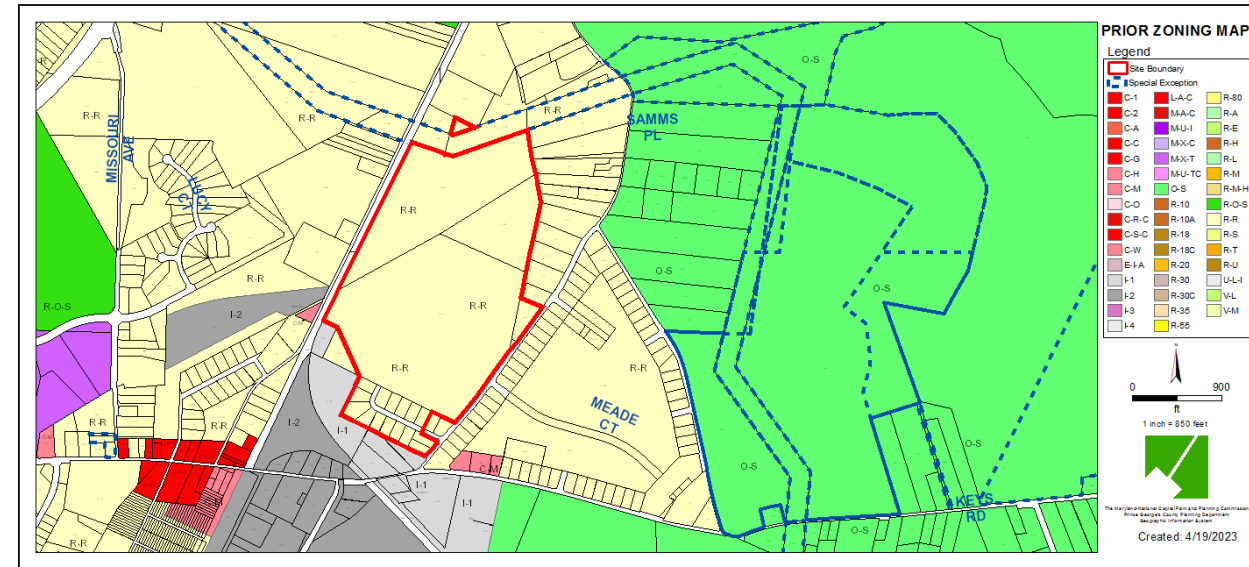
ZONING MAP (CURRENT & PRIOR)

Property Zone: RR

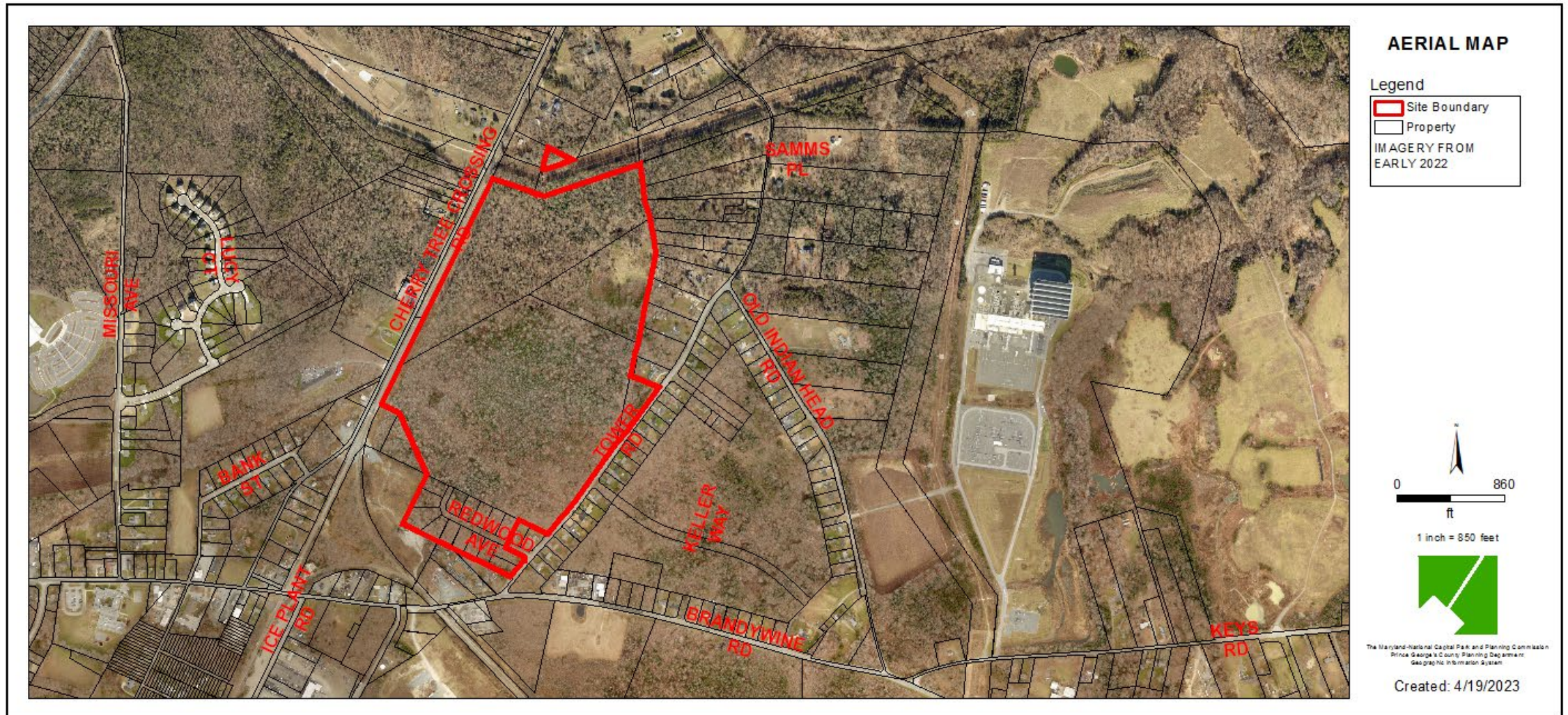
CURRENT ZONING MAP



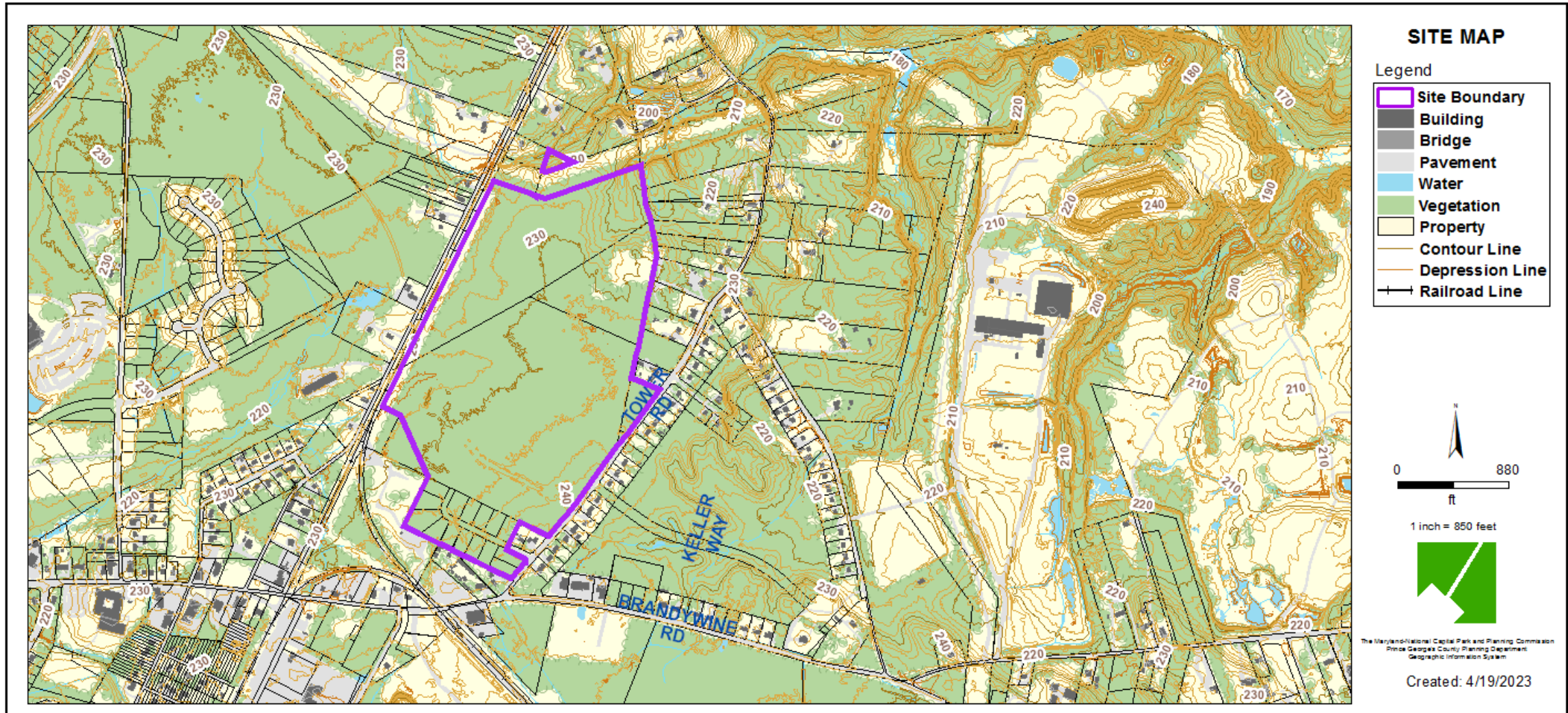
PRIOR ZONING MAP



AERIAL MAP



SITE MAP



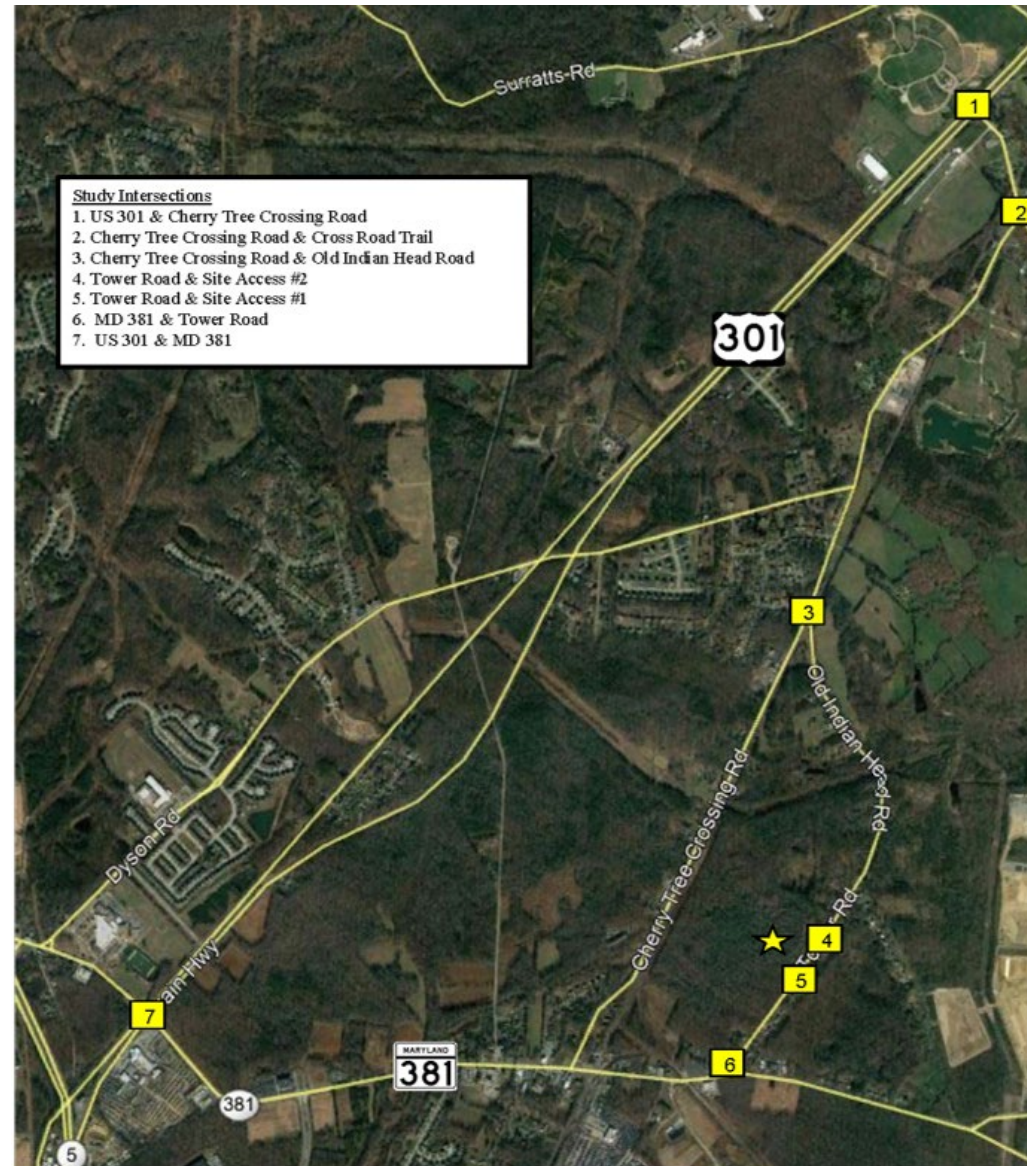
MASTER PLAN RIGHT-OF-WAY MAP



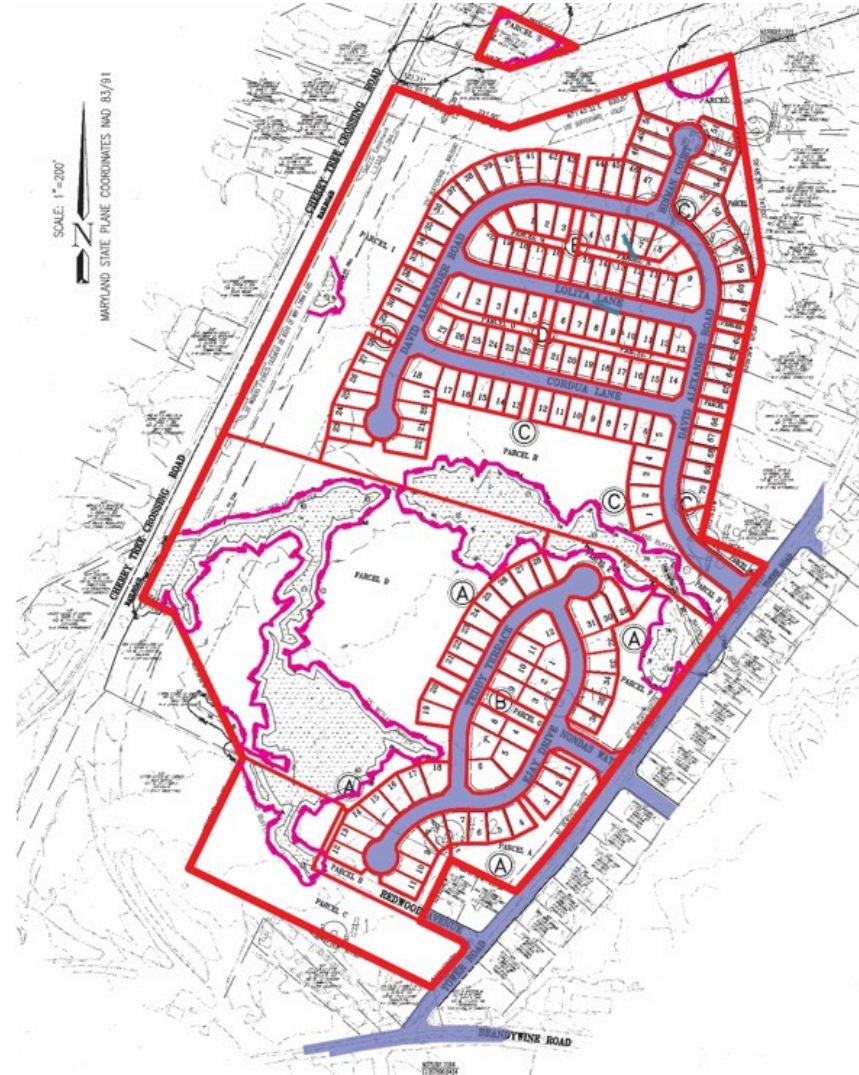
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



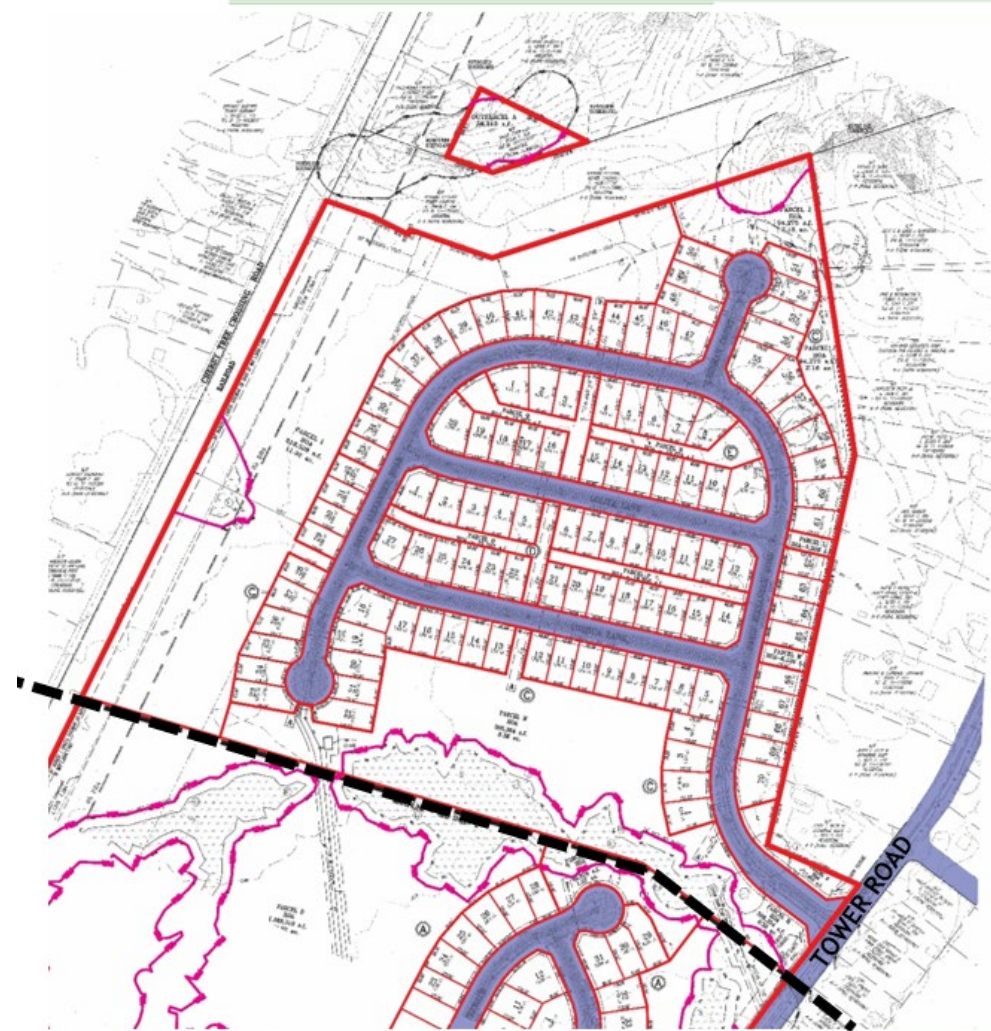
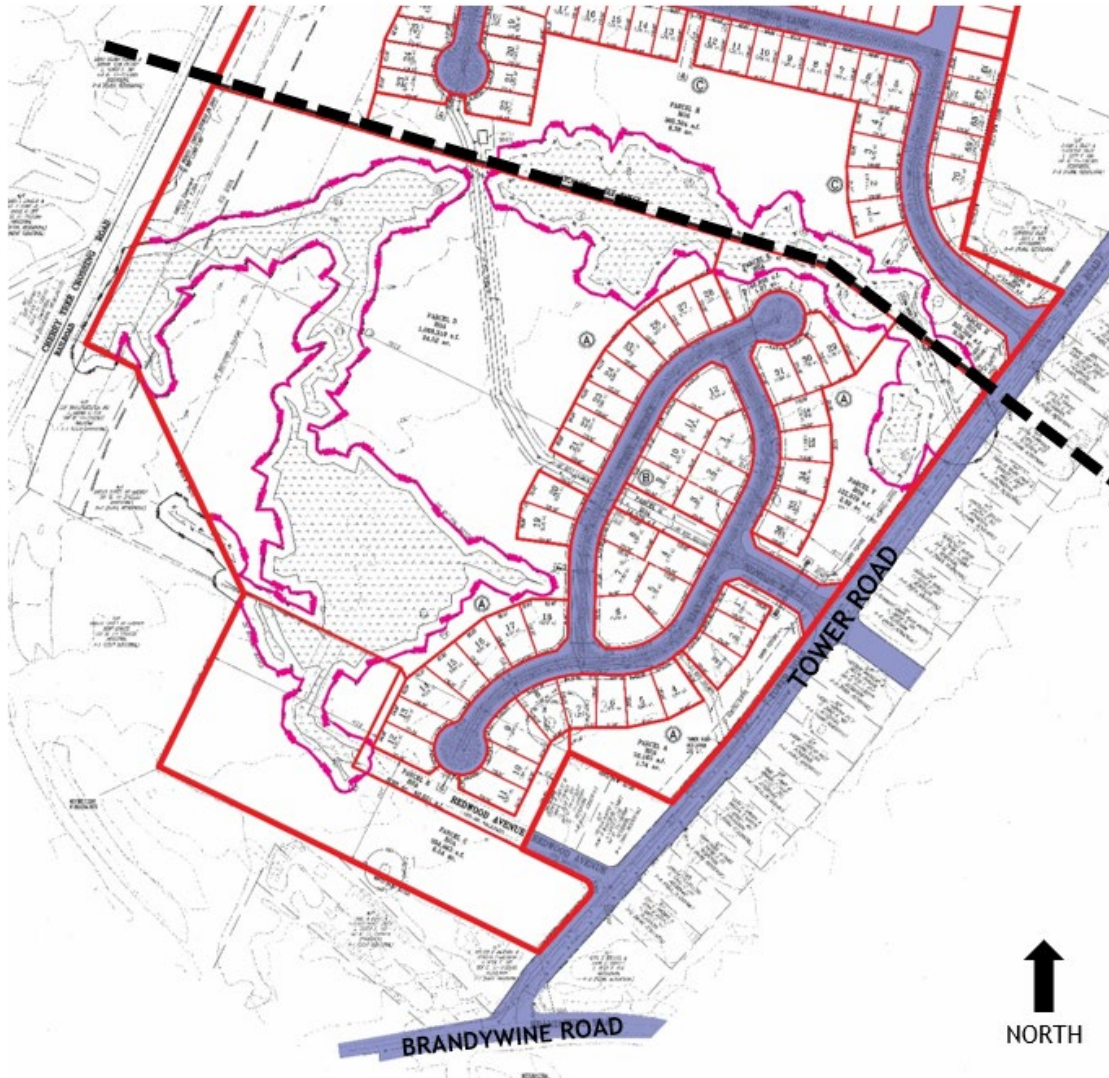
CRITICAL INTERSECTION MAP



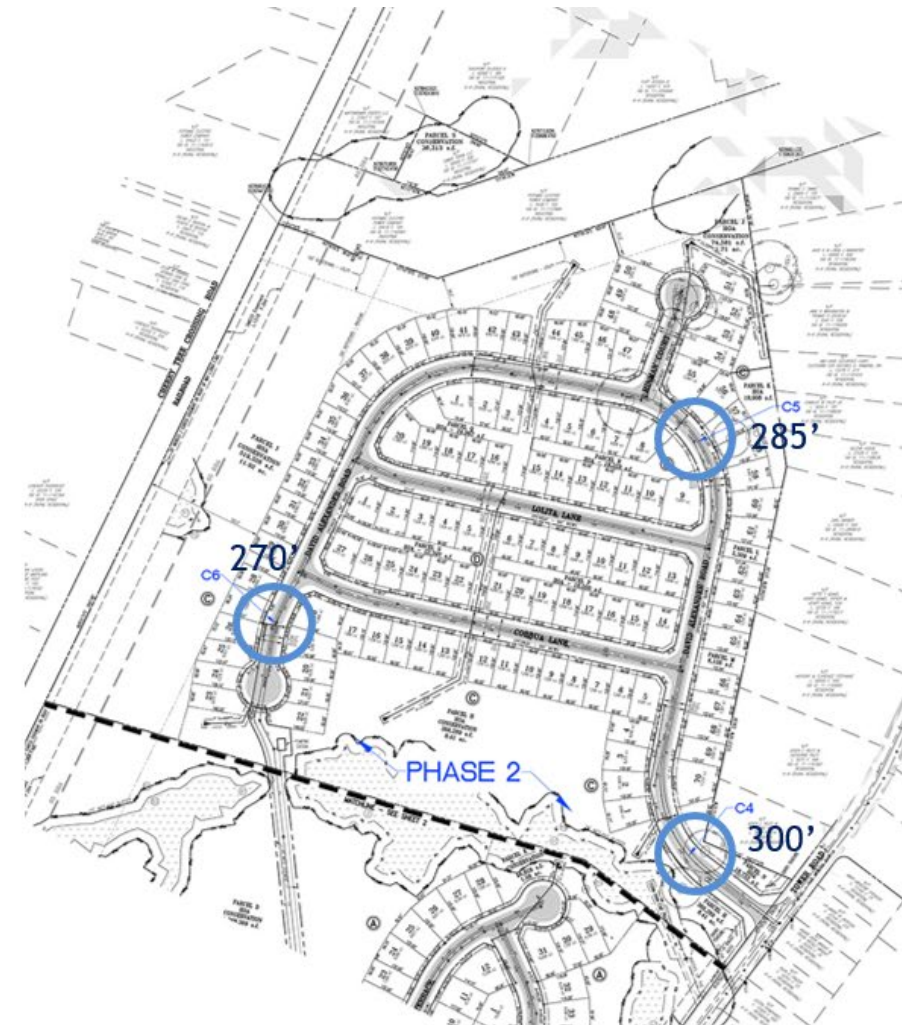
OVERALL PRELIMINARY PLAN OF SUBDIVISION



PRELIMINARY PLAN OF SUBDIVISION



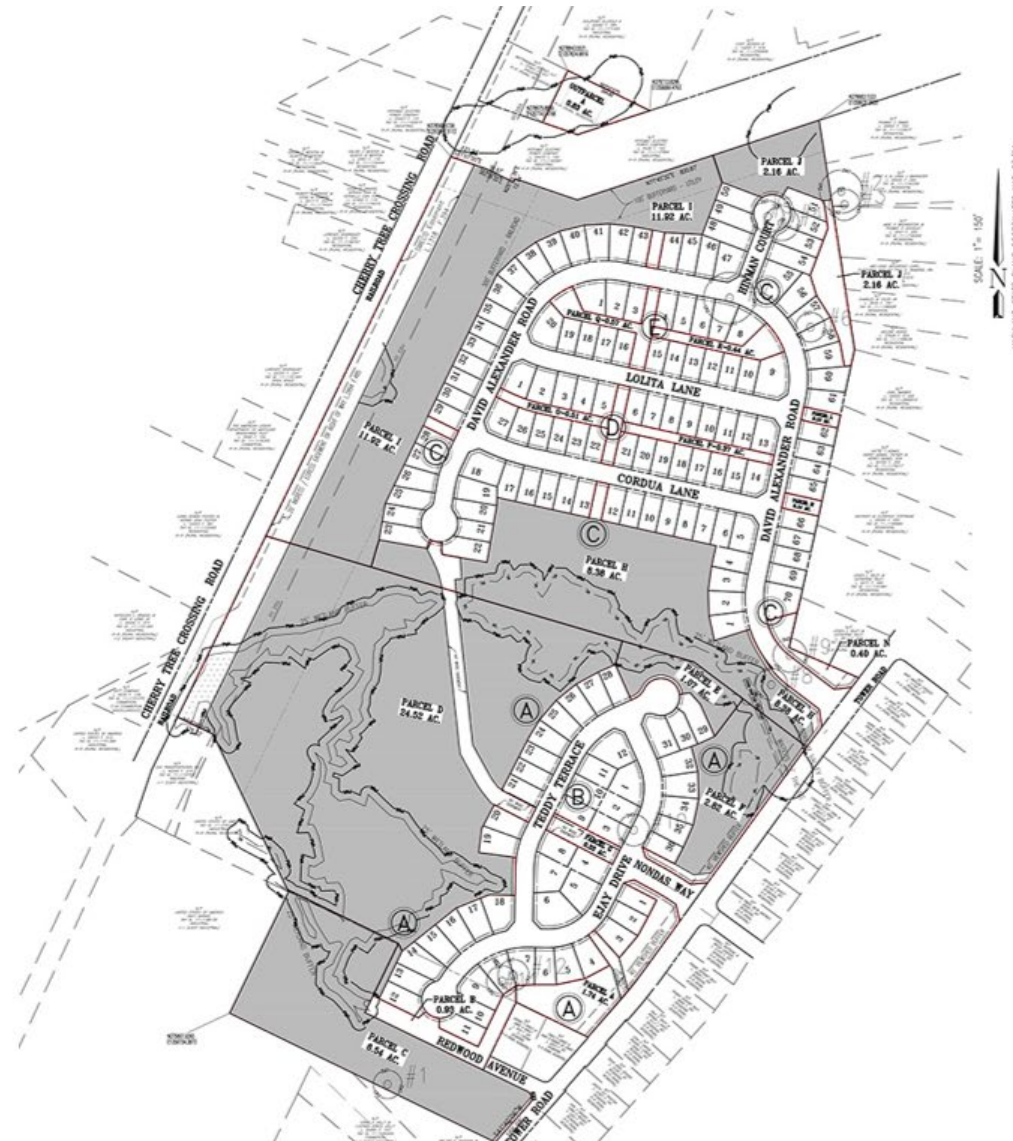
VARIATION REQUEST – CURVE RADII



Landbay	Parcel	Area	Ownership	Area of Public Benefit Conservation*	Area of Woodland Conservation	Comments
A	A	1.74	HOA	0.00	1.33	
A	B	0.93	HOA	0.14	0.00	
A	C	6.54	HOA	6.50	0.00	
A	D	24.52	HOA	22.40	0.00	
A	E	1.07	HOA	1.00	0.00	
A	F	2.82	HOA	2.55	0.00	
A	G	0.33	HOA	0.00	0.00	HOA Open Space
B	H	8.38	HOA	7.84	0.00	
B	I	11.92	HOA	9.23	0.00	
B	J	2.16	HOA	1.32	0.00	
B	L	0.12	HOA	0.00	0.00	HOA Open Space
B	M	0.14	HOA	0.00	0.00	HOA Open Space
B	N	0.40	HOA	0.00	0.00	HOA Open Space
B	O	0.51	HOA	0.00	0.00	HOA Open Space
B	P	0.37	HOA	0.00	0.00	HOA Open Space
B	Q	0.57	HOA	0.00	0.00	HOA Open Space
B	R	0.44	HOA	0.00	0.00	HOA Open Space
Outparcel	A	0.83	HOA	0.00	0.00	Residual Property (land-locked)
TOTAL		63.79		50.98	1.33	

LEGEND

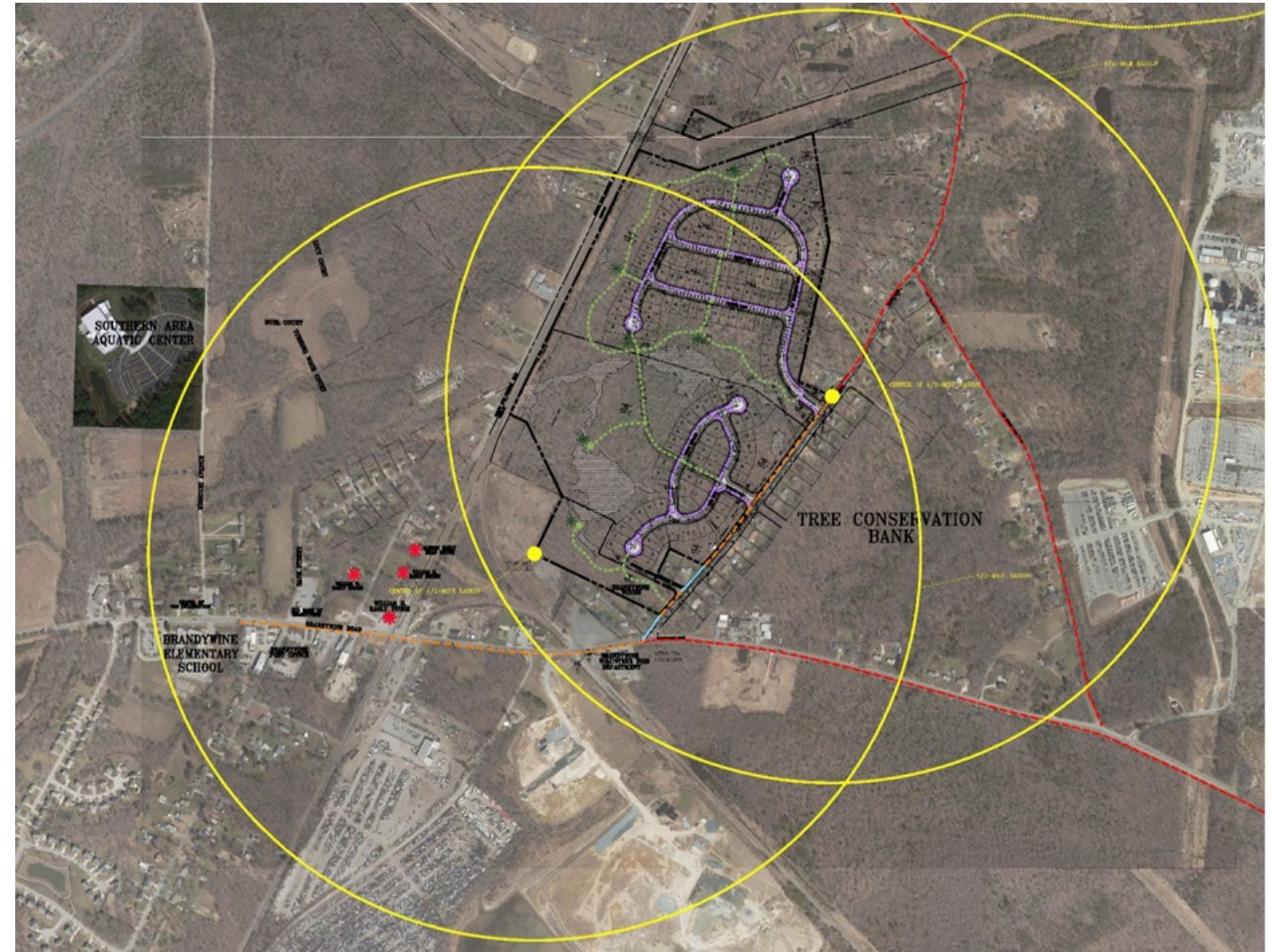
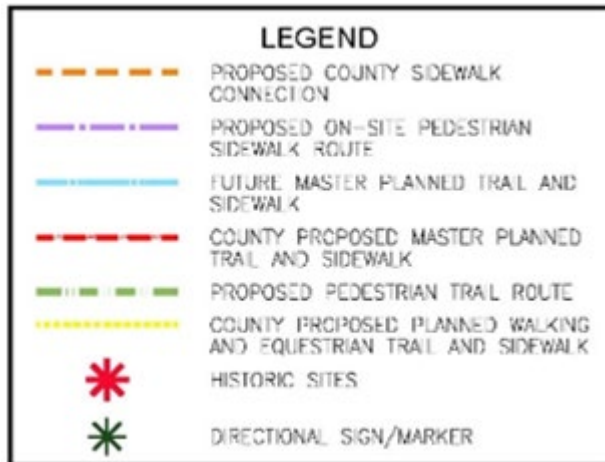
 CONSERVATION EASEMENT



PUBLIC BENEFIT EXHIBIT (PT 1)



PUBLIC BENEFIT EXHIBIT (PT 2)



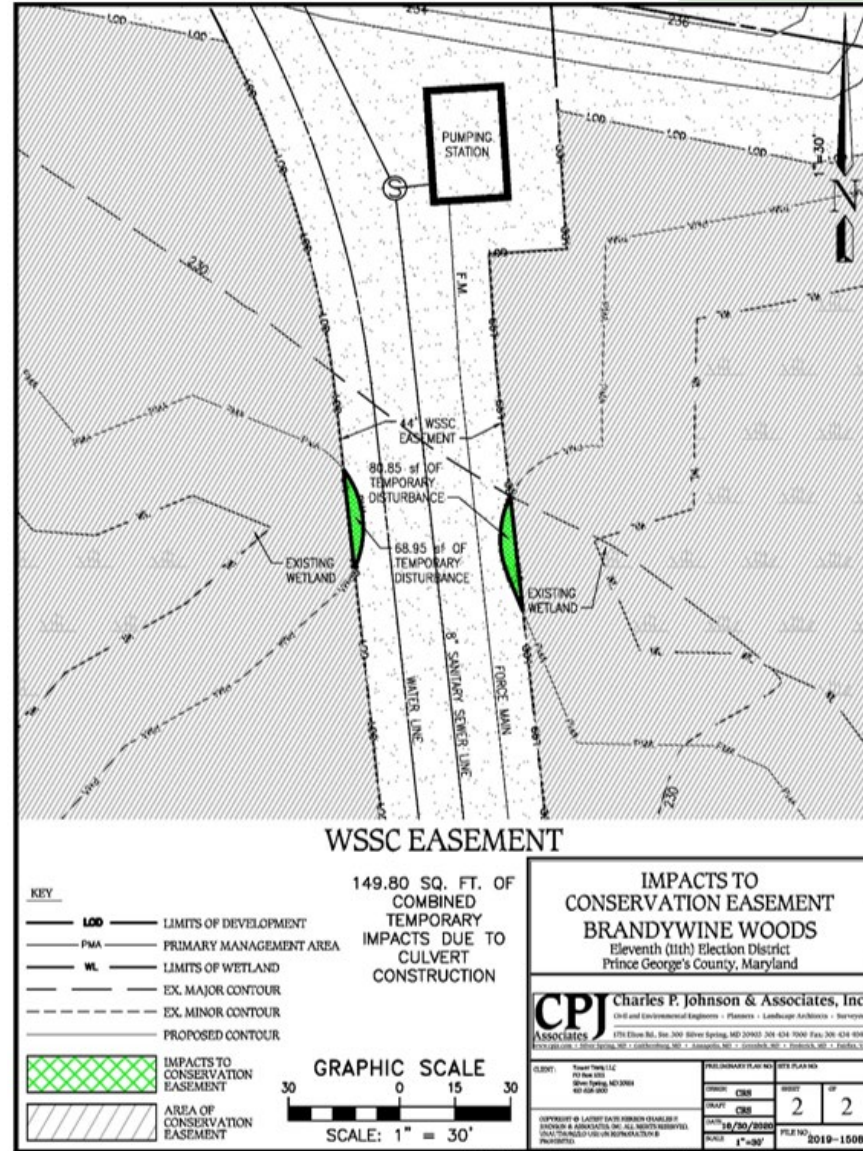
CONVENTIONAL LAYOUT EXHIBIT



TYPE 1 TREE CONSERVATION PLAN



PMA IMPACT



STAFF RECOMMENDATION

APPROVAL of a two-year extension

Major Issues:

- N/A

Applicant Required Mailings:

- N/A