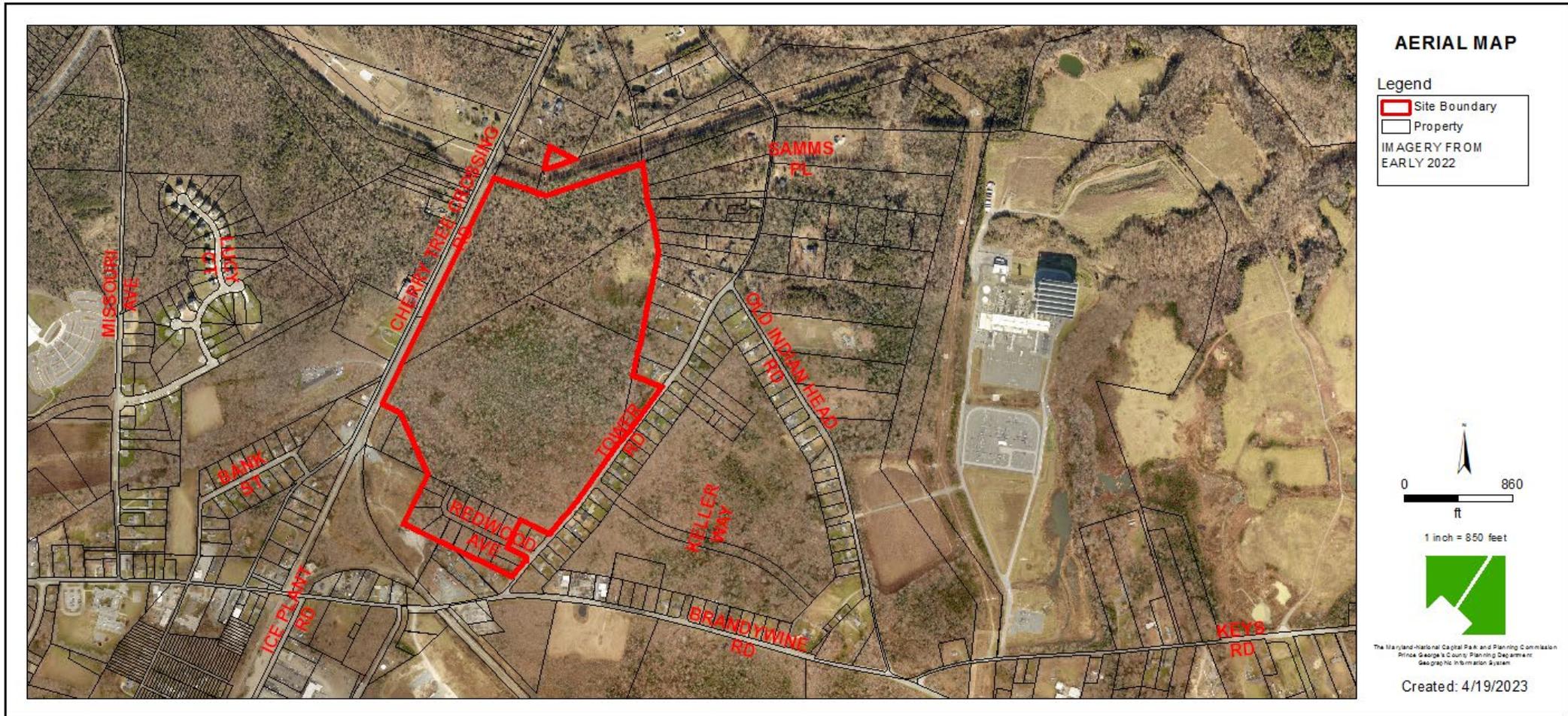


# BRANDYWINE WOODS

## 2-YEAR EXTENSION REQUEST

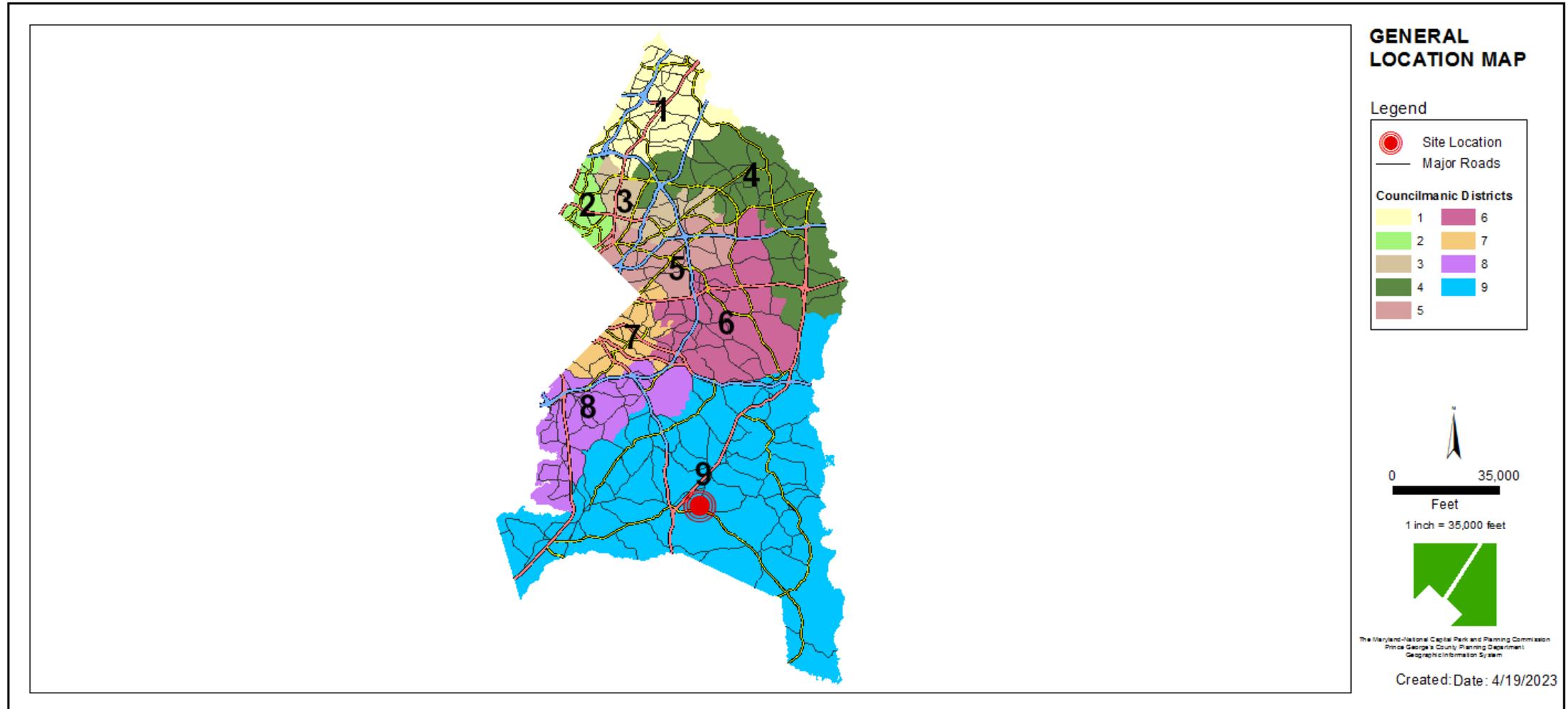
Preliminary Plan of Subdivision  
Staff Recommendation: APPROVAL



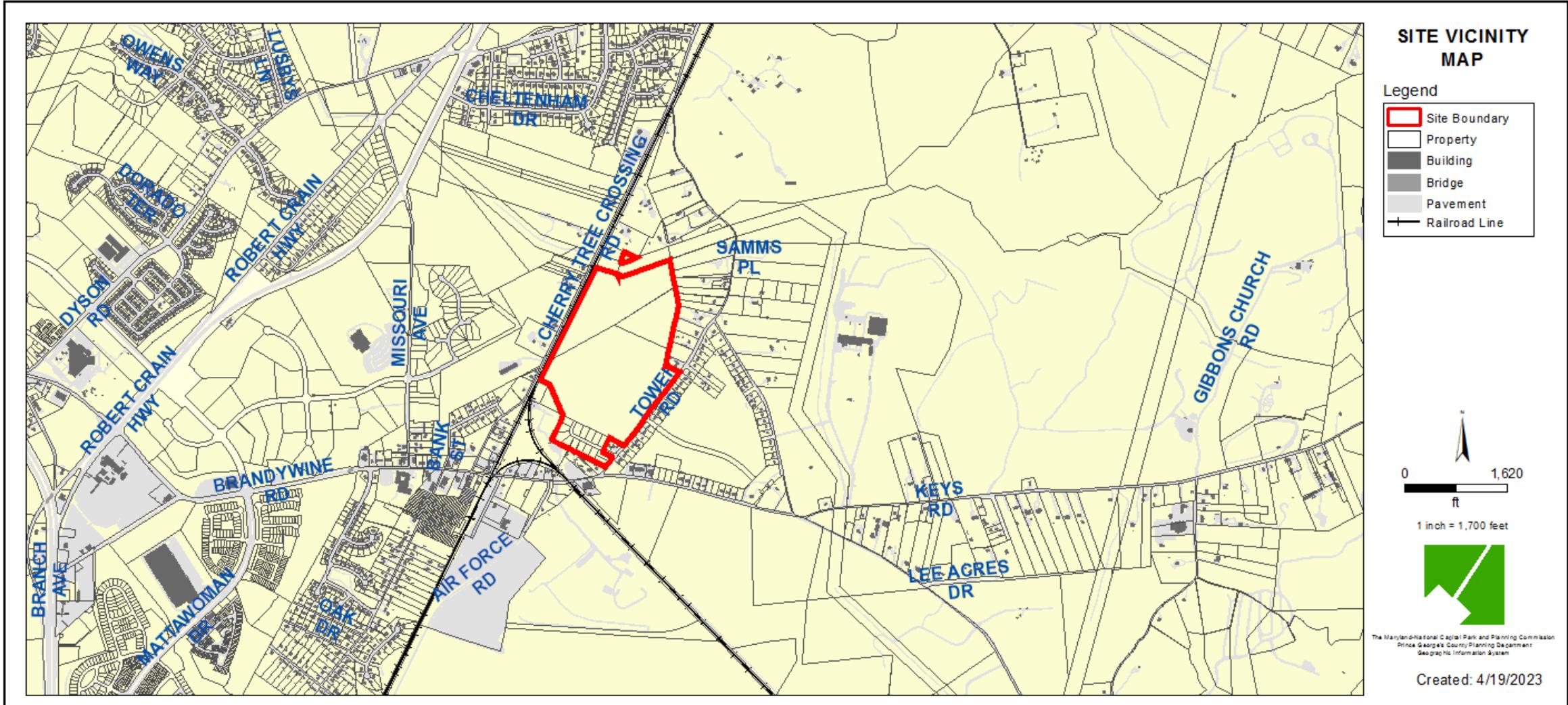
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 85B



# SITE VICINITY MAP

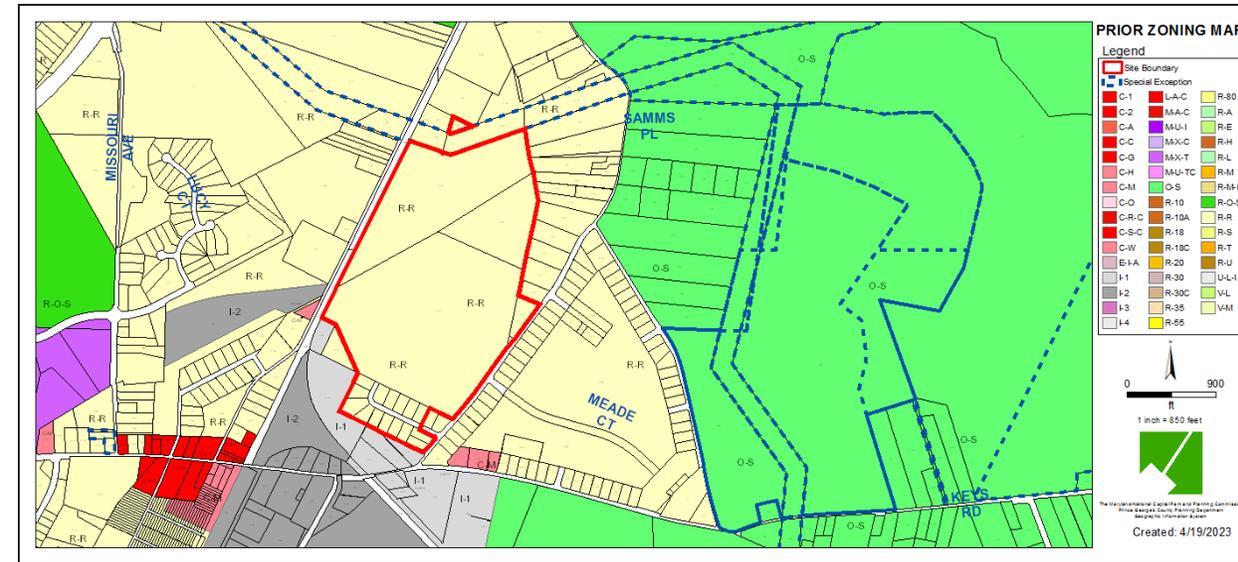
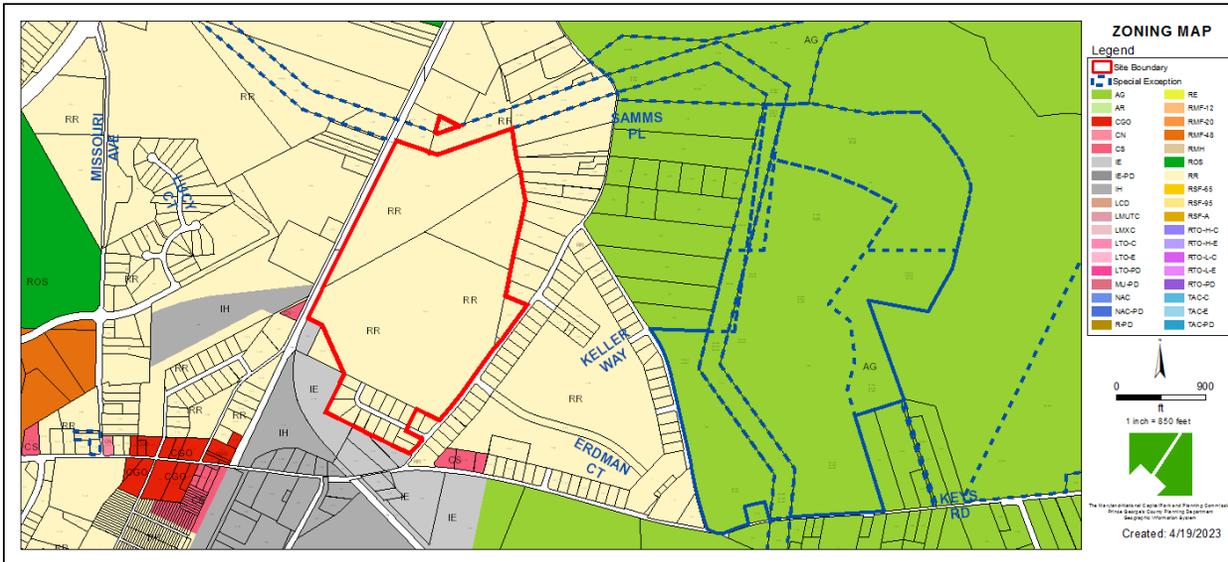


# ZONING MAP (CURRENT & PRIOR)

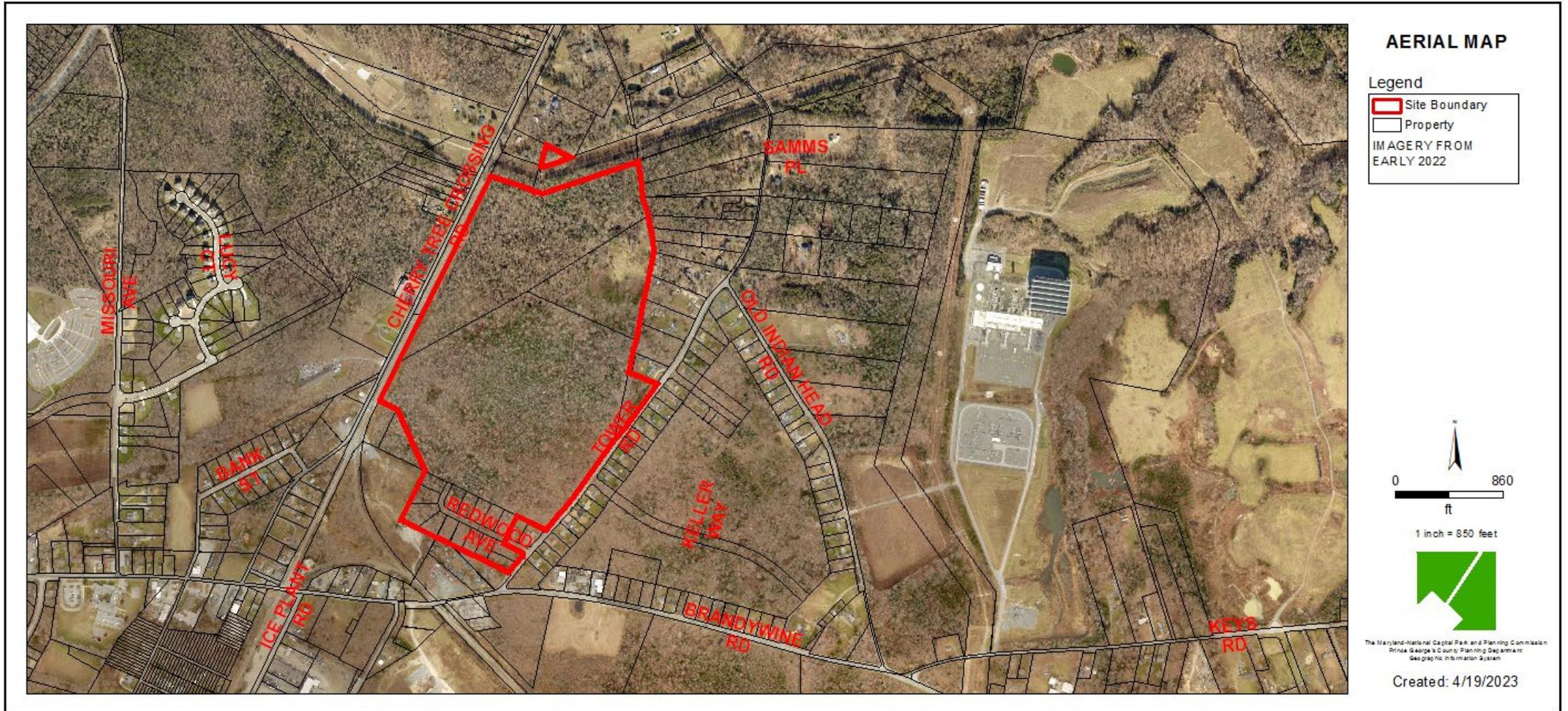
Property Zone: RR

CURRENT ZONING MAP

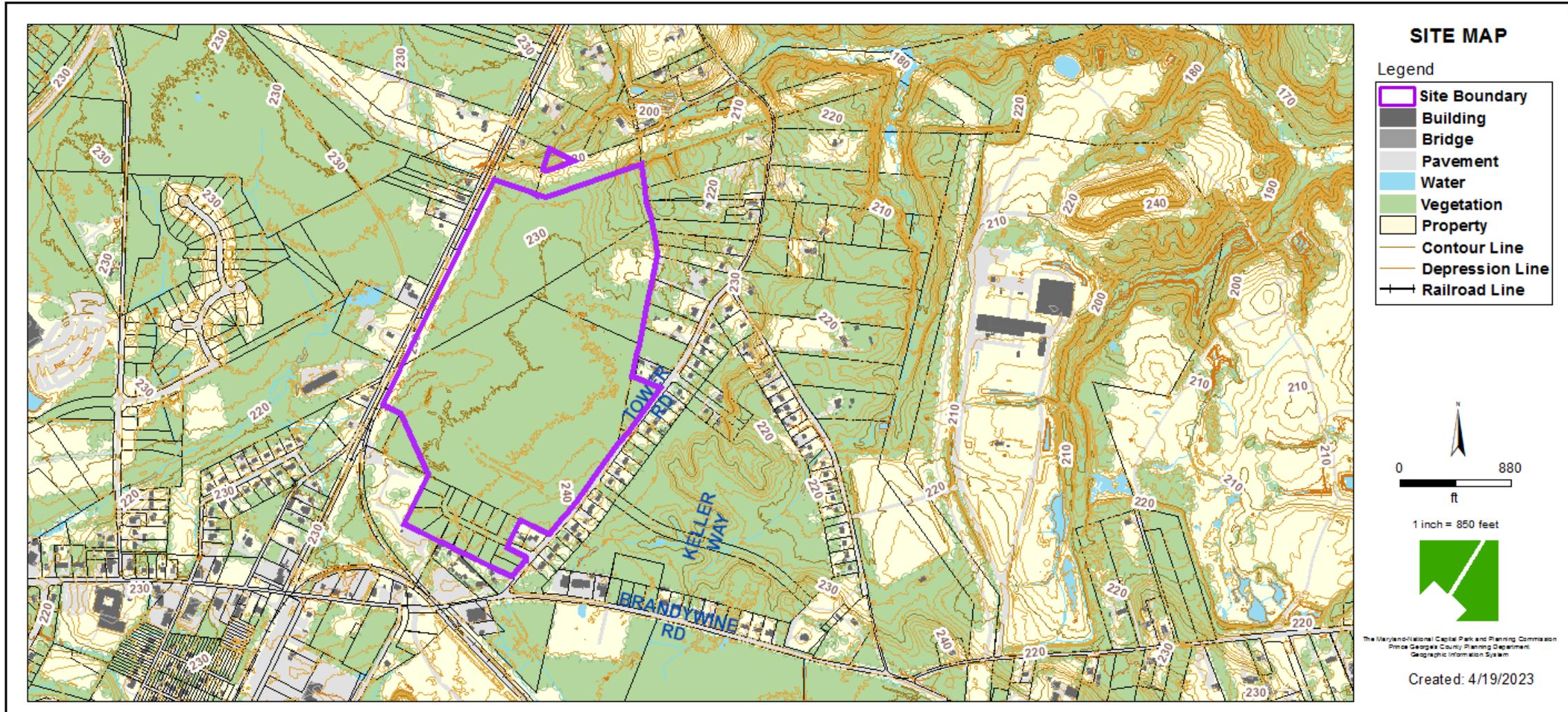
PRIOR ZONING MAP



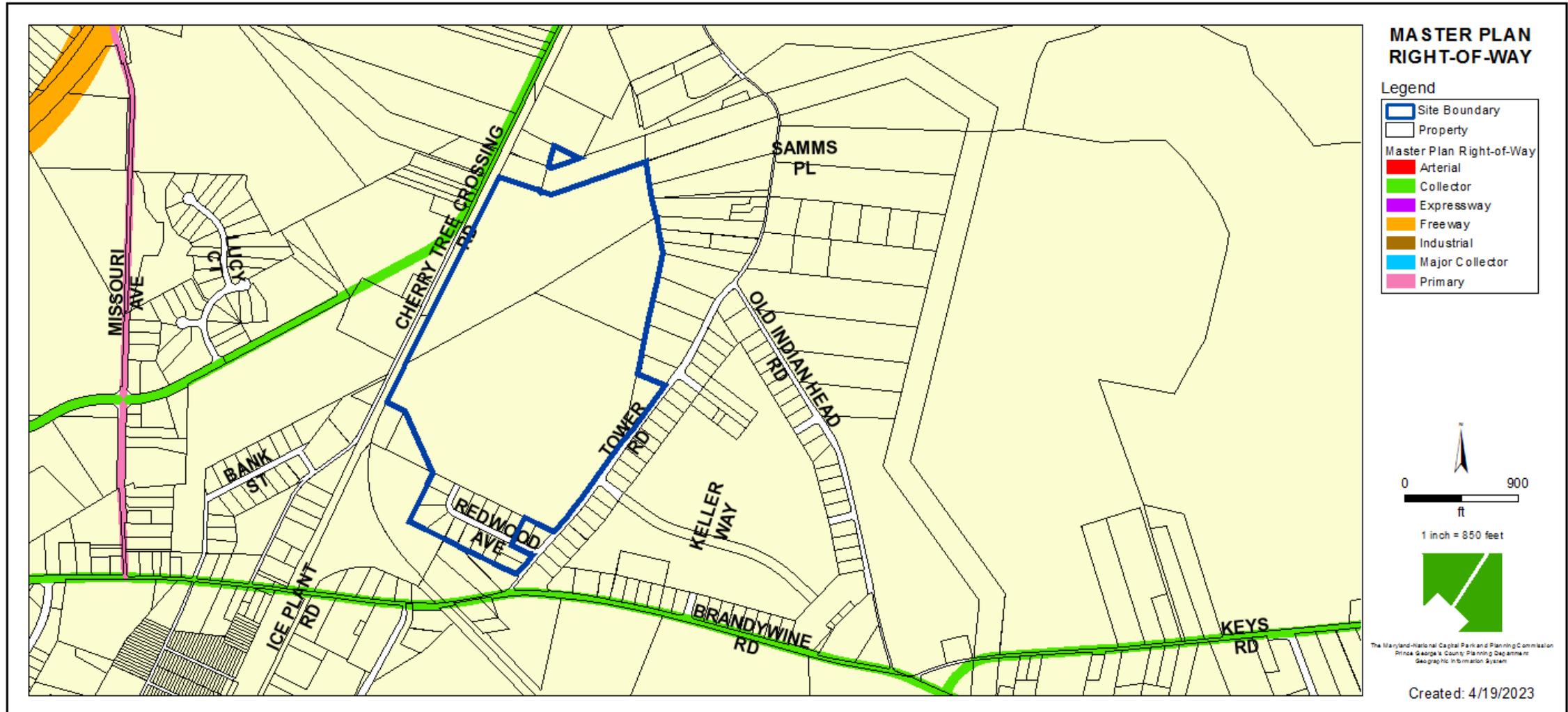
# AERIAL MAP



# SITE MAP



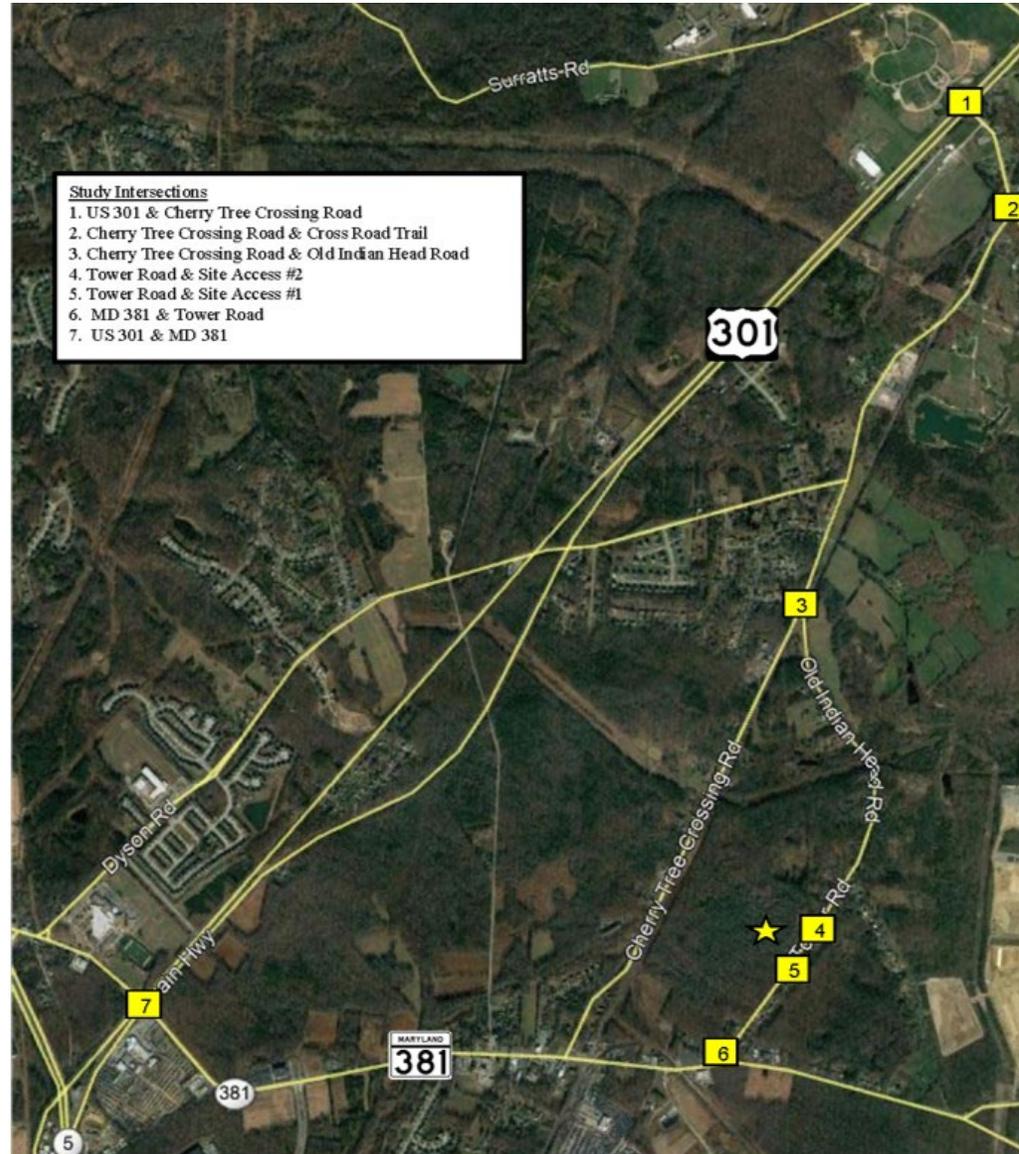
# MASTER PLAN RIGHT-OF-WAY MAP



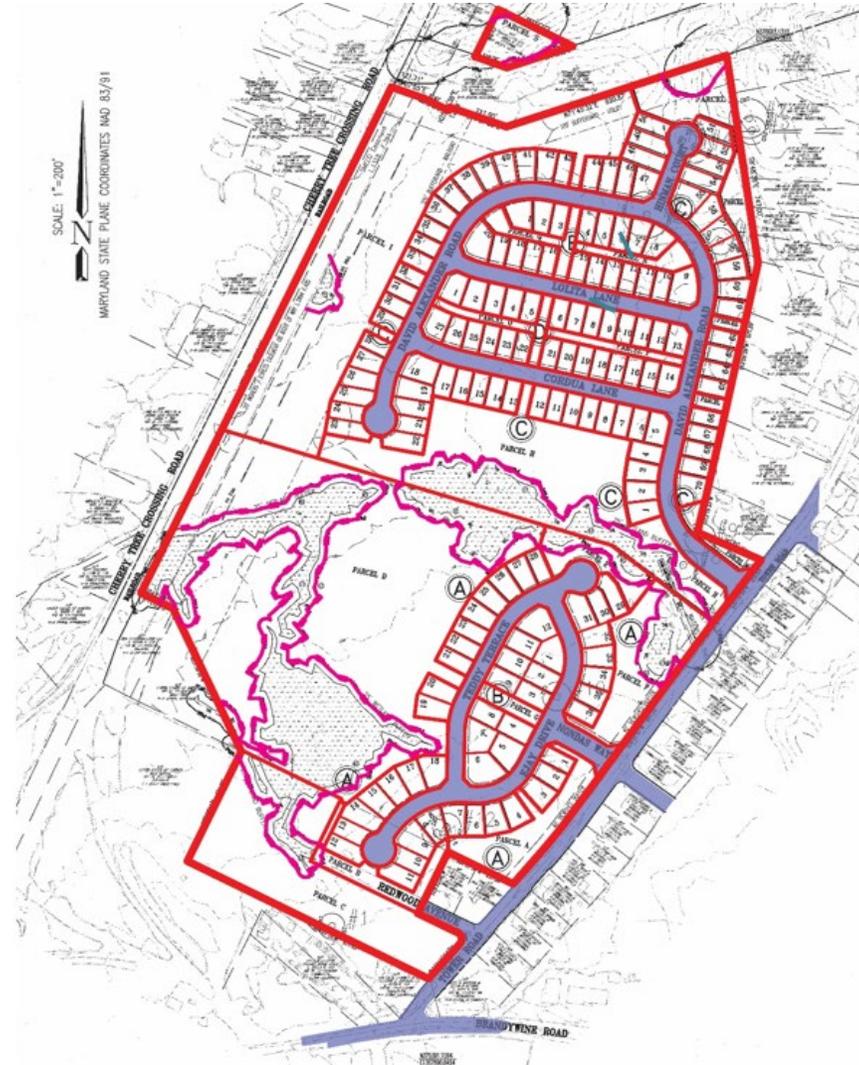
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



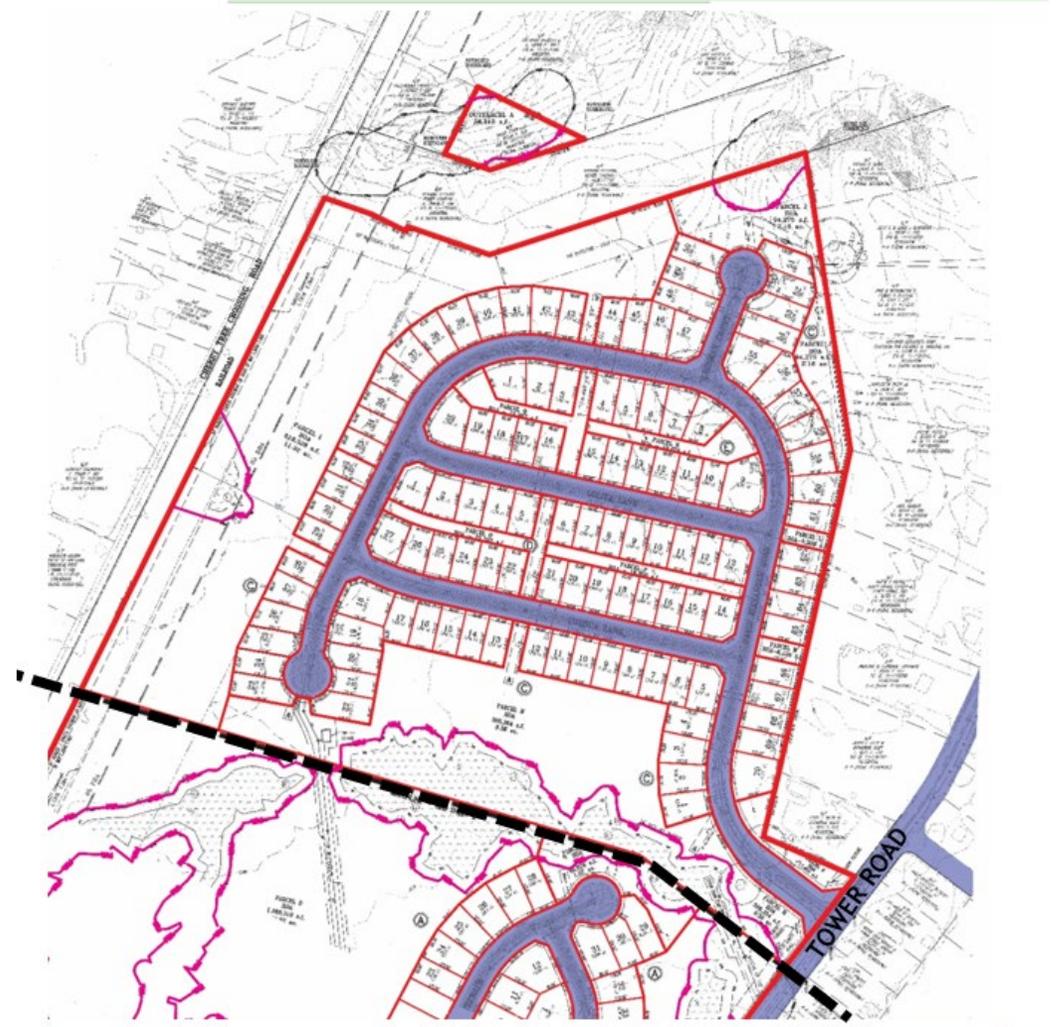
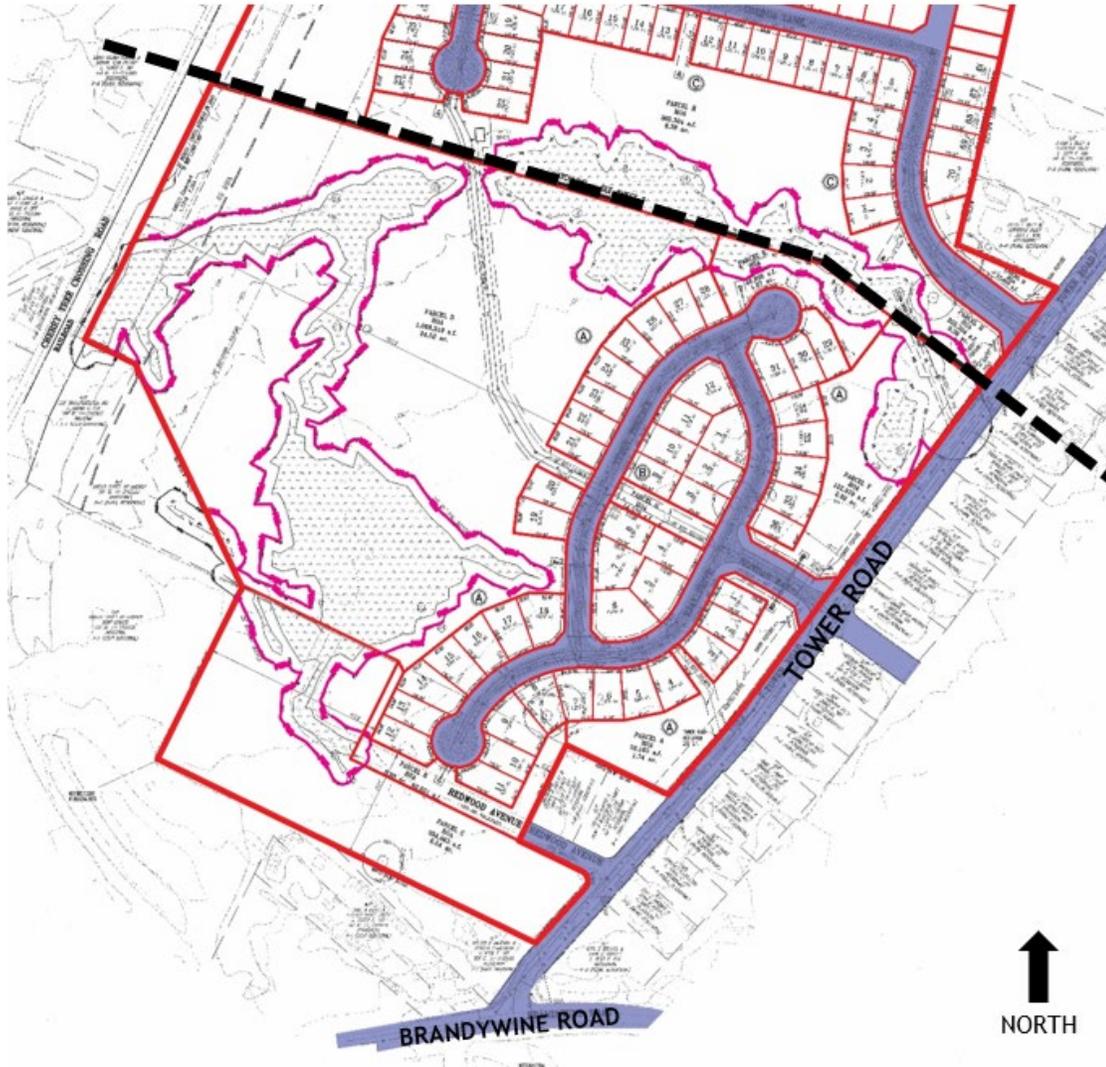
# CRITICAL INTERSECTION MAP



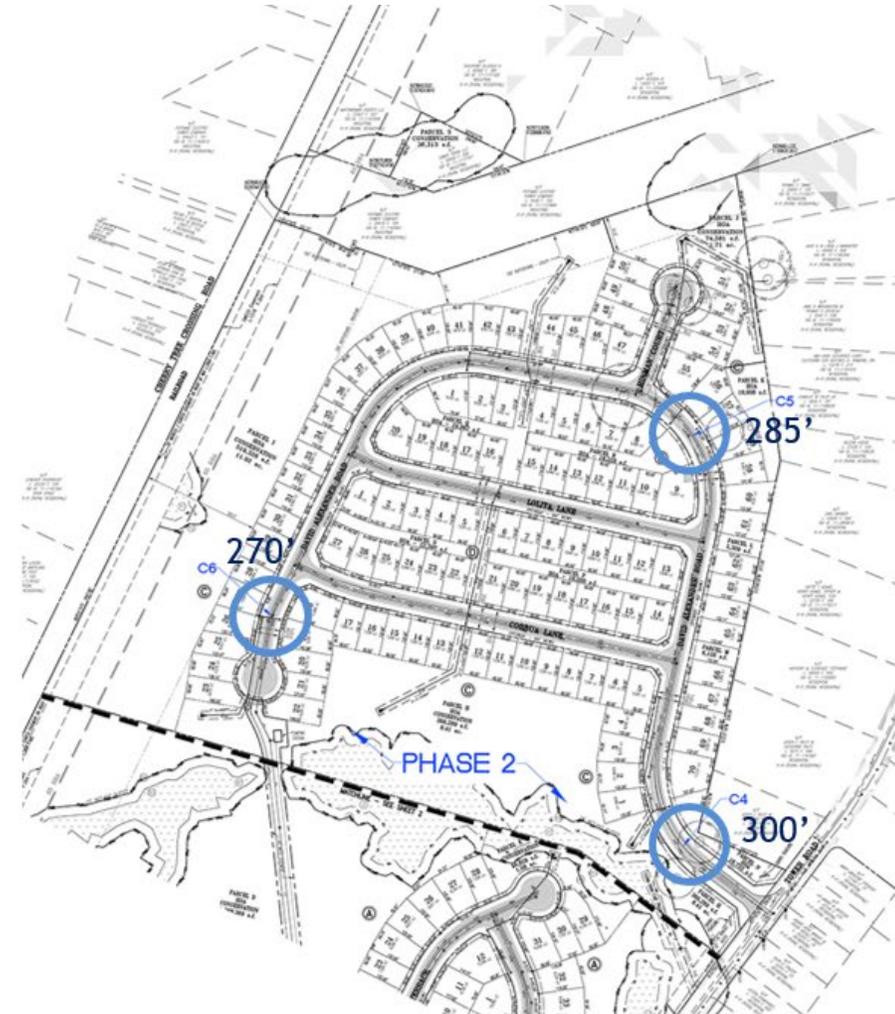
# OVERALL PRELIMINARY PLAN OF SUBDIVISION



# PRELIMINARY PLAN OF SUBDIVISION



# VARIATION REQUEST – CURVE RADII



# CONSERVATION SUBDIVISION EASEMENT PLAN

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)
<b>TOTAL</b>		<b>63.79</b>		<b>50.98</b>	<b>1.33</b>	

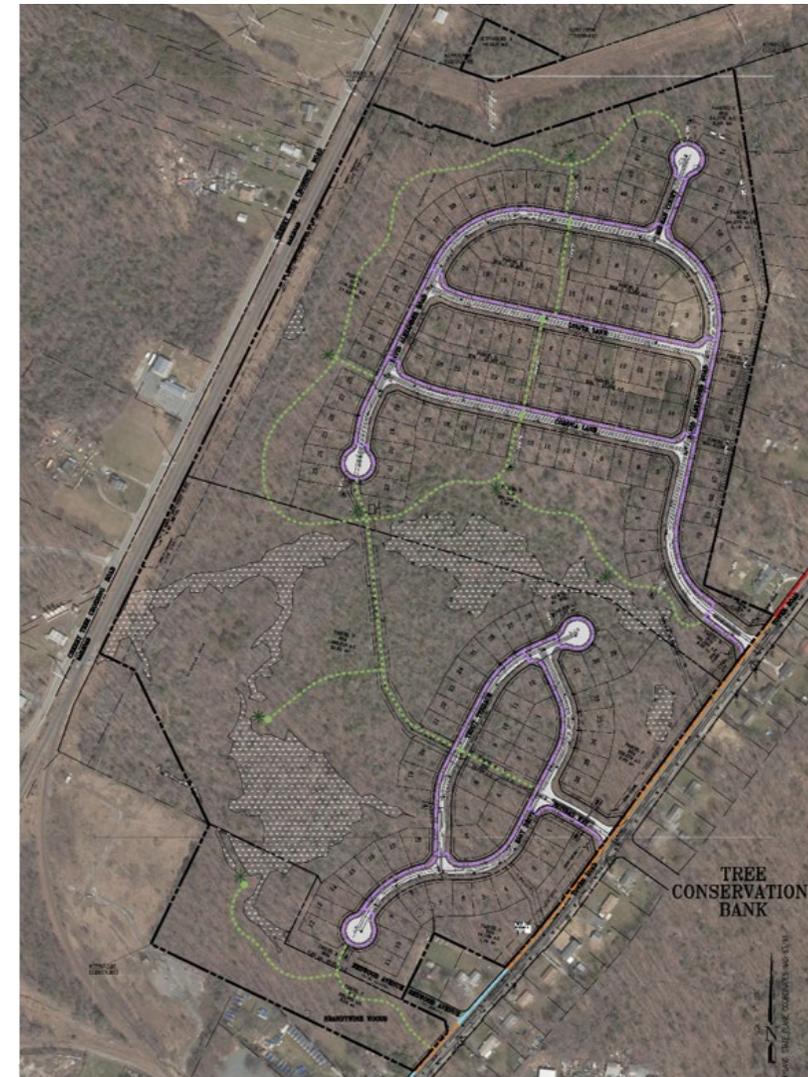
\*All area within the Public Benefit Conservation easement will be owned by the Brandywine Woods Homeowner's Association.

**LEGEND**

 CONSERVATION EASEMENT



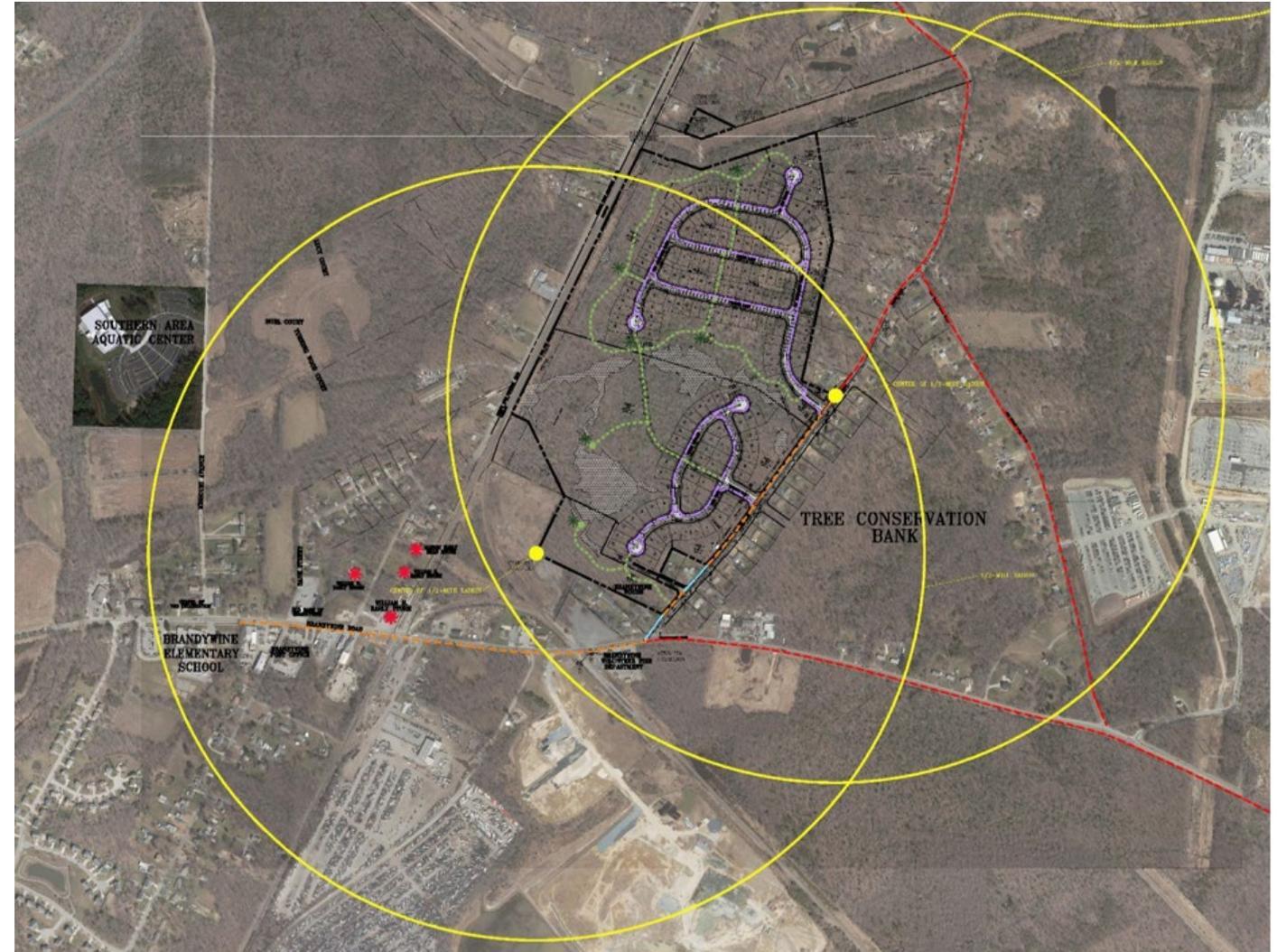
# PUBLIC BENEFIT EXHIBIT (PT 1)



# PUBLIC BENEFIT EXHIBIT (PT 2)

**LEGEND**

- PROPOSED COUNTY SIDEWALK CONNECTION
- PROPOSED ON-SITE PEDESTRIAN SIDEWALK ROUTE
- FUTURE MASTER PLANNED TRAIL AND SIDEWALK
- COUNTY PROPOSED MASTER PLANNED TRAIL AND SIDEWALK
- PROPOSED PEDESTRIAN TRAIL ROUTE
- COUNTY PROPOSED PLANNED WALKING AND EQUESTRIAN TRAIL AND SIDEWALK
- HISTORIC SITES
- DIRECTIONAL SIGN/MARKER



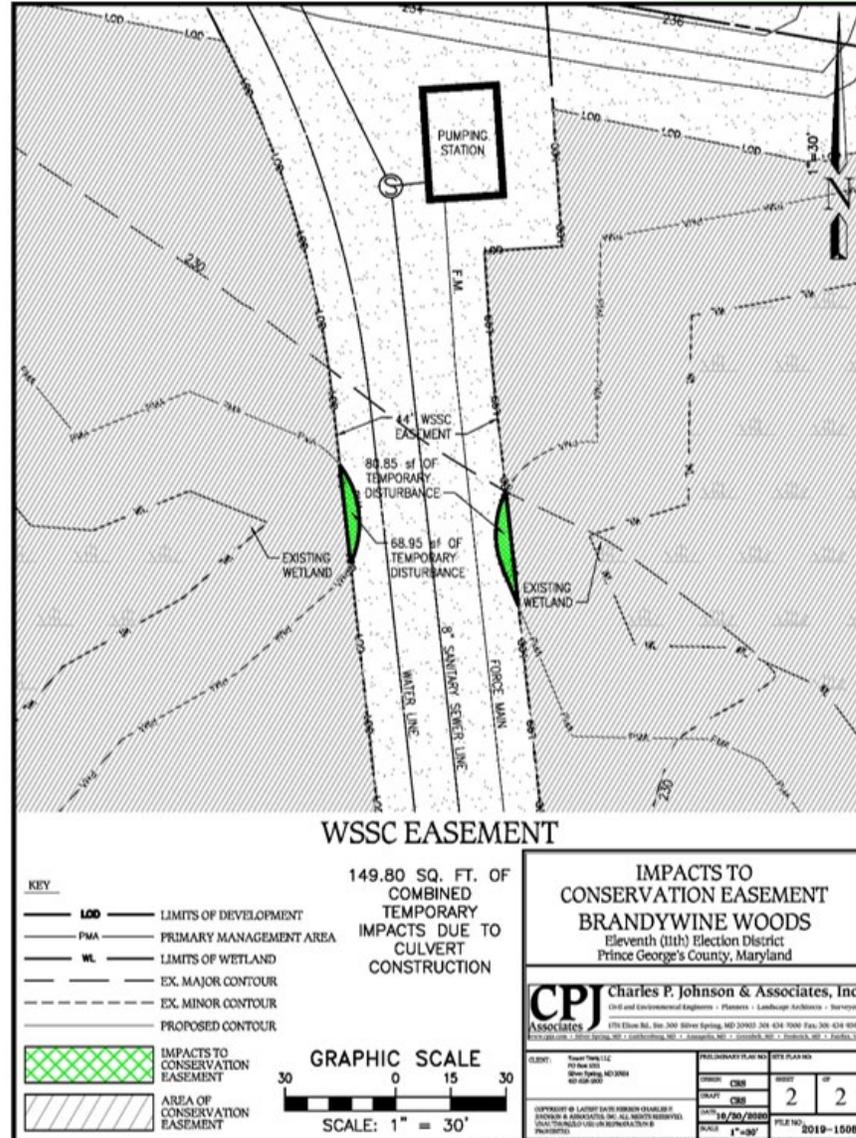
# CONVENTIONAL LAYOUT EXHIBIT



# TYPE 1 TREE CONSERVATION PLAN



# PMA IMPACT



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# STAFF RECOMMENDATION

**APPROVAL** of a two-year extension

**Major Issues:**

- N/A

**Applicant Required Mailings:**

- N/A