

THE ENCLAVE AT BRANDYWINE, PHASE 2

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-004-2019-01

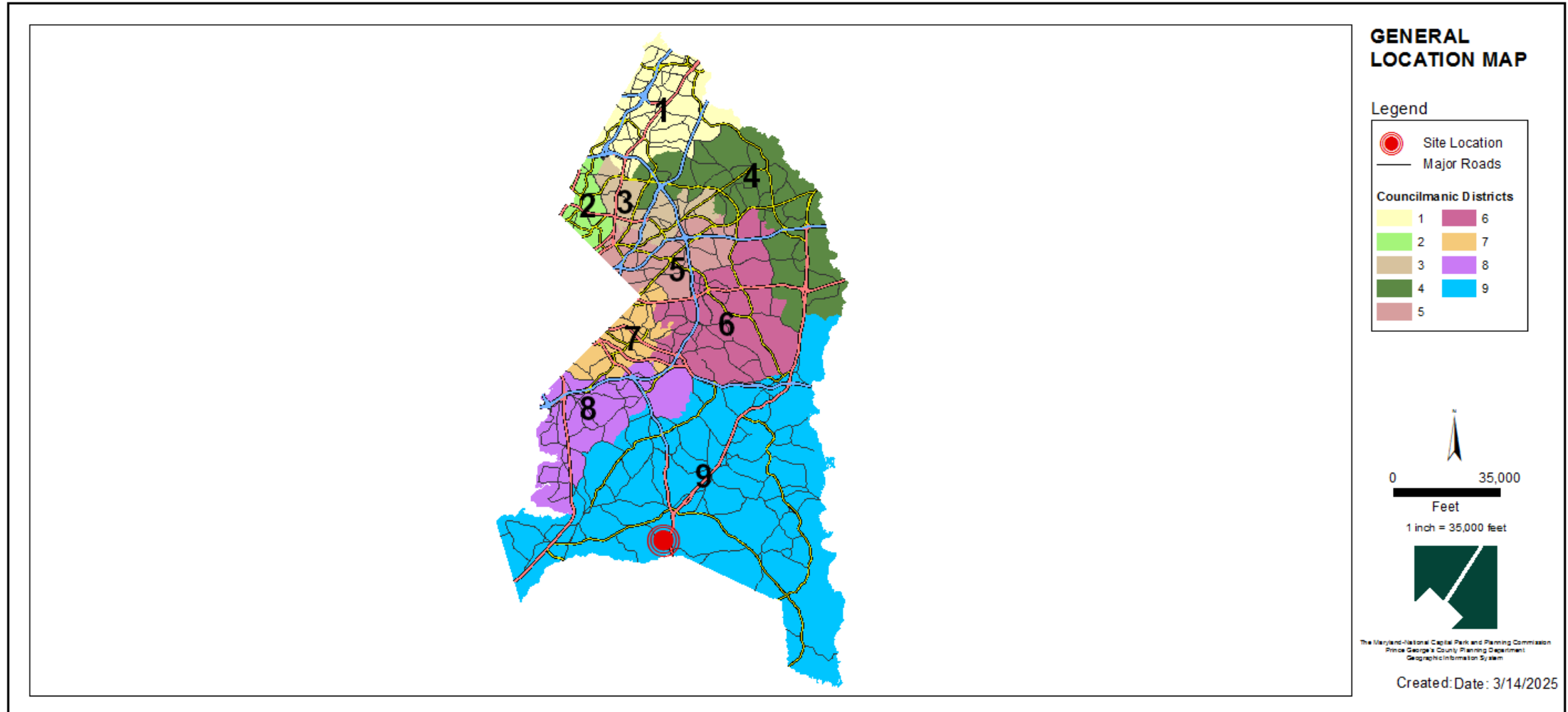
Staff Recommendation: APPROVAL with conditions



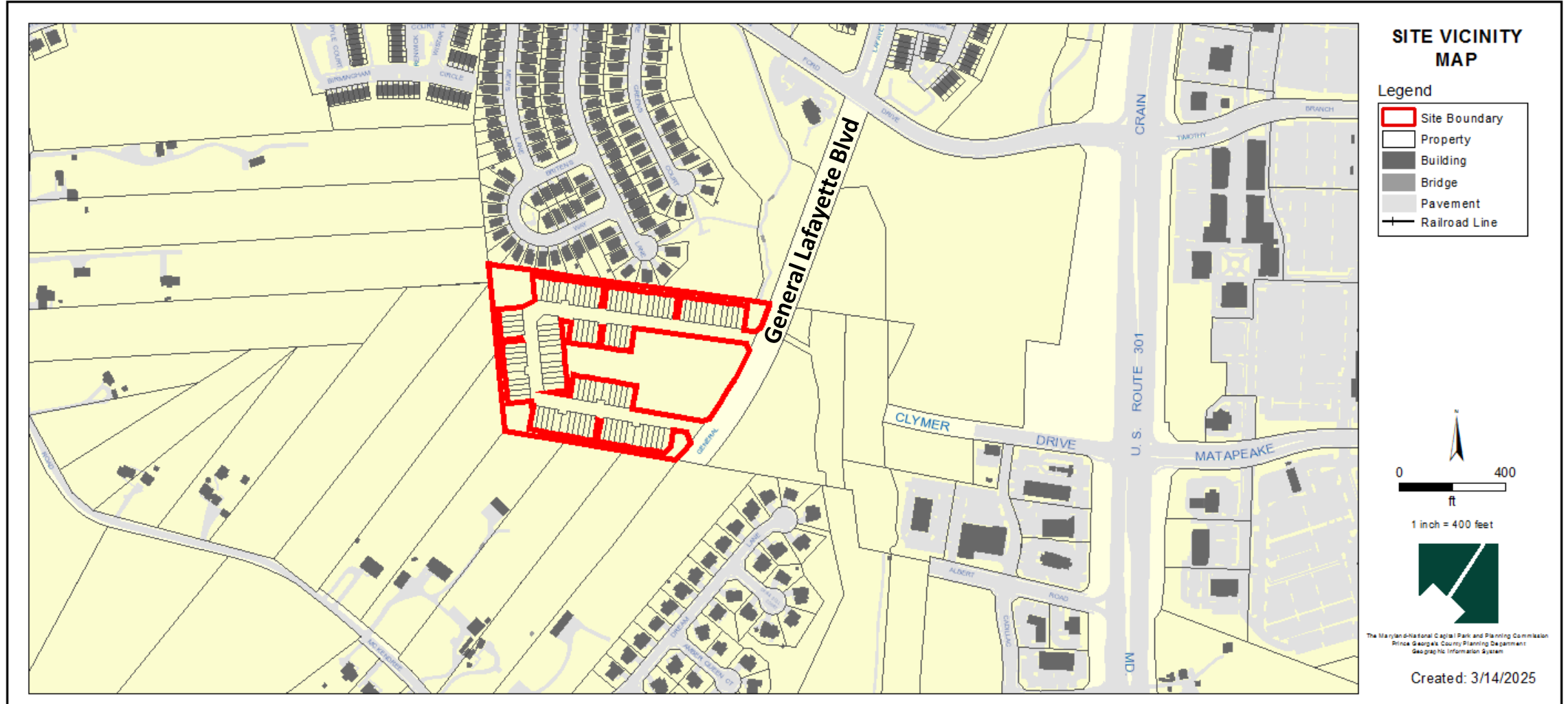
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

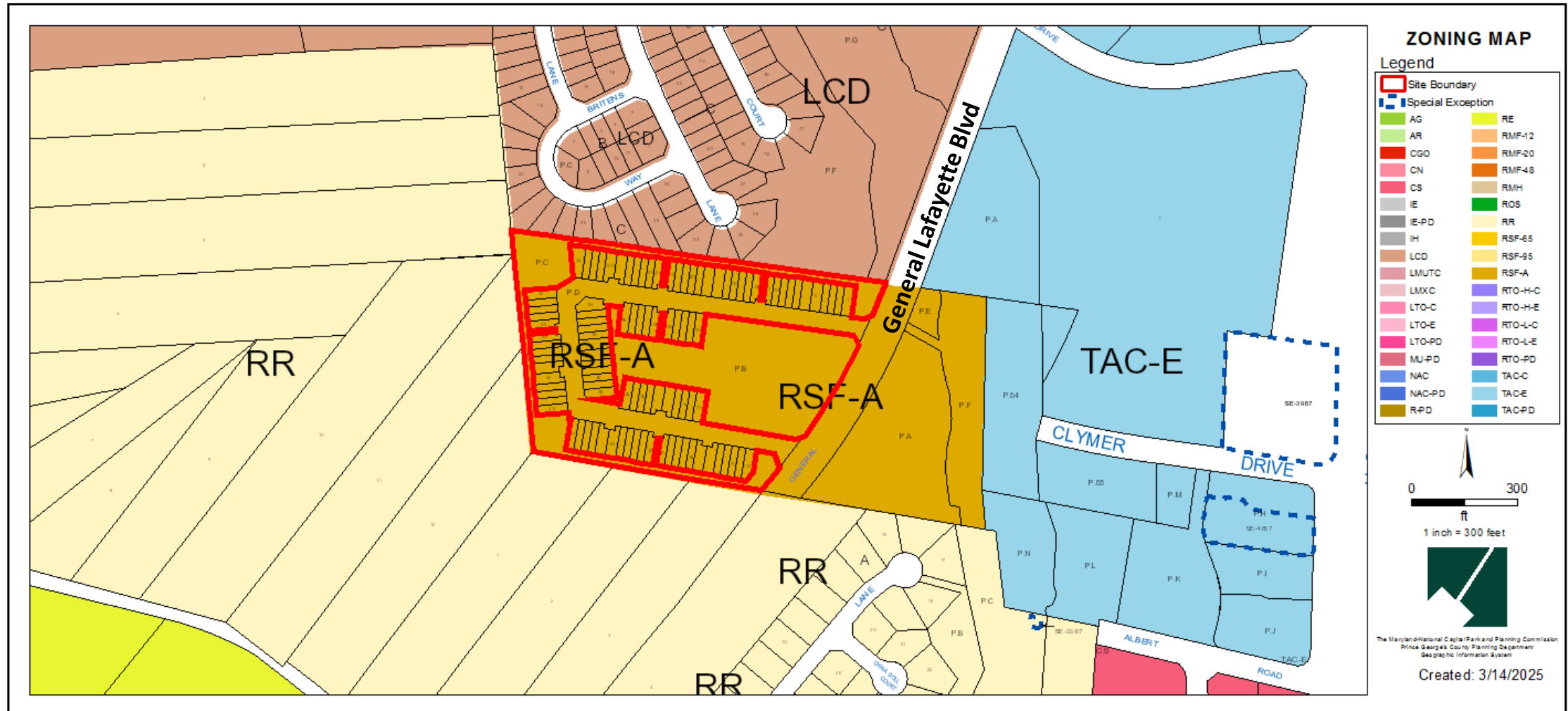


SITE VICINITY MAP

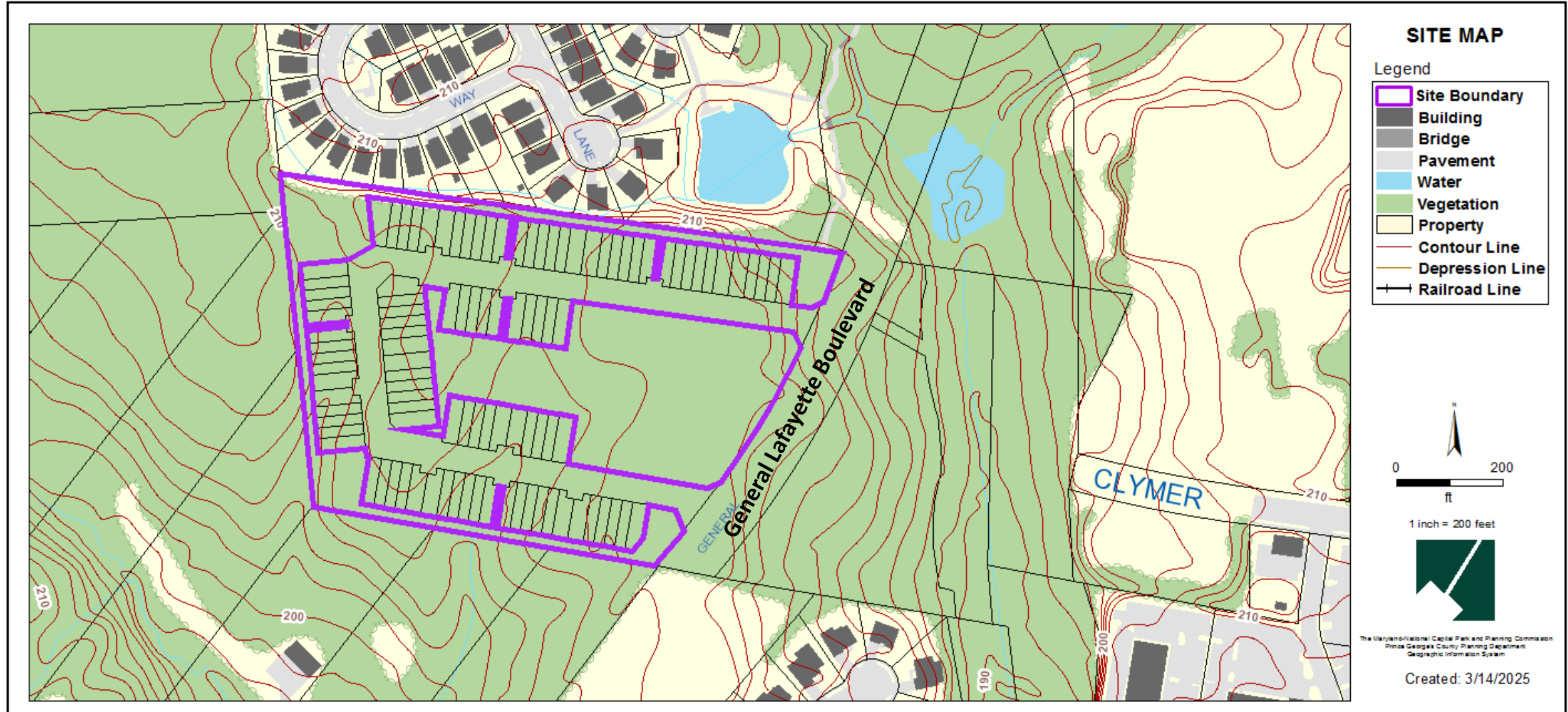


ZONING MAP

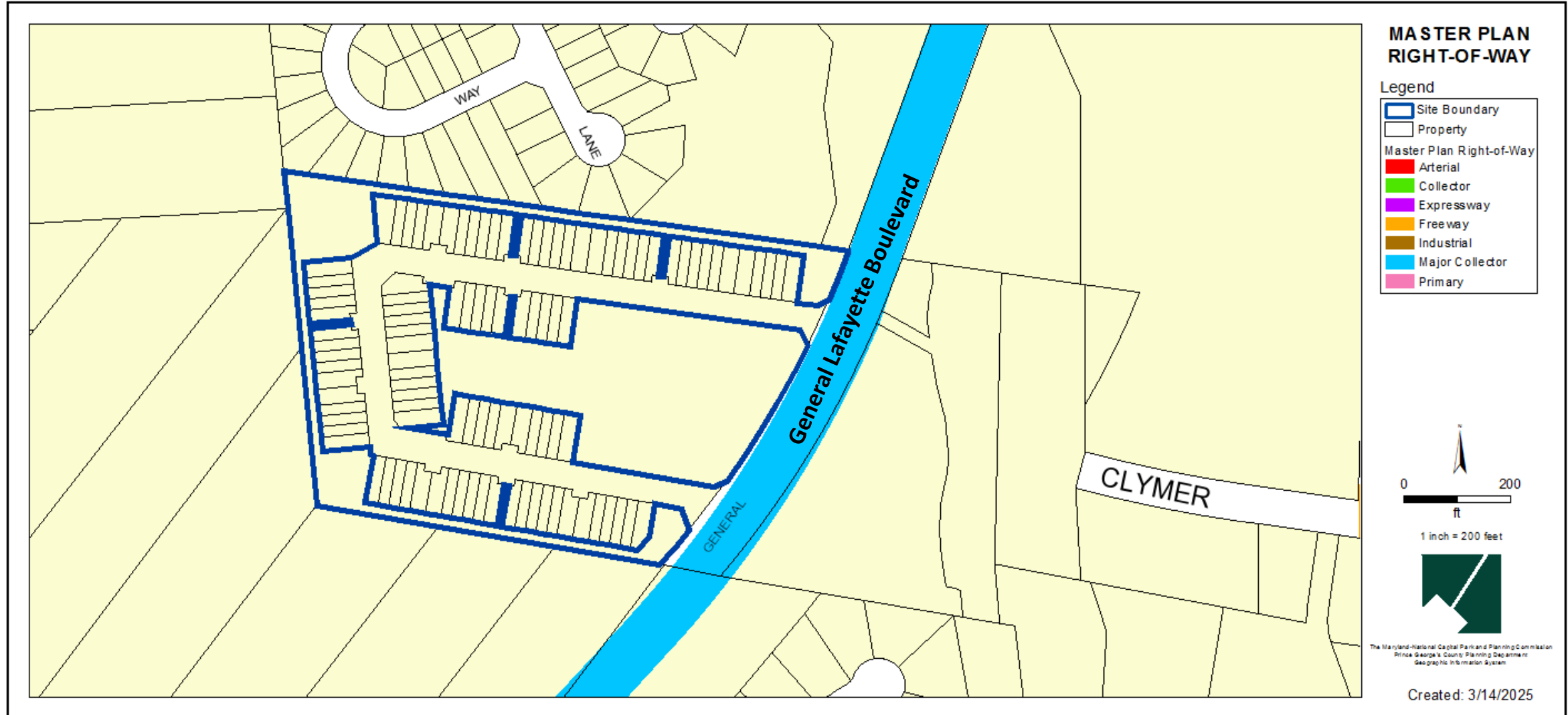
Property Zone: RSF-A



SITE MAP

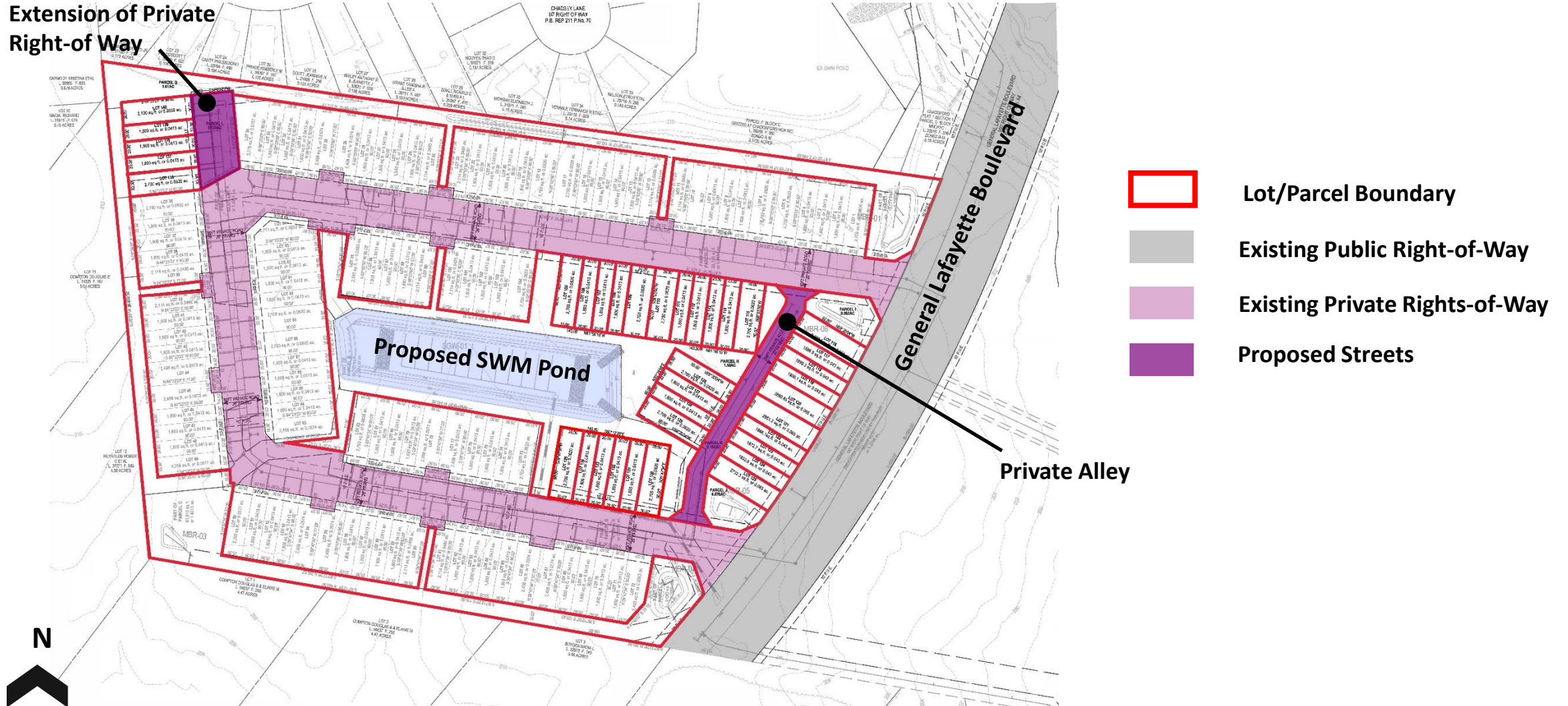


MASTER PLAN RIGHT-OF-WAY MAP

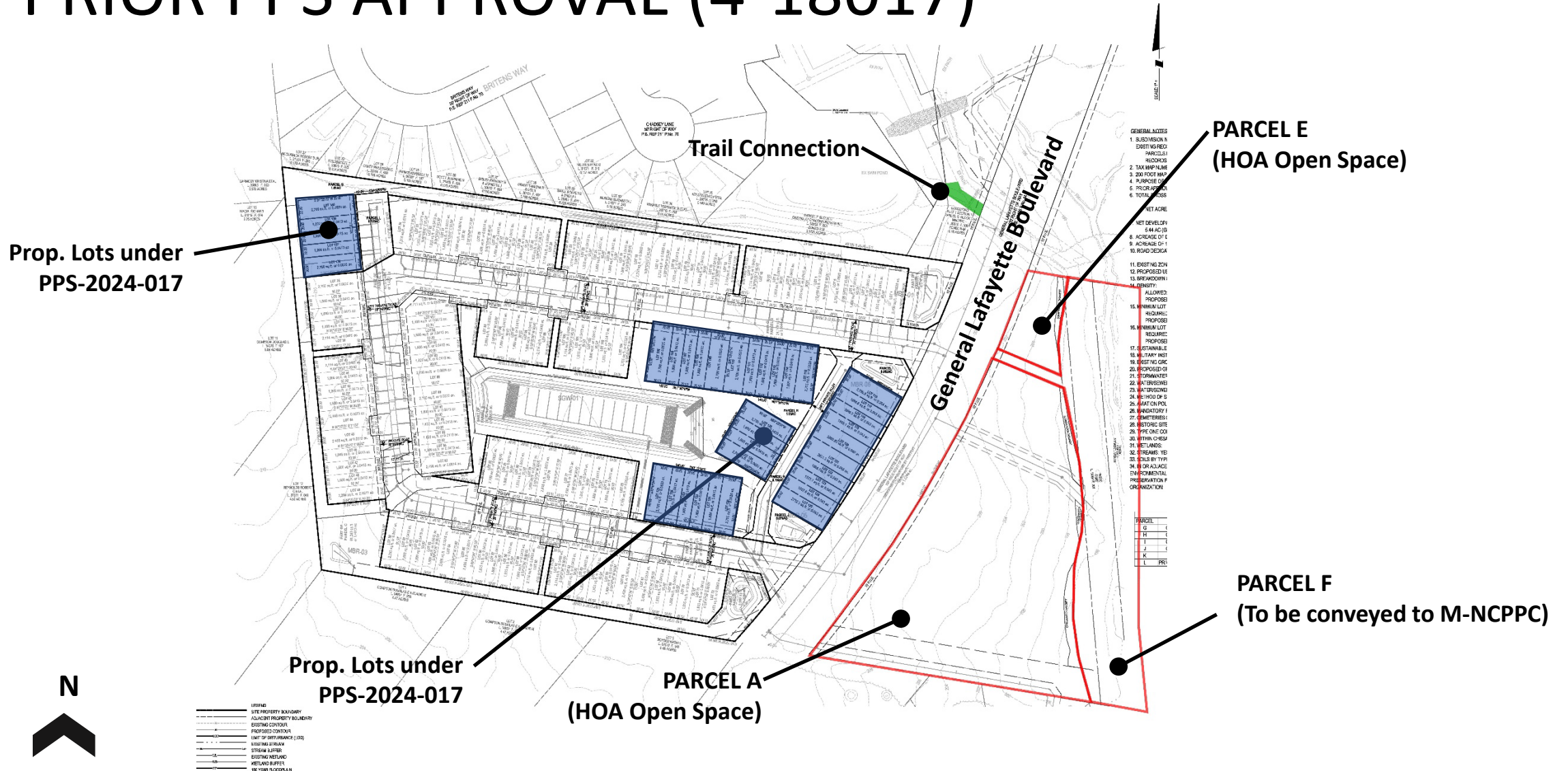


PRELIMINARY PLAN OF SUBDIVISION

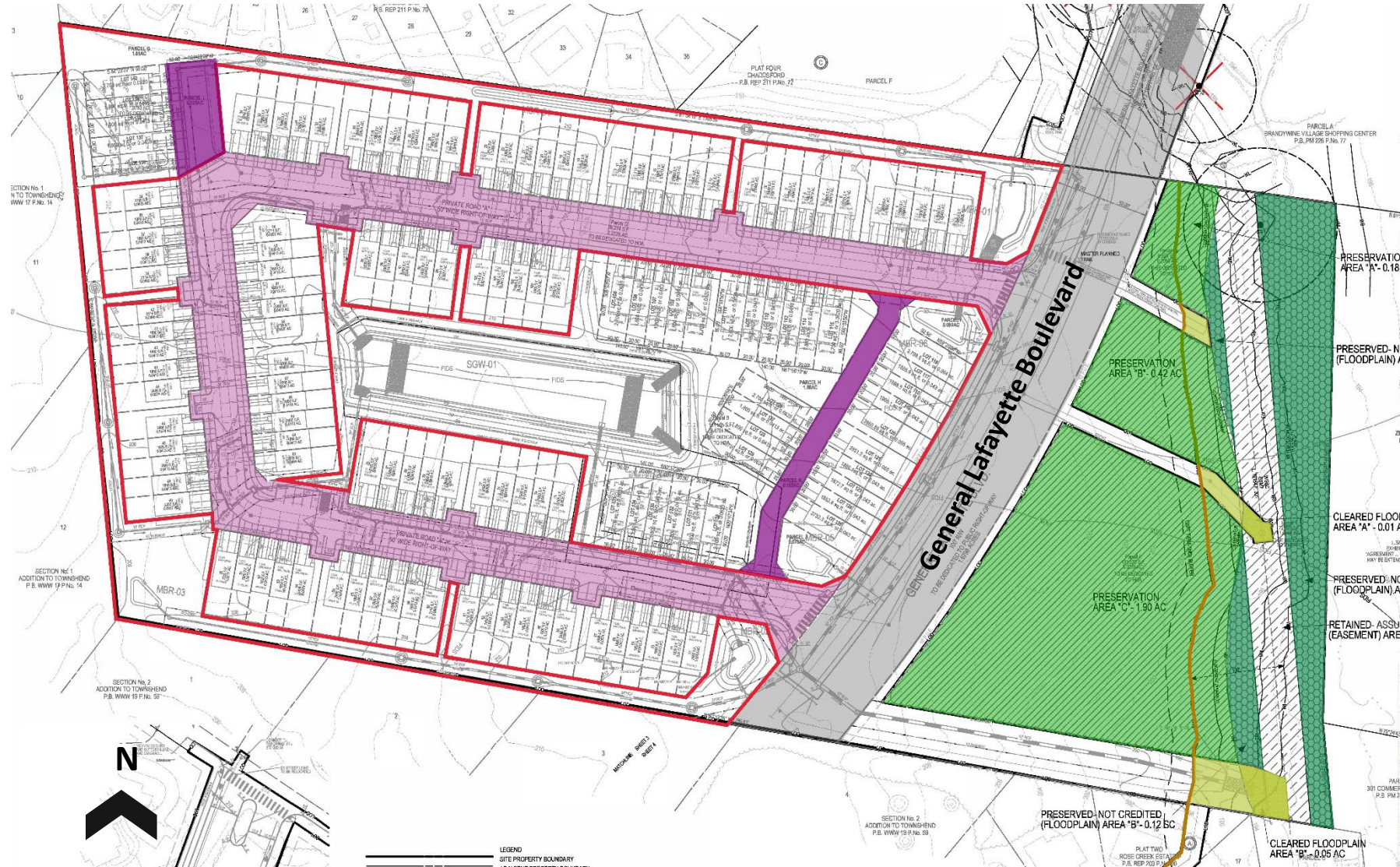
Extension of Private
Right-of-Way



PRIOR PPS APPROVAL (4-18017)



TYPE 1 TREE CONSERVATION PLAN



-  Property Boundary
-  Existing Public Right-of-Way
-  Existing Private Rights-of-Way
-  Proposed Alleys
-  Woodland Preservation/
Reforestation
-  Woodland Preservation Credited
-  Primary Management Area
(PMA)
-  PMA Impacts

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2024-017
- Type 1 Tree Conservation Plan TCP1-004-2019-01

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 10/31/2024
- Acceptance Mailing: 01/22/2025