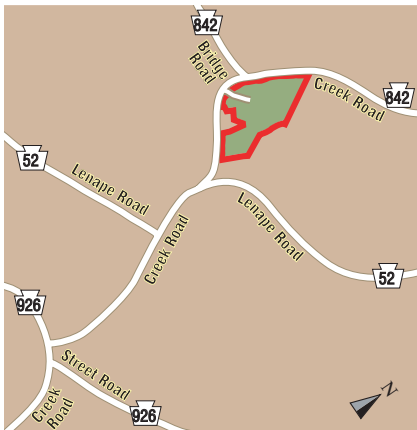


# I 6: Brandywine River Estates



**Location**  
East Bradford Township

**Tract size**  
190.27 acres

**Open space**  
68% (129.21 acres)

**Number of units**  
54 single-family units

**Year approved**  
1996

Brandywine River Estates is located in East Bradford Township between Route 842 and Route 52 along the East Branch of the Brandywine Creek. This single family development is well hidden from Creek Road by landscaping and woodlands. Two landscaped signs are all that is visible from the entranceway. The naturally sloping topography was slightly graded to eliminate any visual impact that would compromise the rural character of Creek Road.

A tree-lined boulevard provides an inviting entrance into the development itself. The narrow cartway and street trees help to soften the presence of the development's large homes. Sideload garages also take the focus off of vehicular accommodations within the development.



*Curving driveways and side-load garages create a unique suburban design that hides vehicular accommodations.*



*The walking trail at Brandywine River Estates allows residents to enjoy the areas of preserved open space.*

The preserved open space is interspersed between the housing and also surrounds the perimeter of the tract. Much of the open space is preserved in its natural state, such as meadows, woodlands, and wetland. A circling trail provides a link for the residents to the open space as well as a source of passive recreation. Designed so as to not to be too intrusive, the trail is buffered from the back of the homes by planted evergreens where large setbacks were not feasible.

A section of the open space is used for the onsite spray irrigation waste water treatment facility. The spray field is buffered by the surrounding woodlands and is unnoticeable from the homes in the development.

The successful buffering techniques and interspersed open space make Brandywine River Estates a practical and feasible alternative to conventional residential development.