

MELFORD VILLAGE

6-YEAR EXTENSION REQUEST

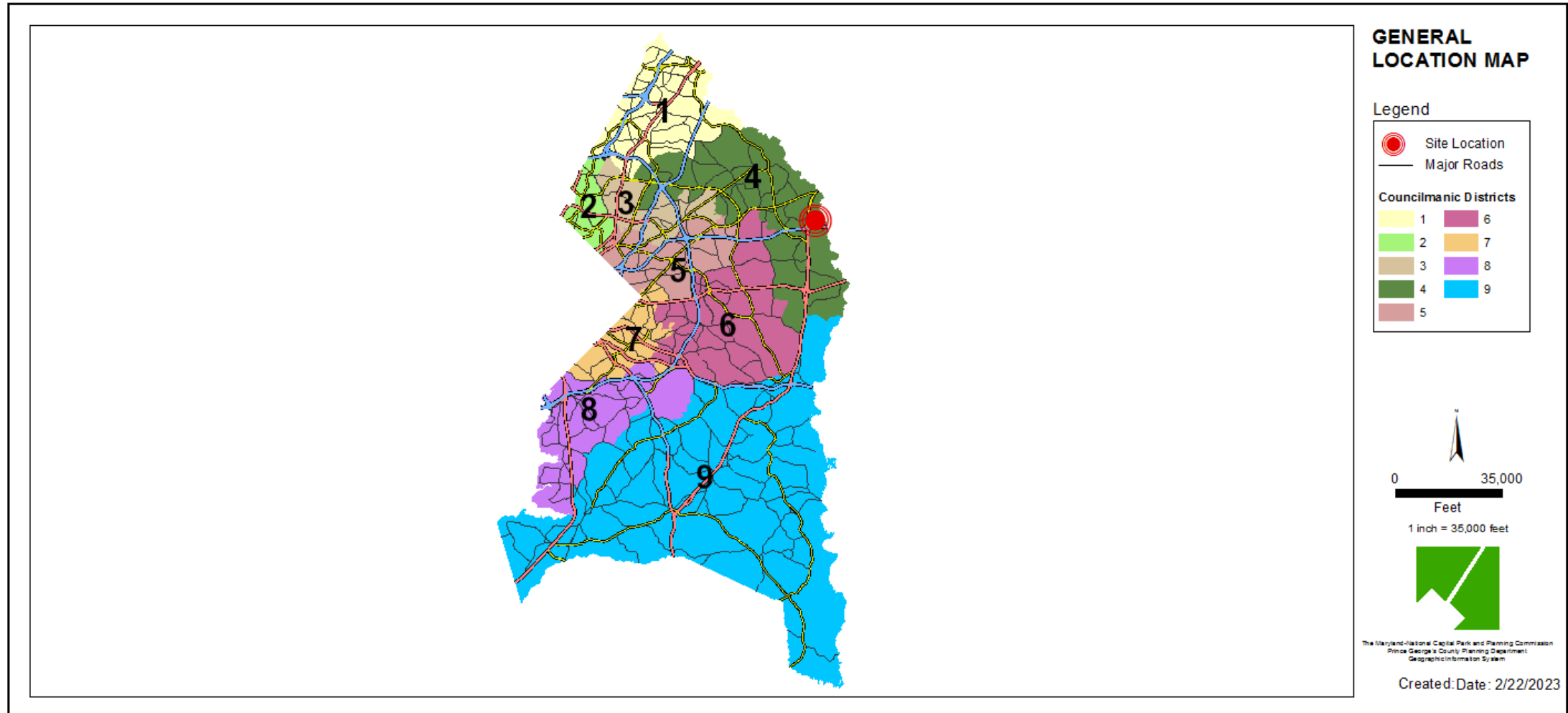
Preliminary Plan of Subdivision
Staff Recommendation: APPROVAL



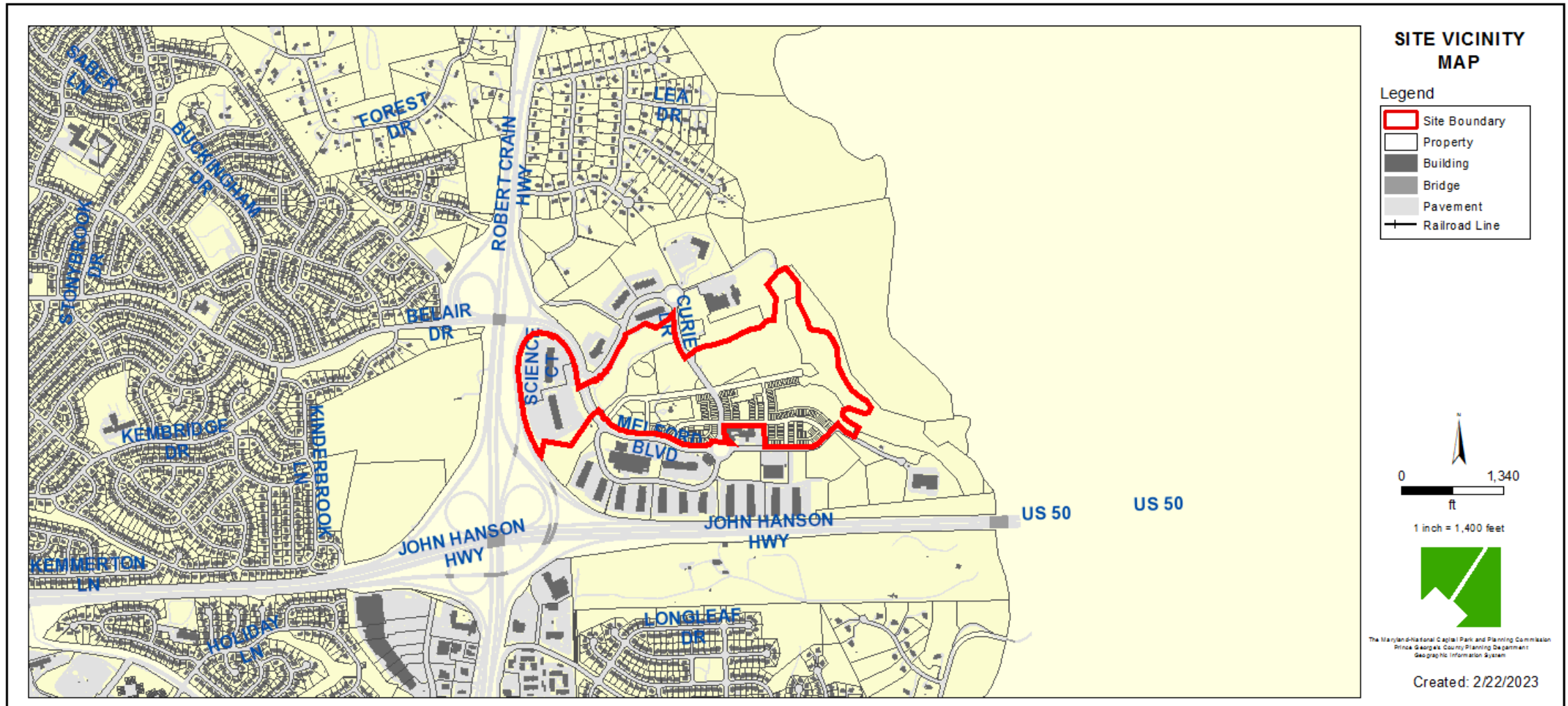
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B

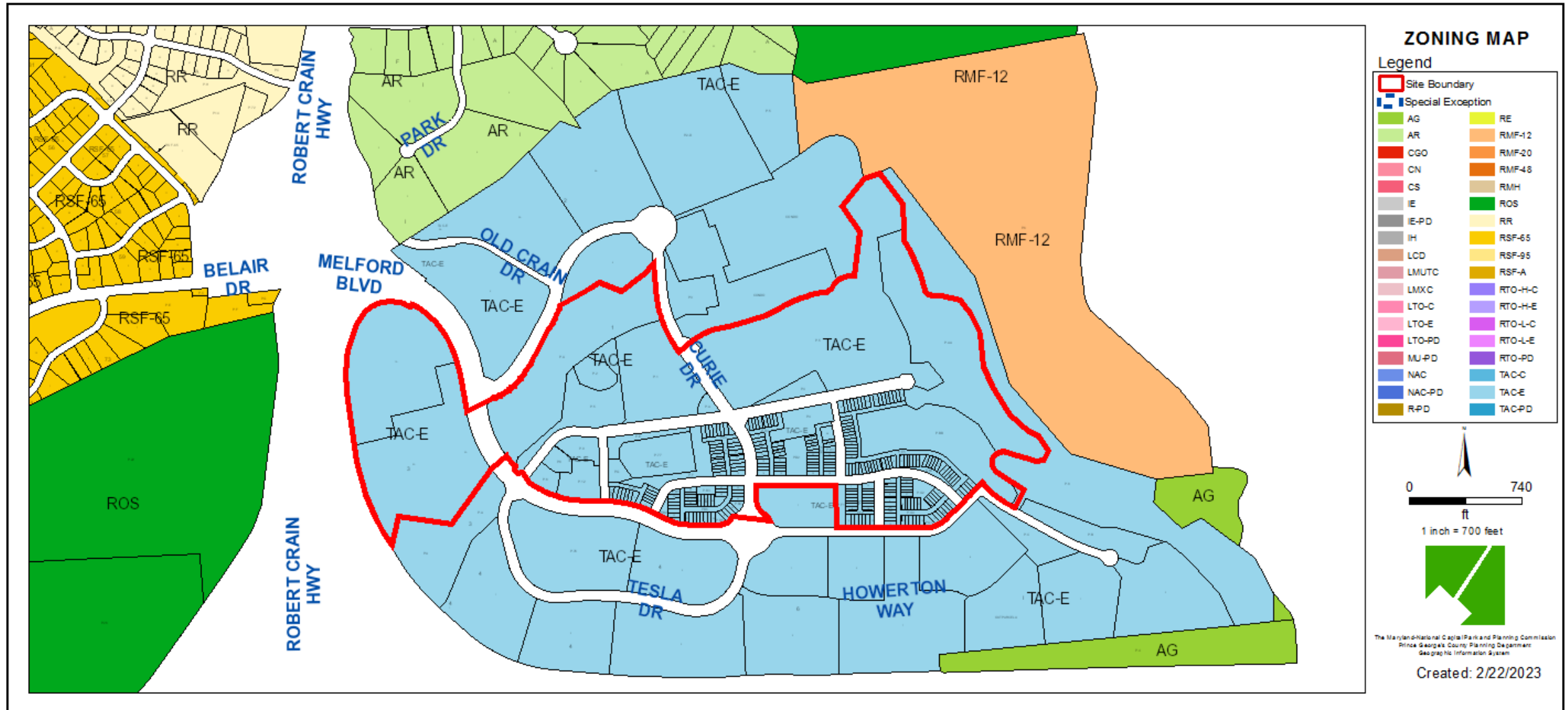


SITE VICINITY MAP



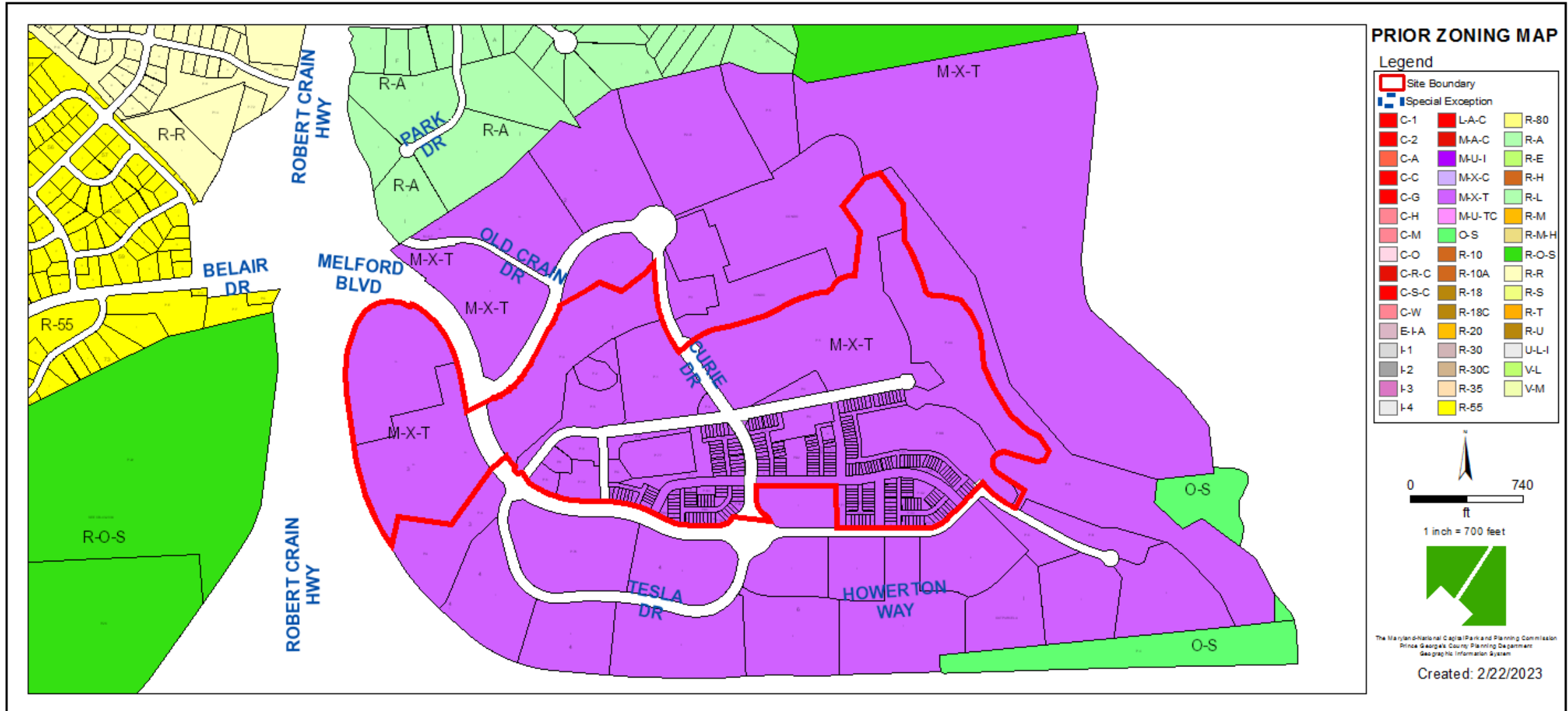
ZONING MAP (CURRENT)

Property Zone: TAC-E



ZONING MAP (PRIOR)

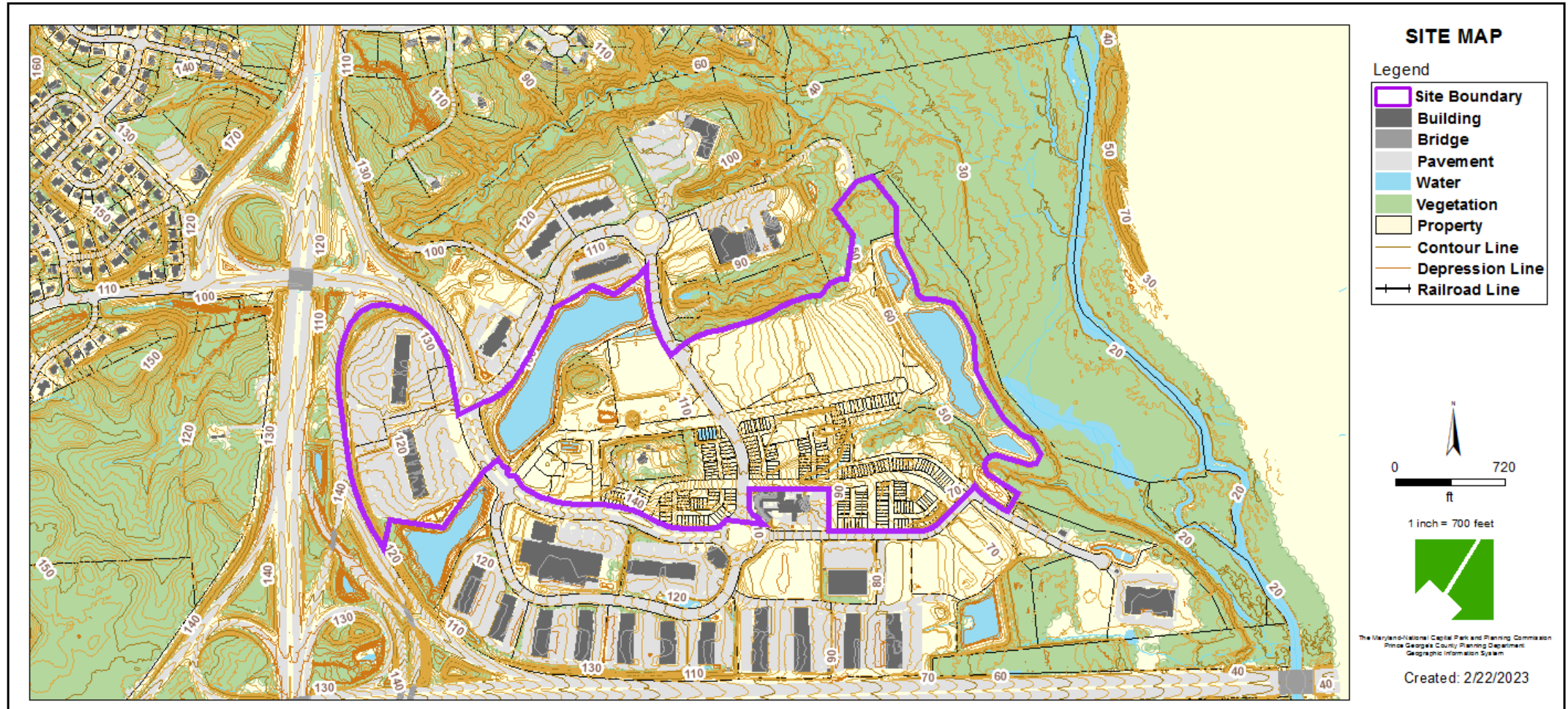
Property Zone: M-X-T



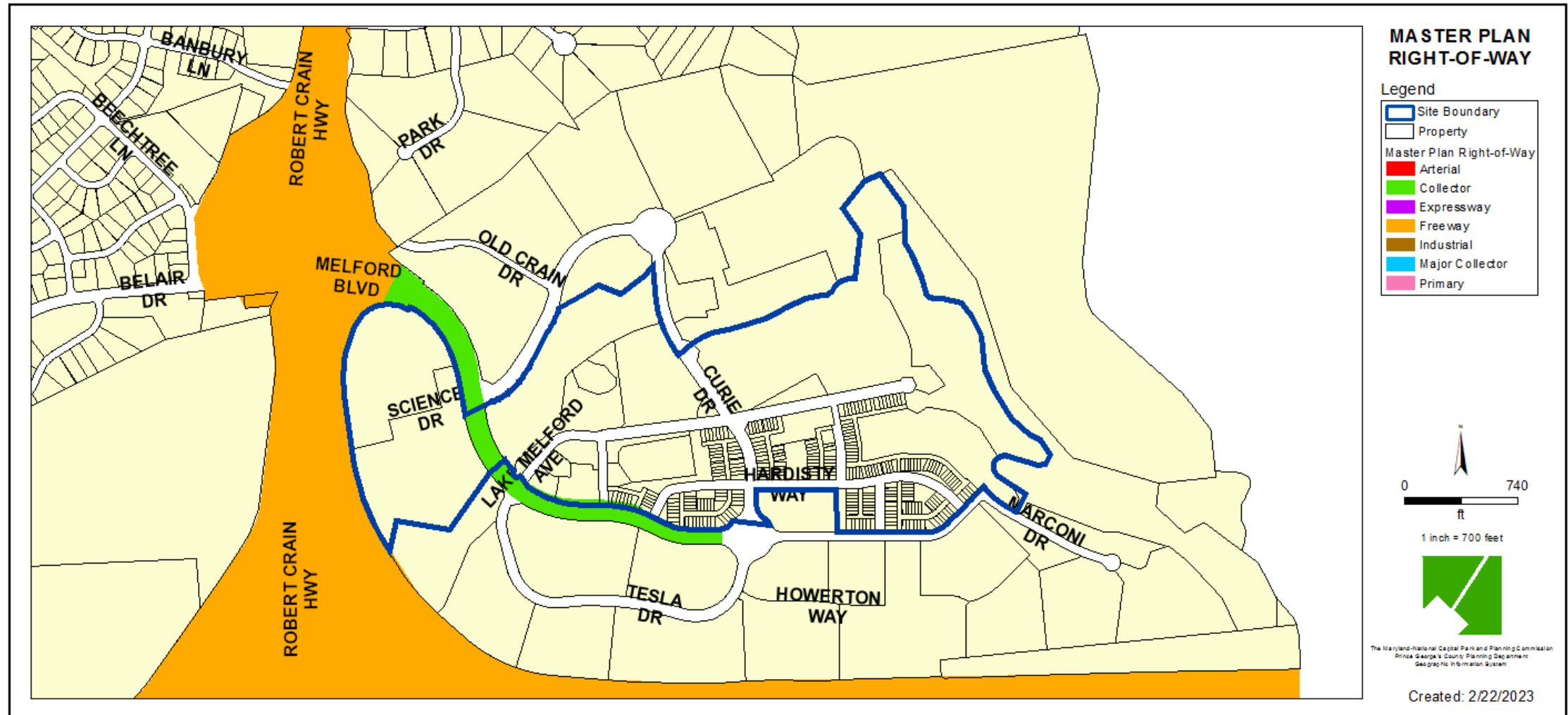
AERIAL MAP



SITE MAP



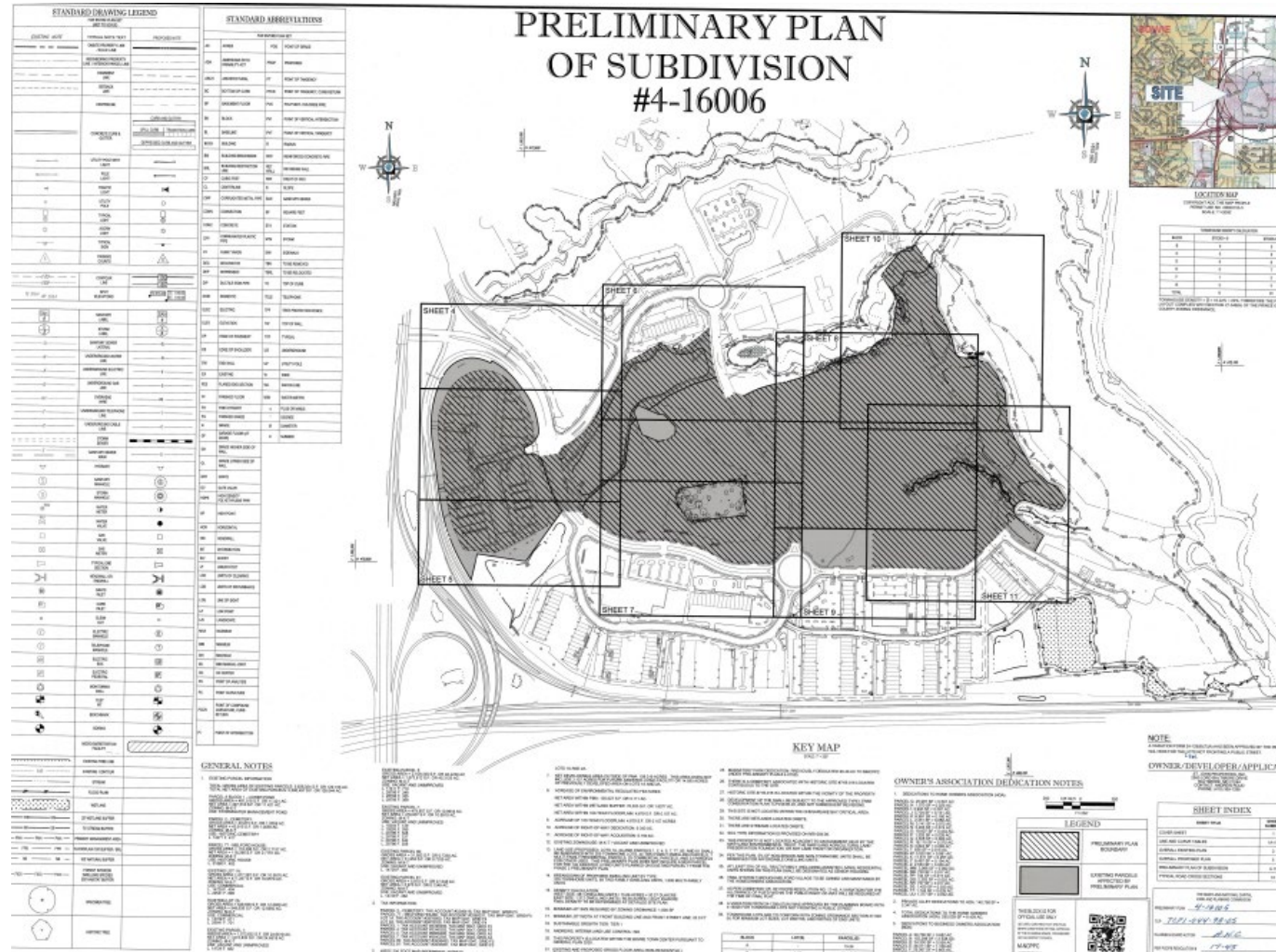
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



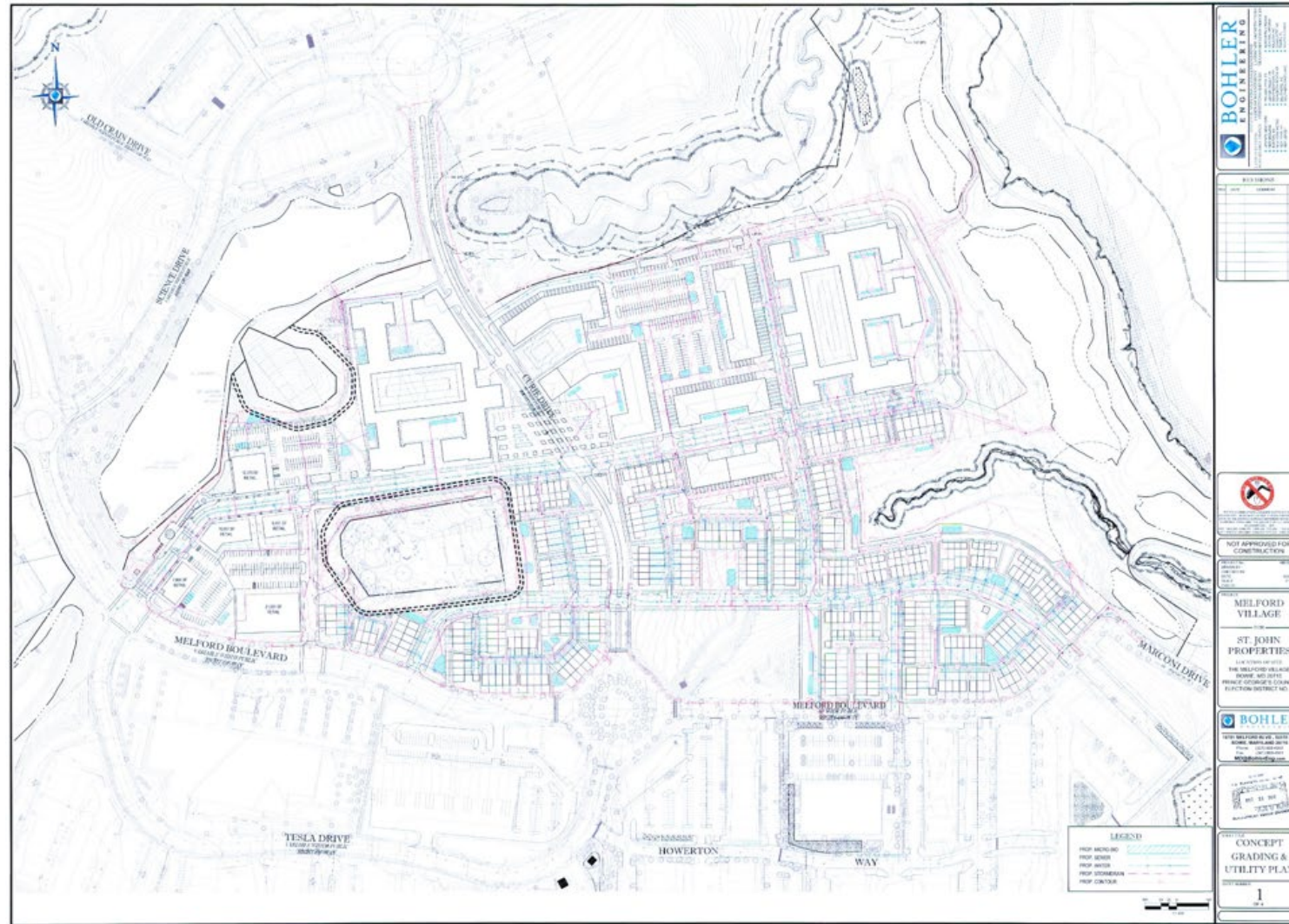
PRELIMINARY PLAN OF SUBDIVISION



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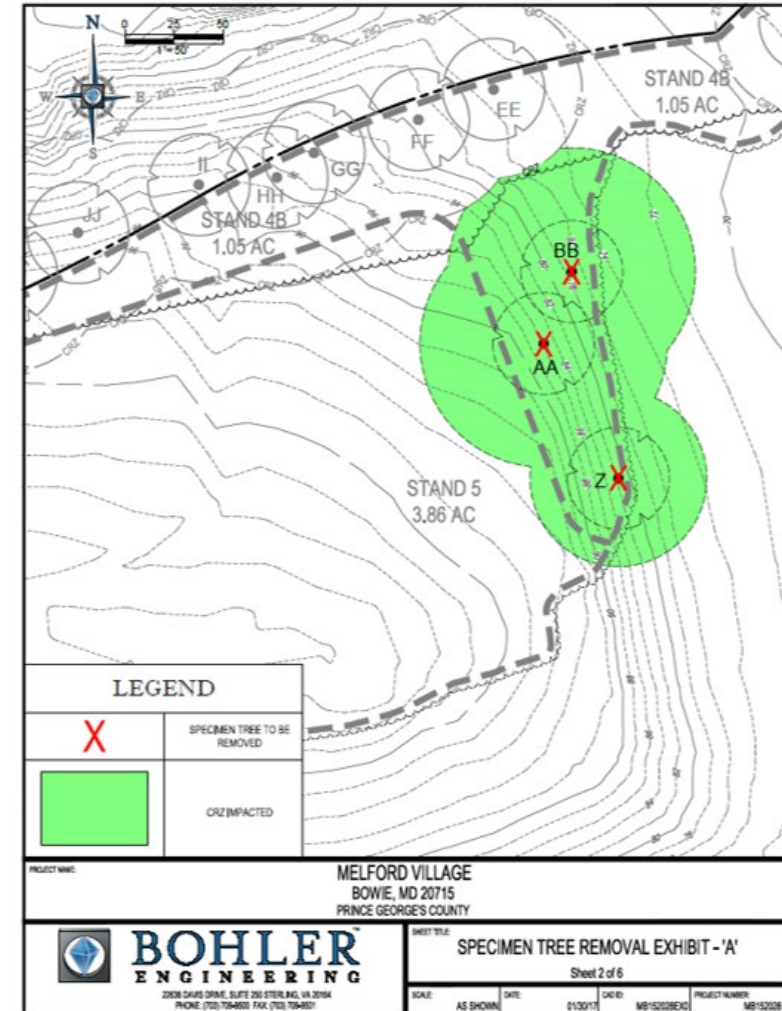
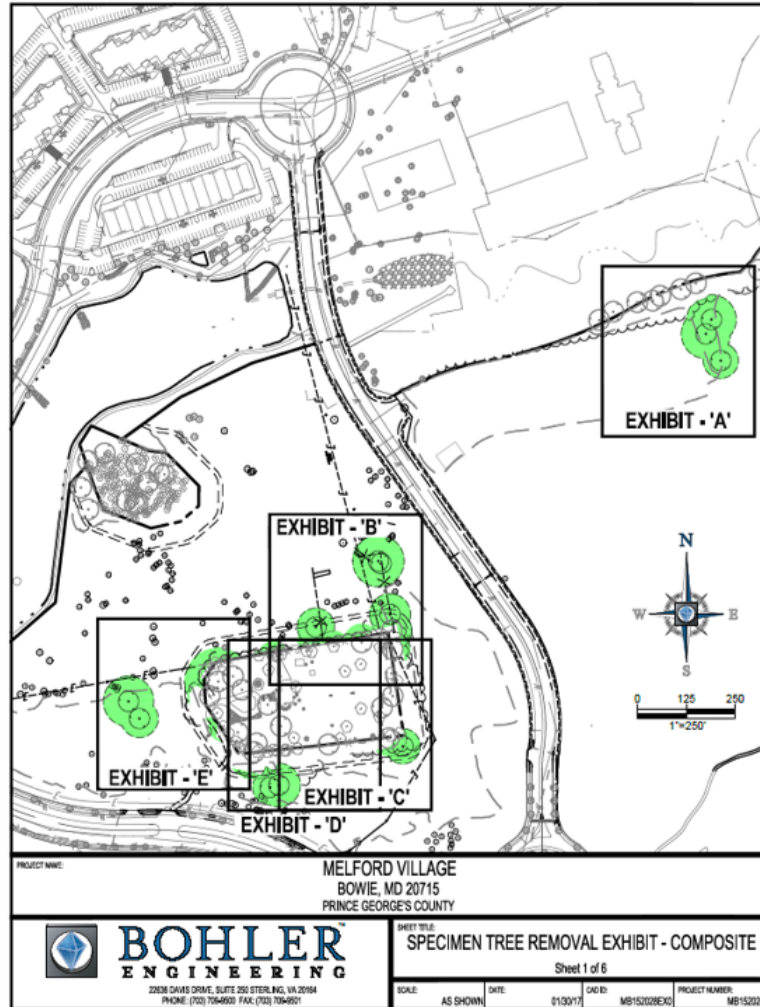


CONCEPT GRADING AND UTILITY PLAN

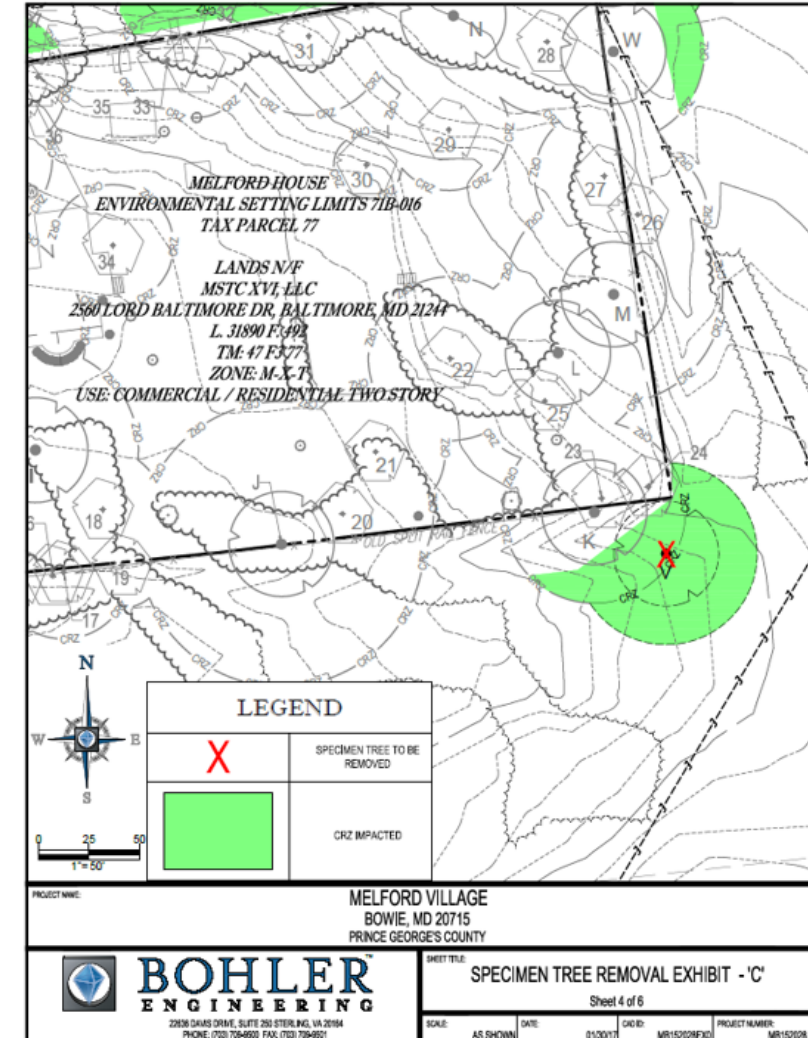
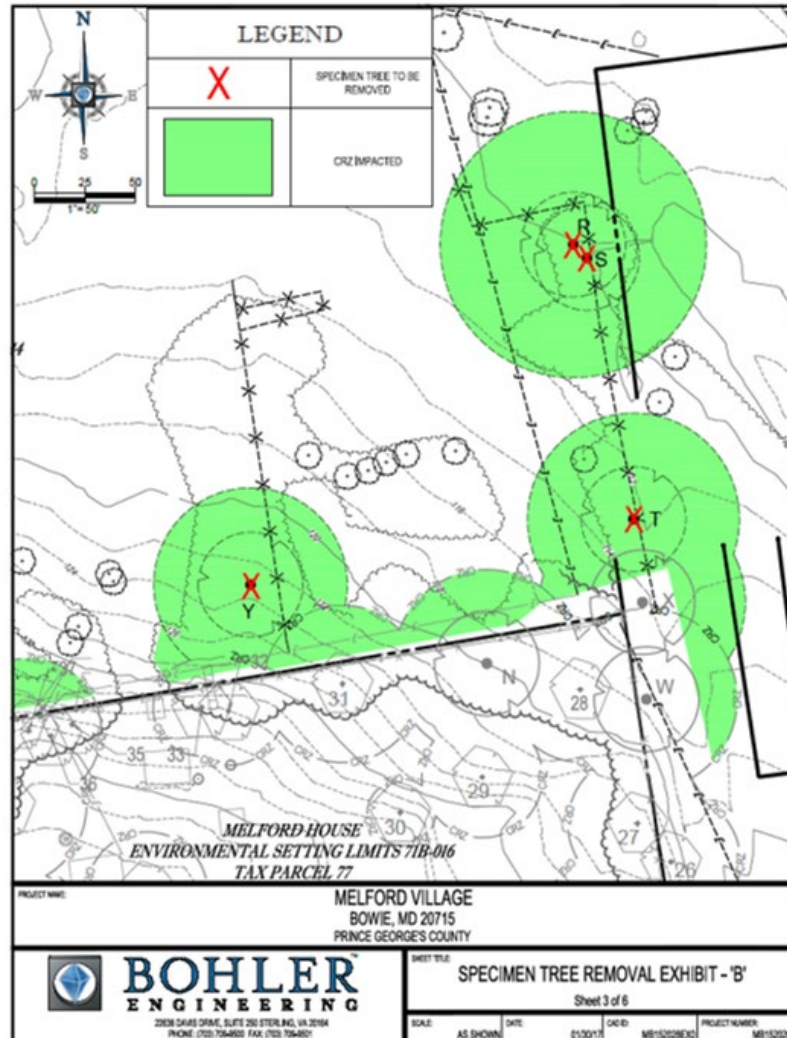


SUMMARY TABLE							
	Gray Area (Acres)	Total Existing Woodland (Acres)	Woodland Clearing (Acres)	Reforestation Potential (Acres)	Reforestation Rate (Acres/Acre)	Preservation Rate (Acres/Acre)	Reforestation Potential (Acres)
SWET 1	53.59	5.77	5.77	5.77	5.77		
SWET 2	22.08	6.76	6.80	6.43	6.73		
SWET 3	21.08	0.00	0.00	0.00	0.00		0.07
SWET 4	22.08	4.09	4.10	3.90	4.06		0.17
SWET 5	44.64	17.15	15.51	15.98	4.04	0.76	0.00
SWET 6	54.77	20.39	17.68	17.77	4.04		0.00
SWET 7	6.18	0.00	0.00	0.00	0.00		
SWET 8	51.14	0.00	0.00	0.00	0.00		
SWET 9	54.68	36.00	35.00	35.00	4.04	0.52	
SWET 10	34.70	19.19	17.22	15.52	7.02		0.46
SWET 11	54.68	6.82	6.82	6.82	6.82		0.08
SWET 12	5.11	0.00	0.00	0.00	0.00		0.00
SWET 13	24.00	9.60	9.60	9.60	9.60		
SWET 14	21.08	0.00	0.00	0.00	0.00		0.18
SWET 15	5.00	7.02	6.00	6.00	0.89	1.57	
SWET 16	40.25	19.65	19.65	19.65	44.80	2.86	0.20
Potentially Reforested Area							
Initiative for Reforestation Analysis	122.21						
Overall Results							
On-Site Road Work	23.20						
Non-Residential Waterway Areas	7.60						
Gravel	16.00						

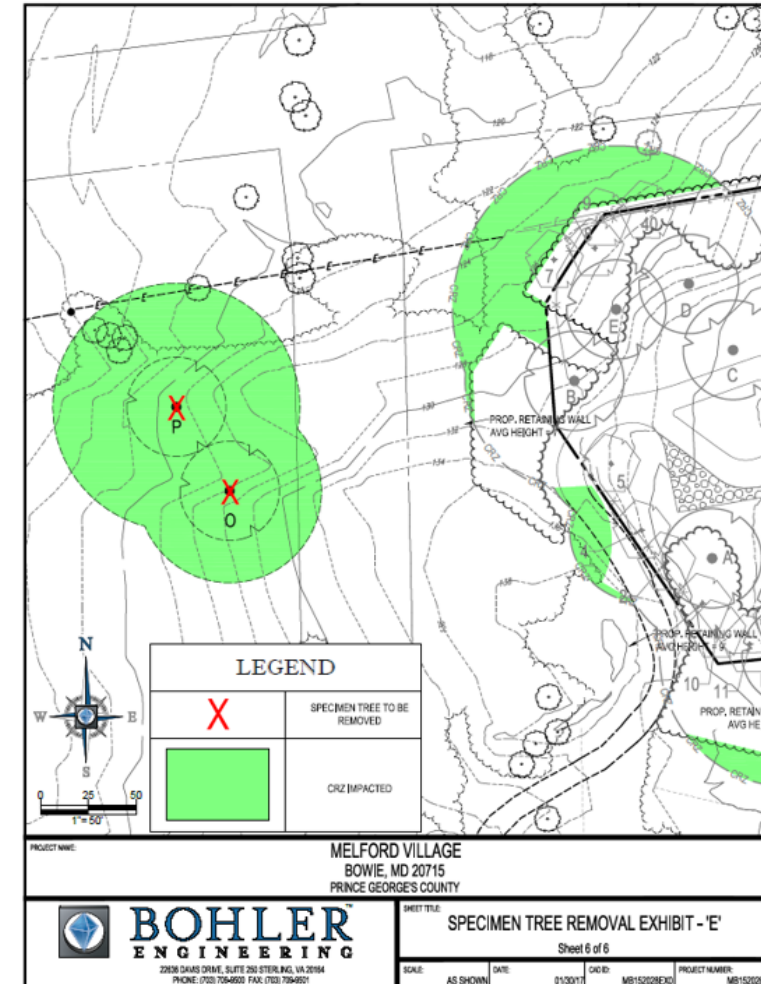
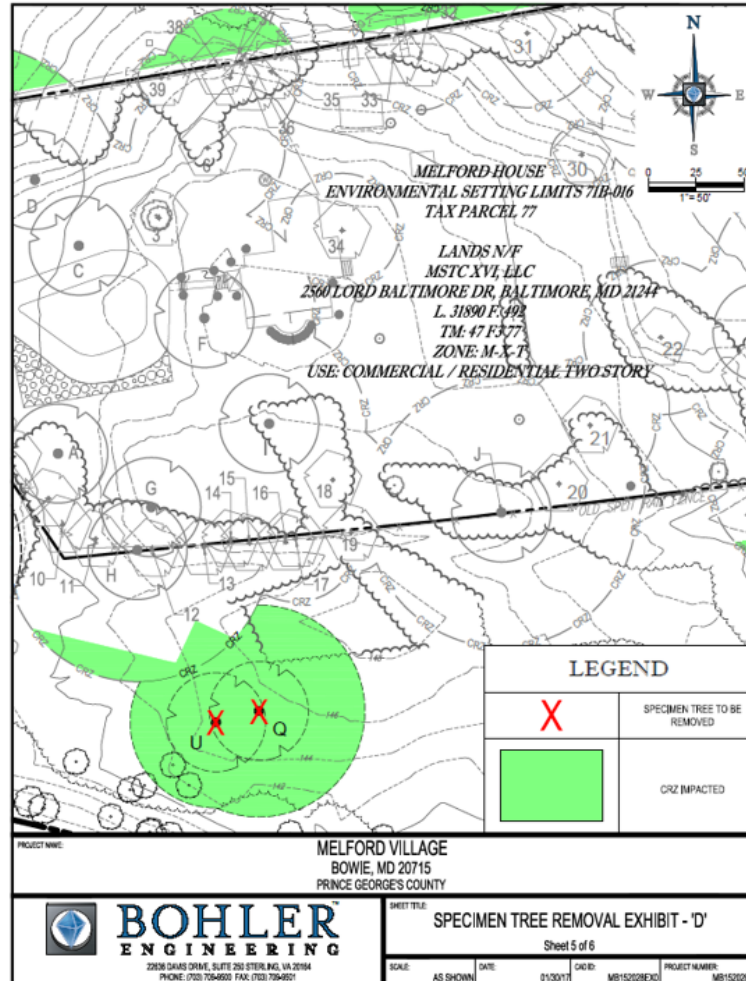
SPECIMEN TREE REMOVAL EXHIBIT - COMPOSITE



SPECIMEN TREE REMOVAL EXHIBIT B & C



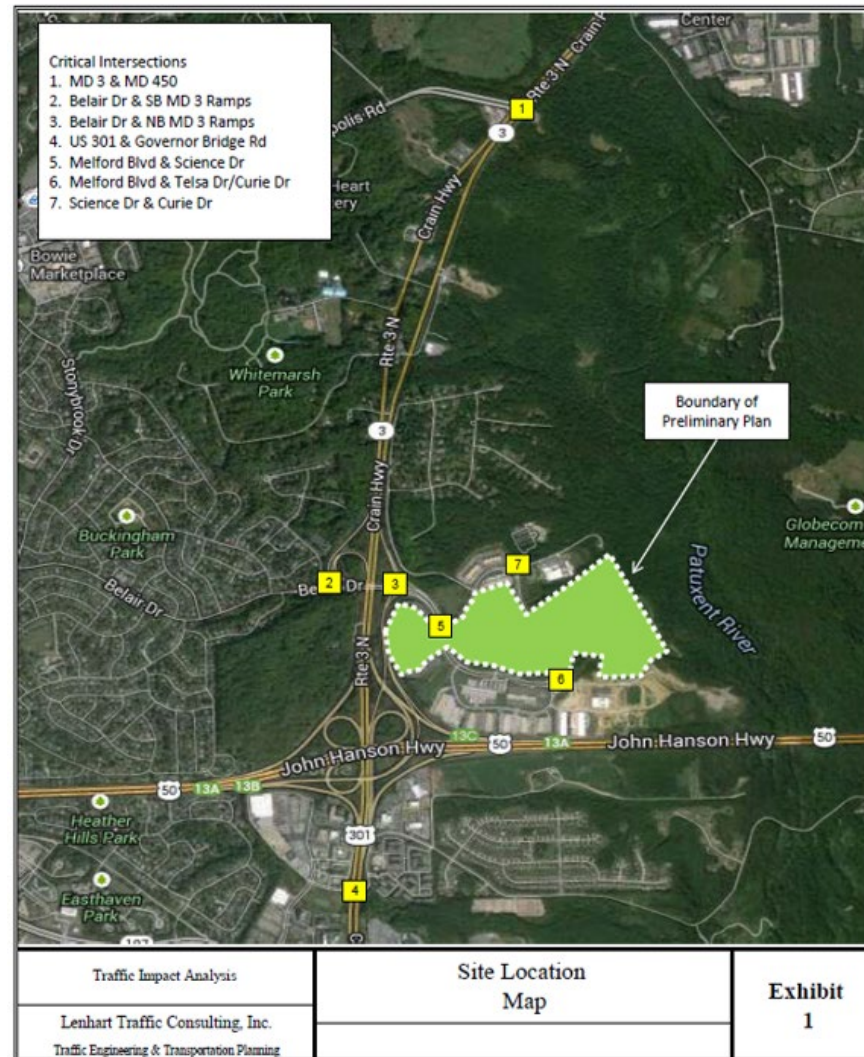
SPECIMEN TREE REMOVAL EXHIBIT D & E



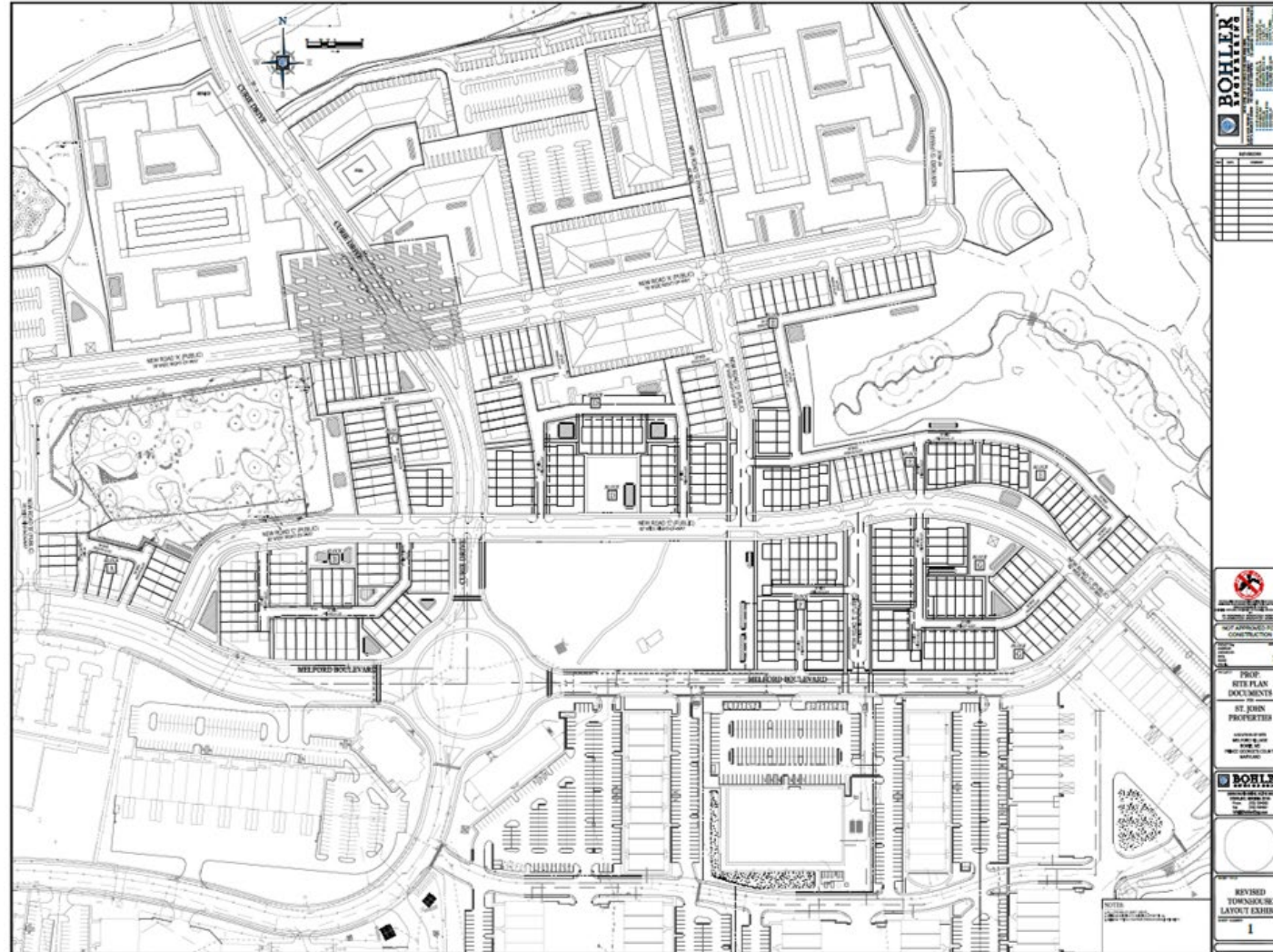
PEDESTRIAN NETWORK



CRITICAL INTERSECTION EXHIBIT



APPLICANT'S EXHIBIT A (TOWNHOUSE LAYOUT EXHIBIT)



OPEN SPACE EXHIBIT



STAFF RECOMMENDATION

APPROVAL of a six-year extension

Major Issues:

- N/A

Applicant Required Mailings:

- N/A