

ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE

Preliminary Plan of Subdivision

TCP1-009-2021-01

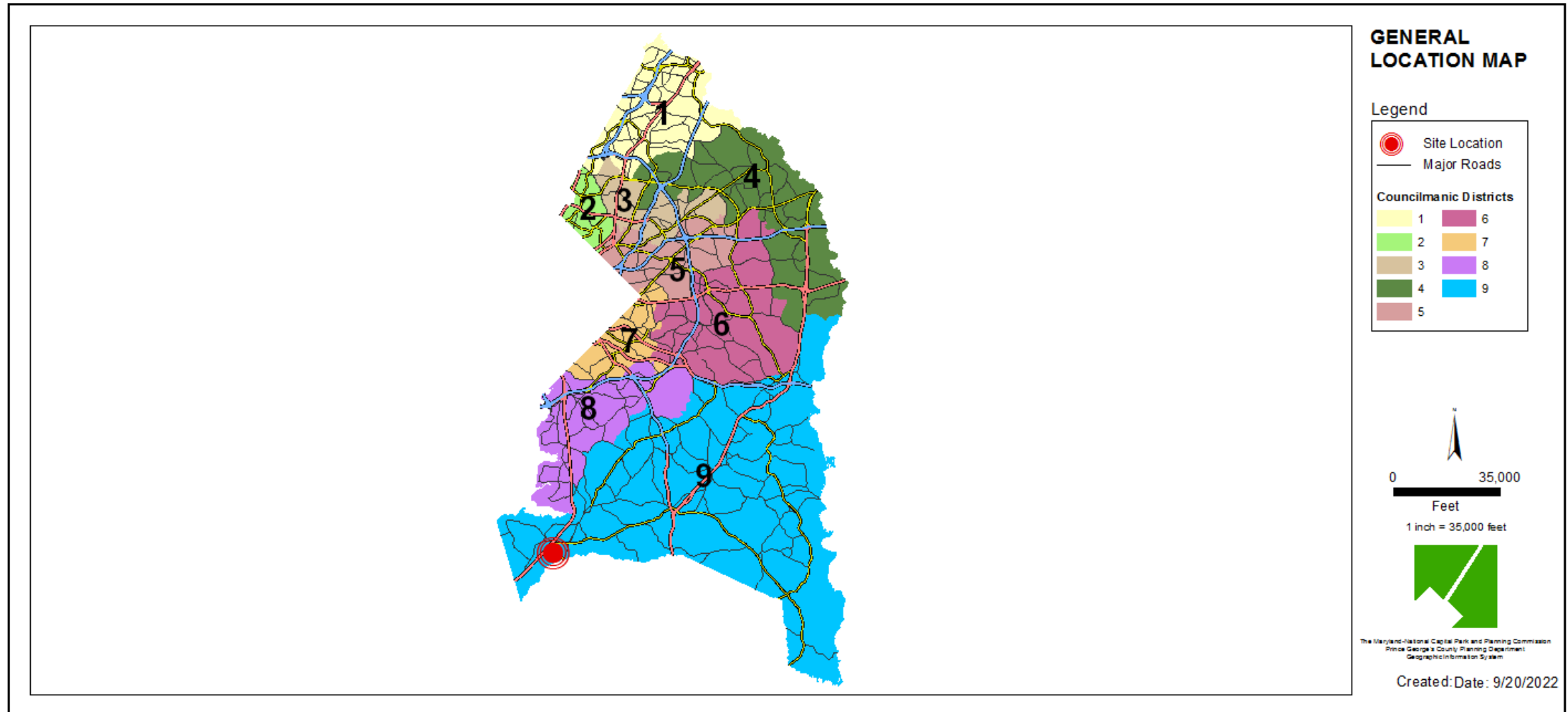
Staff Recommendation: APPROVAL with conditions



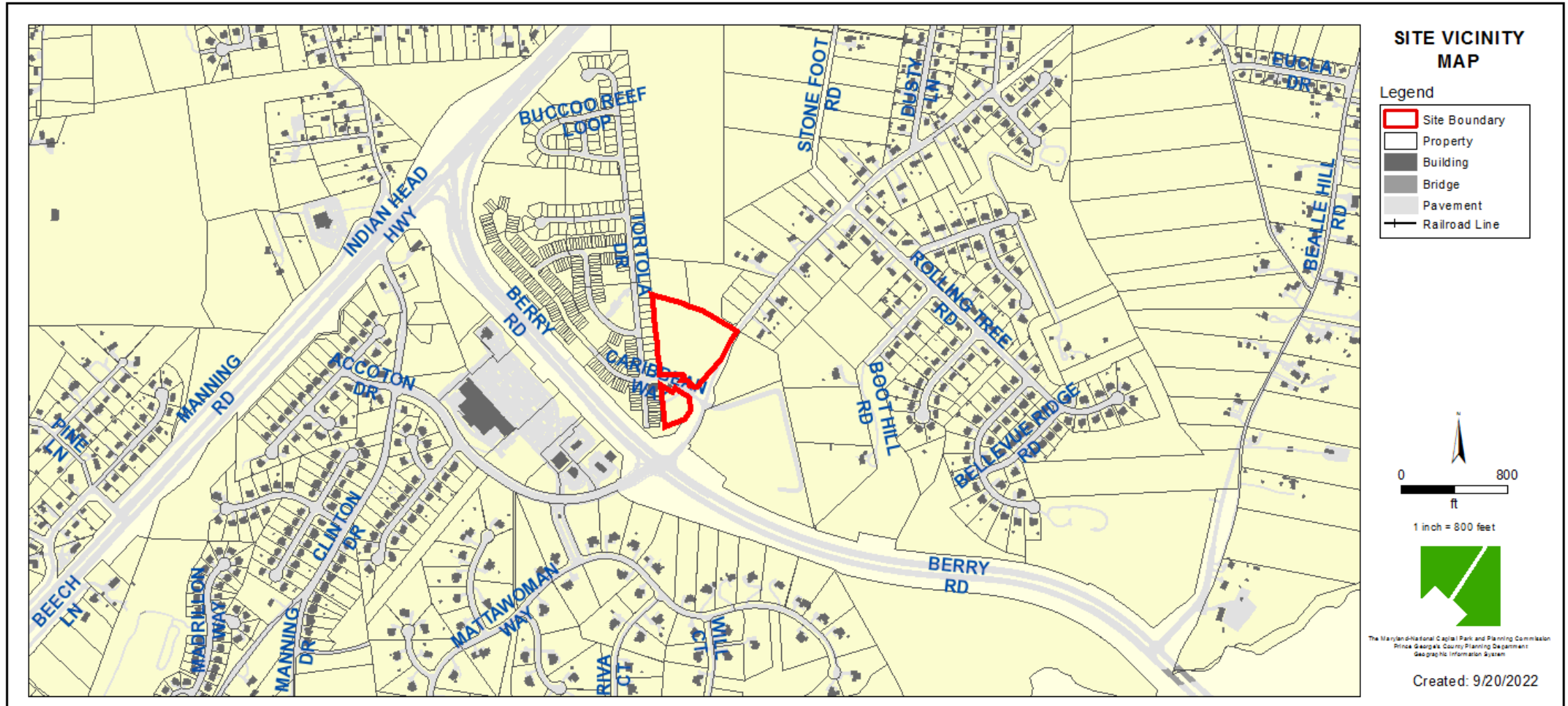
GENERAL LOCATION MAP

Council District: 09

Planning Area: 84

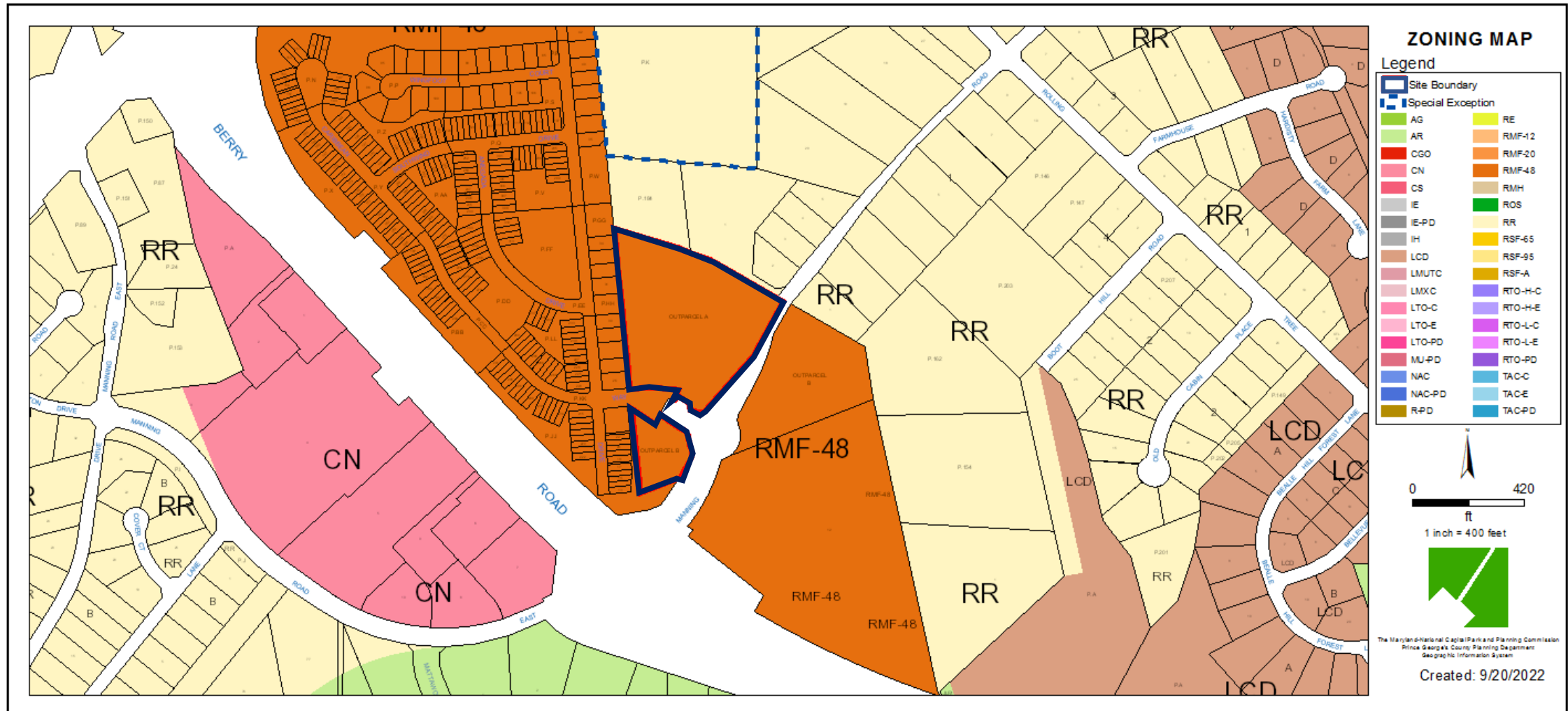


SITE VICINITY MAP



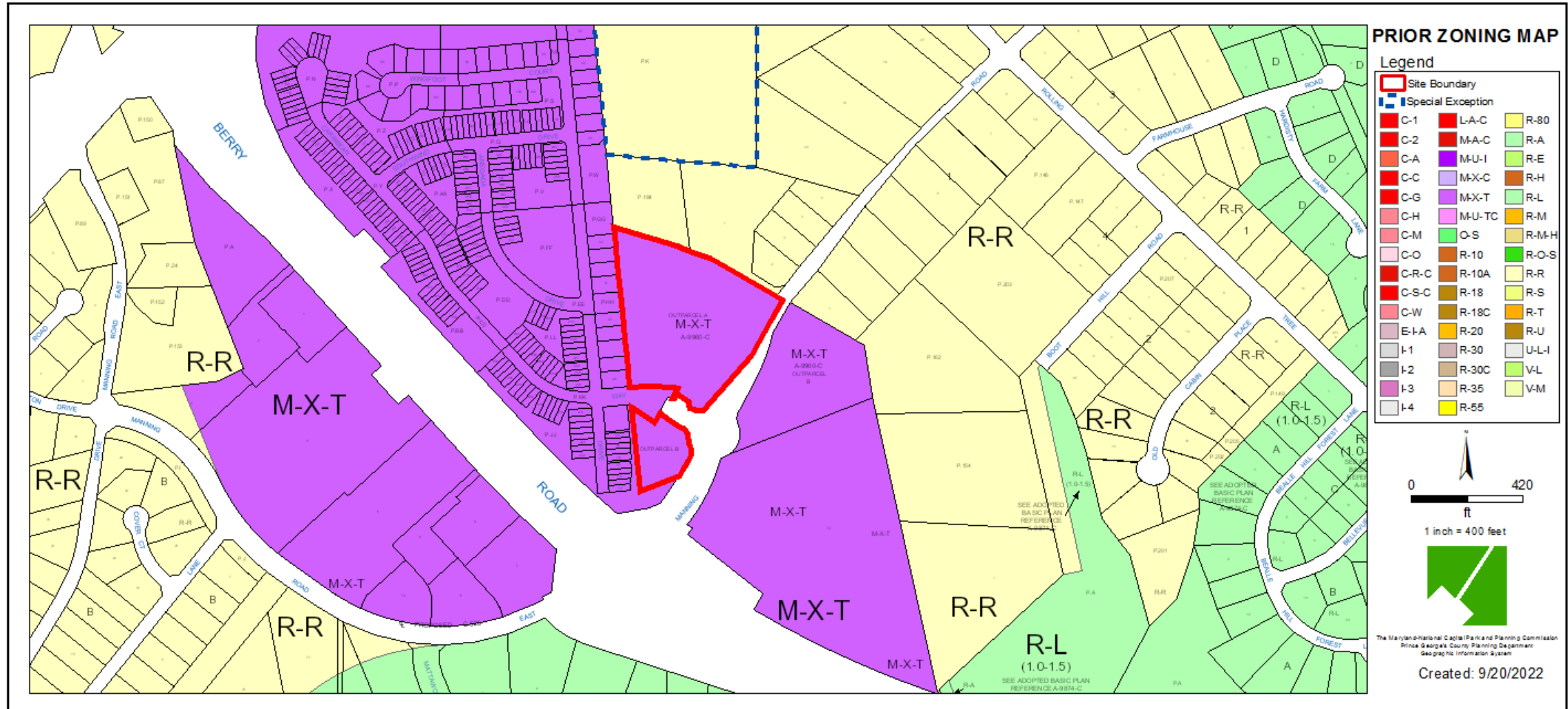
ZONING MAP (CURRENT)

Property Zone: RMF-48



ZONING MAP (PRIOR)

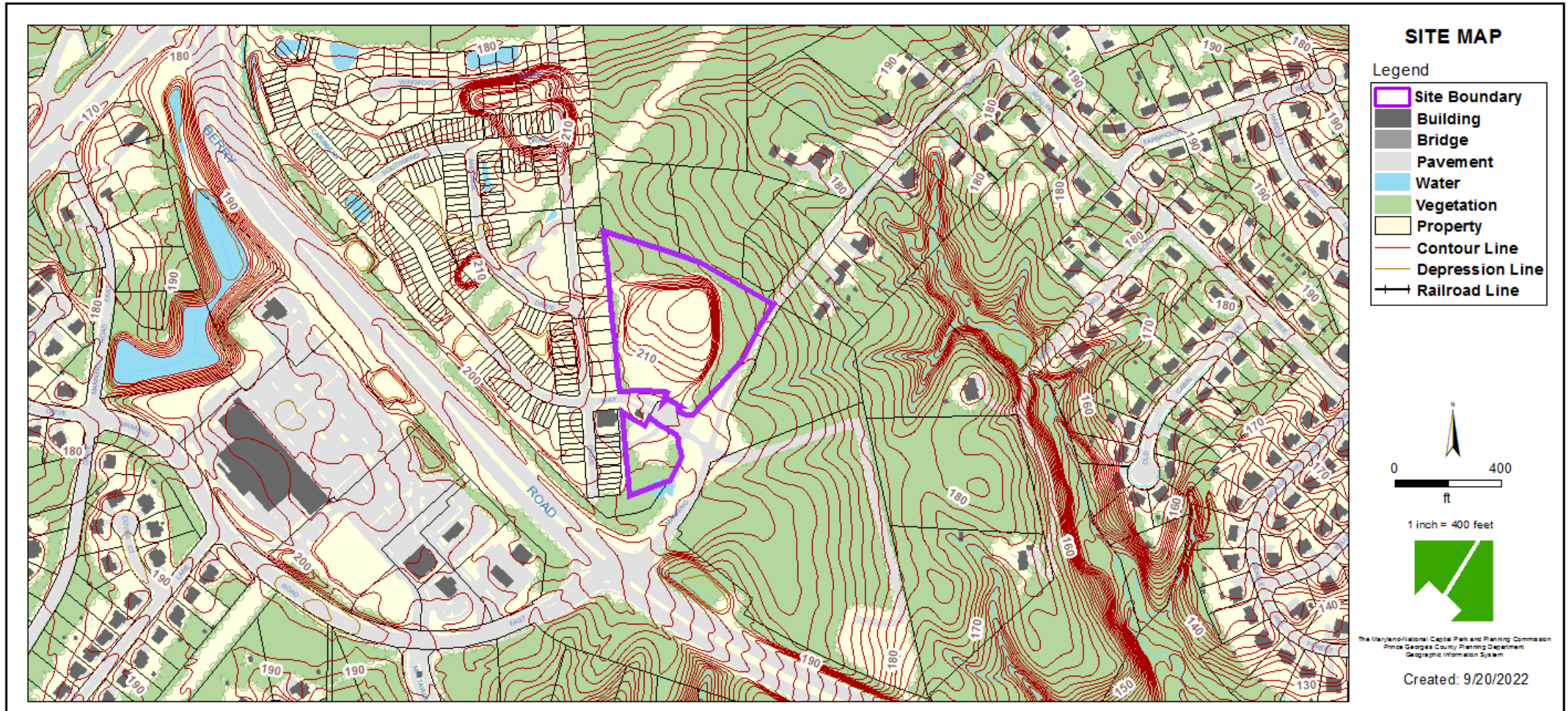
Property Zone: M-X-T



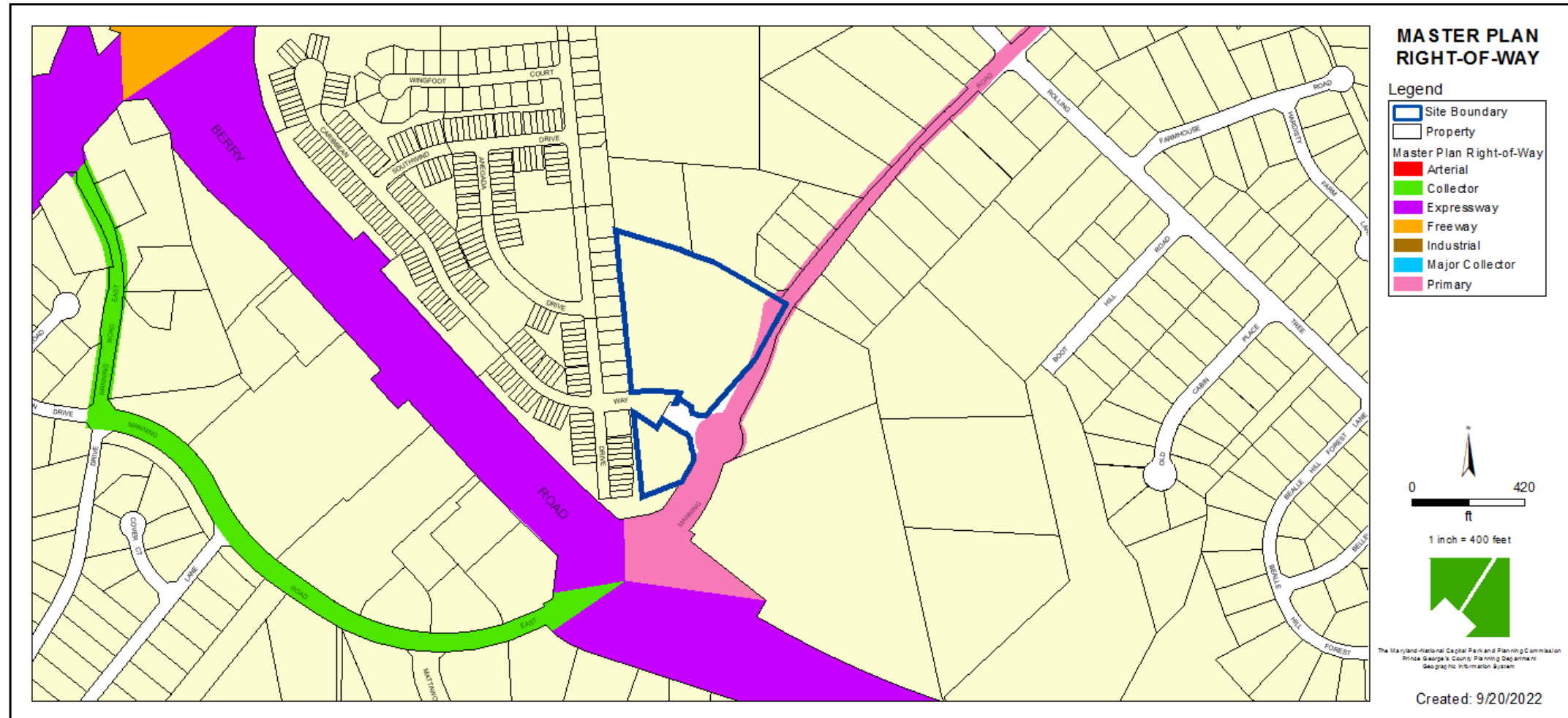
AERIAL MAP



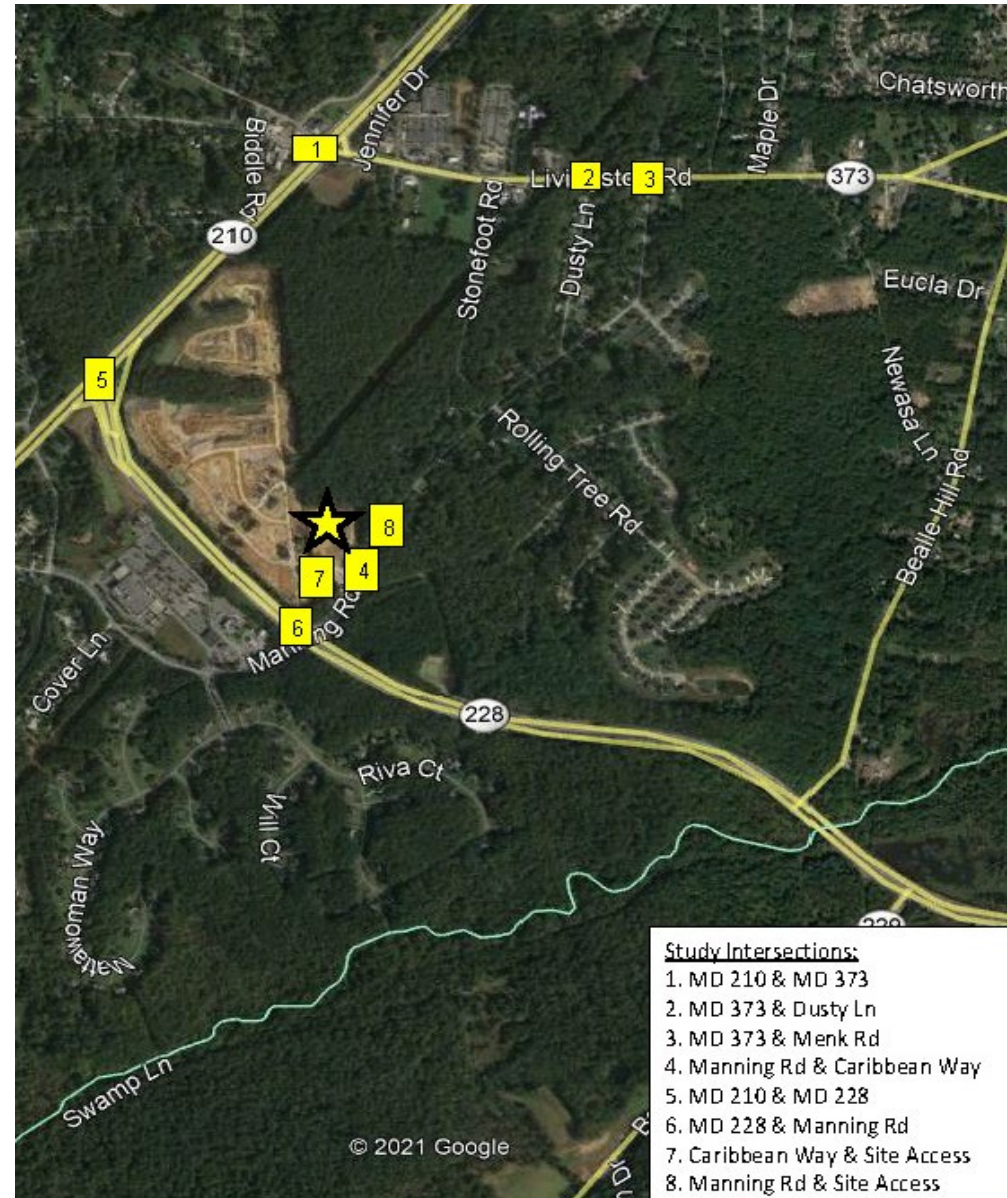
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP






CRITICAL INTERSECTIONS MAP

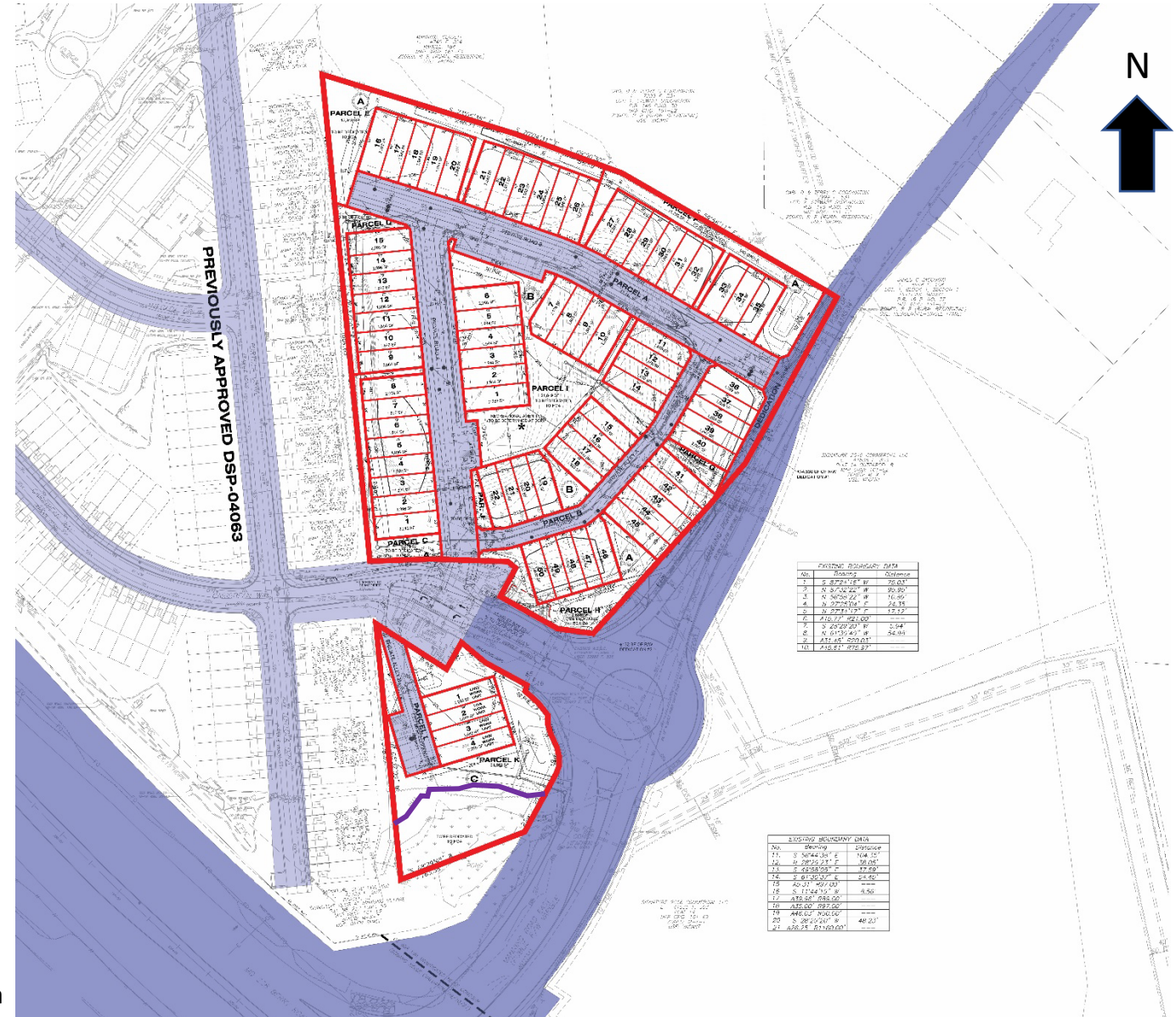


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

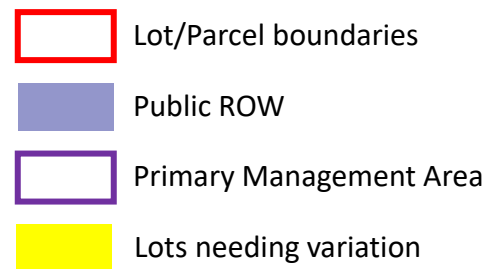


PRELIMINARY PLAN OF SUBDIVISION

-  Lot/Parcel boundaries
-  Public ROW
-  Primary Management Area



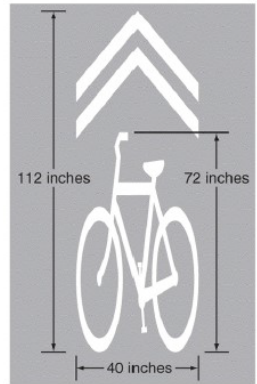
VARIATION TO 24-128(B)(7)(A)



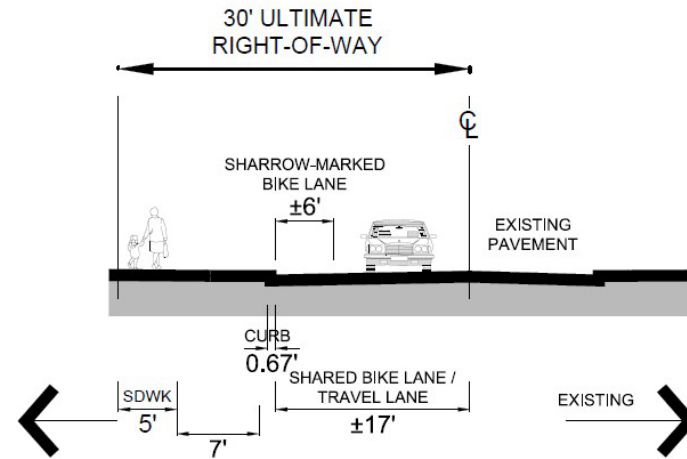
OPEN SPACE EXHIBIT



PEDESTRIAN & BICYCLE TRANSPORTATION EXHIBIT



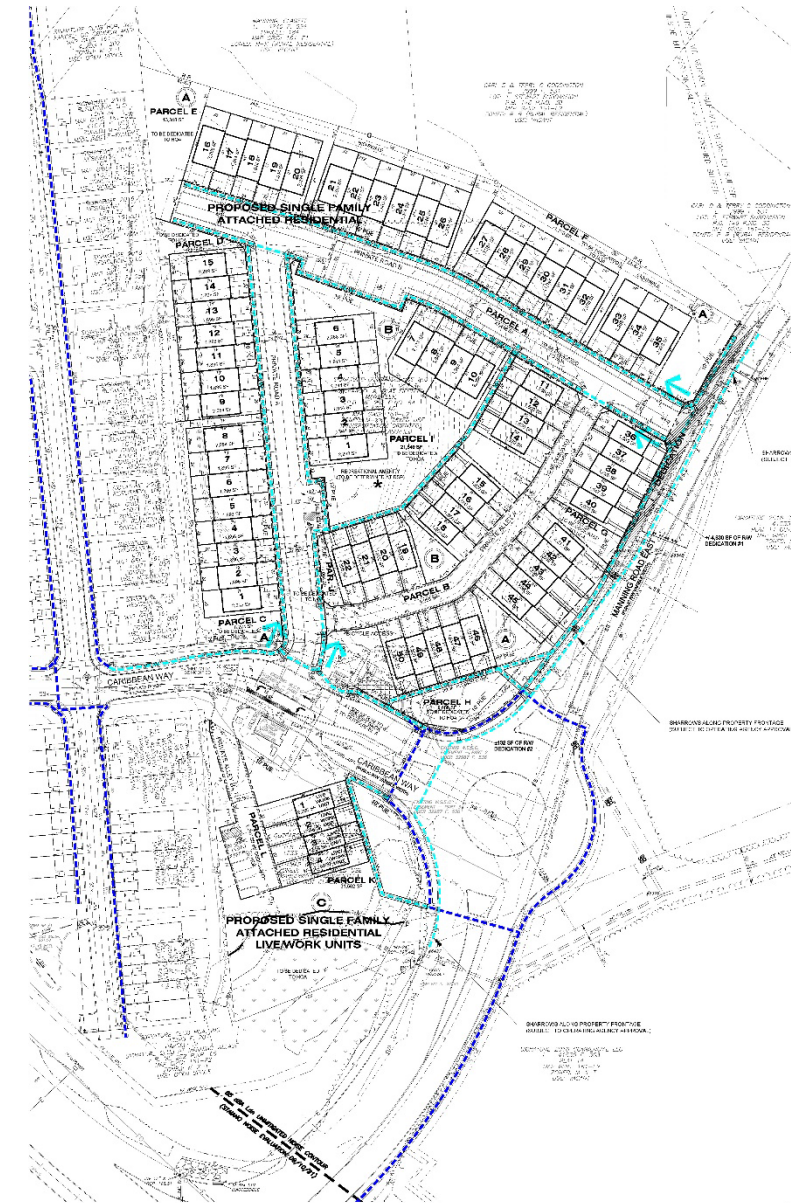
SHARED LANE MARKING (SHARROW) DETAIL
SOURCE: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)







URBAN PRIMARY RESIDENTIAL ROAD STD -100.06
MANNING ROAD - HALF SECTION

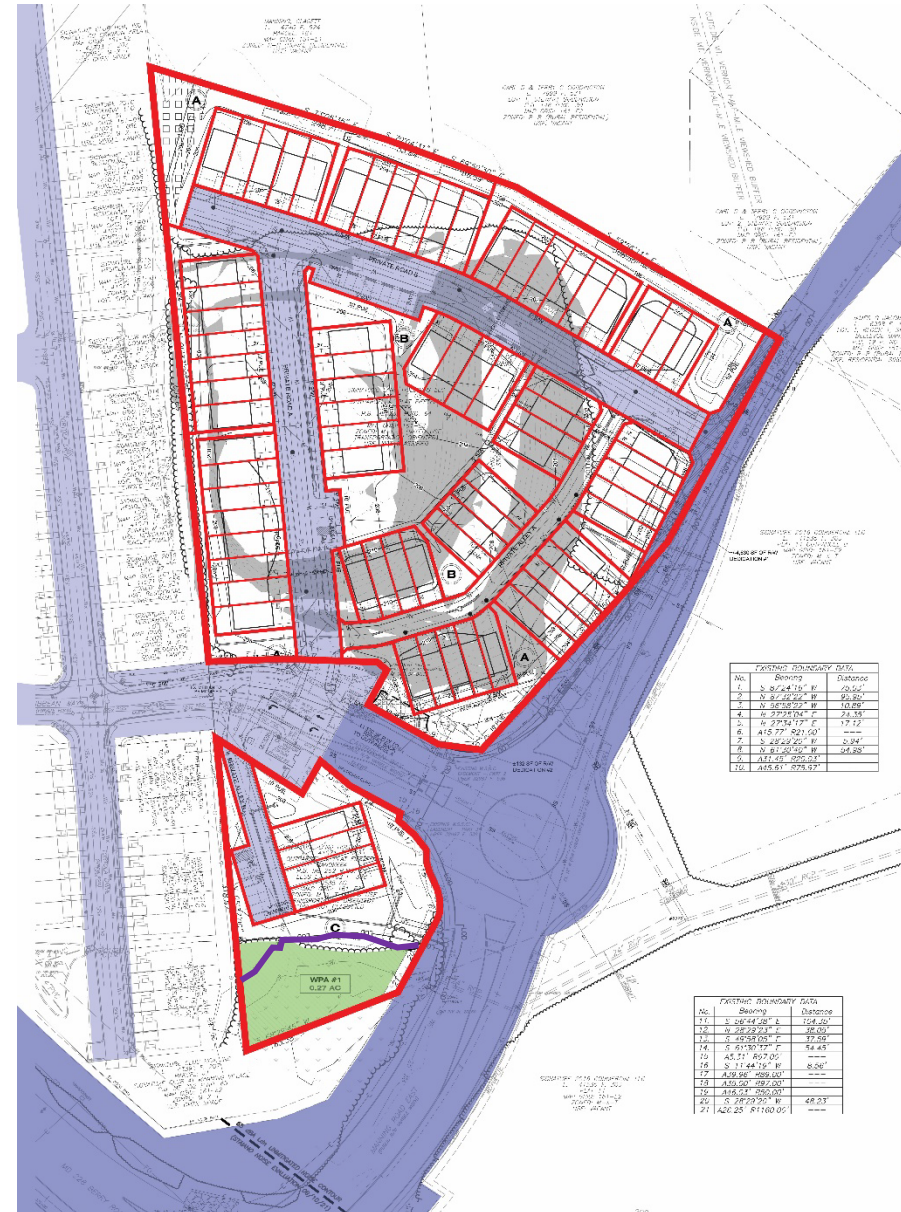
CIRCULATION LEGEND

- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- ← PROPOSED PEDESTRIAN SITE ACCESS



TYPE I TREE CONSERVATION PLAN

-  Lot/Parcel boundaries
-  Public ROW
-  Primary Management Area
-  Woodland Preservation Area



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of 4-20015
- Approval of TCP1-009-2021-01
- Approval of a Variation from Section 24-128(b)(7)(A)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing date: 2/17/2022
- Acceptance Mailing date: 8/2/2022