

# BROAD CREEK TOWNHOUSES AT HENSON CREEK TRANSIT VILLAGE

(1) YEAR VALIDITY EXTENSION

Preliminary Plan of Subdivision

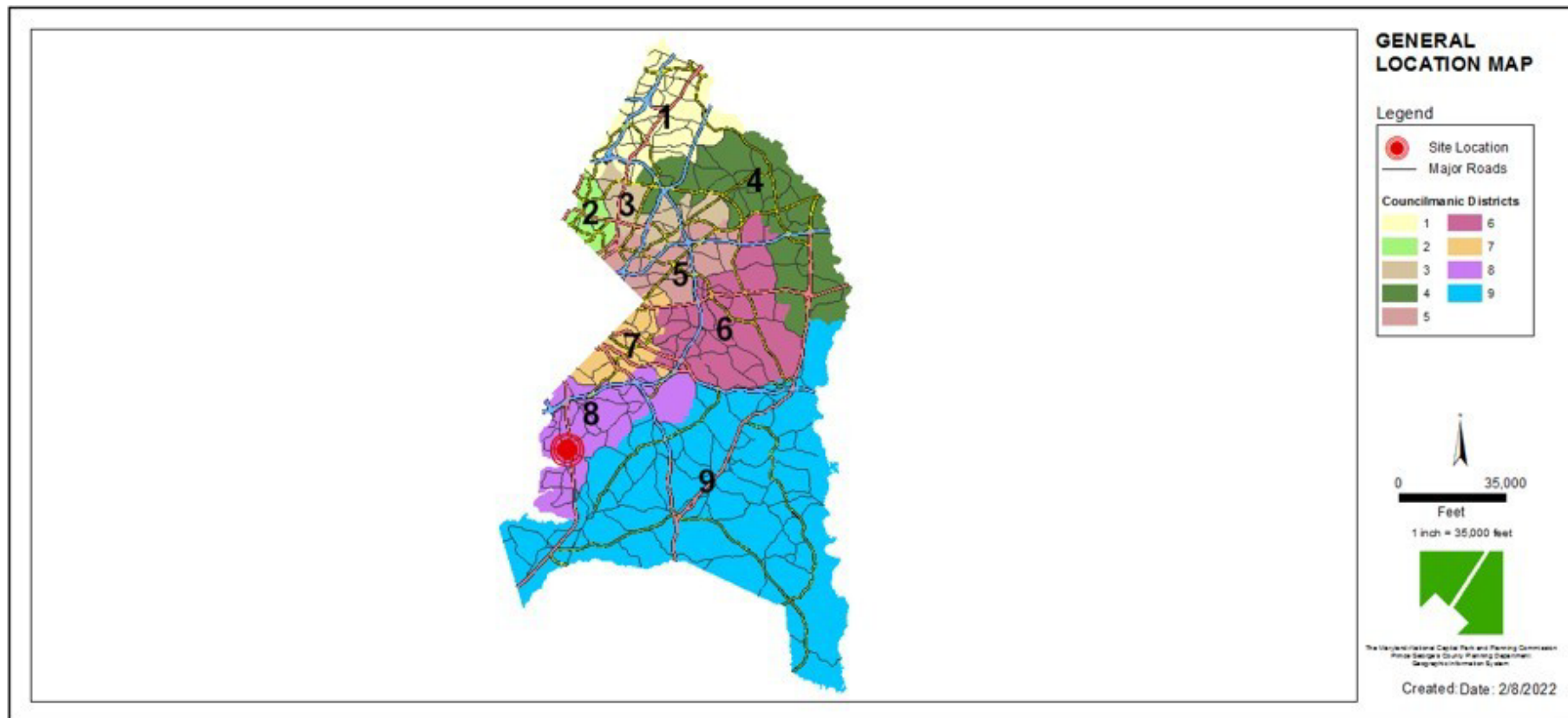
**Staff Recommendation: APPROVAL**



# GENERAL LOCATION MAP

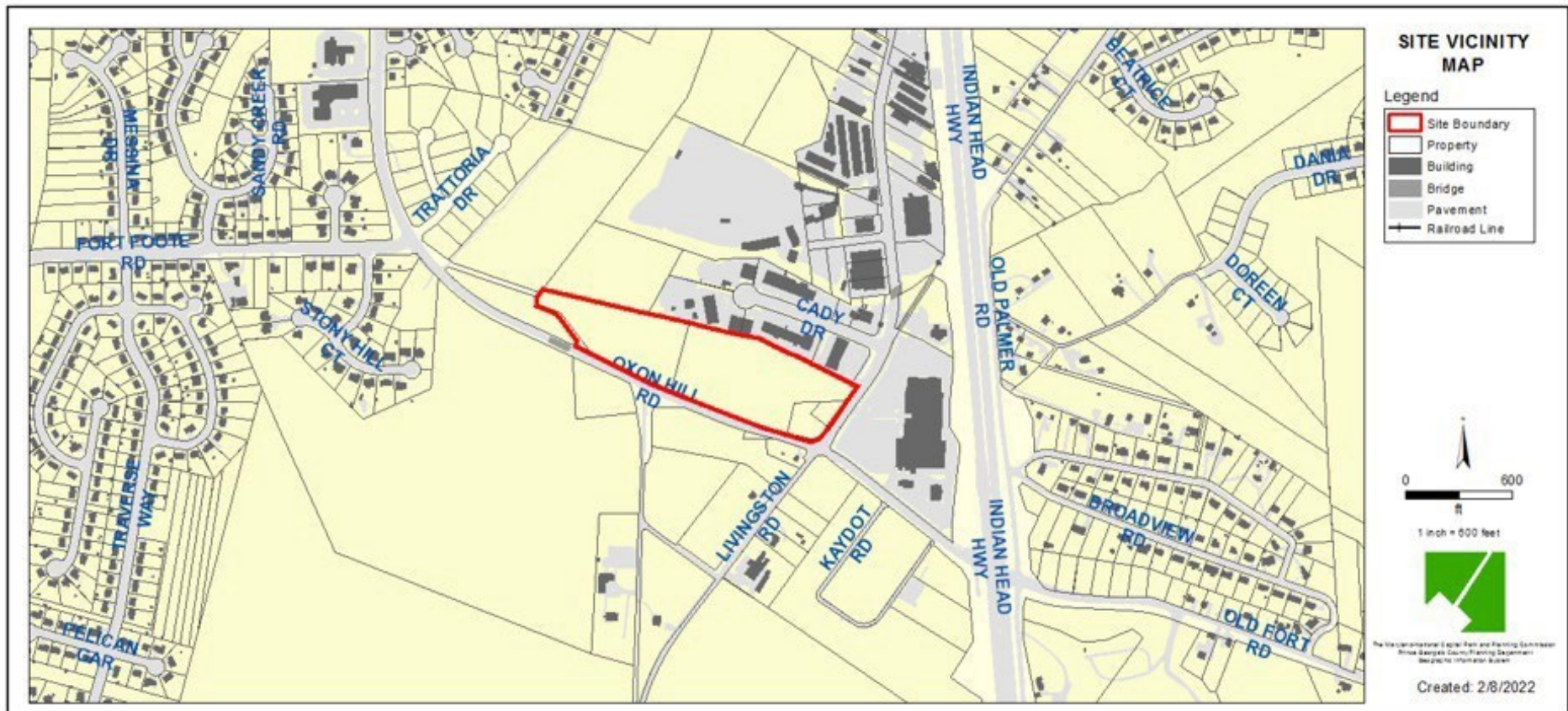
Council District: 08

Planning Area: 80



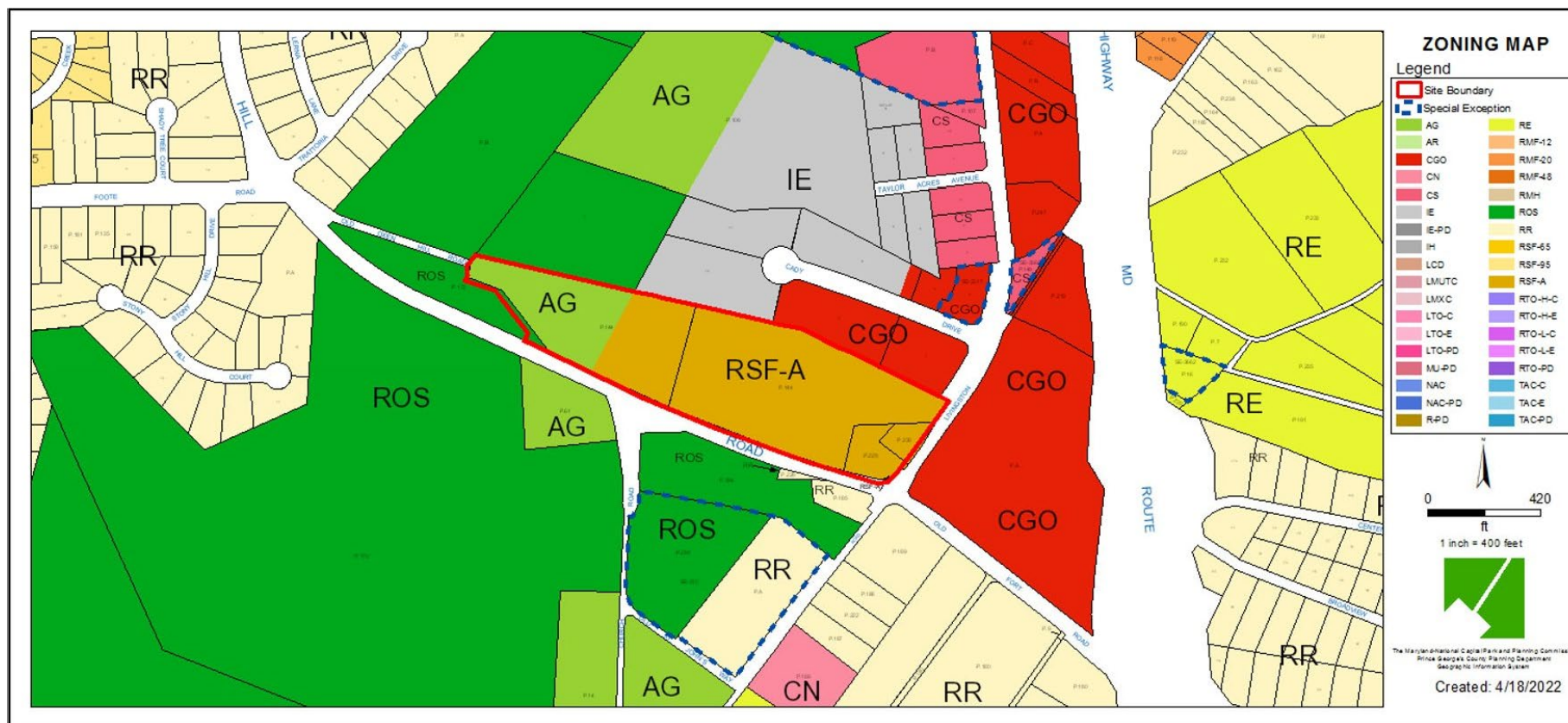


# SITE VICINITY MAP



# ZONING MAP

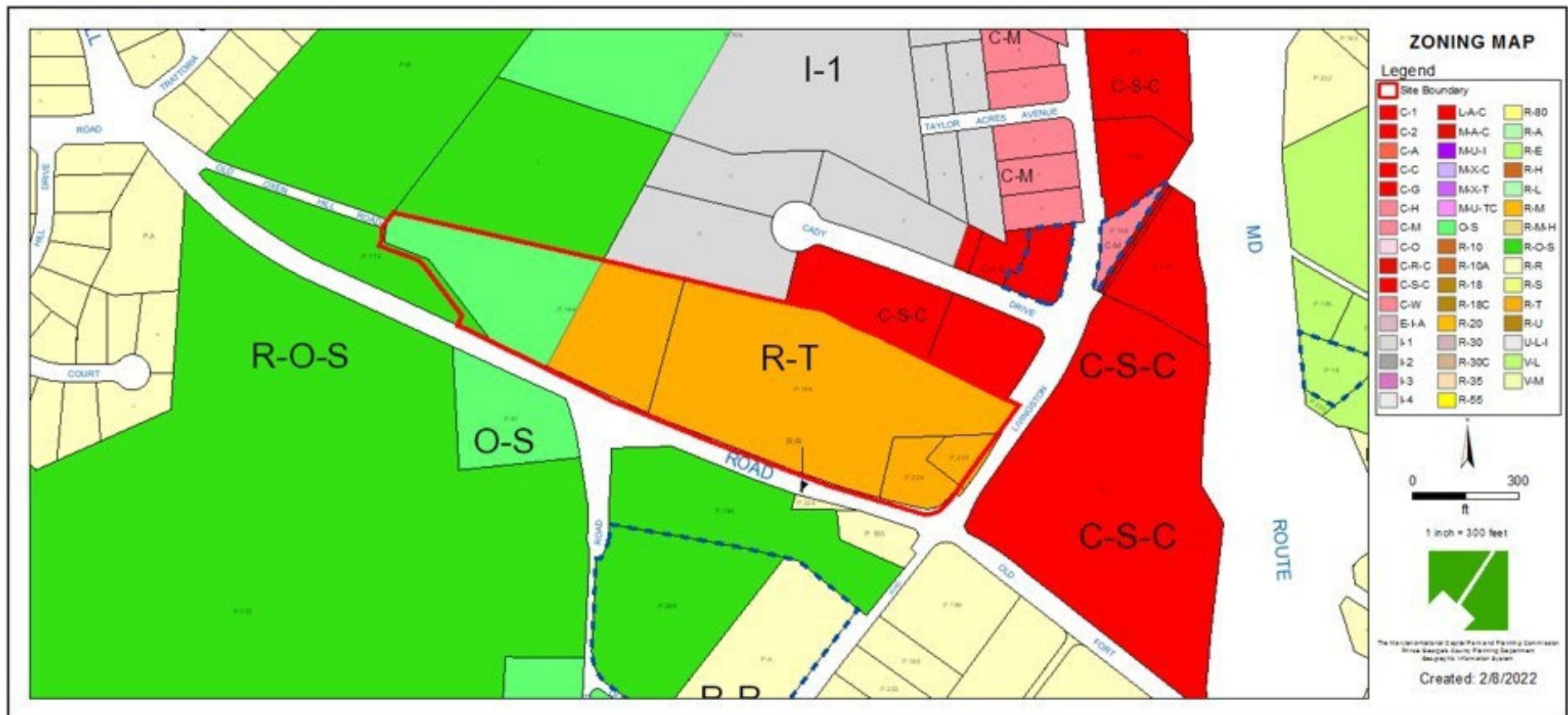
Property Zone: RSF-A, AG





# PRIOR ZONING MAP

Property Zone: R-T, O-S

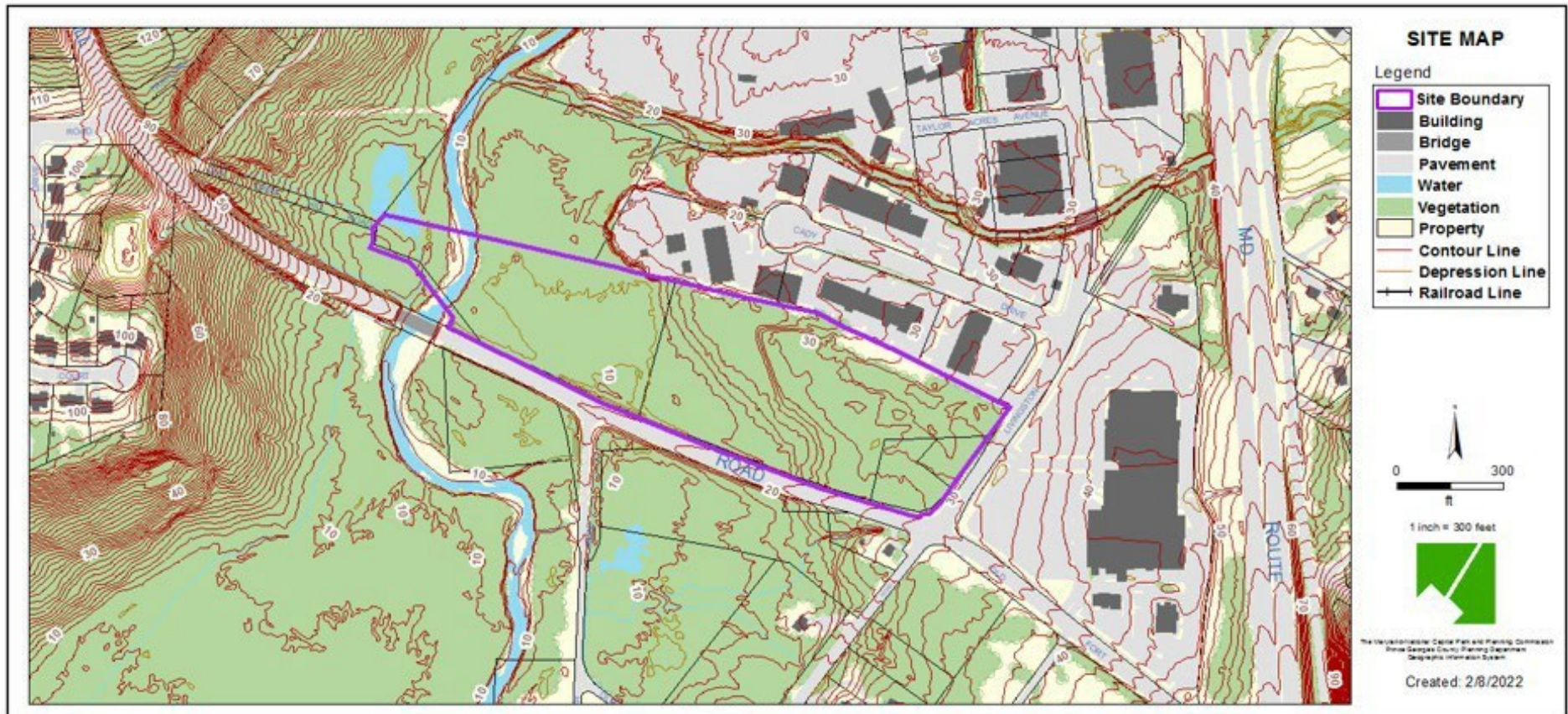


# AERIAL MAP

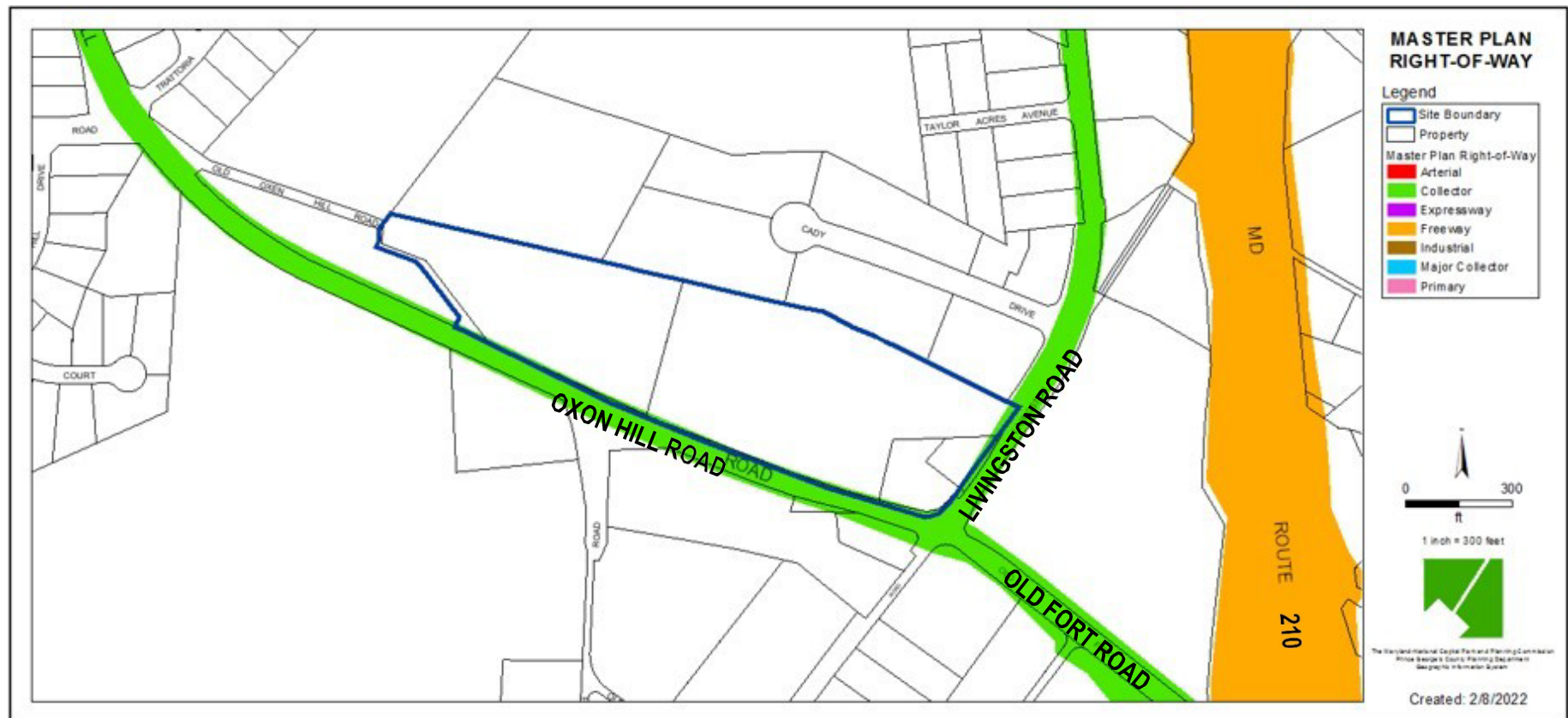




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



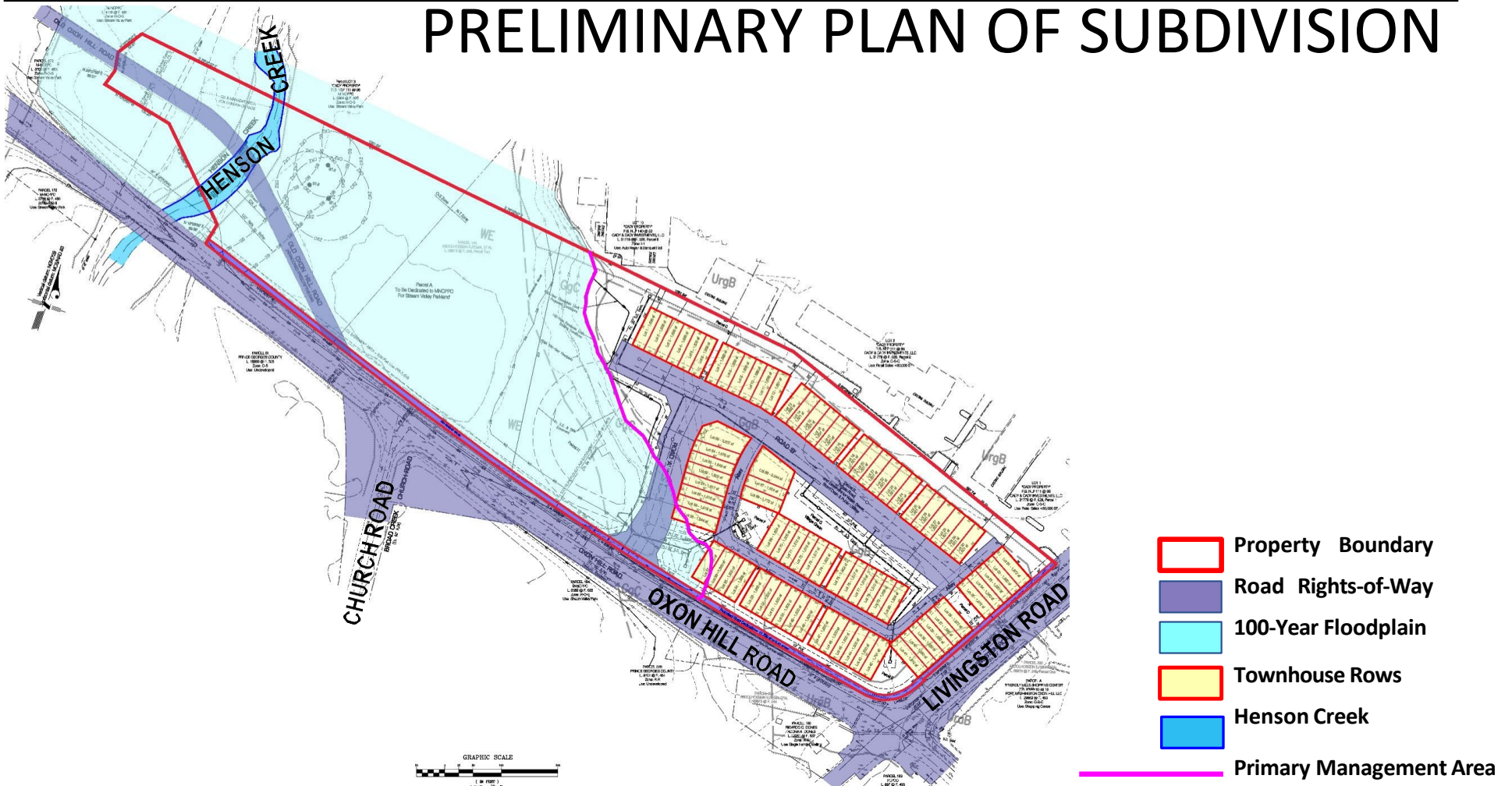


# CRITICAL INTERSECTIONS

 Critical Intersections

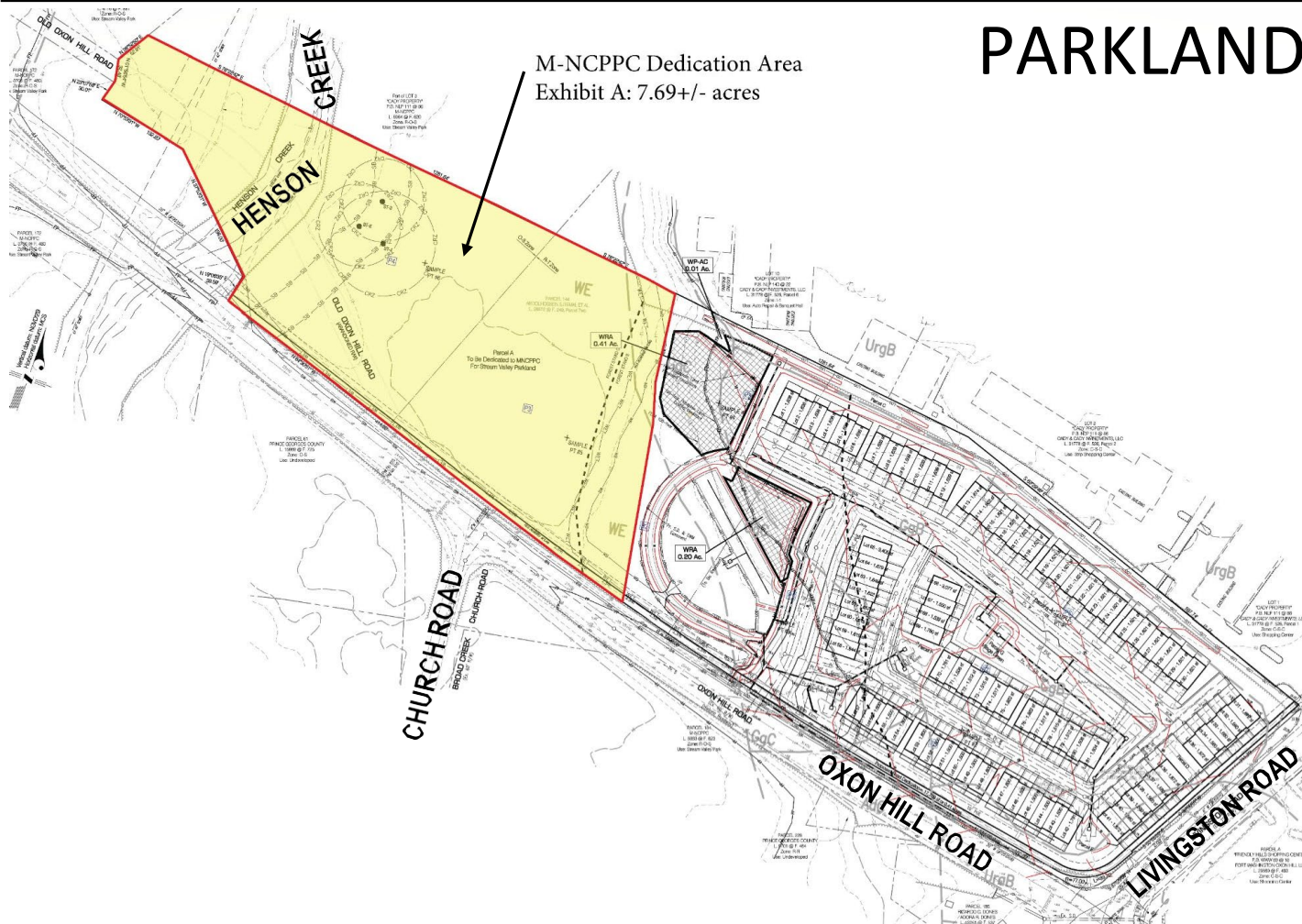


# PRELIMINARY PLAN OF SUBDIVISION

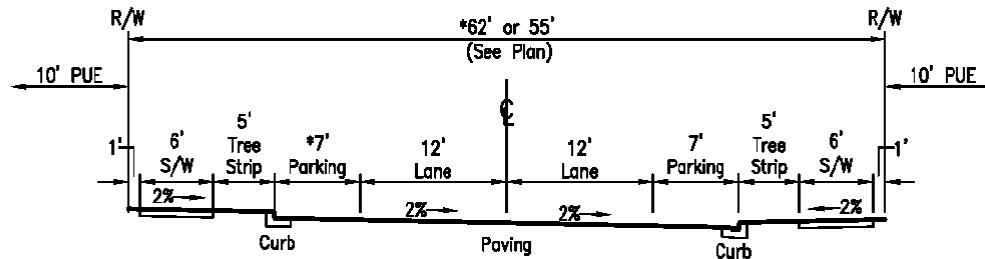




# PARKLAND DEDICATION EXHIBIT

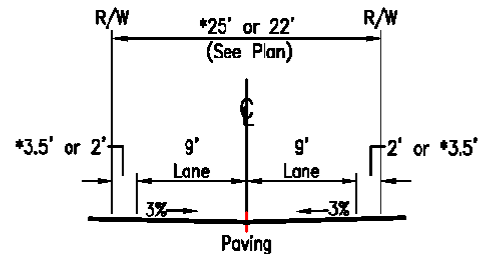


# TYPICAL STREET SECTIONS



**TYPICAL ROAD SECTION  
ROADS 'A' & 'B'**

(\* - When Parking is present on both sides of the roadway)



**TYPICAL ROAD SECTION  
ALLEYS**

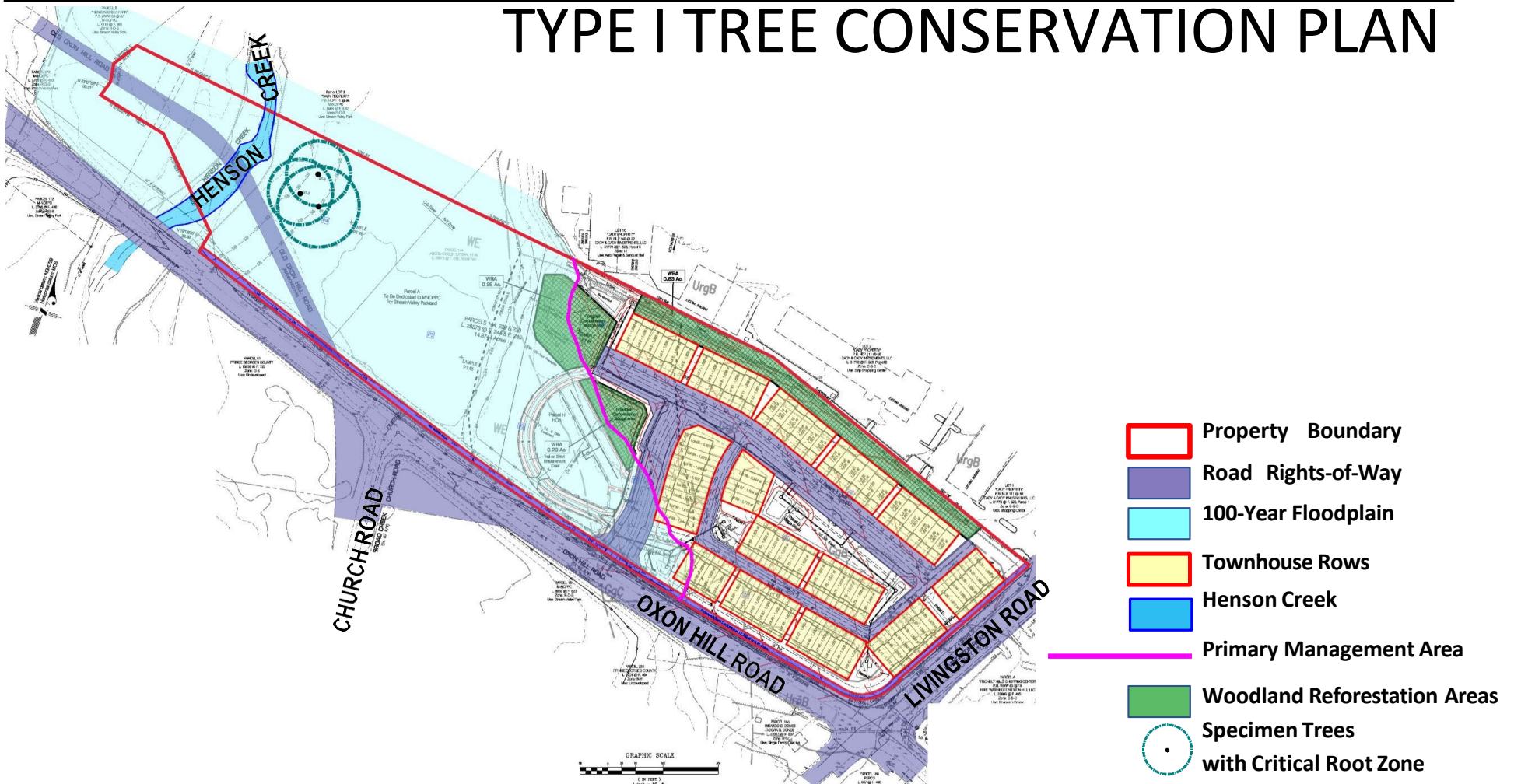
(\* - Where lots do not have direct road frontage)



# GARAGE EXHIBIT



# TYPE I TREE CONSERVATION PLAN





### Compensatory Storage for 100-year Floodplain



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# STAFF RECOMMENDATION

## **APPROVAL of 1-year extension**

### **Major Issues:**

- None

### **Applicant Community Engagement:**

- N/A