#### PRESERVE AT PISCATAWAY - BAILEY'S VILLAGE

Preliminary Plan of Subdivision

TCP1-009-94-05

Case: 4-21030

Staff Recommendation: CONTINUANCE to April 28, 2022

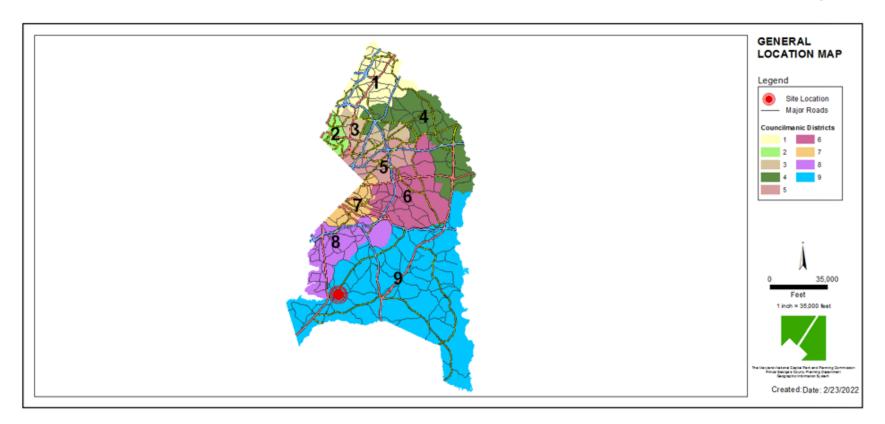


## **GENERAL LOCATION MAP**

Council District: 09

Case: 4-21030

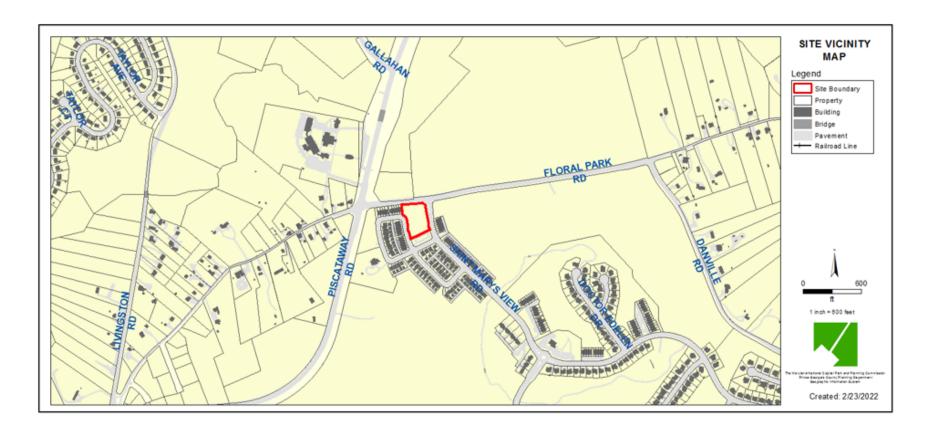
Planning Area: 84



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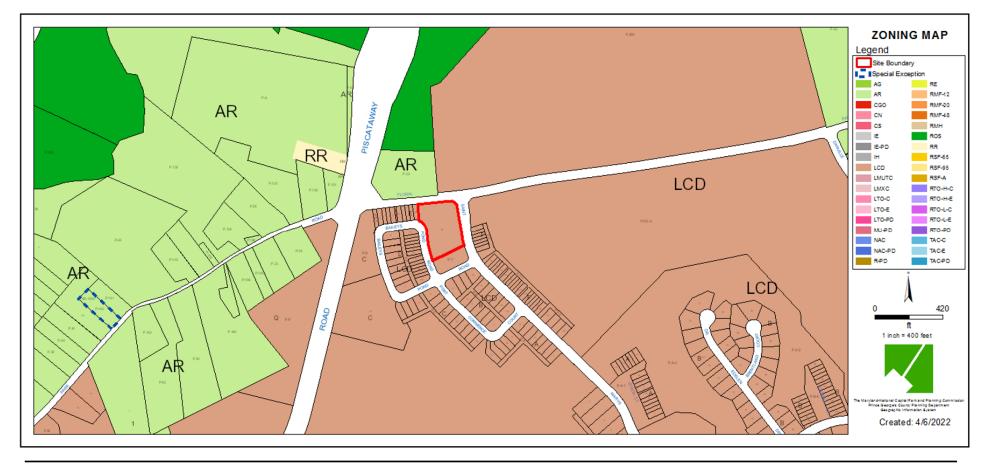
#### Case: 4-21030

# SITE VICINITY MAP



## **NEW ZONING MAP**

Property Zone: LCD



### PRIOR ZONING MAP

Property Zone: L-A-C



## **AERIAL MAP**



#### BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

Case: 4-21030

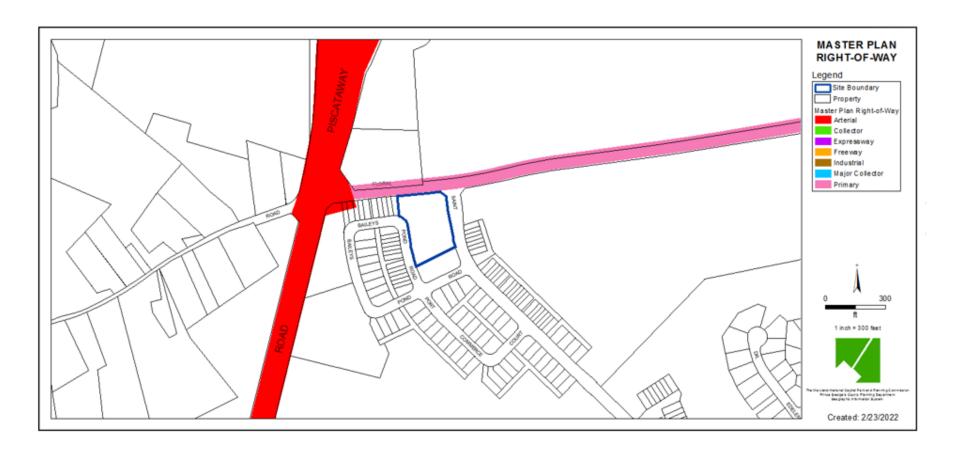


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# SITE MAP



### MASTER PLAN RIGHT-OF-WAY MAP



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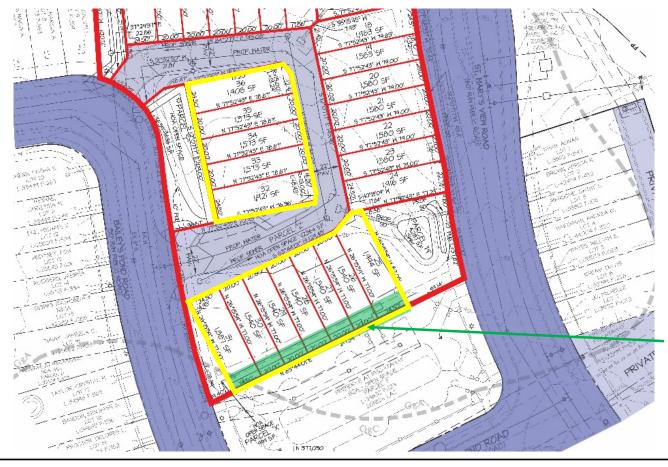
# PRELIMINARY PLAN OF SUBDIVISION



Case: 4-21030

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# VARIATION FROM SECTION 24-128(B)(7)(A)



Easement should be provided for common sidewalk in front of lots 25-31

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# TYPE I TREE CONSERVATION PLAN



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#### Case: 4-21030

# **VIEWSHED STUDY**



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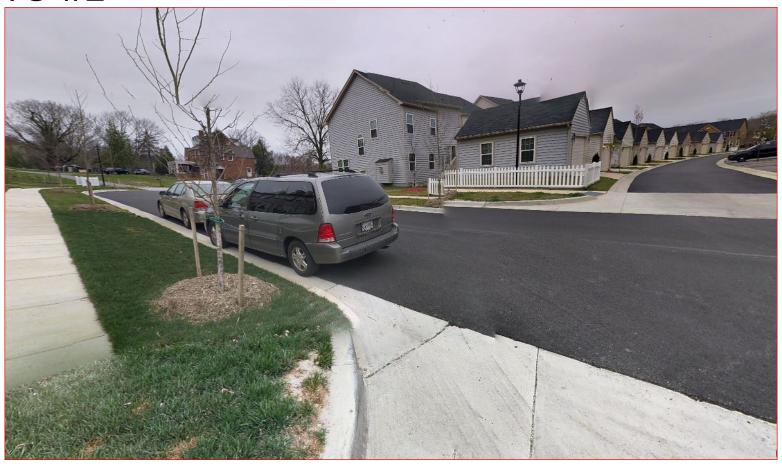
# **PHOTO #1**



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# PHOTO #2



Case: 4-21030

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# PHOTO #3

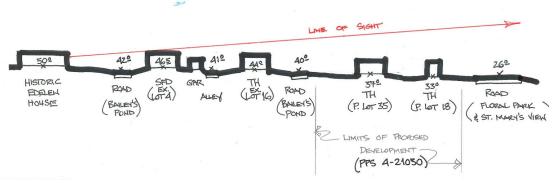


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## **ELEVATION STUDY**



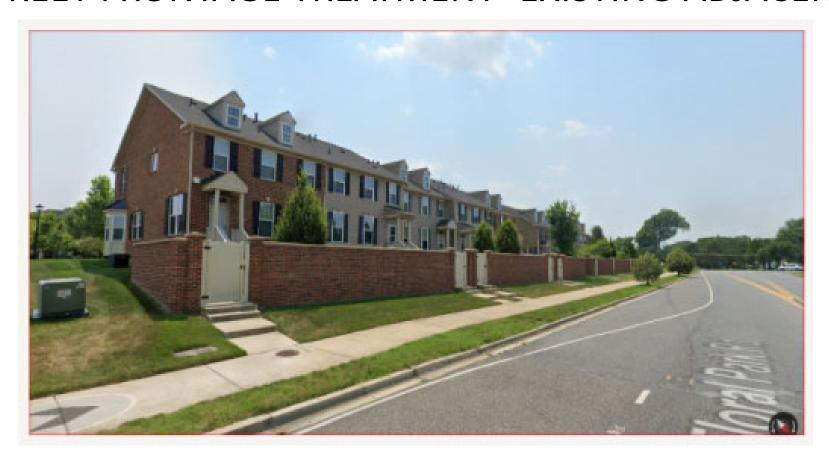


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### STREET FRONTAGE TREATMENT- EXISTING ADJACENT

Case: 4-21030



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### STREET FRONTAGE TREATMENT- PROPOSED CONCEPT

Case: 4-21030



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### STAFF RECOMMENDATION

#### **CONTINUANCE to April 28, 2022**

#### Major Issues:

- District Council's order of disapproval expected to become effective on April 25, 2022
- Staff may not recommend approval of PPS depending on Council's final decision

#### **Applicant Community Engagement:**

Case: 4-21030

- Informational Mailing 7/28/2021
- Acceptance Mailing 2/16/2022

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