

CASE YERGAT

PRELIMINARY PLAN OF SUBDIVISION

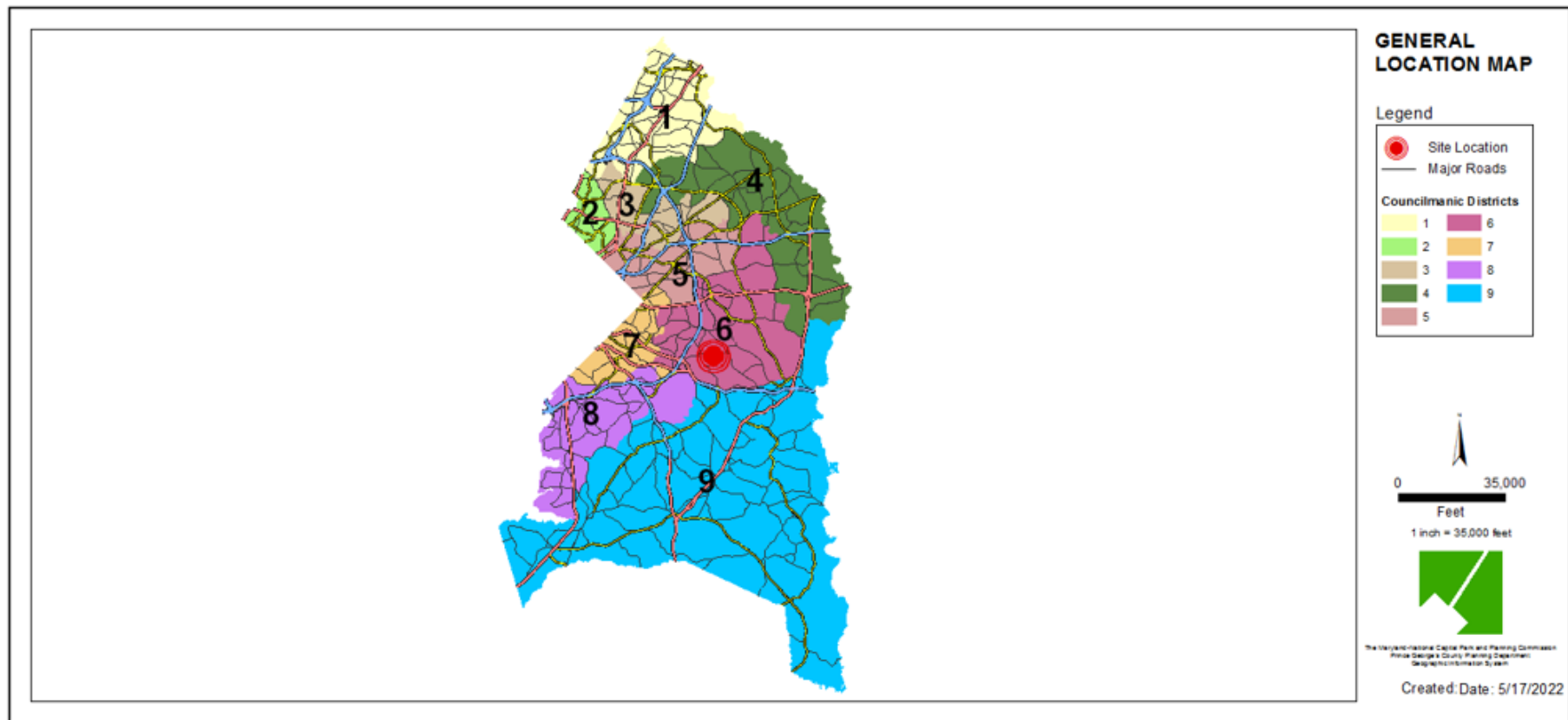
Staff Recommendation: APPROVAL with Conditions



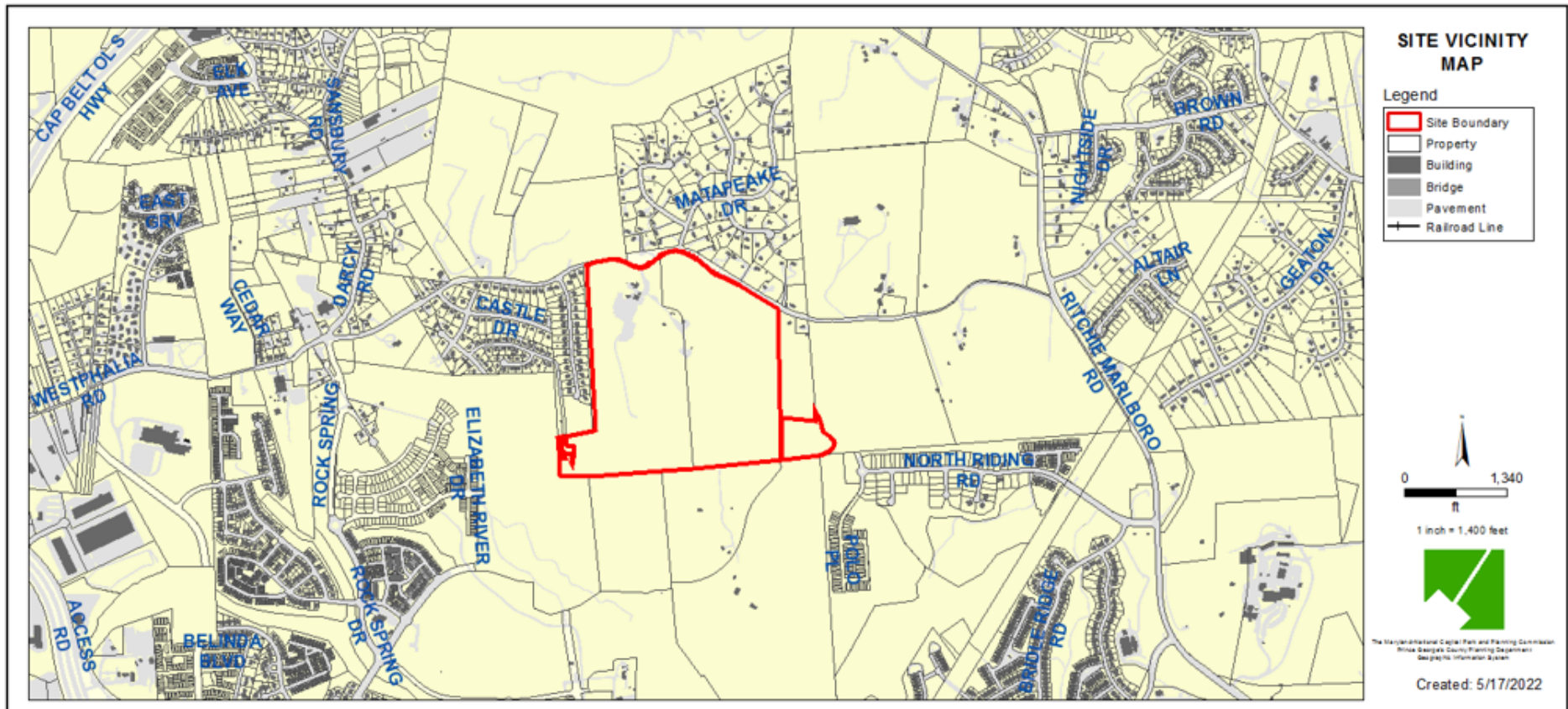
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



SITE VICINITY MAP



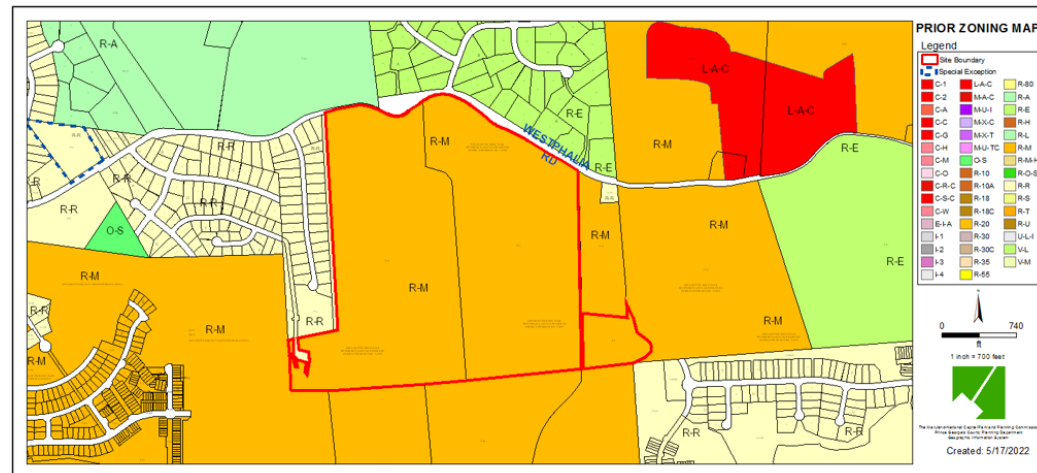
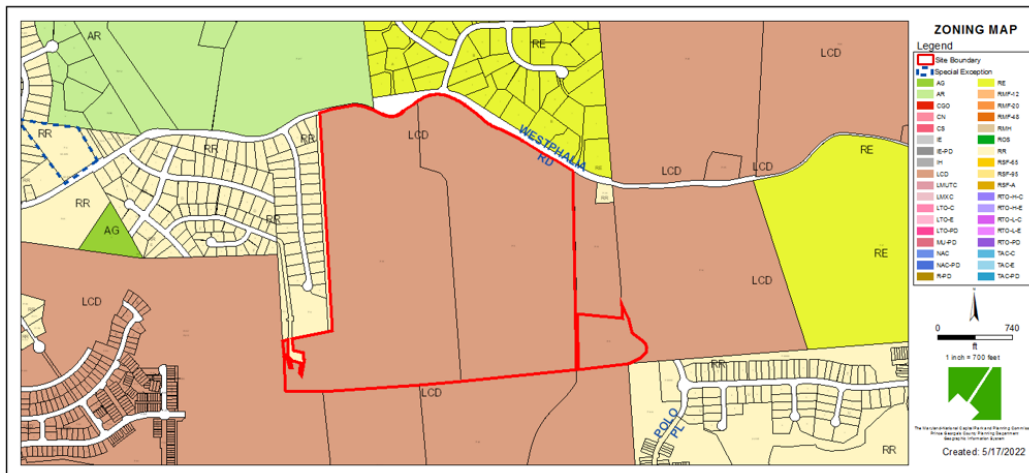
CURRENT AND PRIOR ZONING MAP

Current Property Zone: LCD/M-I-O

Prior Property Zone: R-M/M-I-O

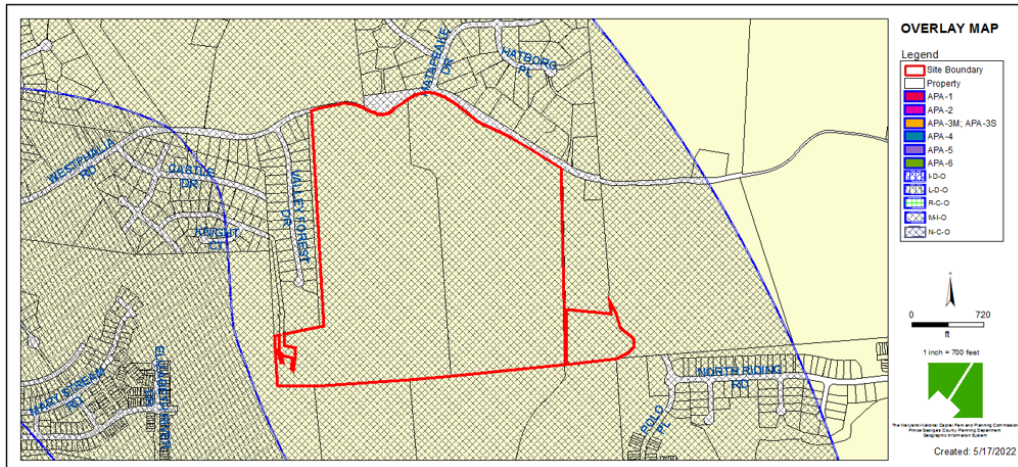
CURRENT

PRIOR

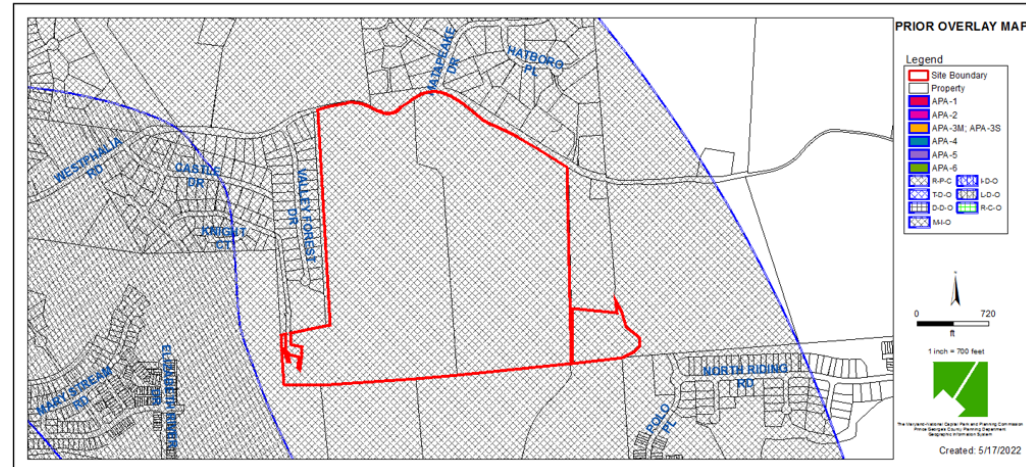


CURRENT AND PRIOR OVERLAY MAP

CURRENT



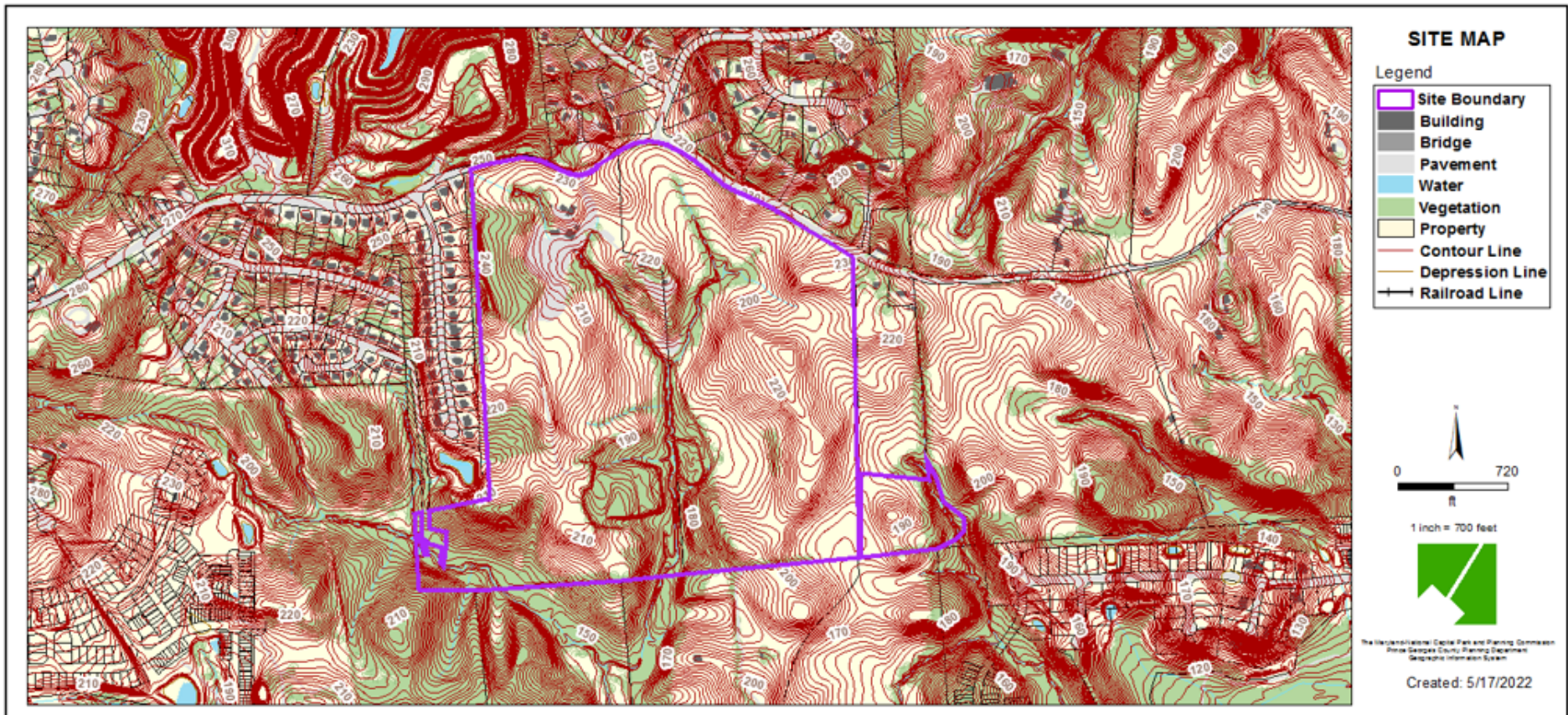
PRIOR



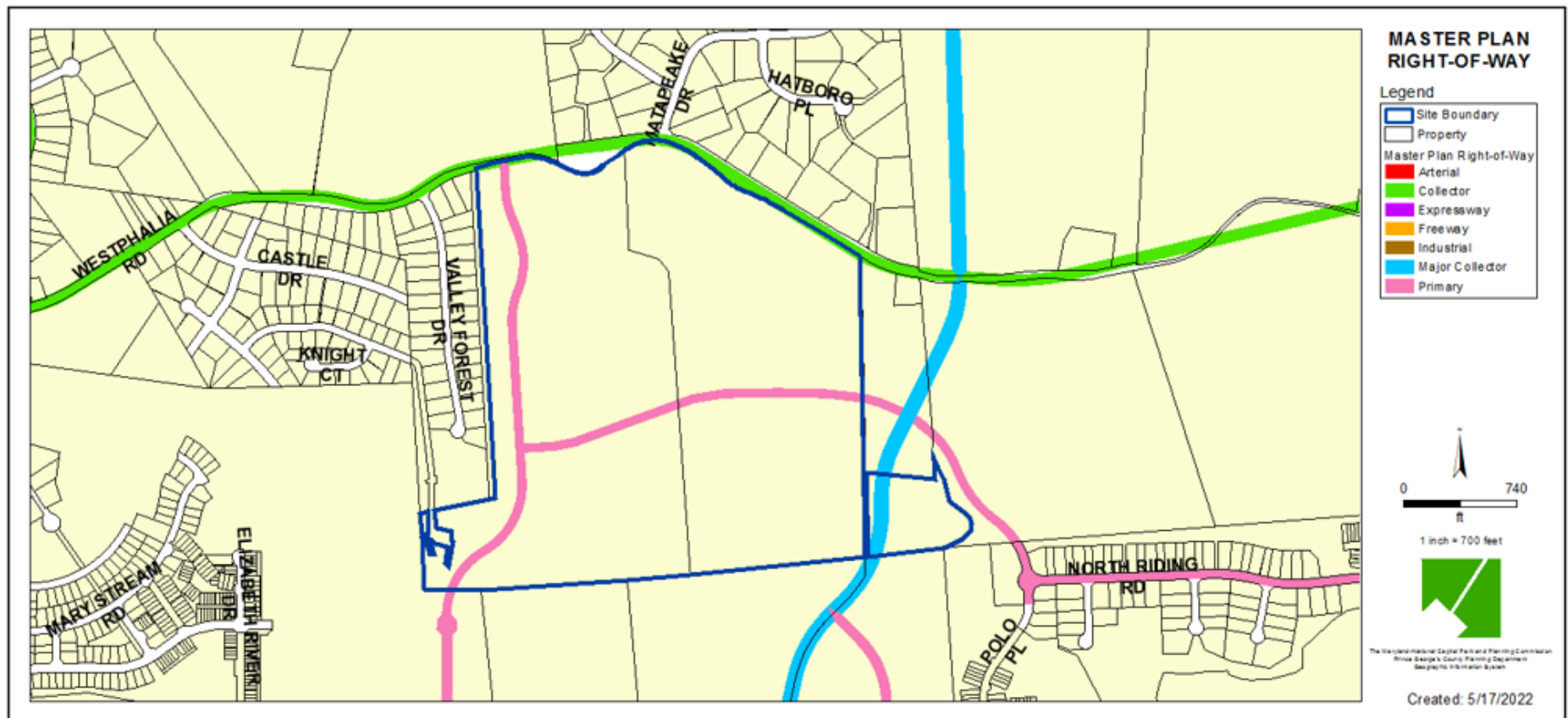
AERIAL MAP



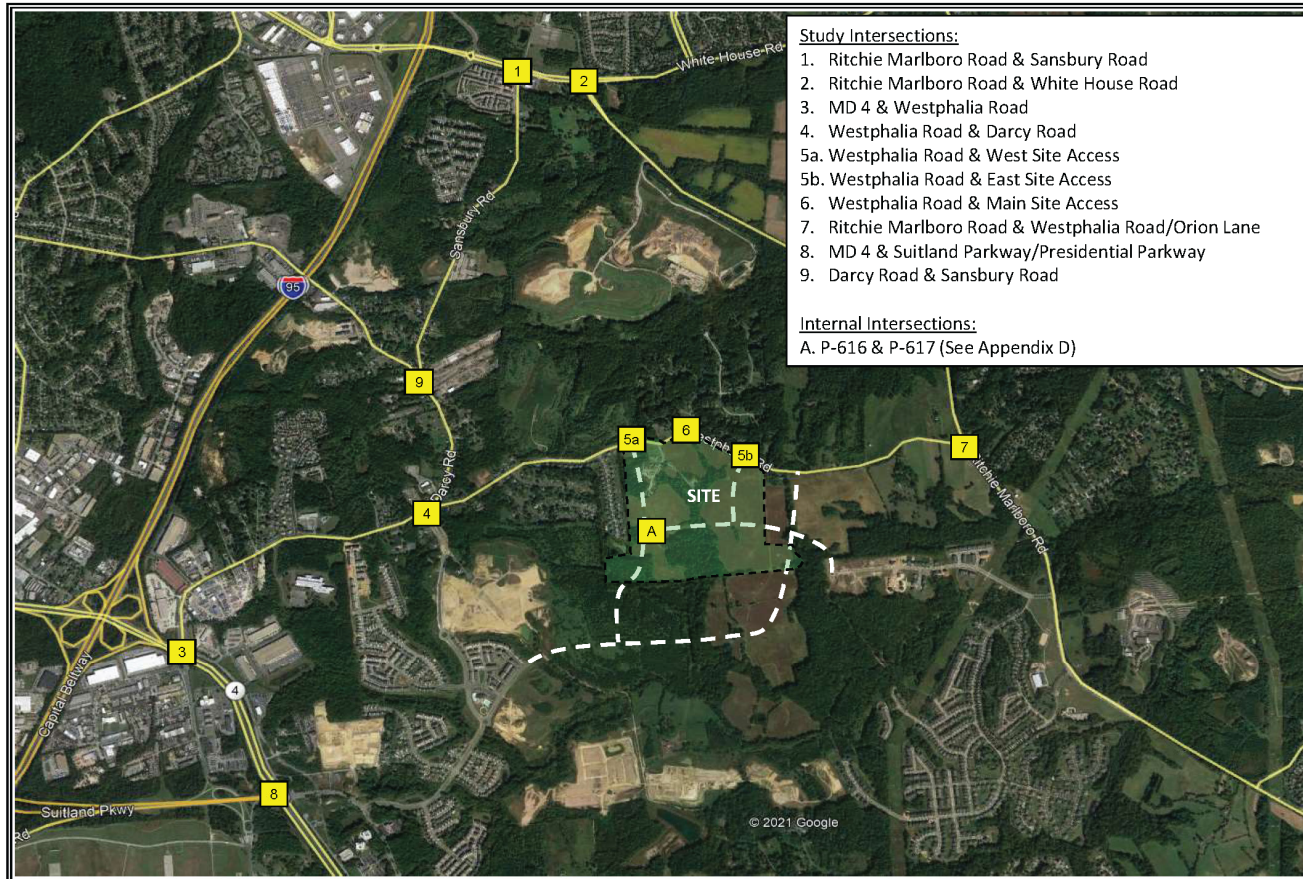
SITE MAP



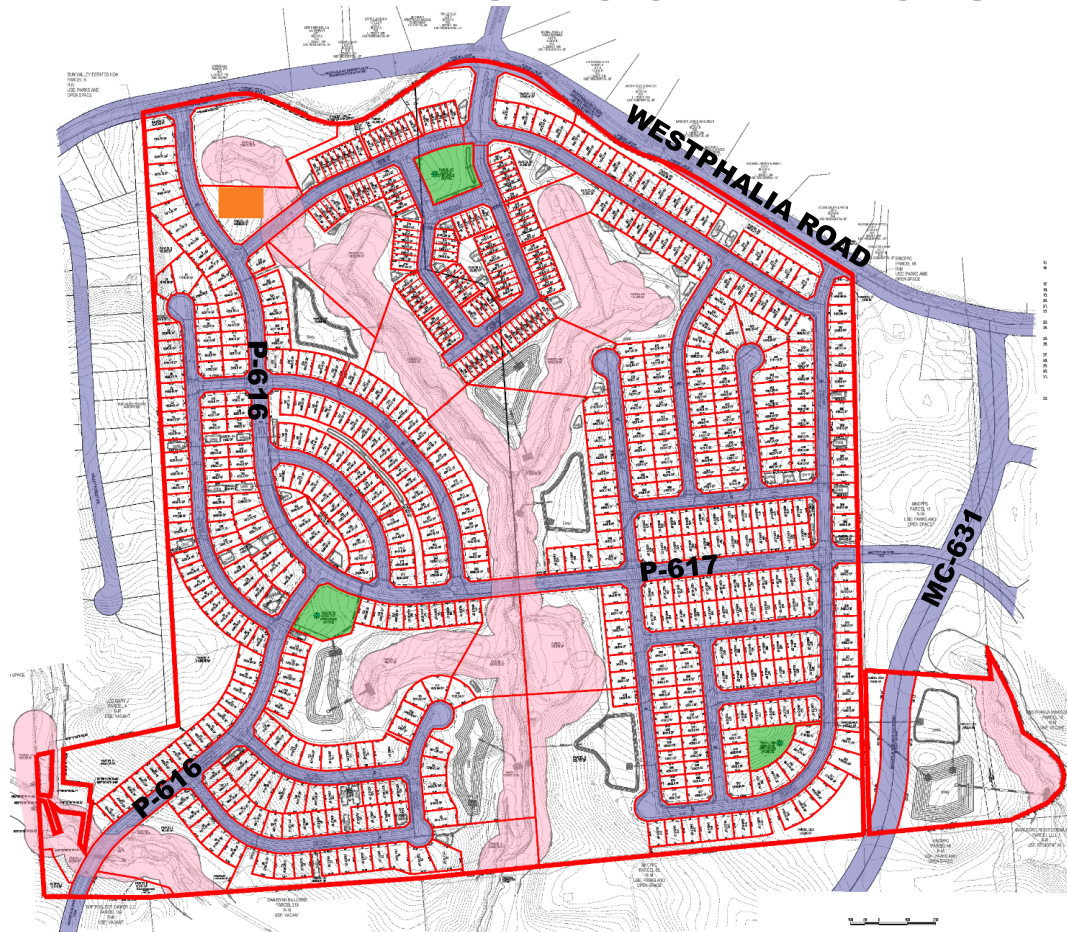
MASTER PLAN RIGHT-OF-WAY MAP








CRITICAL INTERSECTIONS

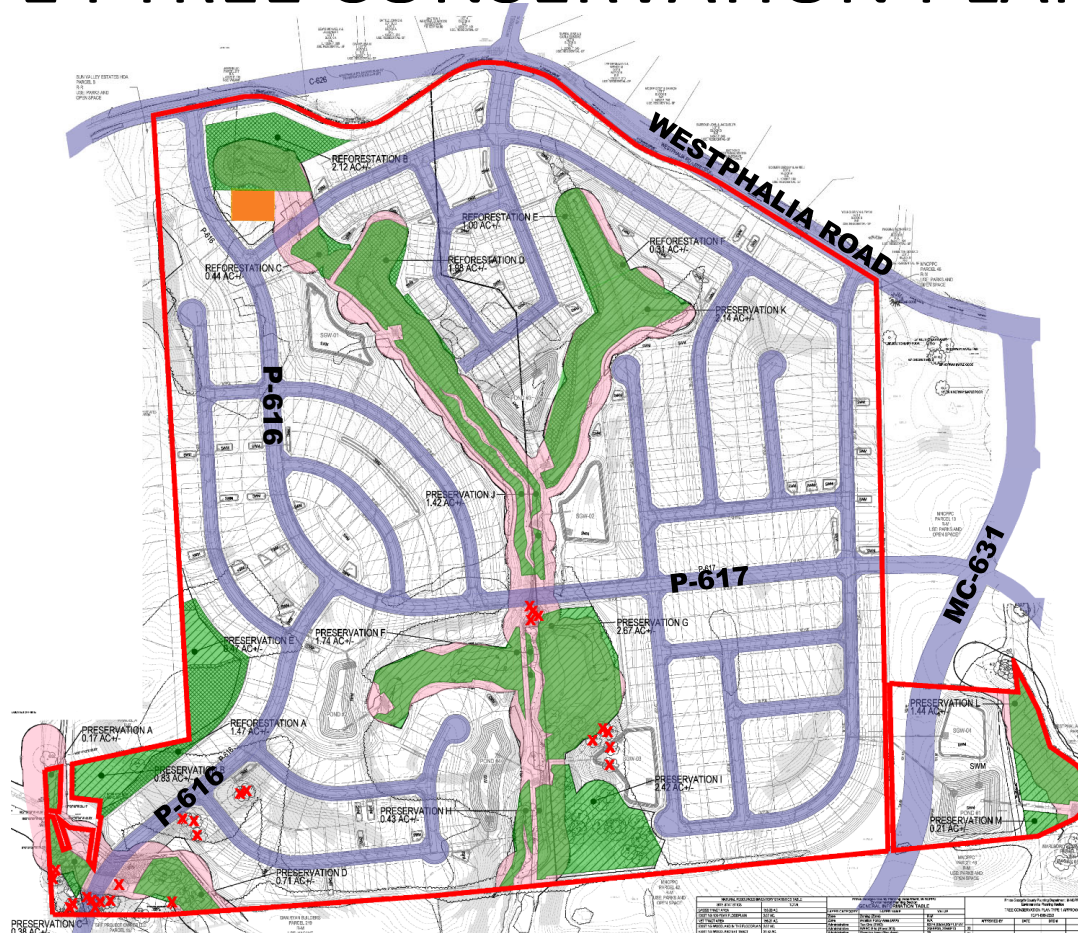








PRELIMINARY PLAN OF SUBDIVISION



-  Parcel/Lot Boundary
-  Primary Management Area
-  Public Road Rights-of-Way
-  Private Recreational Areas
-  Magruder/McGreggor Family Cemetery

TYPE I TREE CONSERVATION PLAN



-  Parcel Boundary
-  Woodland Preservation & Reforestation Areas
-  Primary Management Area
-  Public Road Rights-of-Way
-  Magruder/McGreggor Family Cemetery
-  Specimen Trees proposed to be removed

ENVIRONMENTAL IMPACTS



Proposed Impacts to PMA

	ROAD CROSSING	SEWER	SWM	TRAIL	TOTAL
IMPACT #1	34,200SF	7,807SF	983SF	0SF	42,990SF
IMPACT #2	17,815SF	0SF	3,218SF	17,992SF	39,025SF
IMPACT #3	0SF	4,410SF	0SF	9,894SF	14,304SF
IMPACT #4	0SF	0SF	0SF	13,497SF	13,497SF
IMPACT #5	0SF	17,313SF	4,412SF	13,625SF	35,350SF
IMPACT #6	23,230SF	5,470SF	4,690SF	15,250SF	48,640SF
IMPACT #7	0SF	0SF	4,560SF	12,125SF	16,685SF
IMPACT #8	0SF	10,800SF	7,990SF	6,260SF	25,050SF
IMPACT #9	0SF	4,670SF	0SF	3,590SF	8,260SF
IMPACT #10	0SF	4,540SF	5,050SF	0SF	9,590SF
TOTAL	75,245SF	55,010SF	30,903SF	92,233SF	253,391SF

- Trail Impact
- Utility/ SWM Impact
- Road Crossing Impact

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-21049
- Type 1 Tree Conservation Plan TCP1-006-2022-01
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- Realignment of master plan roads

Applicant Community Engagement:

- Informational Mailing: 12/30/2021
- Acceptance Mailing: 05/21/2022