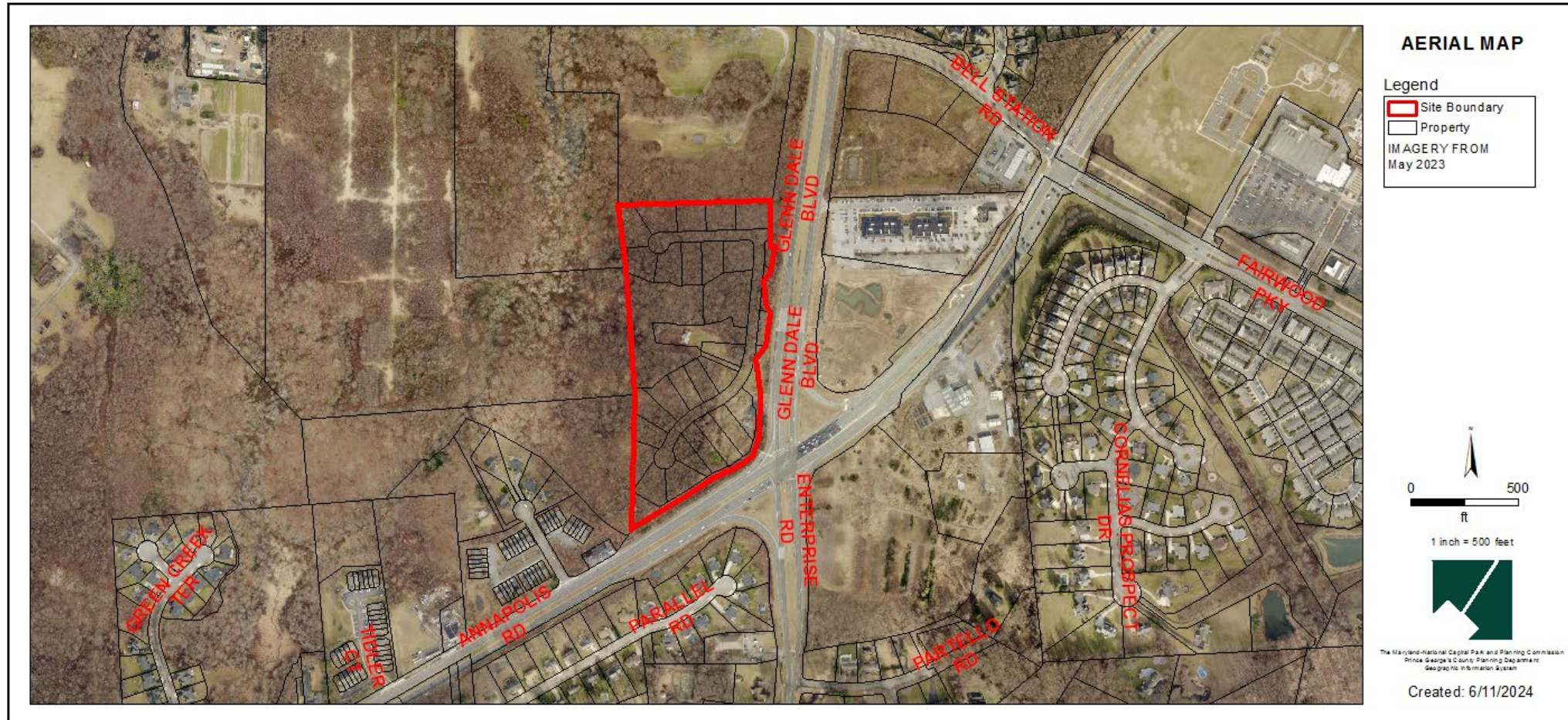


# IVY CREEK

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-011-2024

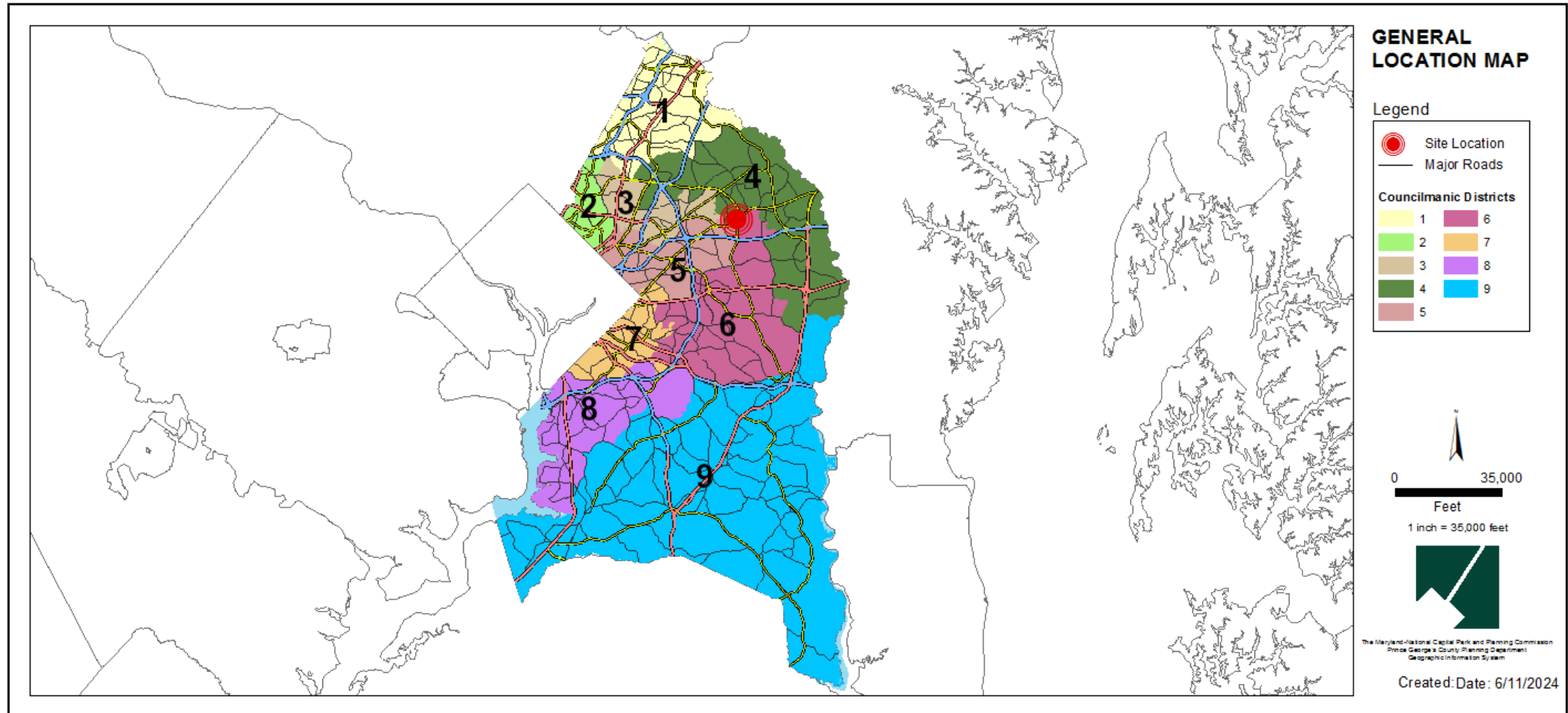
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

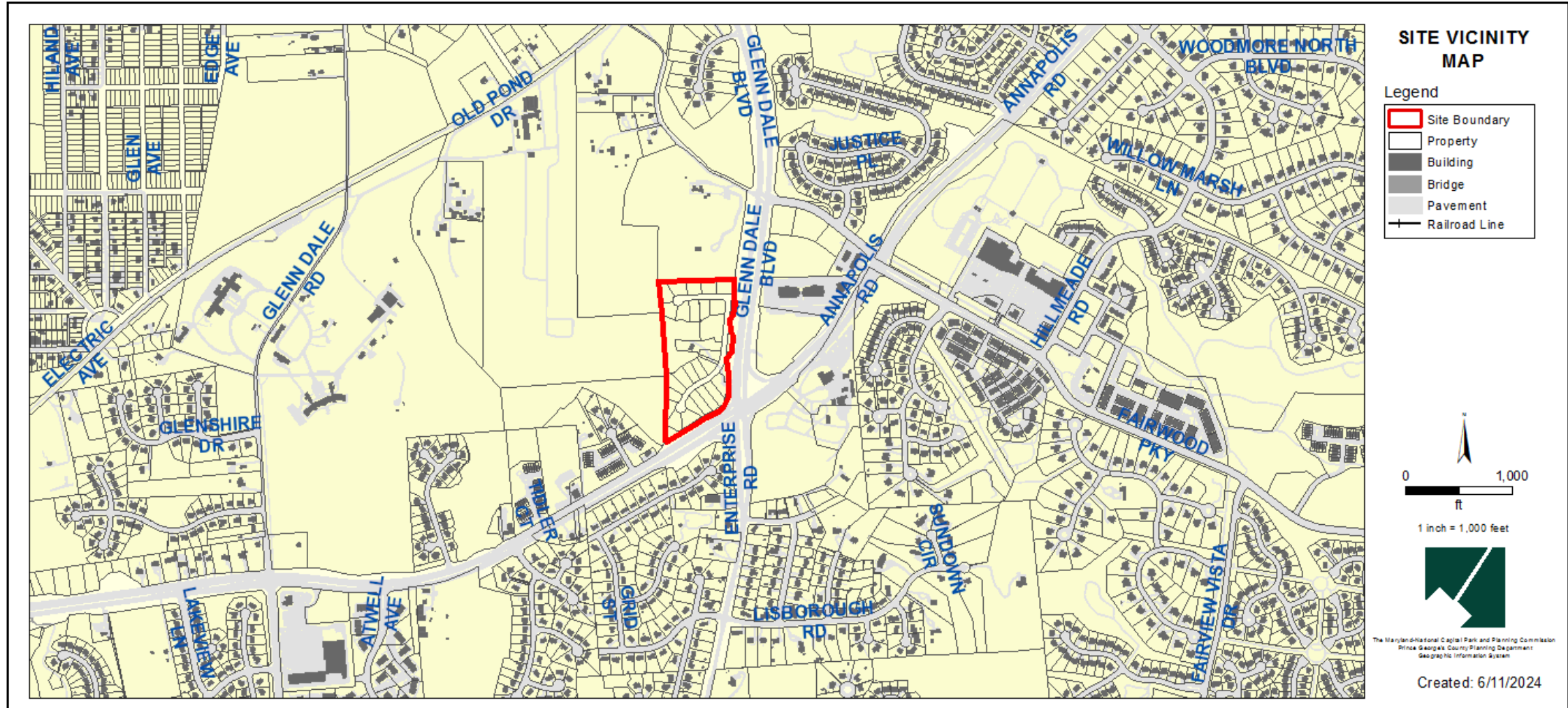
Council District: 04

Planning Area: 70





# SITE VICINITY MAP

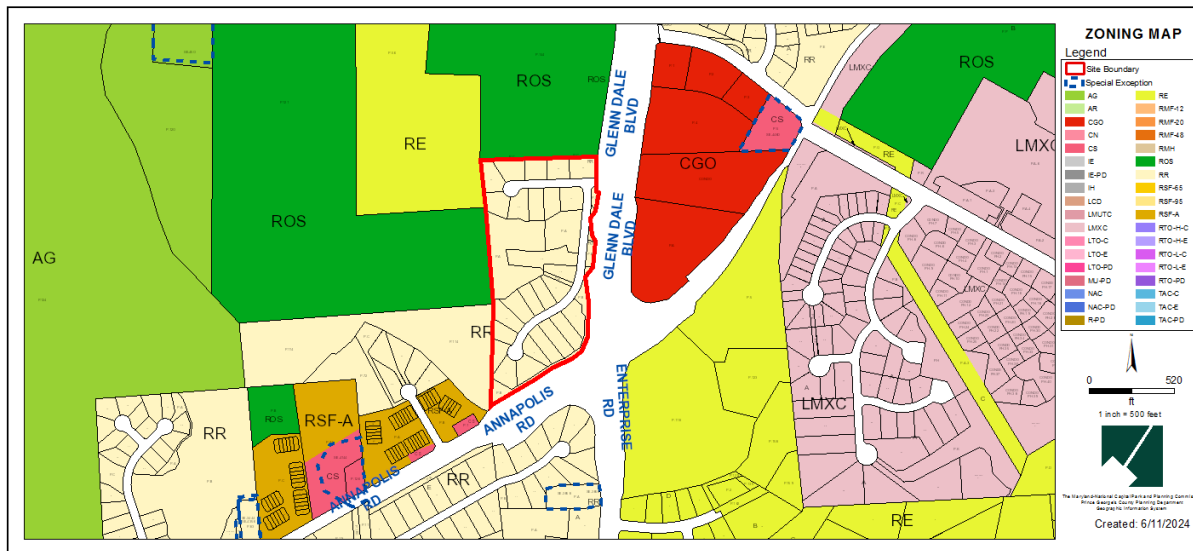


# ZONING MAP (CURRENT & PRIOR)

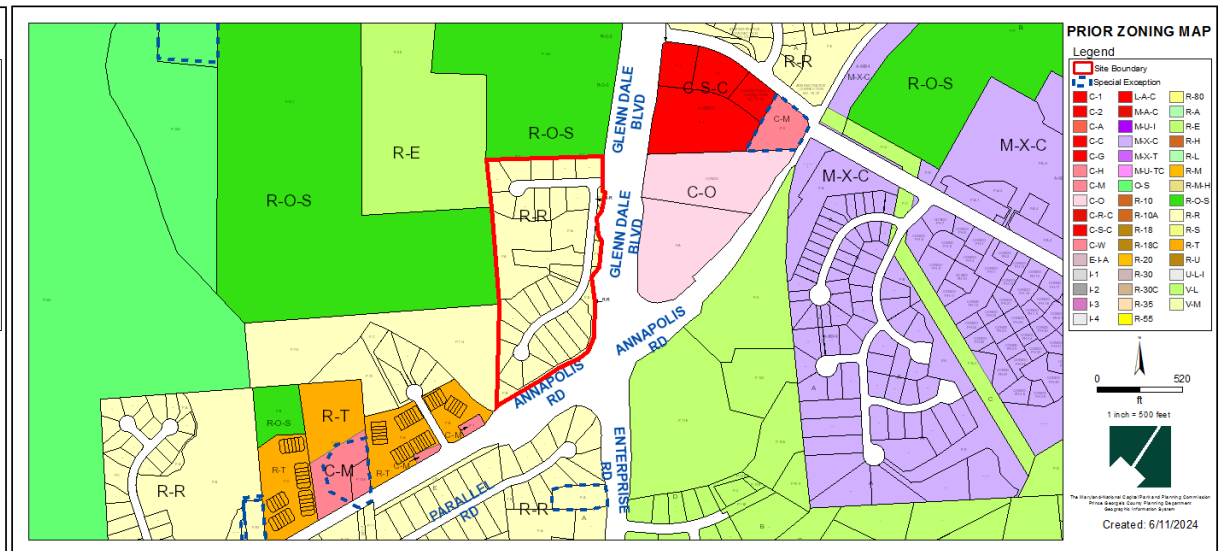
Current Property Zone: RR

Prior Property Zone: R-R

Current Zoning Map: RR

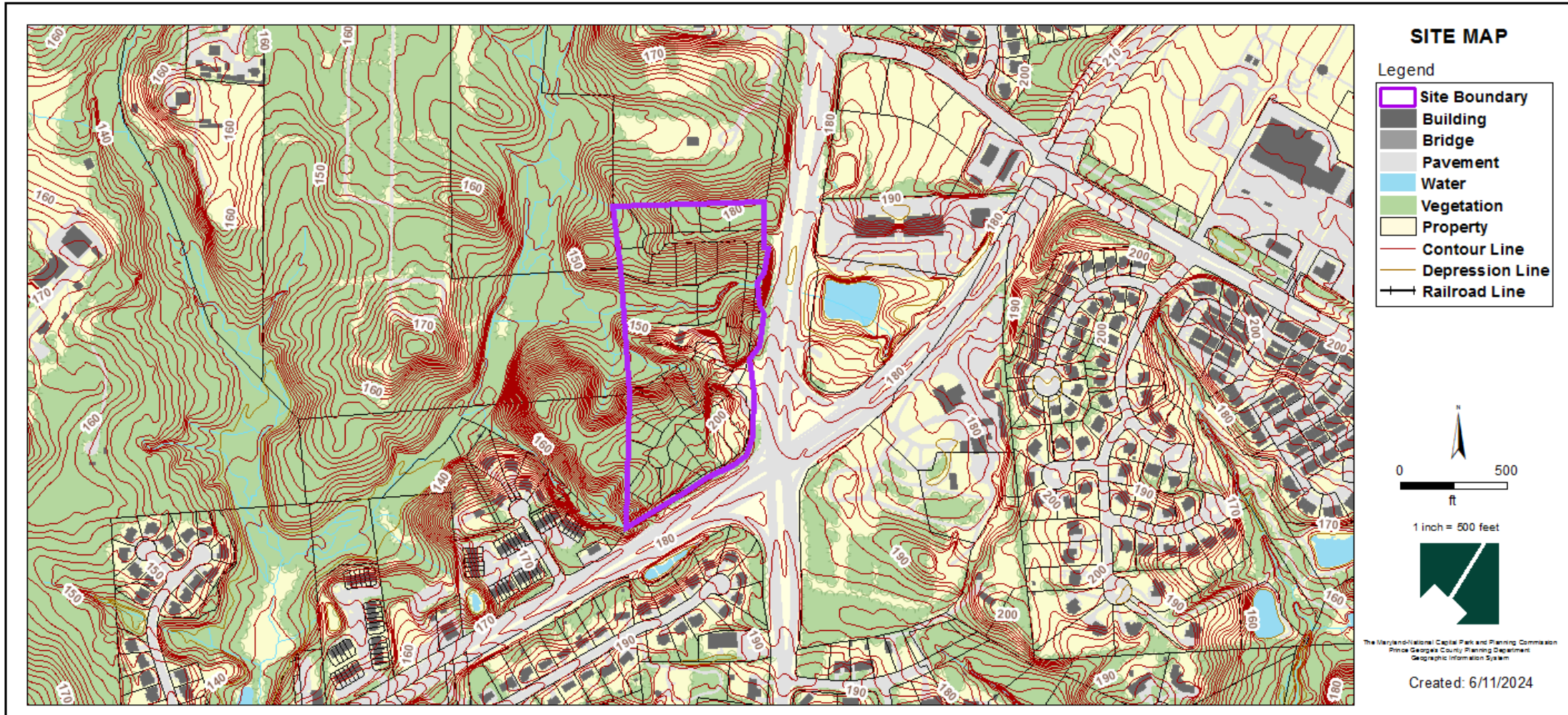


Prior Zoning Map: R-R

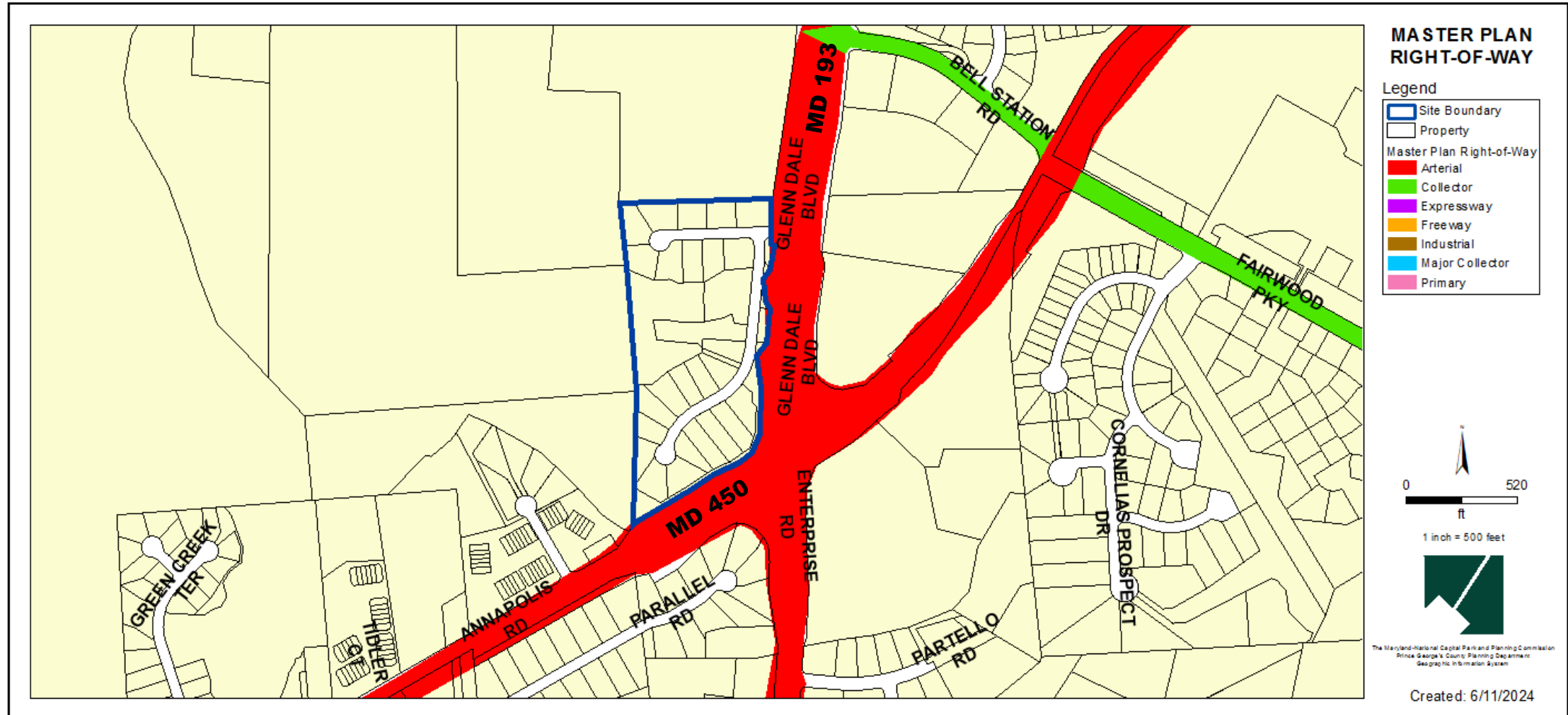




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



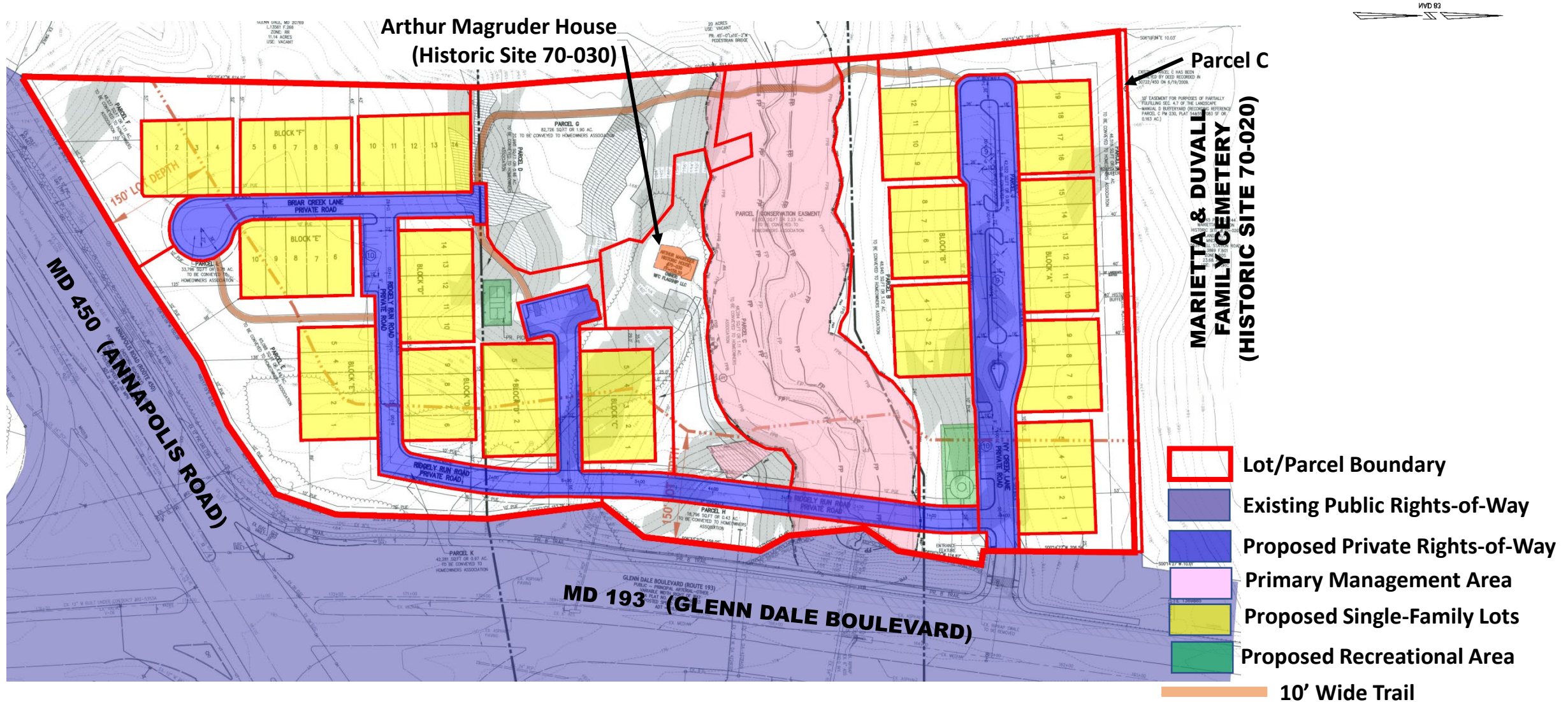


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



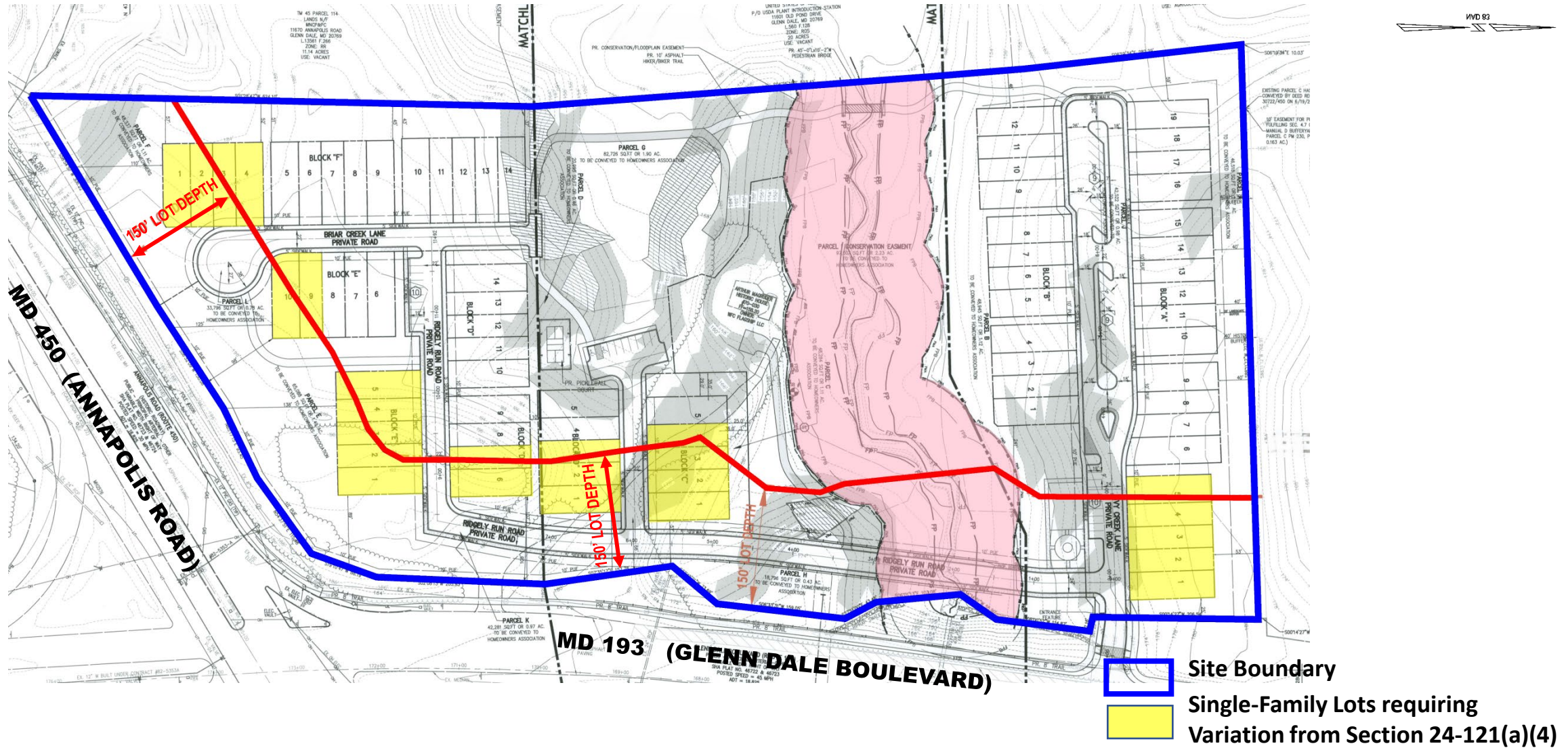


# PRELIMINARY PLAN OF SUBDIVISION



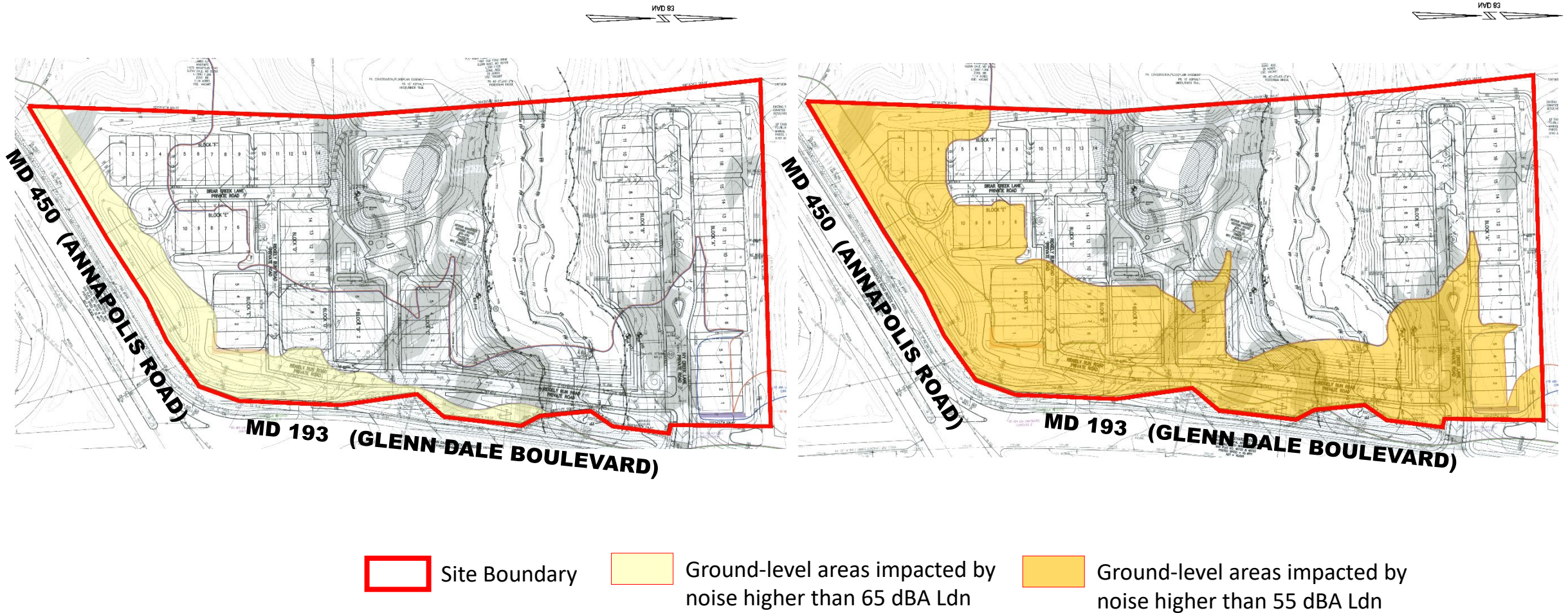


# VARIATION FROM SECTION 24-121(a)(4)





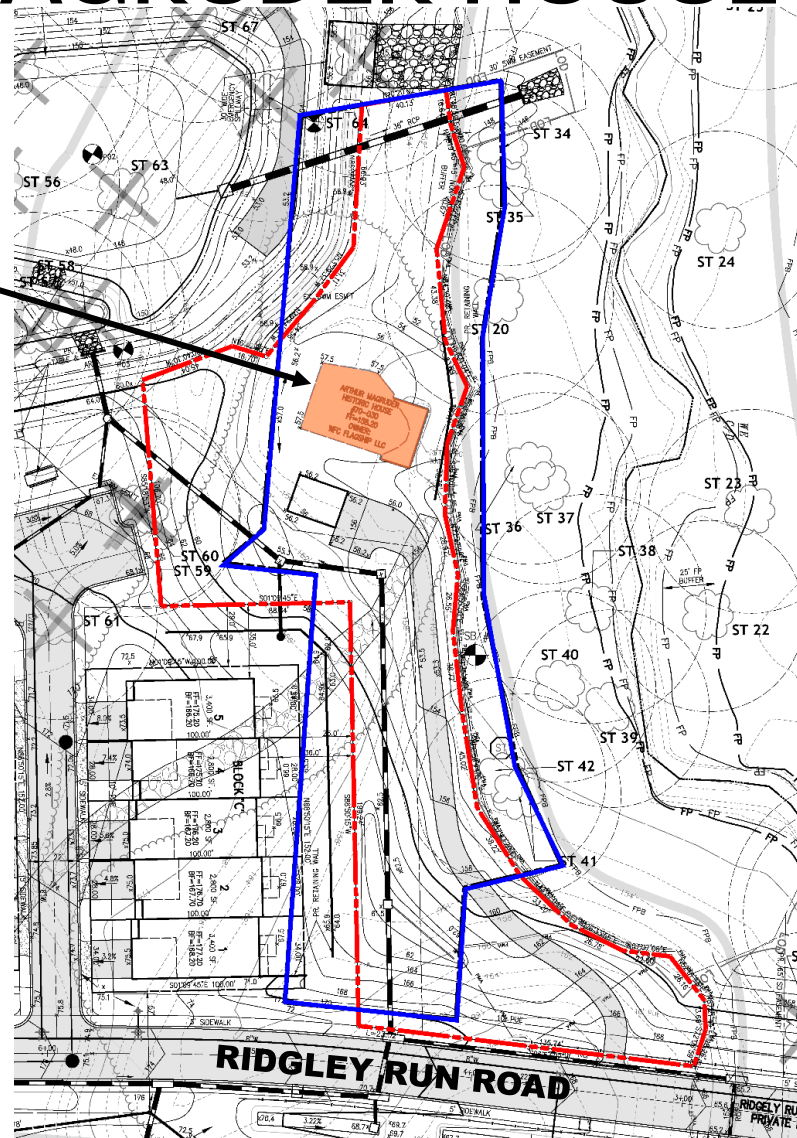
# SITE AREA IMPACTED BY NOISE





# ARTHUR MAGRUDER HOUSE – HISTORIC SETTING

Arthur Magruder House  
(Historic Site 70-030)



-  Existing Historic/  
Environmental Setting
-  Proposed Historic/  
Environmental Setting

# PICTURES OF ARTHUR MAGRUDER HISTORIC HOUSE



View looking west



View looking east



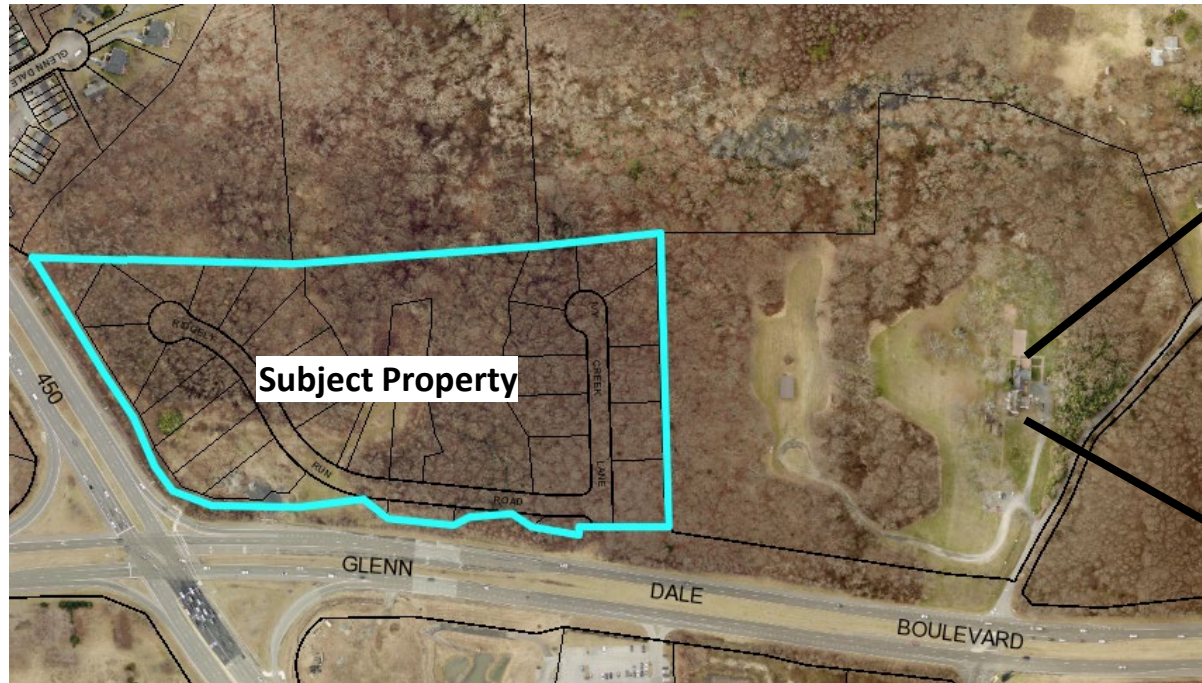
View looking south



Interior View

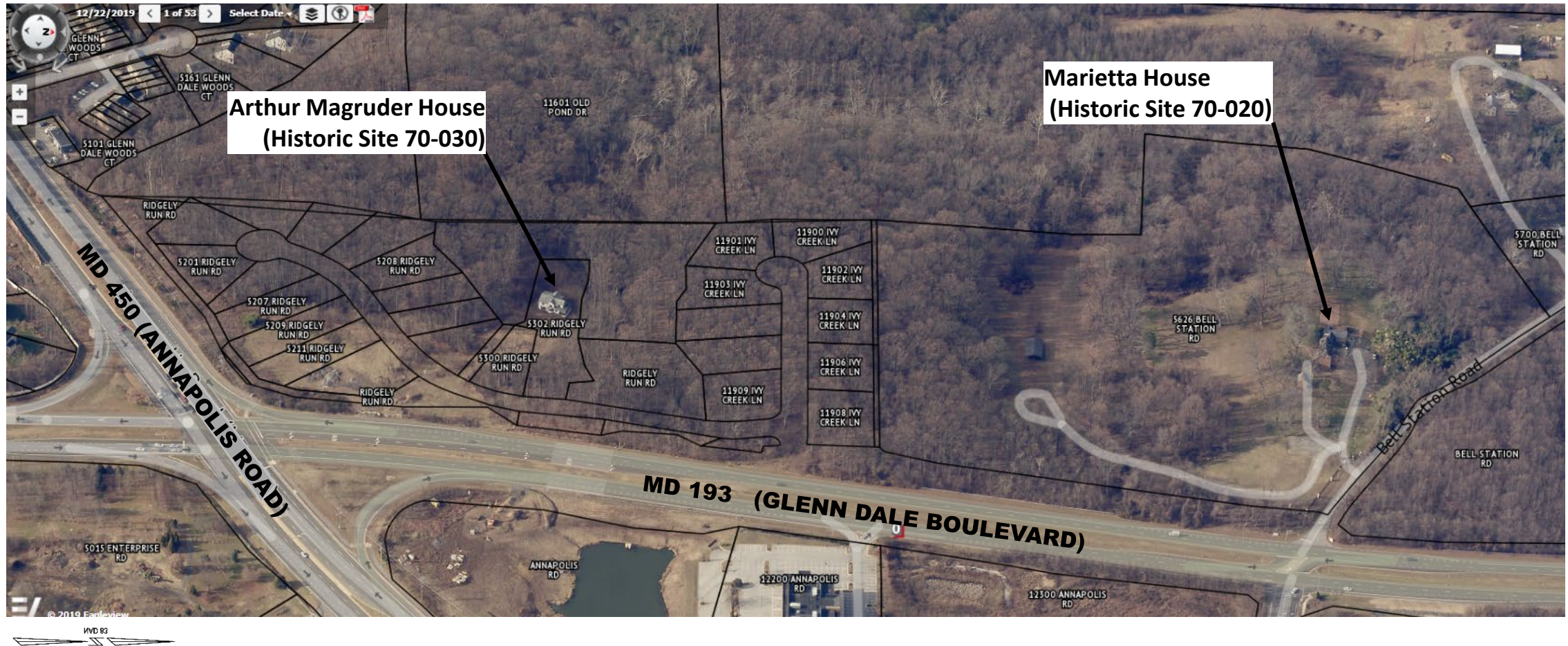


# MARIETTA & DUVALL FAMILY CEMETERY



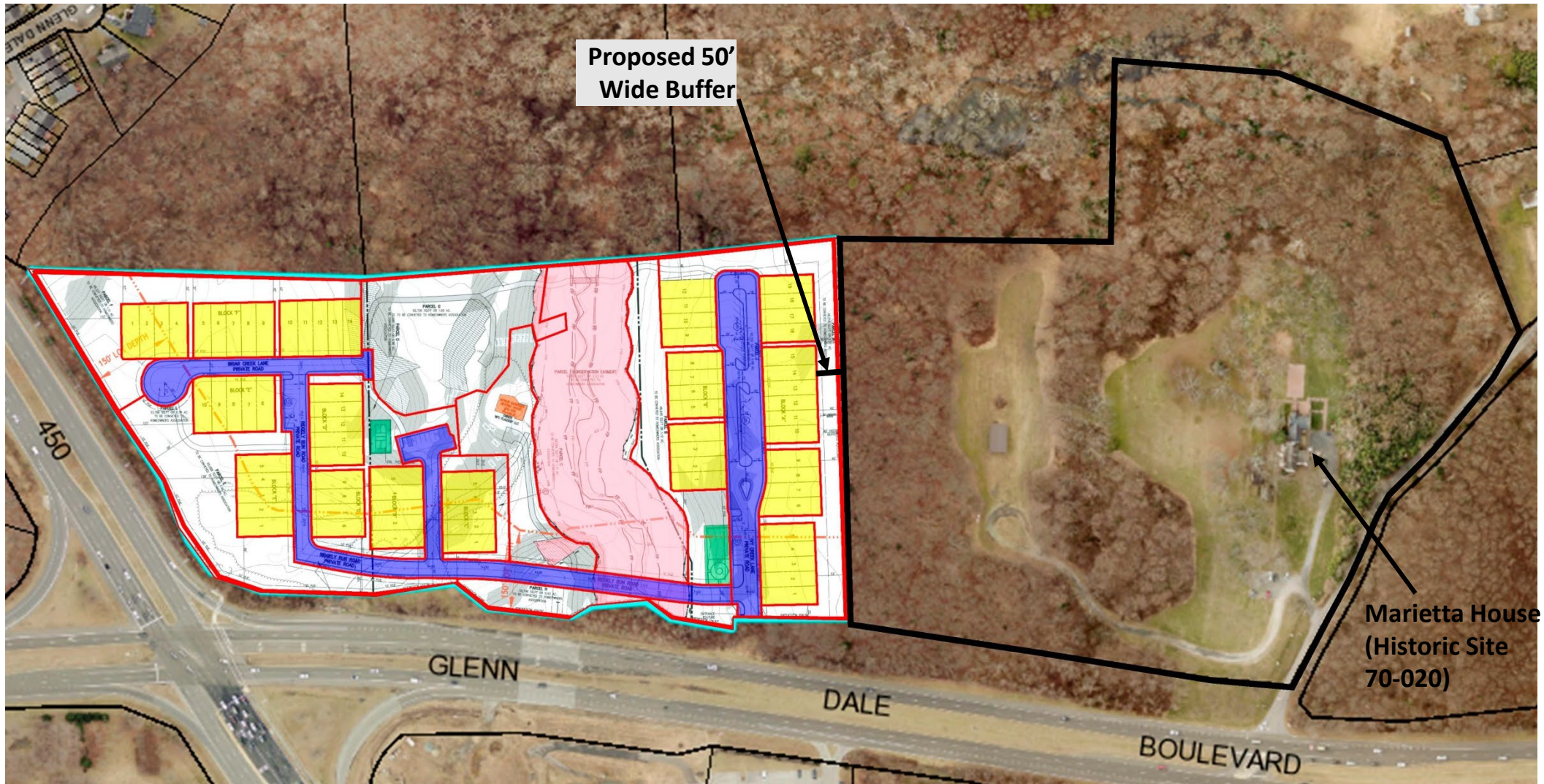


# MARIETTA & DUVALL FAMILY CEMETERY





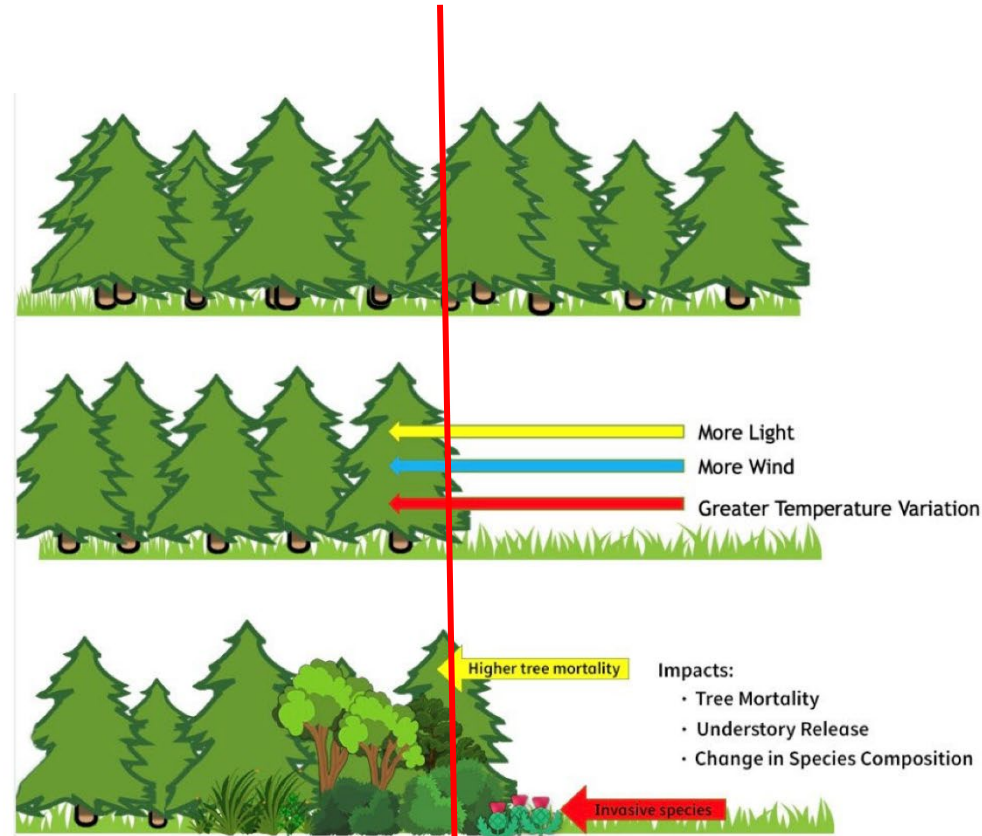
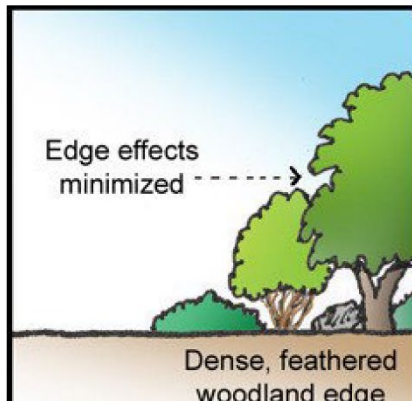
# MARIETTA & DUVAL FAMILY CEMETERY





# PROPOSED IMPACTS ALONG NORTH PROPERTY LINE

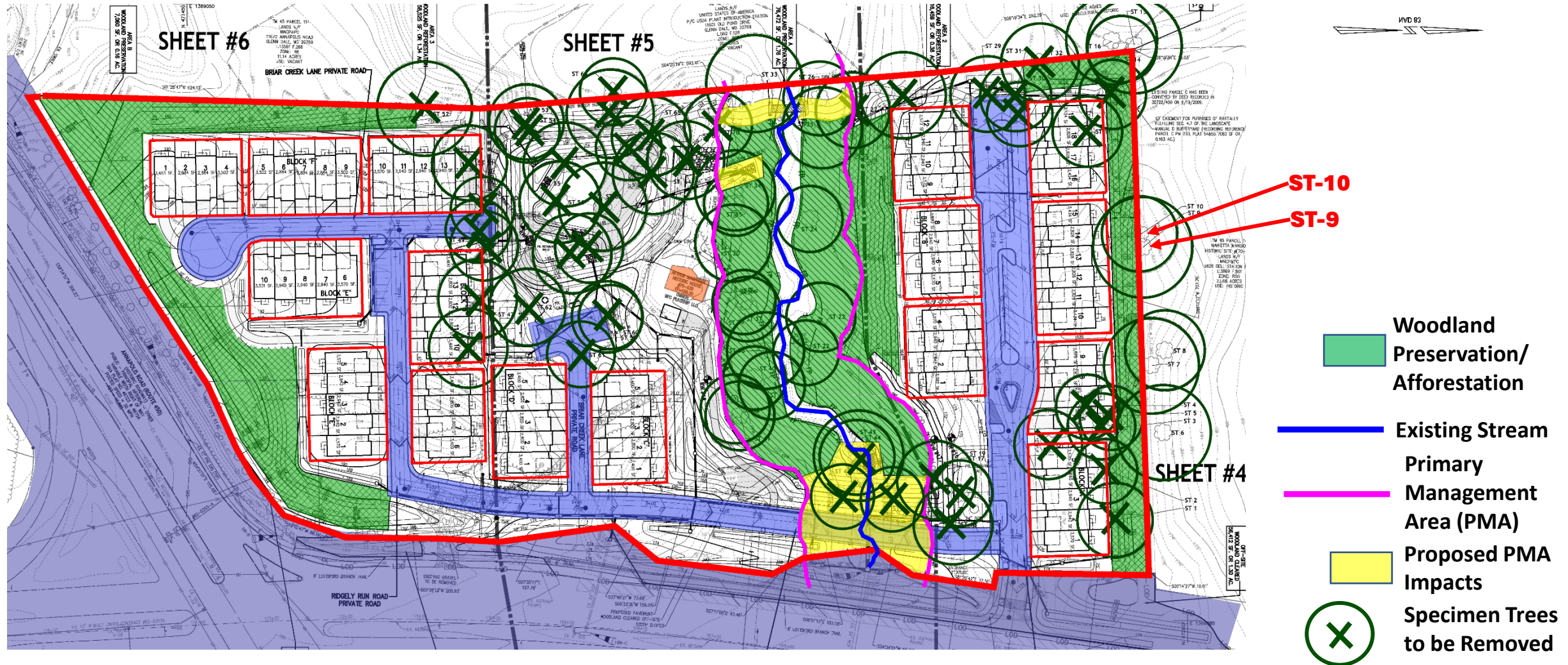
## Forest Impacts



Property Line and  
Limit of Disturbance



# TYPE I TREE CONSERVATION PLAN



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Preliminary plan of Subdivision 4-22051
- Type 1 Tree Conservation Plan TCP1-011-2024
- Variation from Section 24-121(a)(4)
- Variance from Section 25-122(b)(1)(G)

## **Major Issues:**

- Buffer along Marietta and Duvall Family Cemetery

## **Applicant Required Mailings:**

- Informational Mailing: 3/25/2023;  
2/8/2024
- Acceptance Mailing: 3/7/2024