

CAPITAL WESTPHALIA REAL ESTATE, PARCEL 1

PRELIMINARY PLAN OF SUBDIVISION

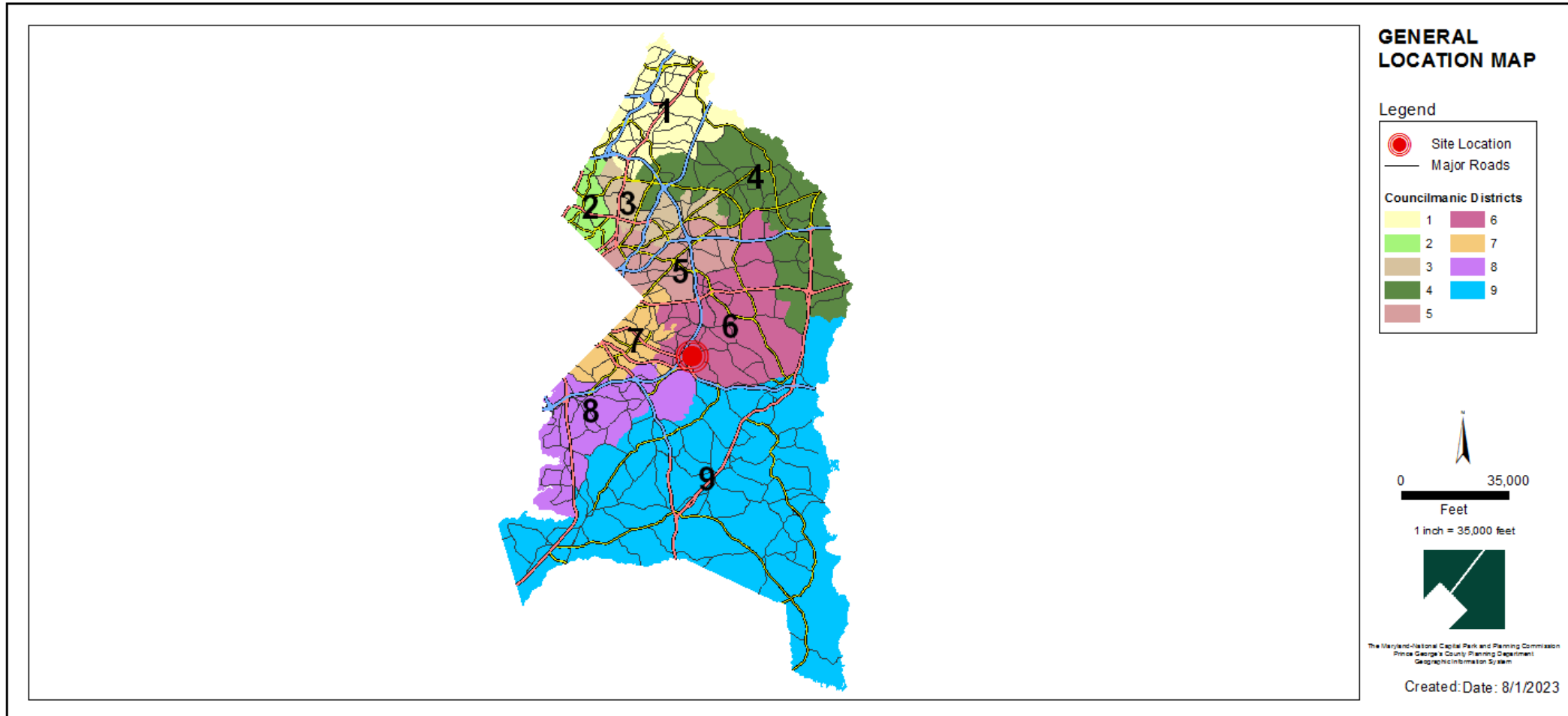
Staff Recommendation: APPROVAL with conditions



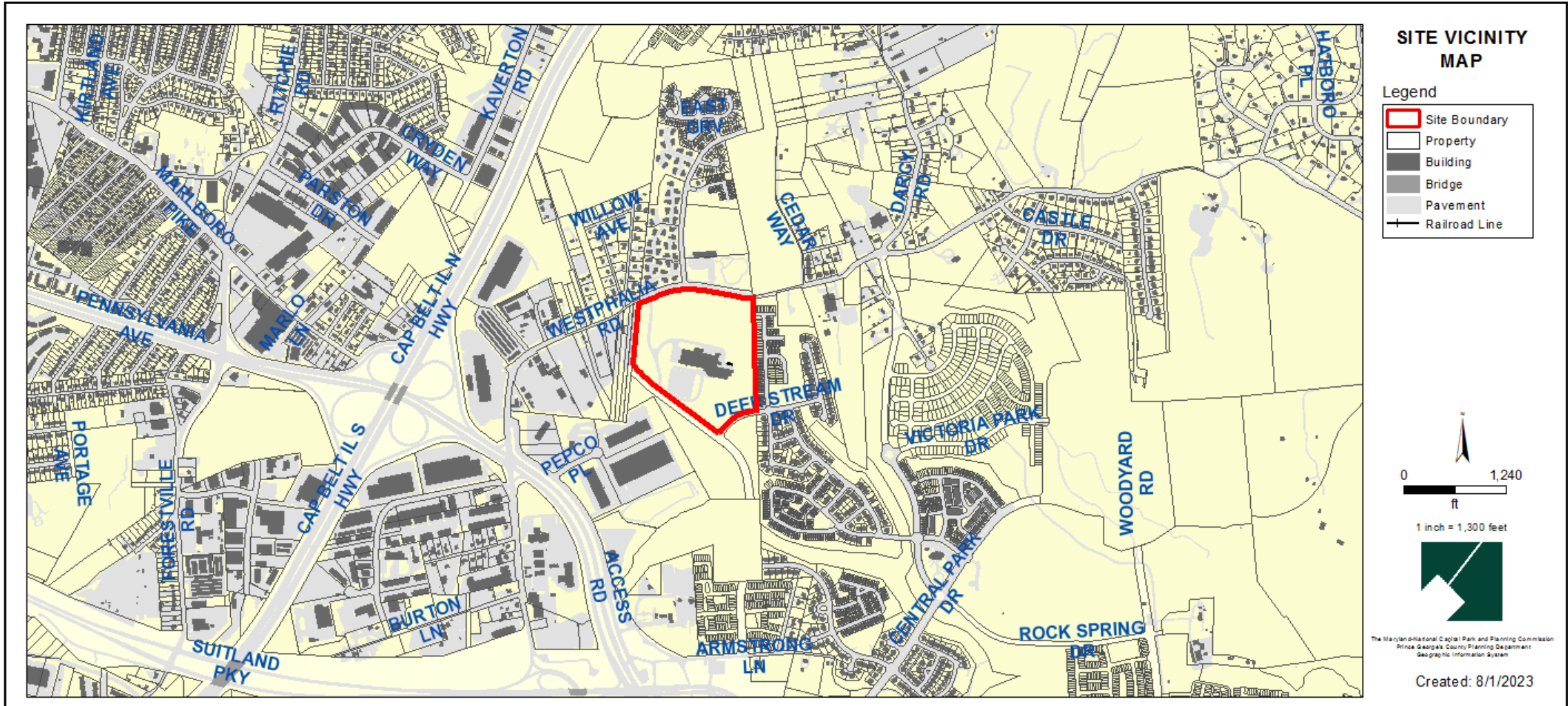
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



SITE VICINITY MAP

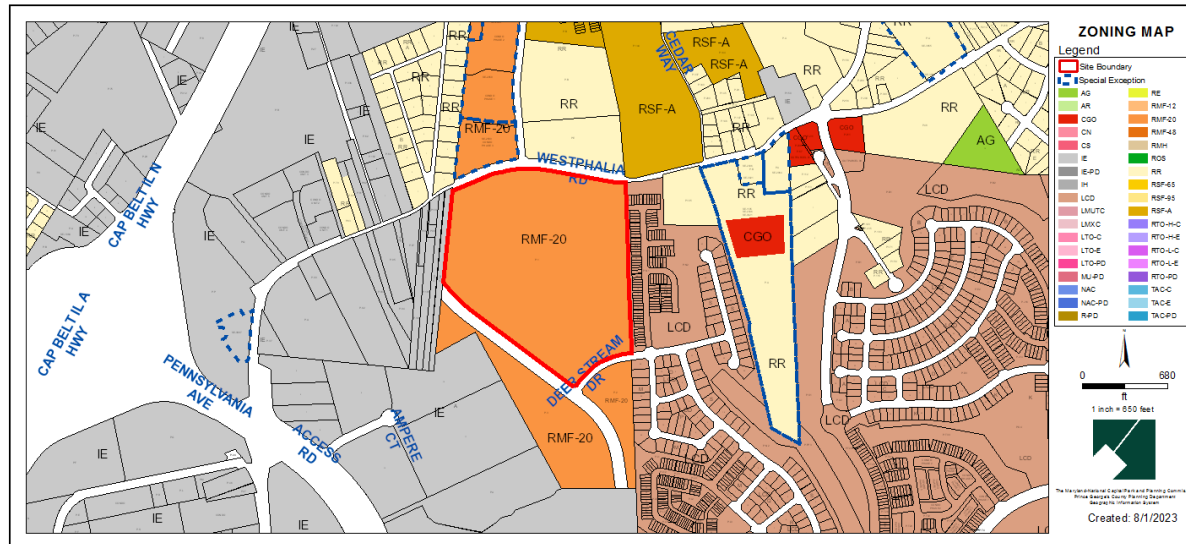


ZONING MAP (CURRENT & PRIOR)

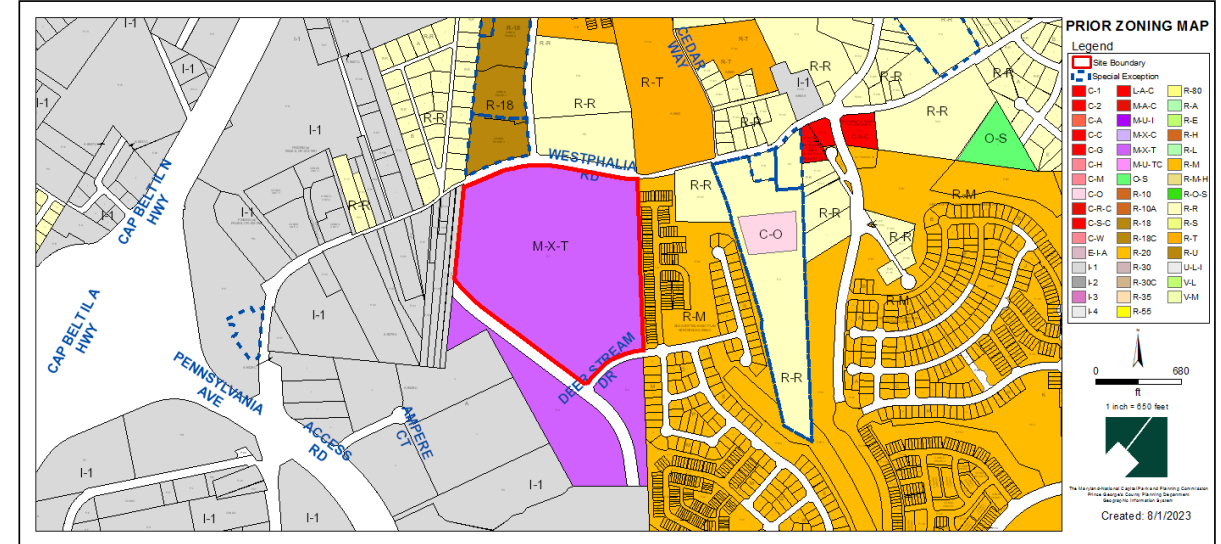
Current Property Zone: RMF-20 / MIO

Prior Property Zone: M-X-T / M-I-O

CURRENT ZONING MAP



PRIOR ZONING MAP

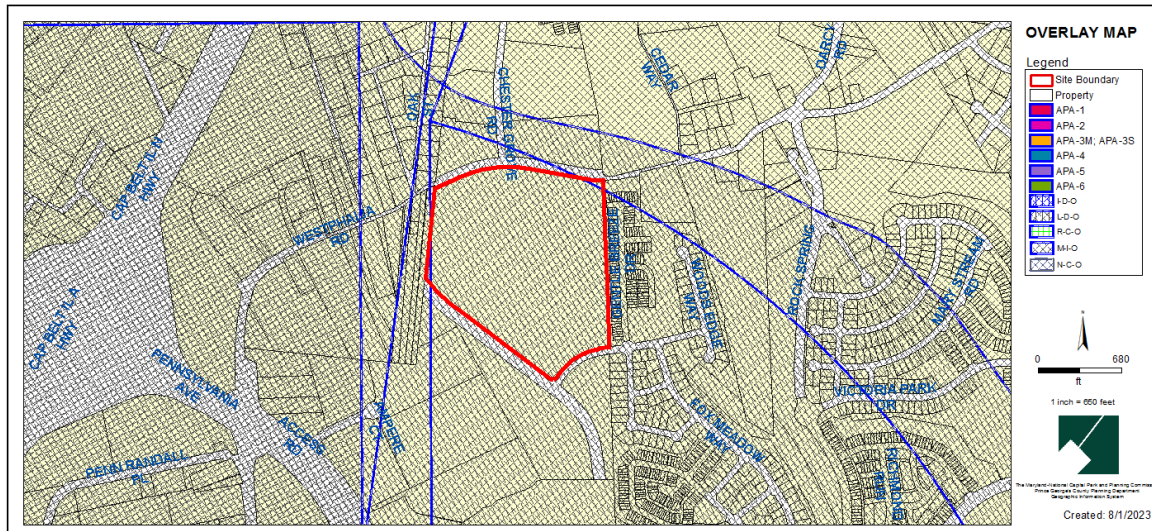


OVERLAY MAP (CURRENT & PRIOR)

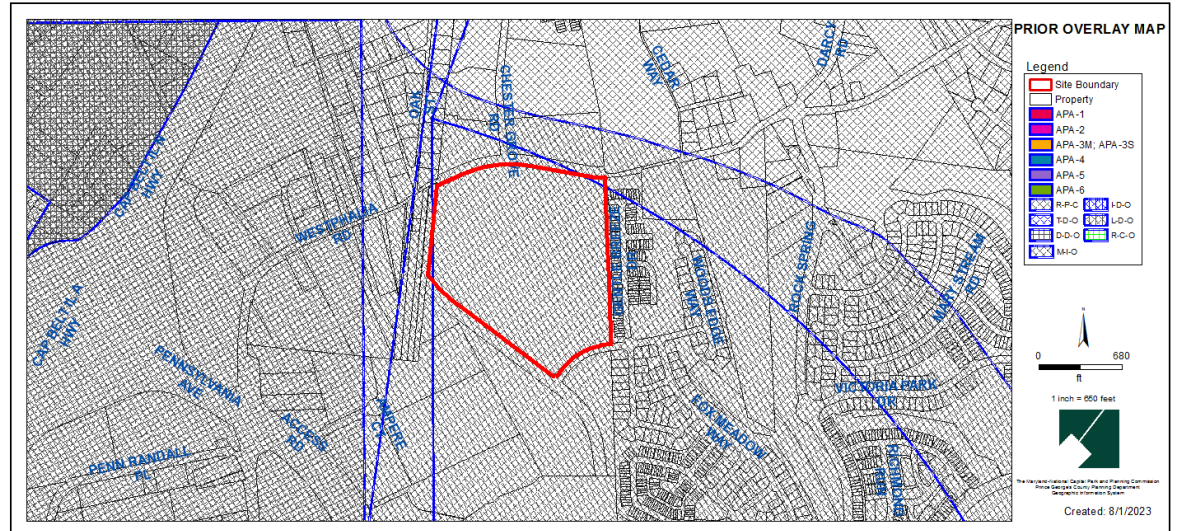
Current Overlay Zone: MIO

Prior Overlay Zone: M-I-O

CURRENT OVERLAY MAP



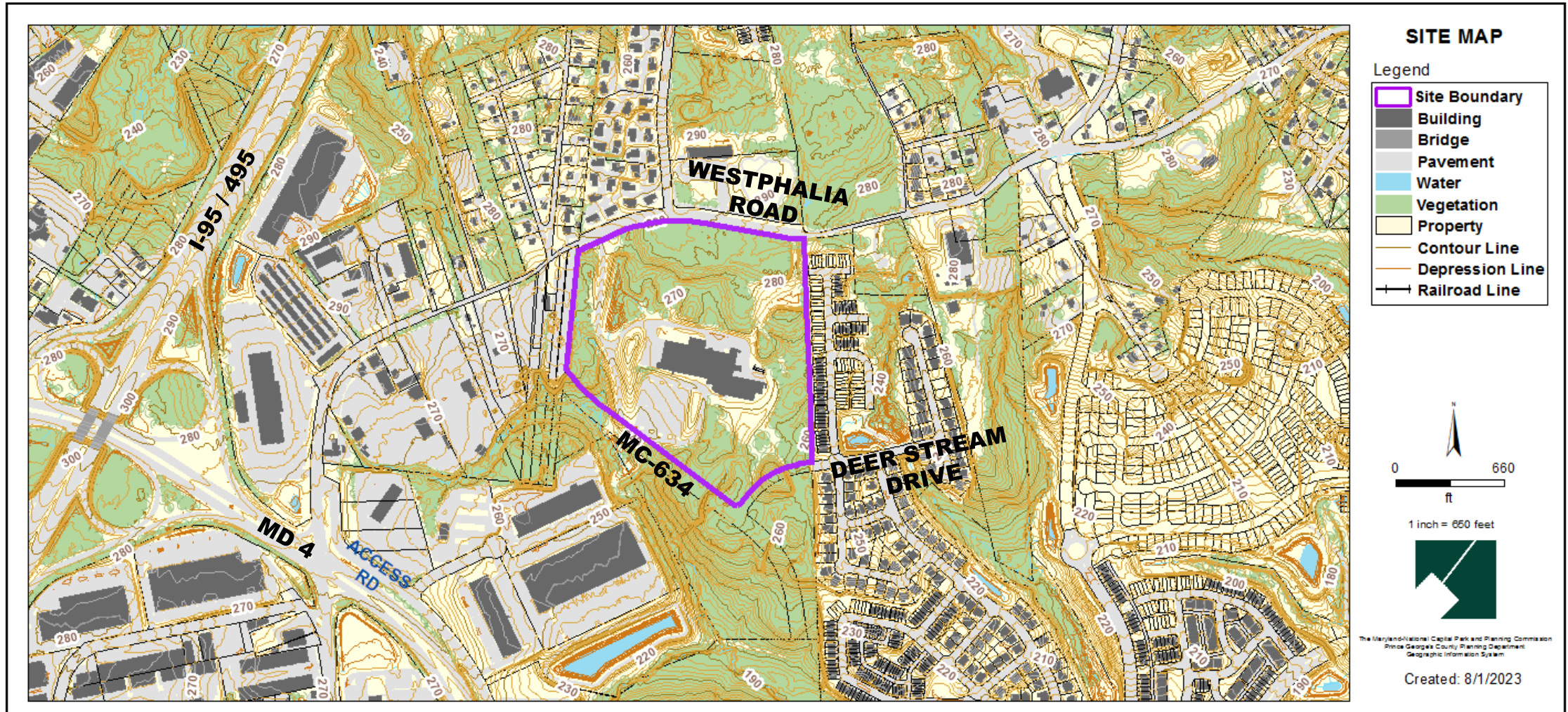
PRIOR OVERLAY MAP



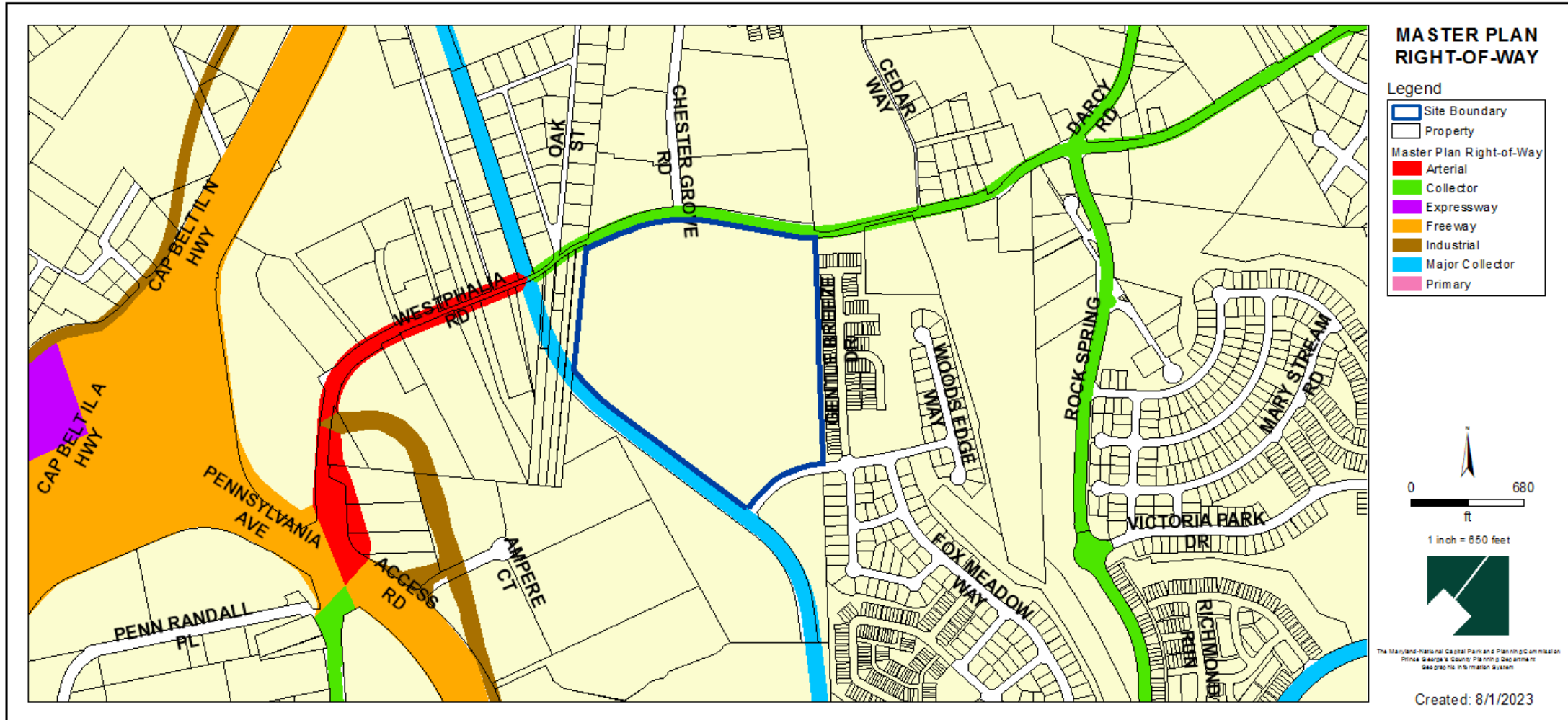
AERIAL MAP



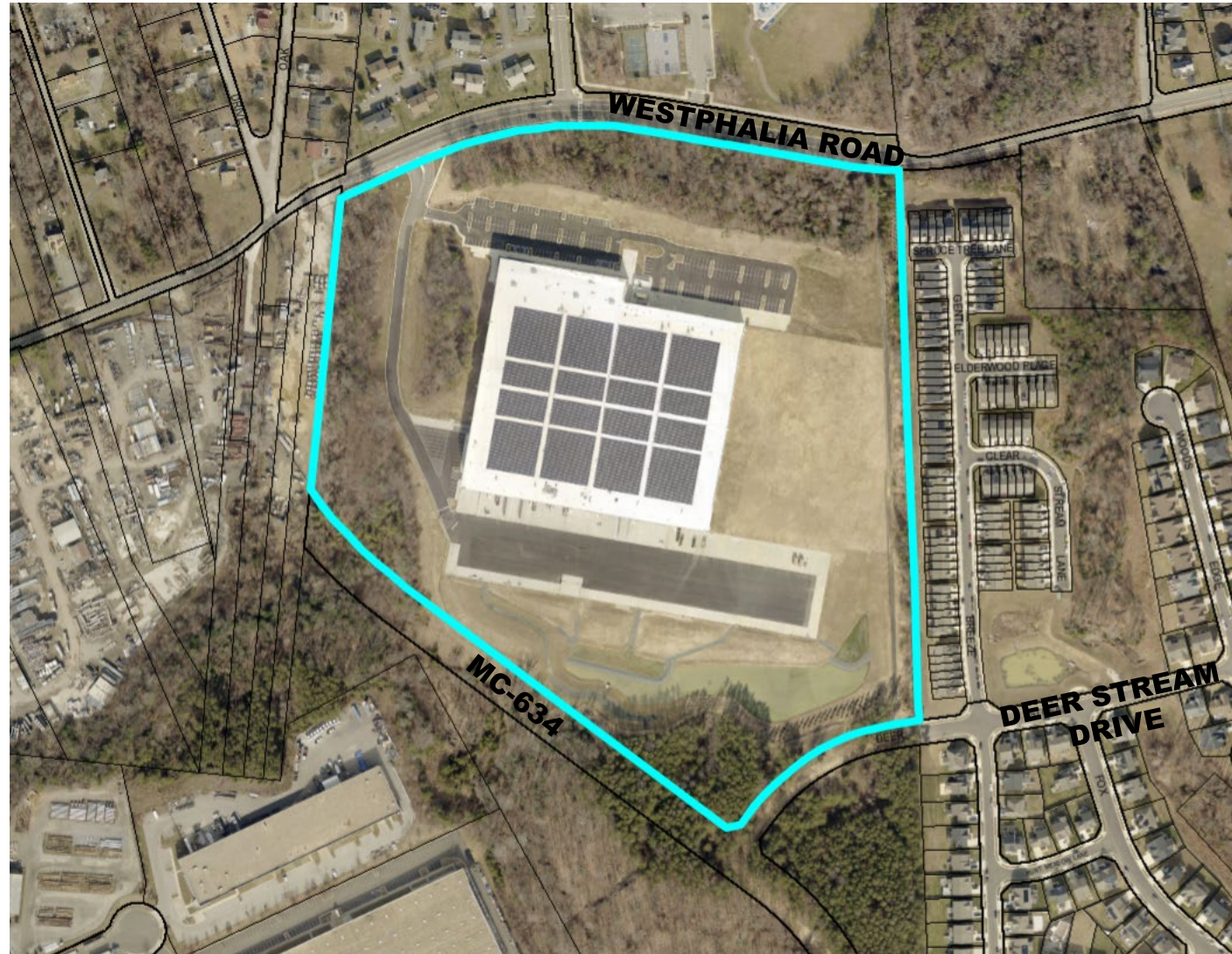
SITE MAP



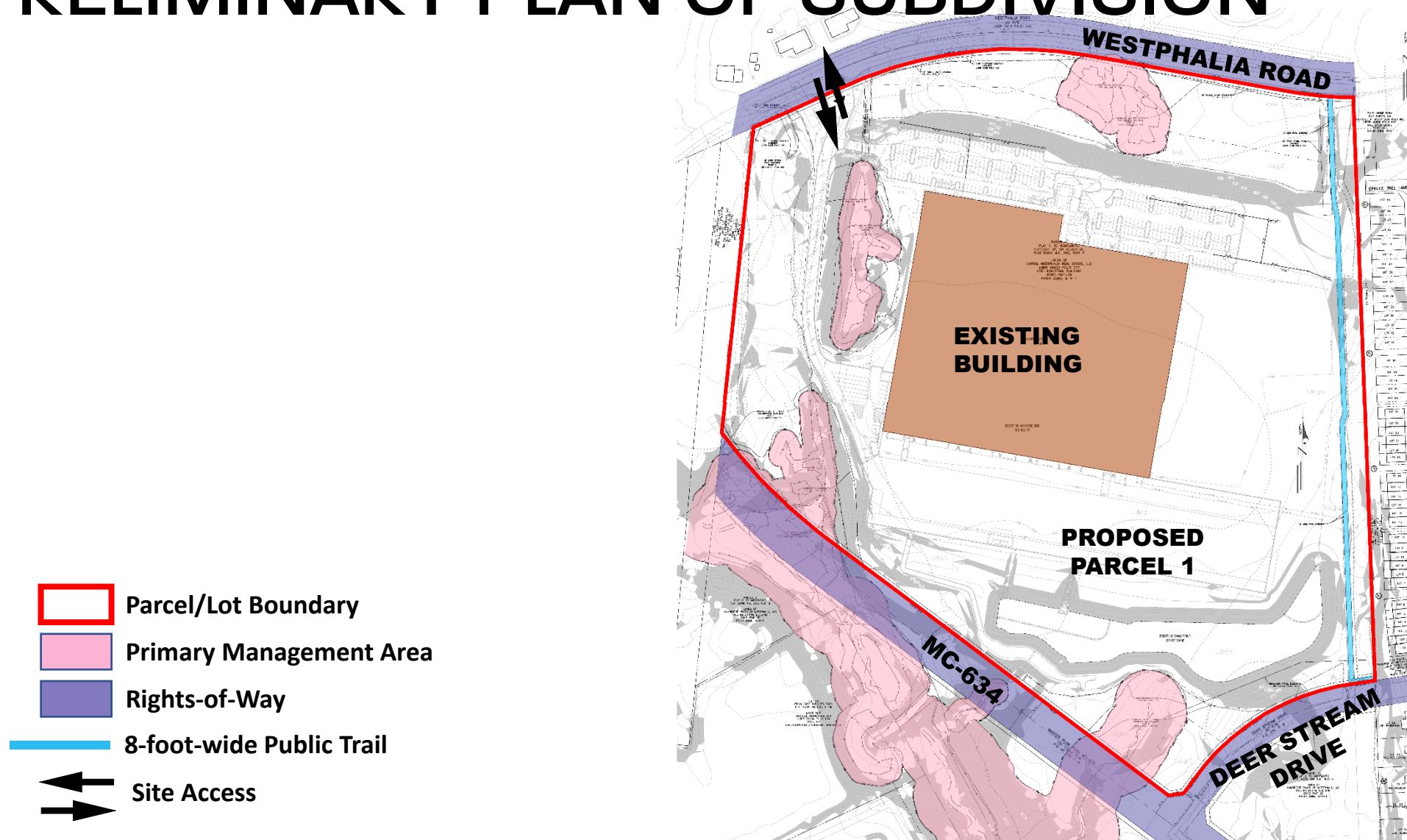
MASTER PLAN RIGHT-OF-WAY MAP



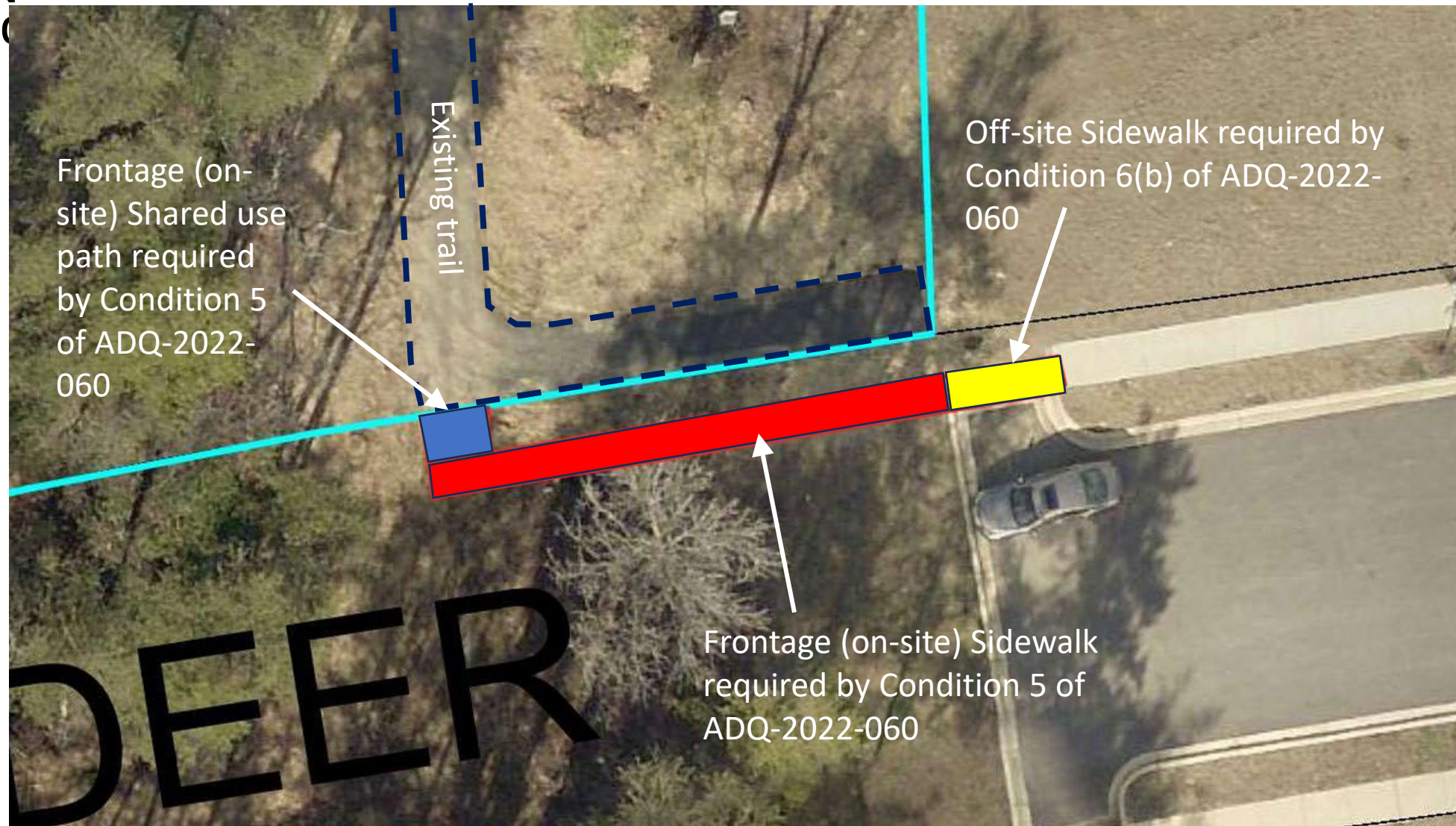
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION









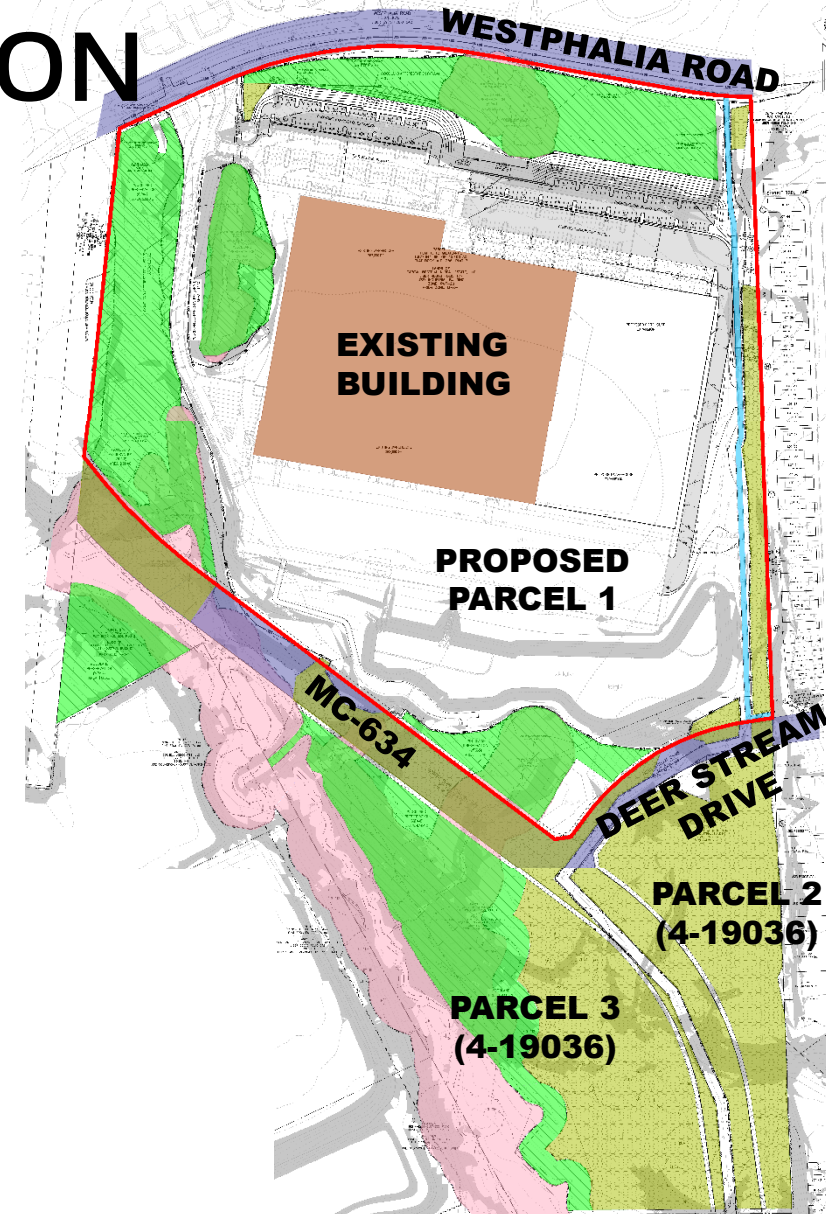
TRAIL CONNECTION TO DEER STREAM DRIVE TO BE SHOWN ON PRELIMINARY PLAN PER C



TYPE 1 TREE CONSERVATION PLAN



-  Parcel Boundary
-  Woodland Preservation/
Afforestation/Reforestation Areas
-  Woodlands Retained (Not Credited)
-  Primary Management Area
-  Rights-of-Way
-  8-foot-wide Public Trail



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-22056
- Type 1 Tree Conservation Plan TCP1-011-12-04

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/05/2022
- Acceptance Mailing: 07/07/2023