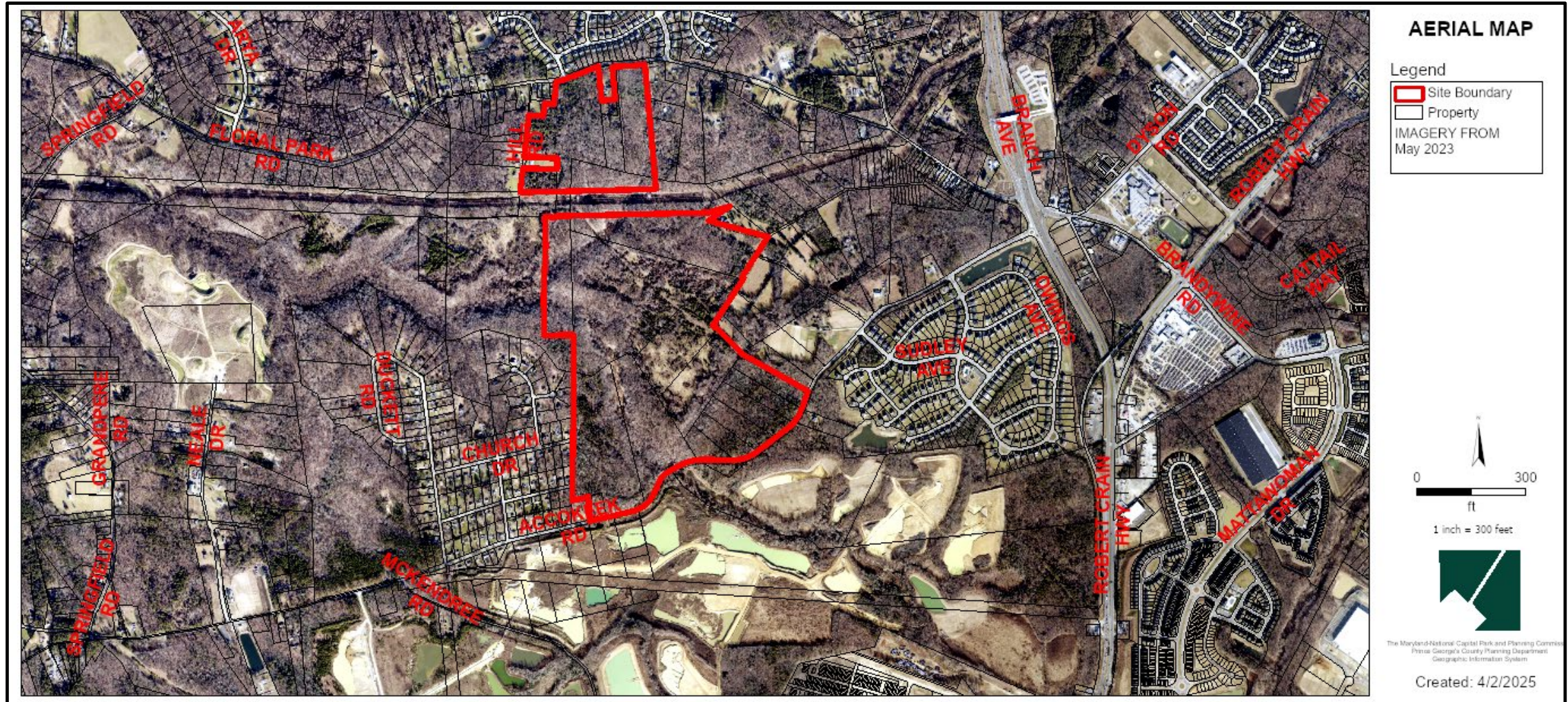


SADDLE RIDGE

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-012-2023-01

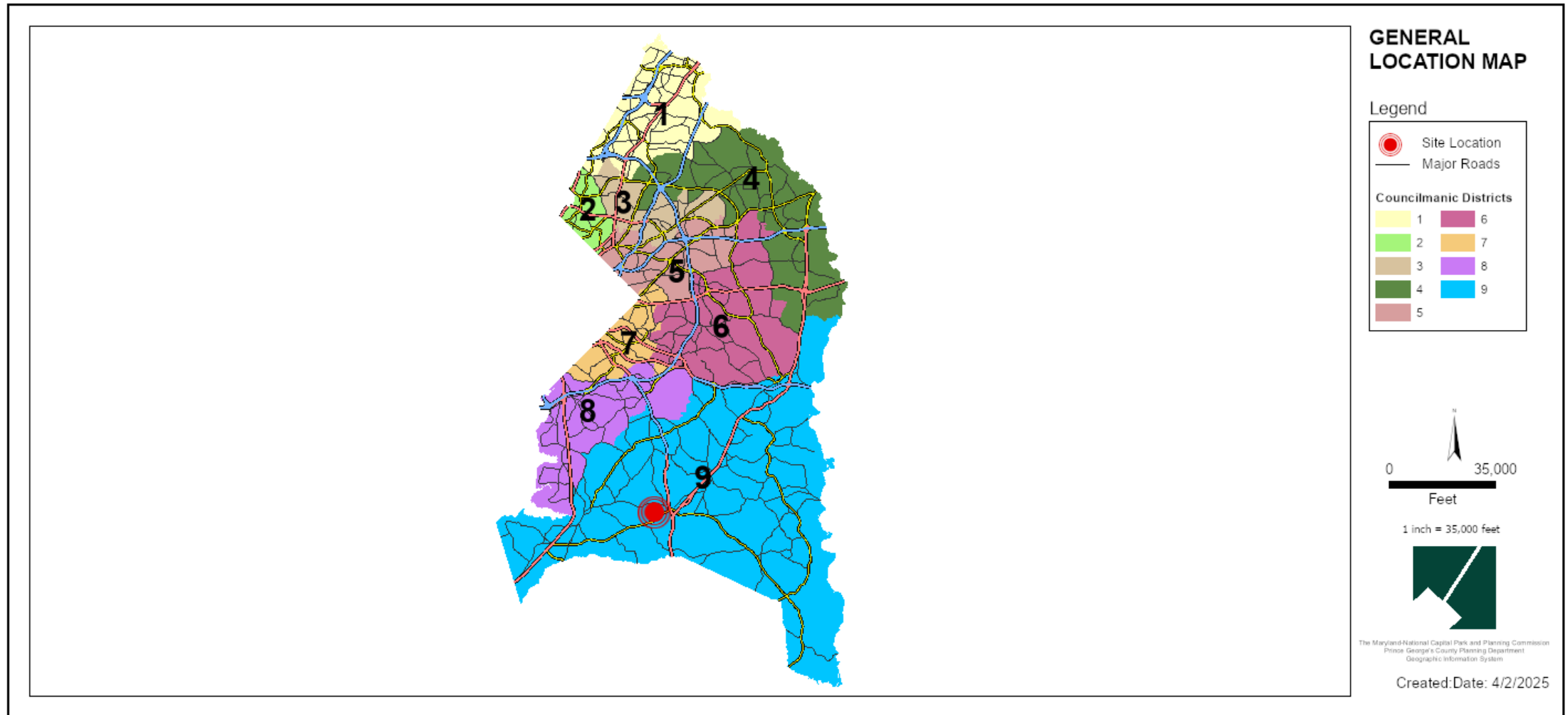
Staff Recommendation: APPROVAL with conditions



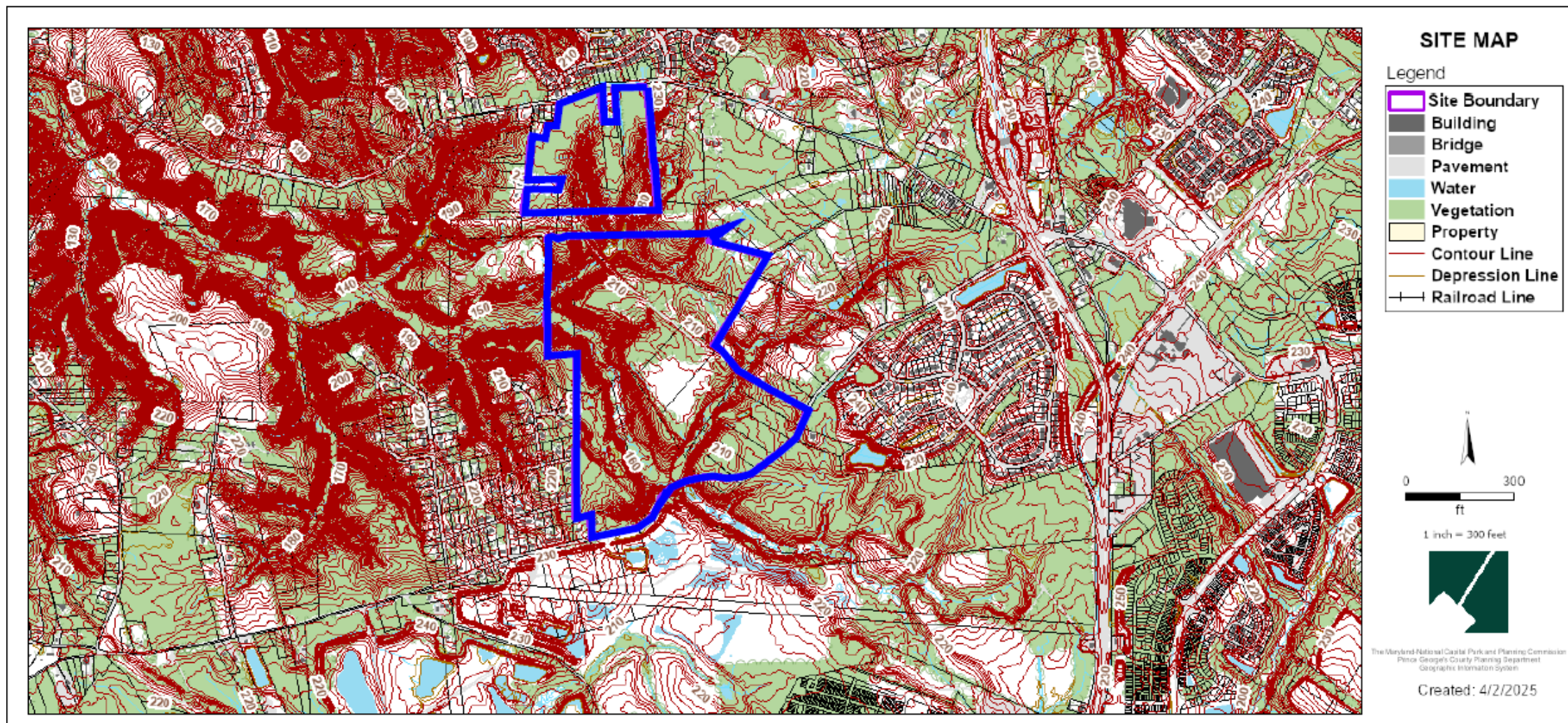
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

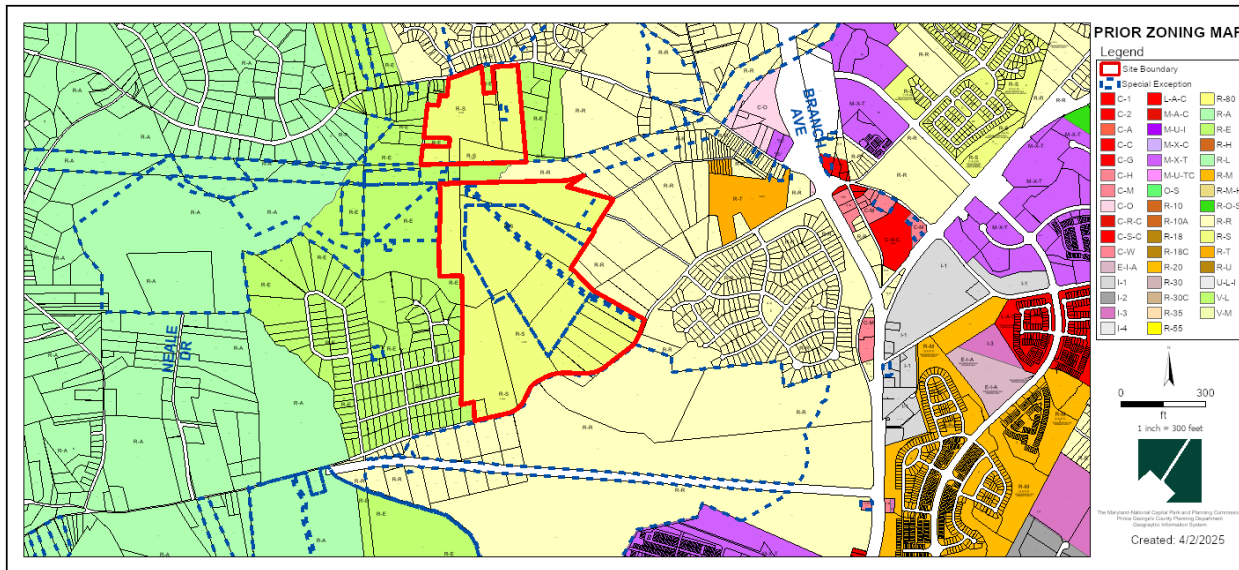


SITE VICINITY MAP

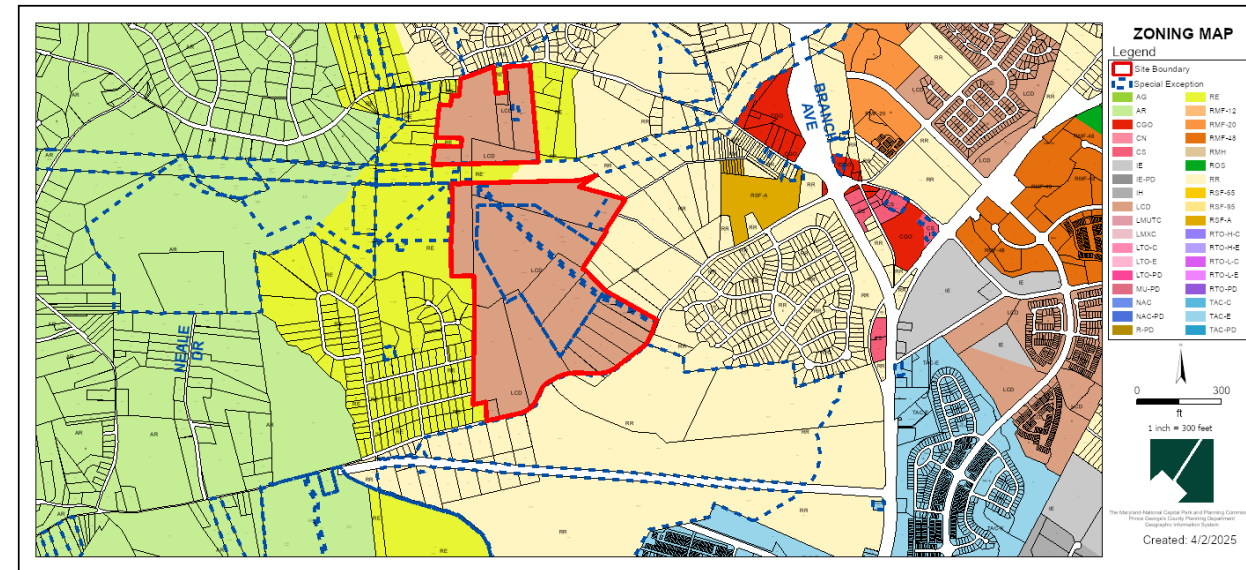


ZONING MAP (PRIOR AND CURRENT)

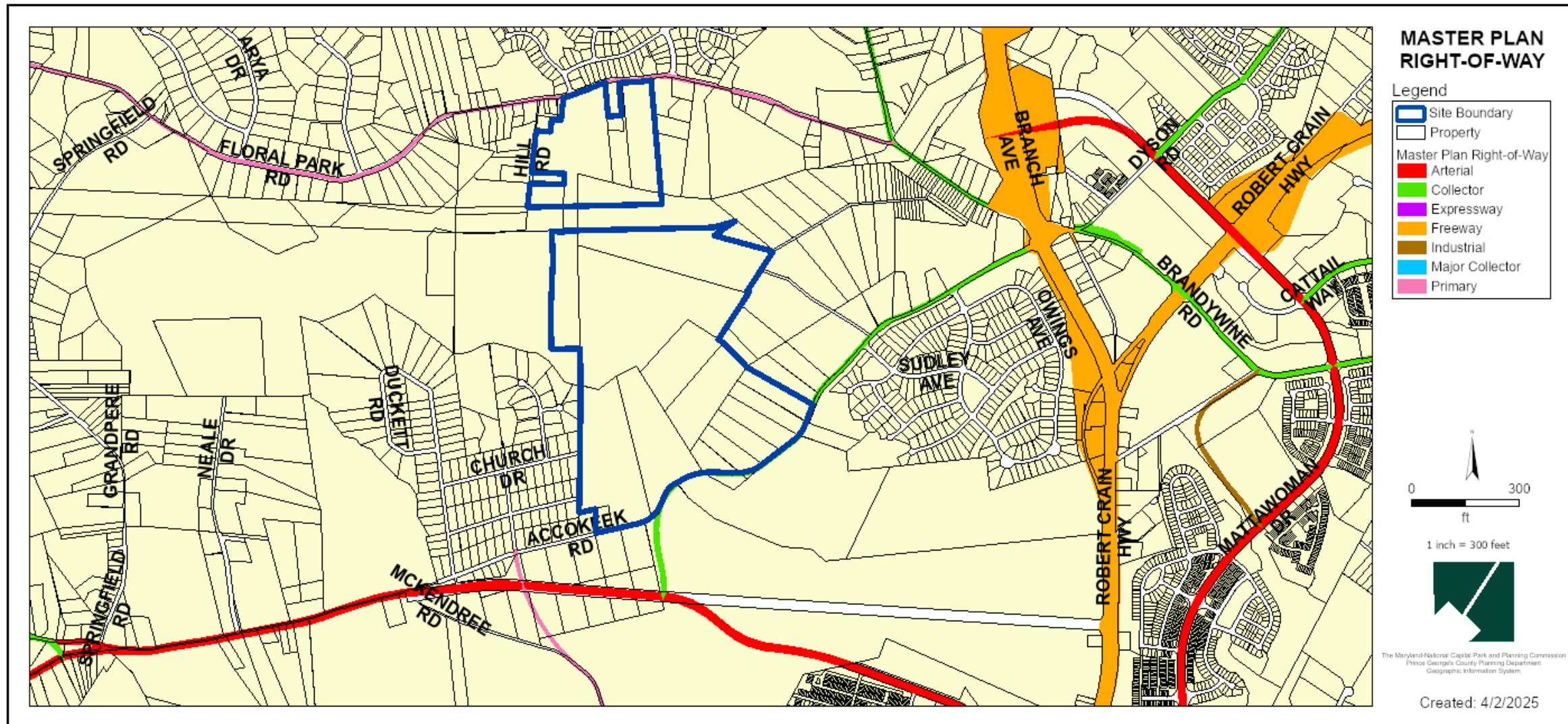
Prior Zoning Map: R-S



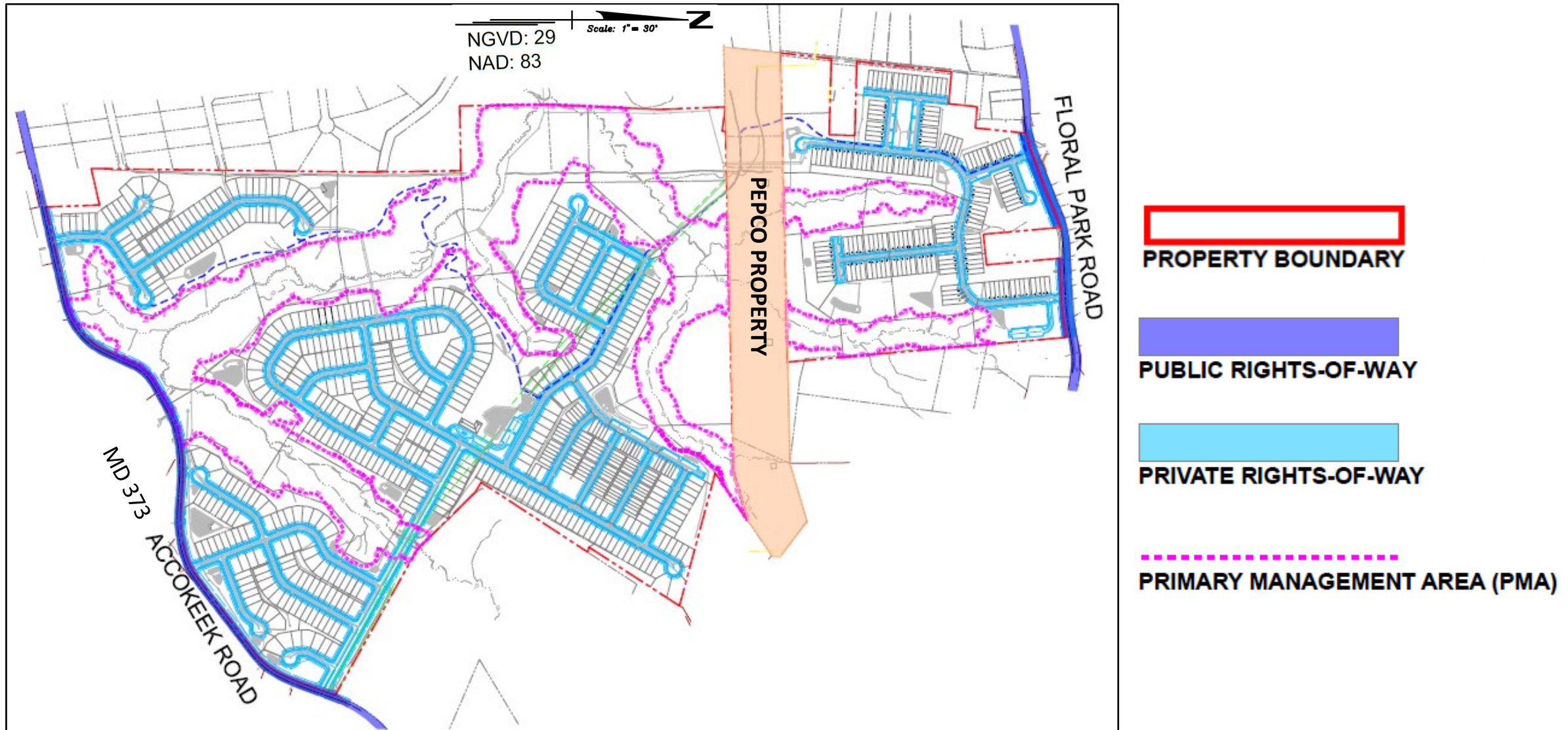
Current Zoning Map: LCD



MASTER PLAN RIGHT-OF-WAY MAP



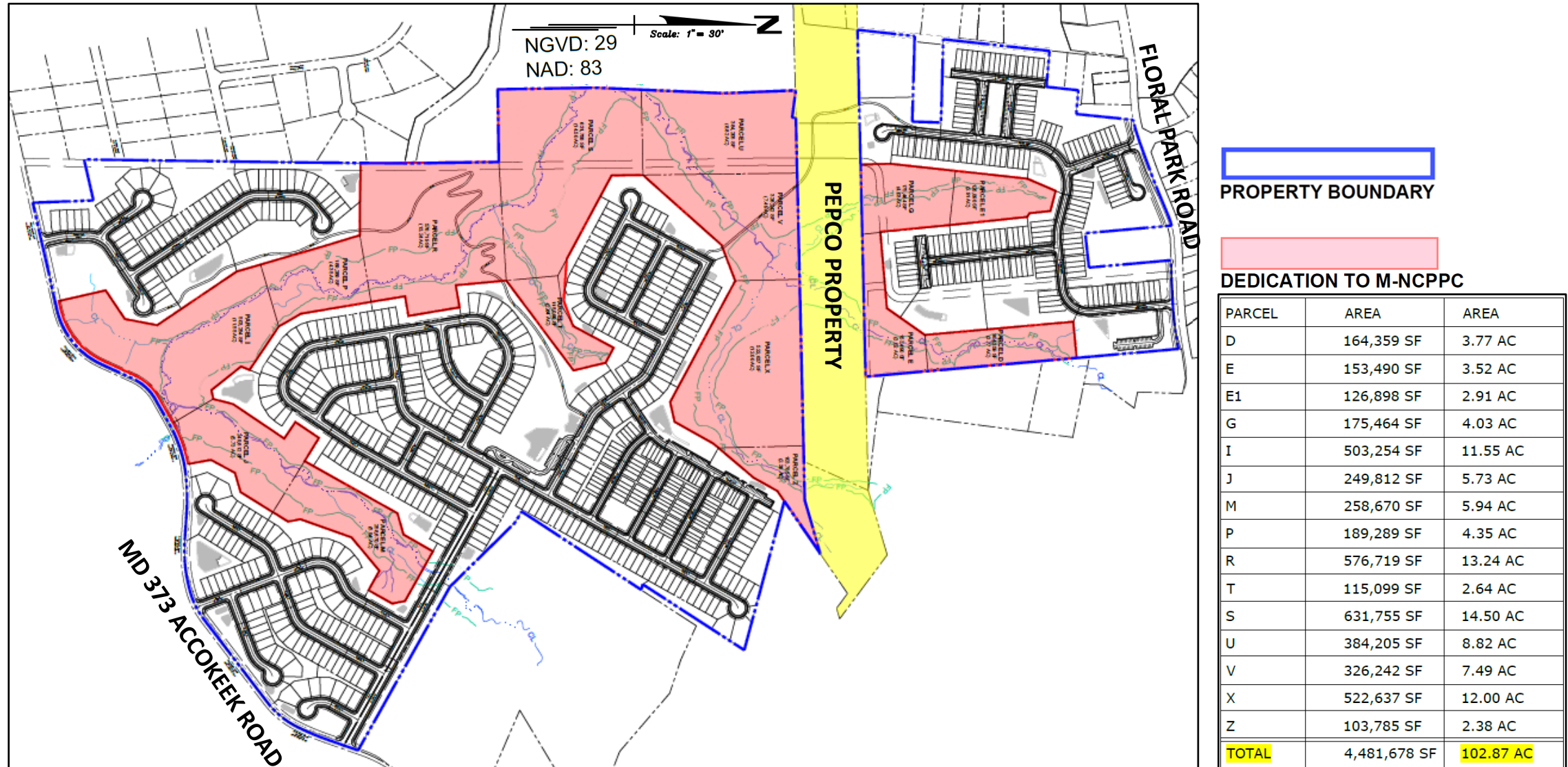
PRELIMINARY PLAN OF SUBDIVISION



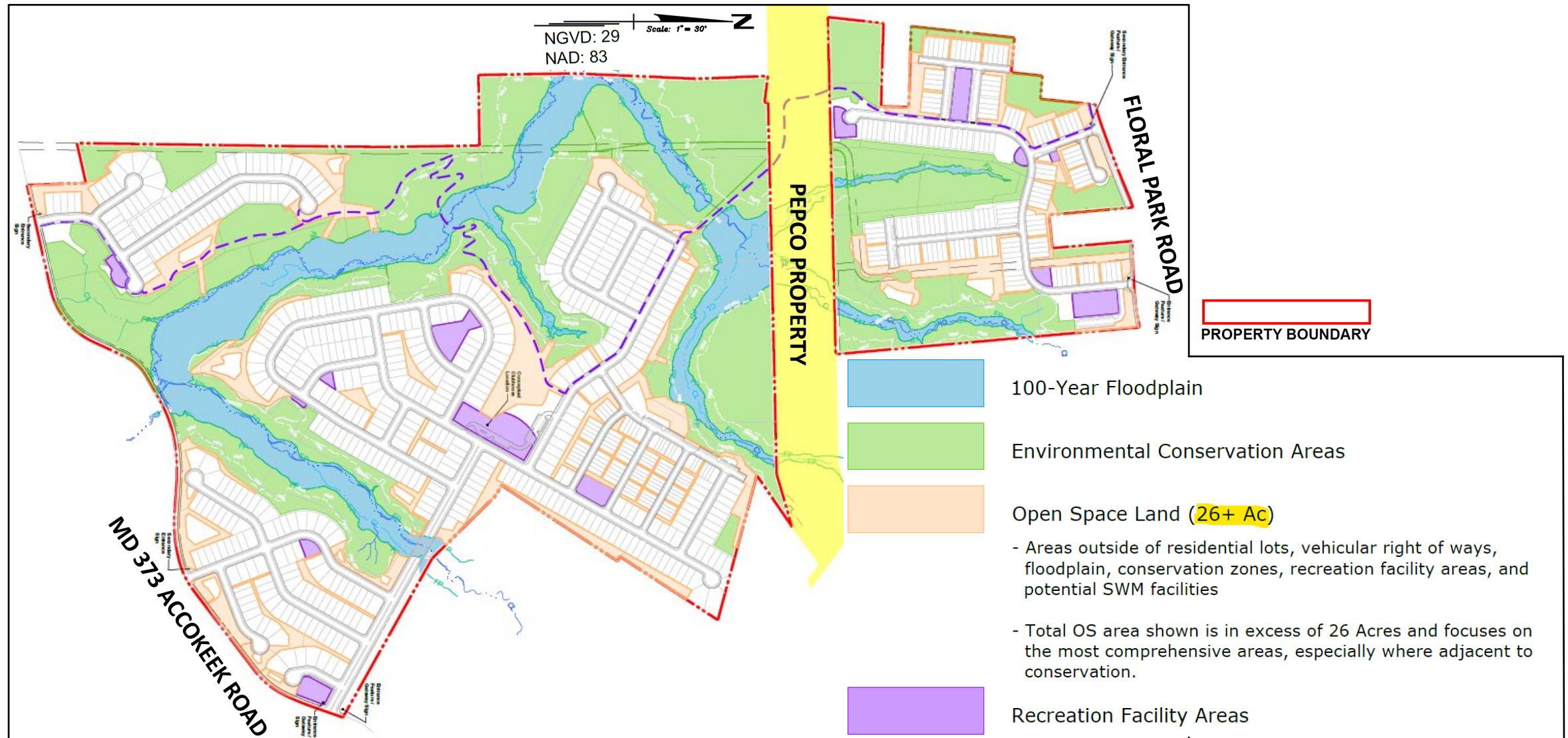
TYPE 1 TREE CONSERVATION PLAN



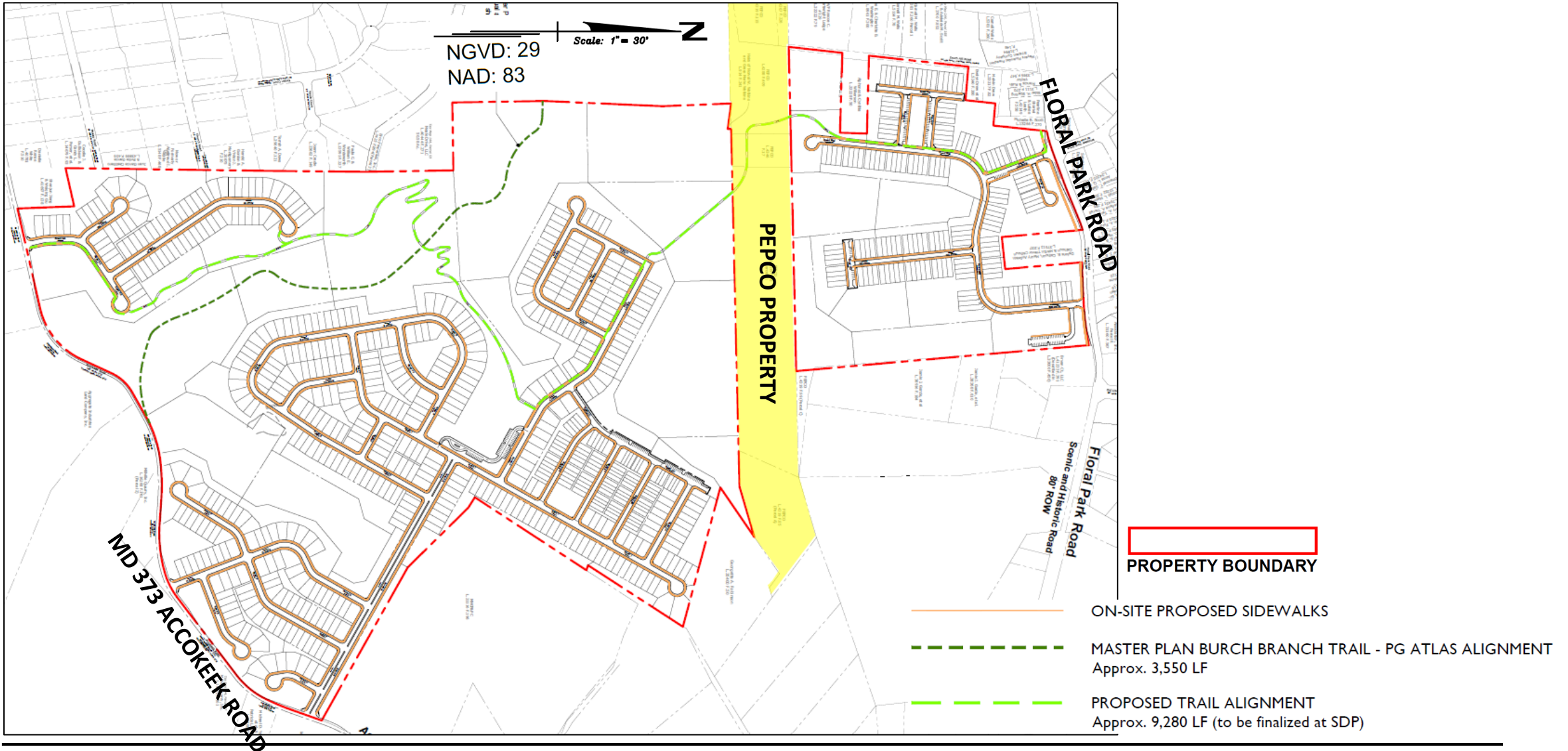
M-NCPPC DEDICATION EXHIBIT



OPEN SPACE & RECREATION FACILITY EXHIBIT



CIRCULATION AND TRAIL NETWORK EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision 4-21013
- Type 1 Tree conservation plan TCP1-012-2023-01
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 06/11/2024
- Acceptance Mailing: 11/26/2024