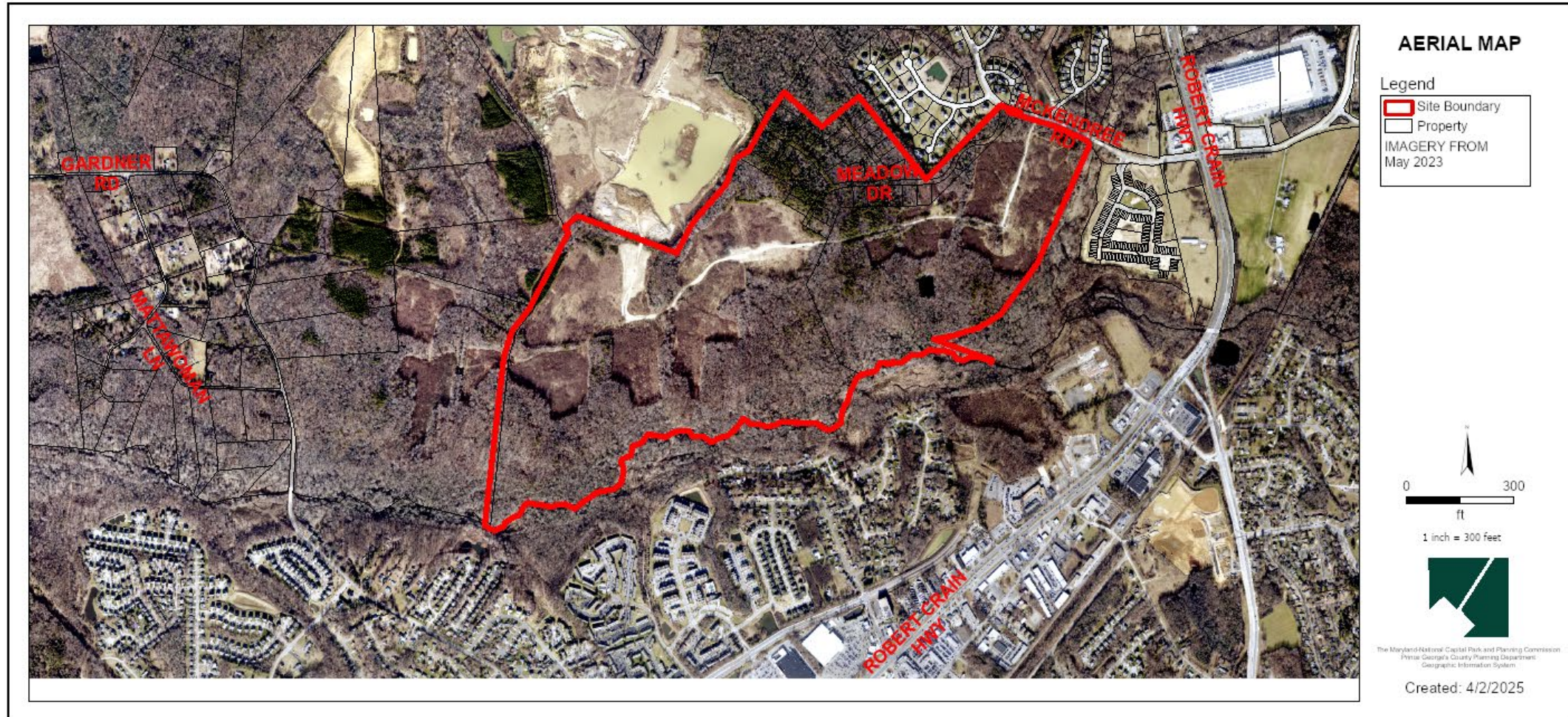


# DOBSON FARMS

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-011-2023-01

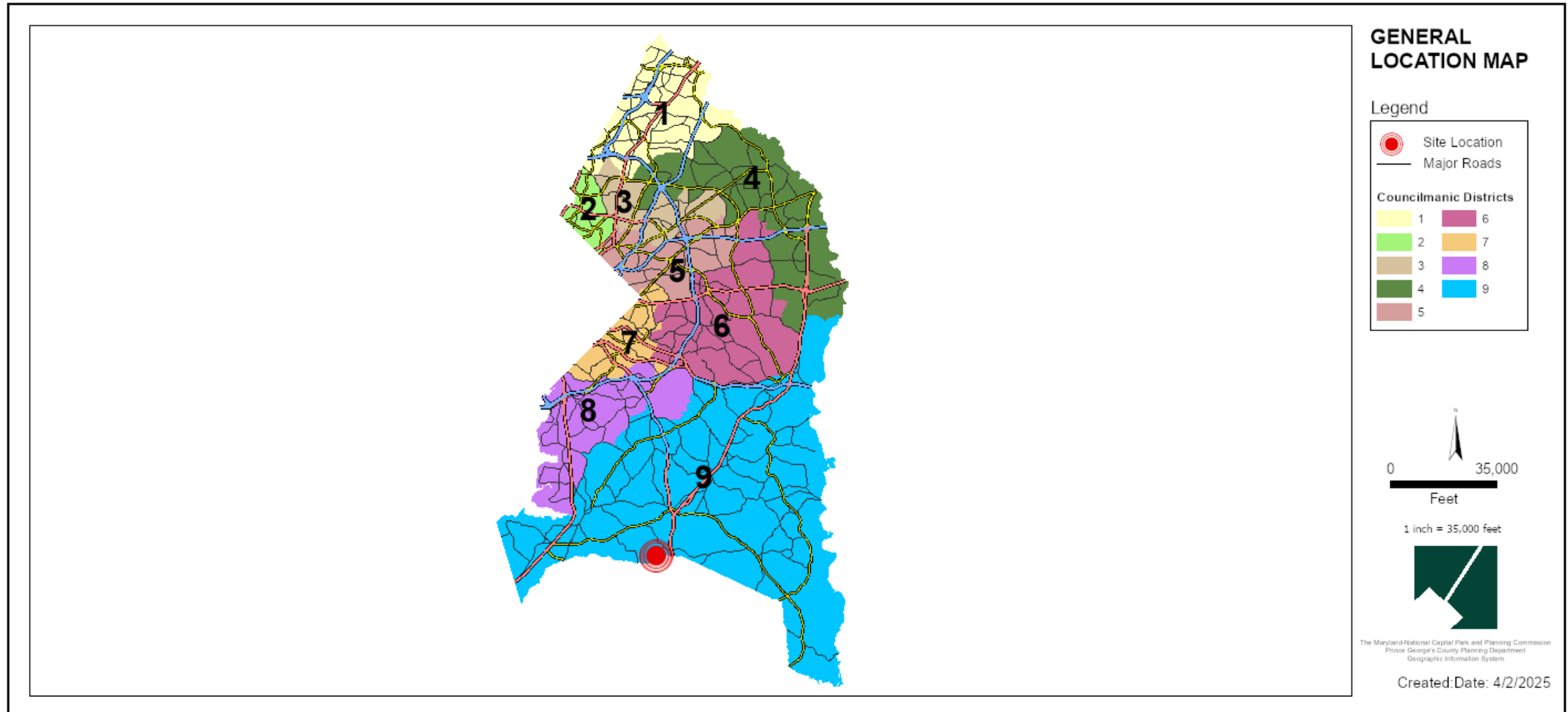
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

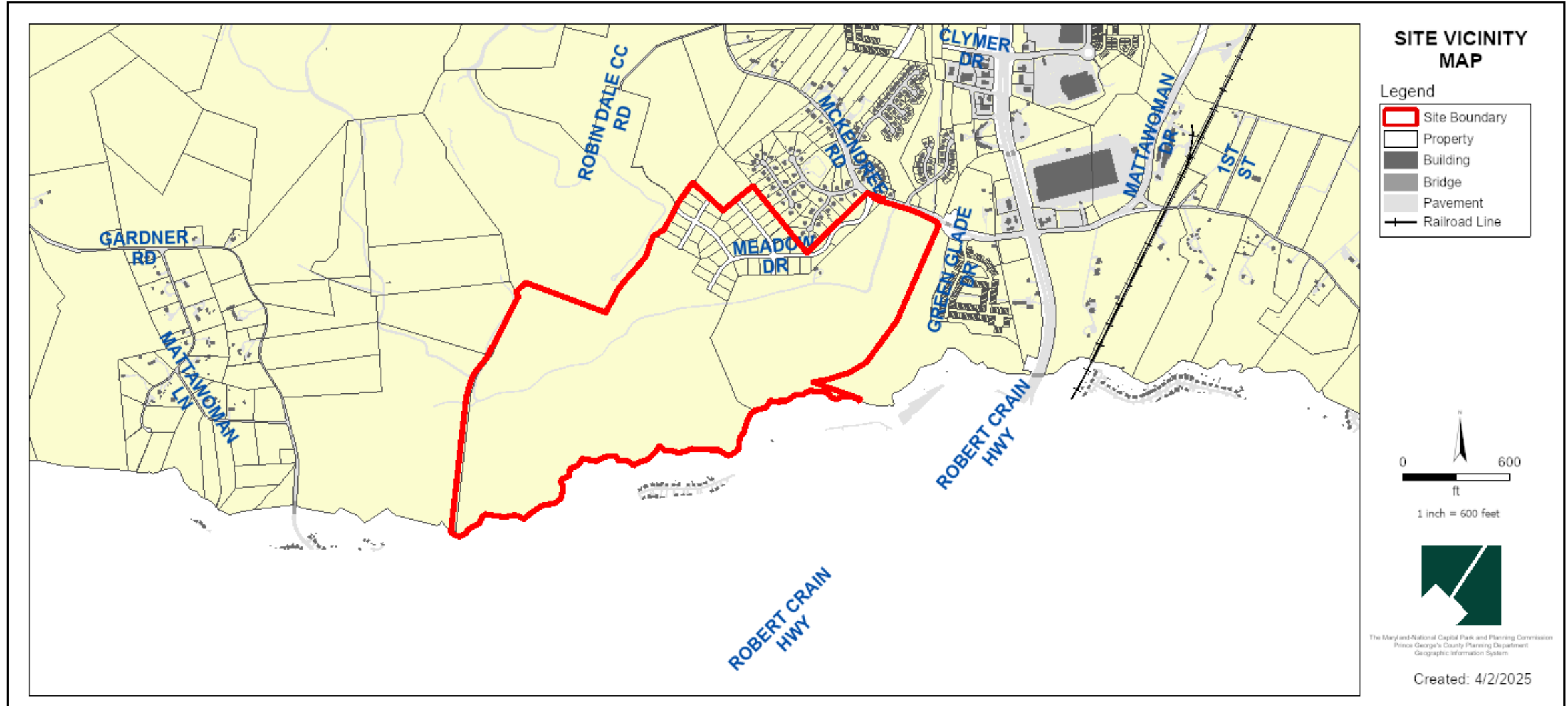
Council District: 09

Planning Area: 85A



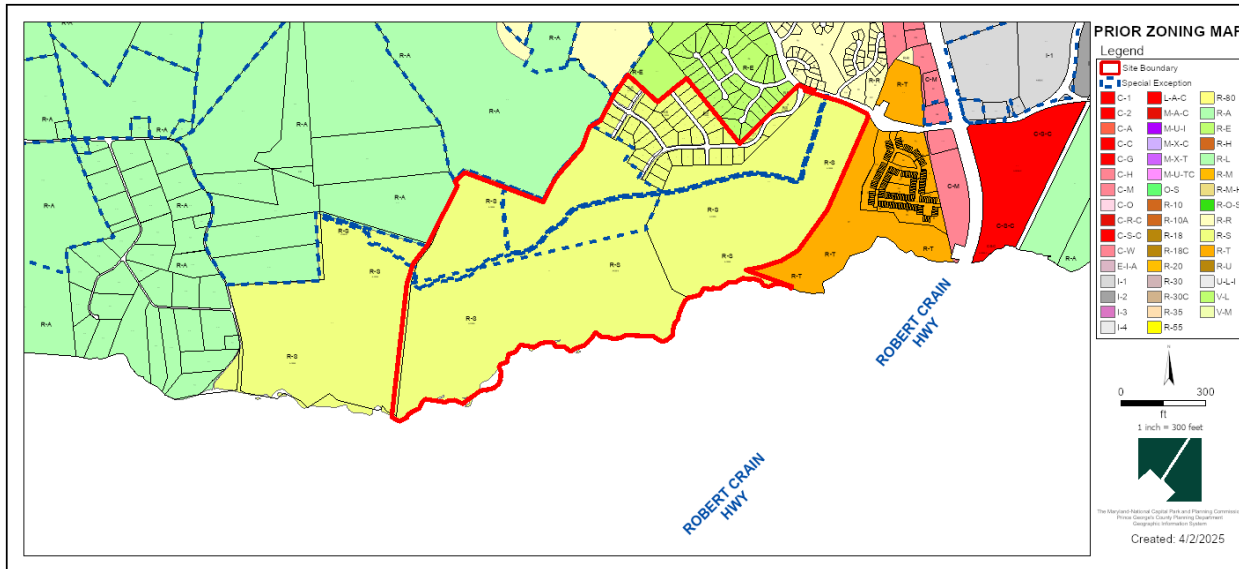


# SITE VICINITY MAP

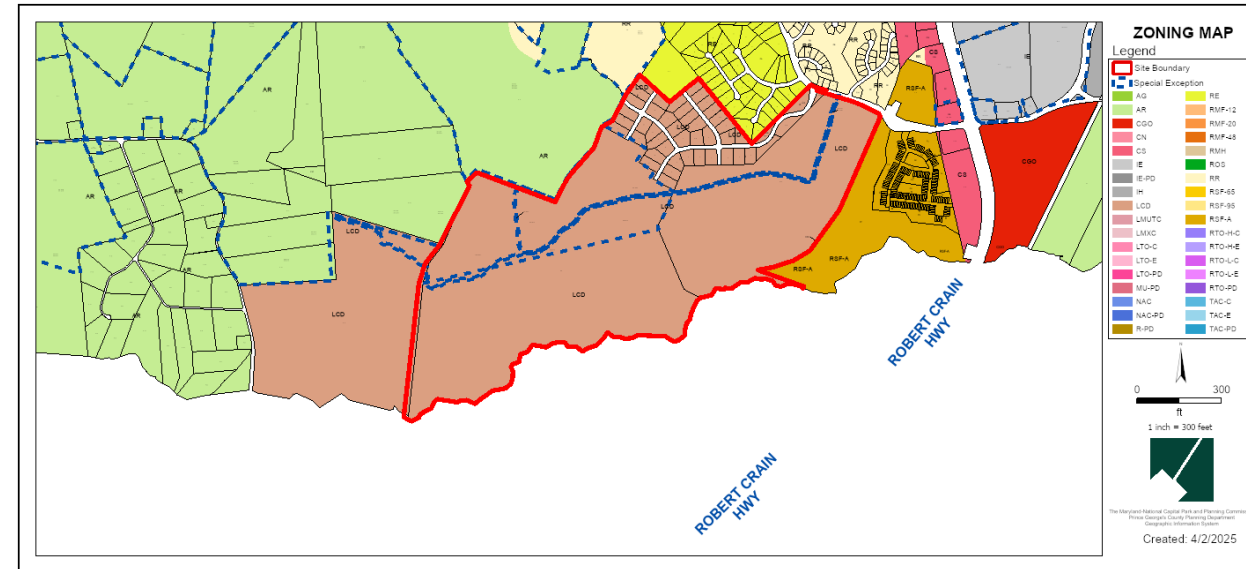


# ZONING MAP (PRIOR AND CURRENT)

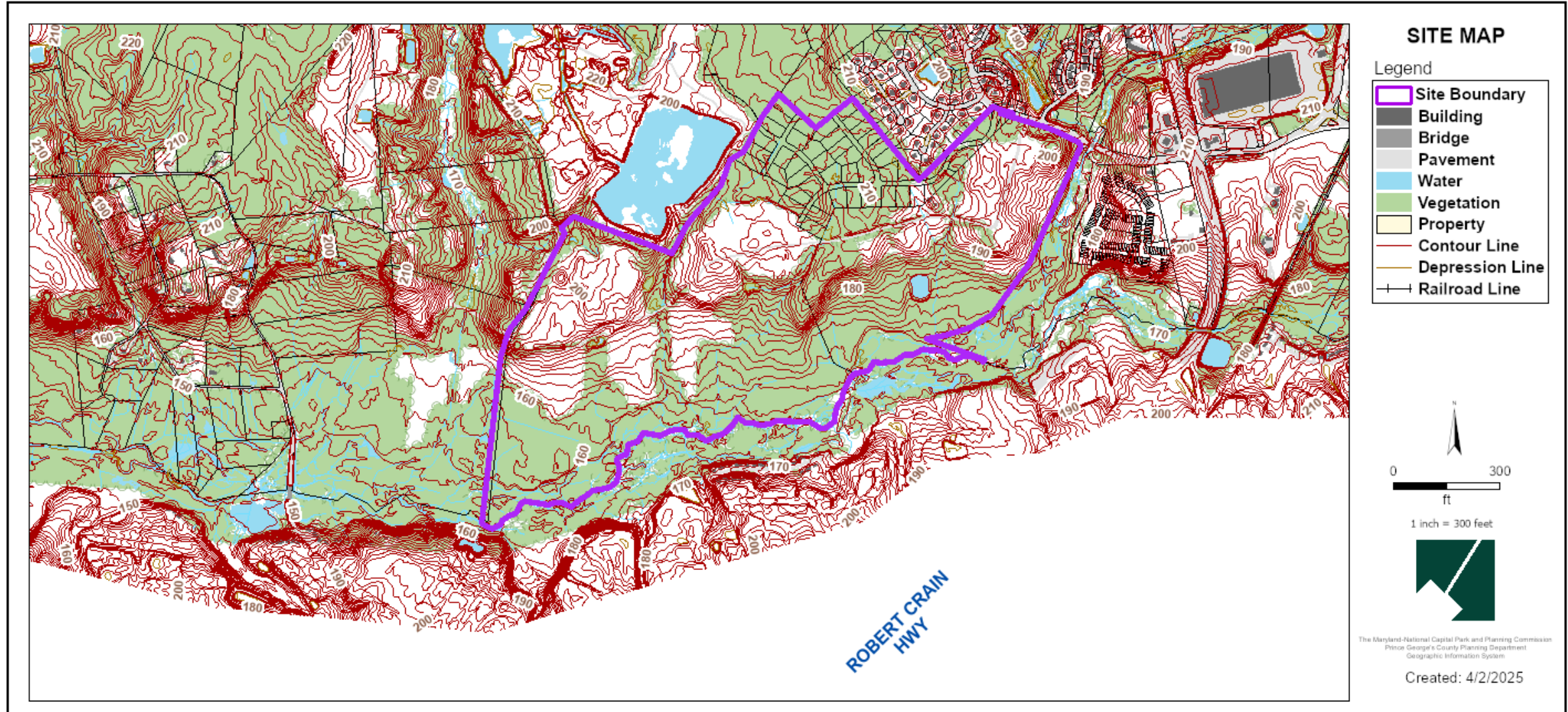
Prior Zoning Map: R-S



Current Zoning Map: LCD

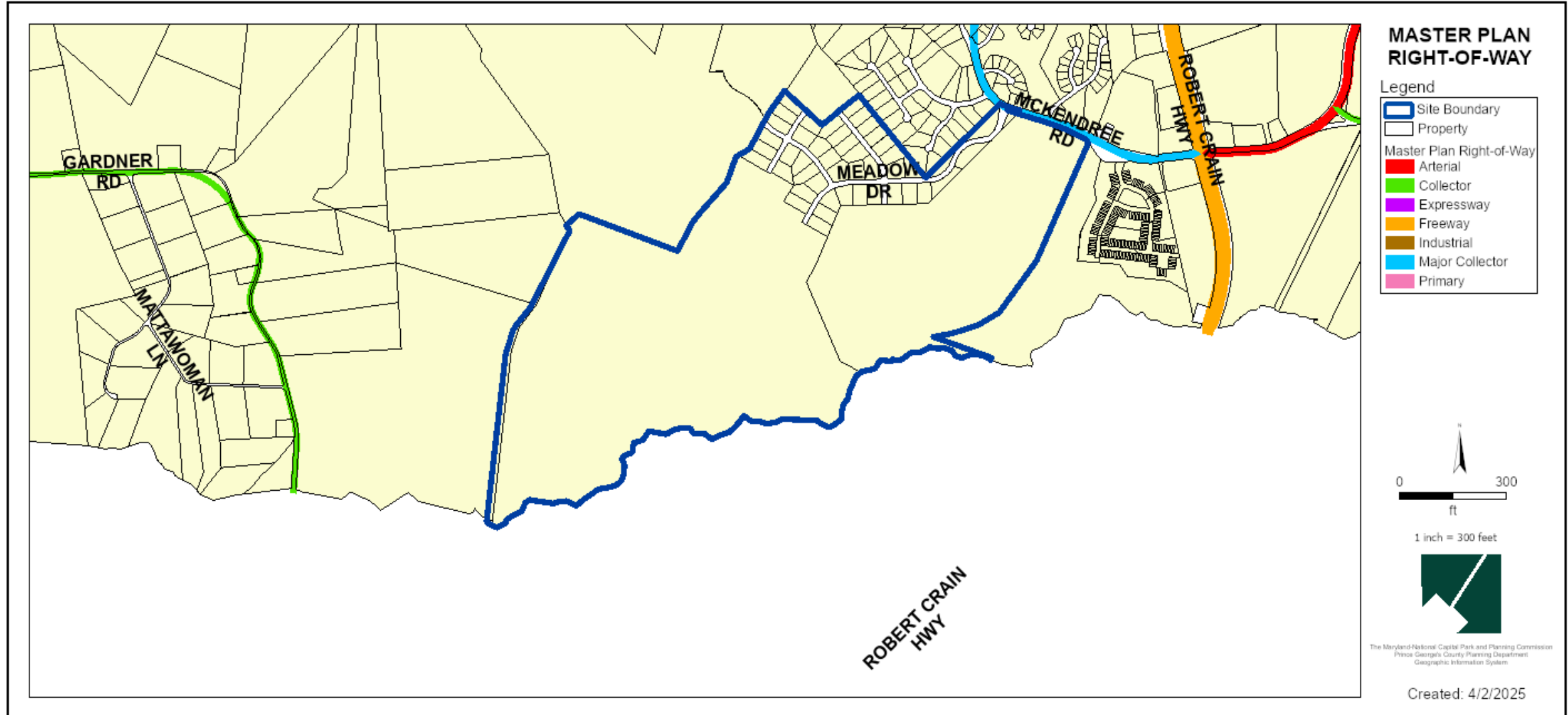


# SITE MAP

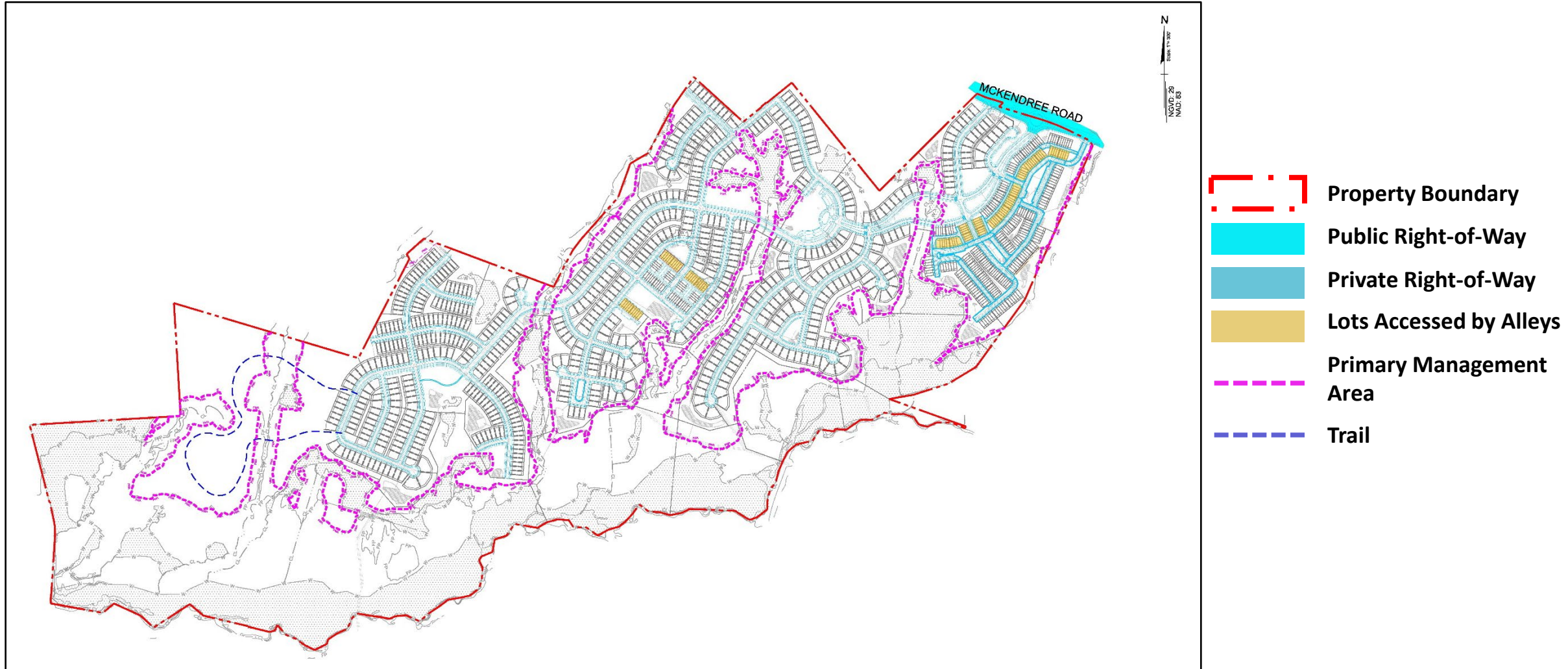




# MASTER PLAN RIGHT-OF-WAY MAP

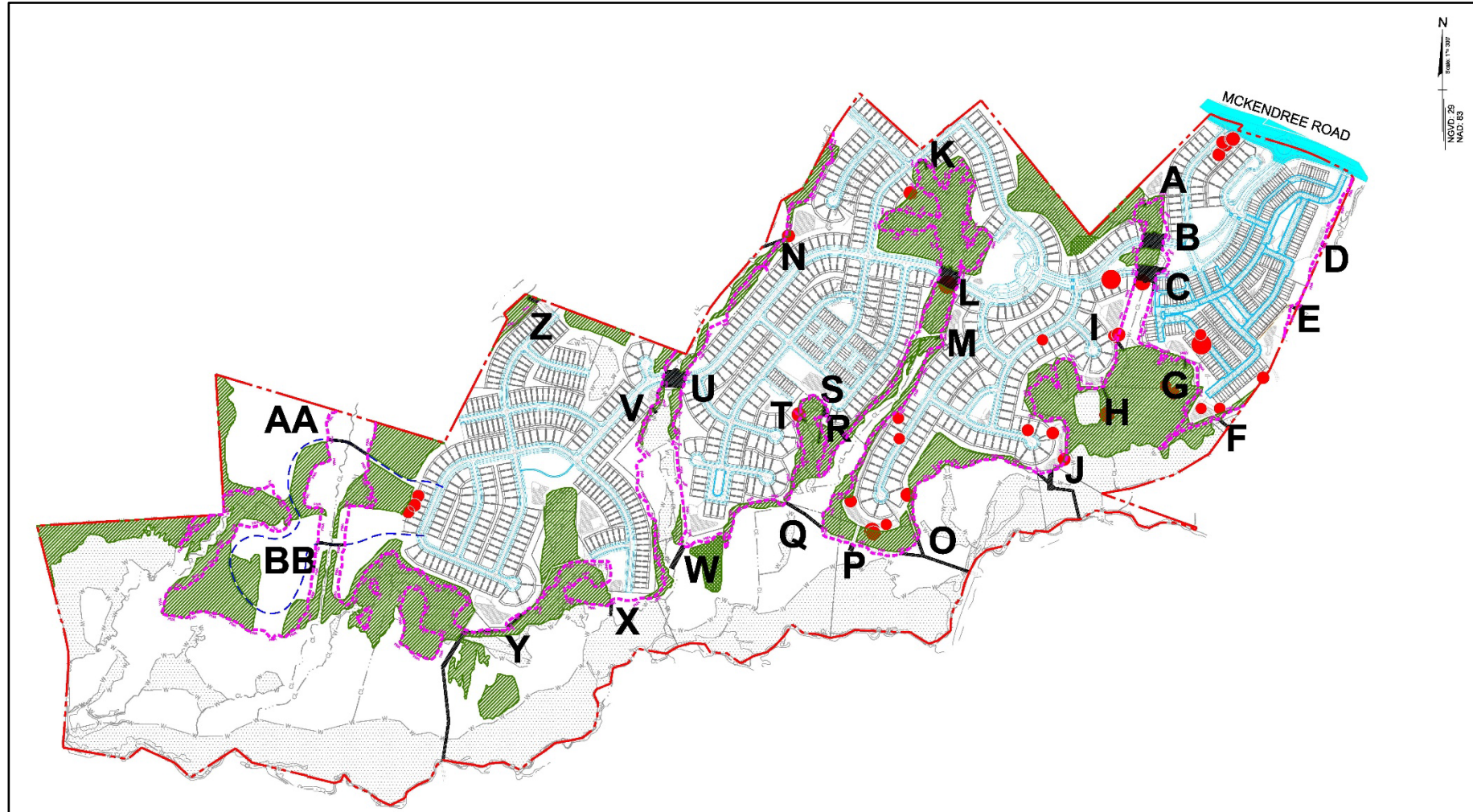


# PRELIMINARY PLAN OF SUBDIVISION





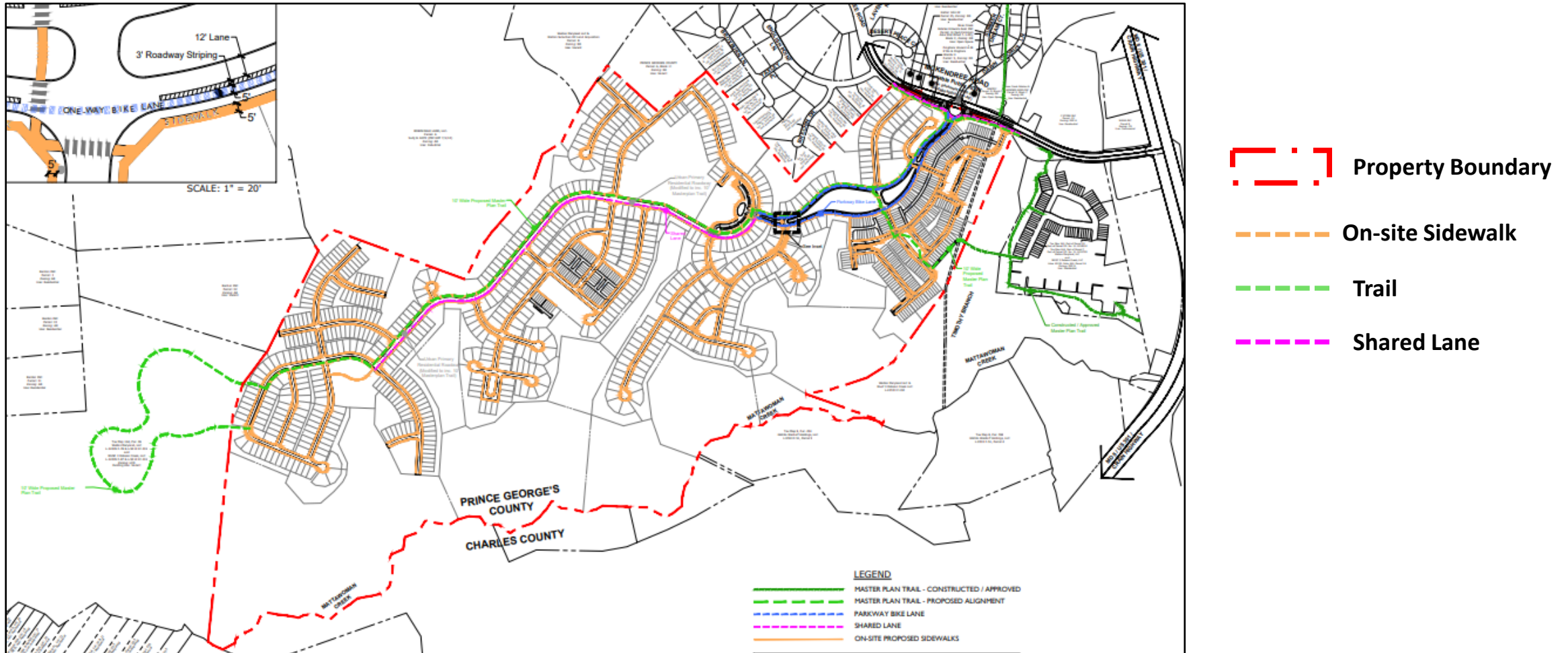
# TYPE 1 TREE CONSERVATION PLAN



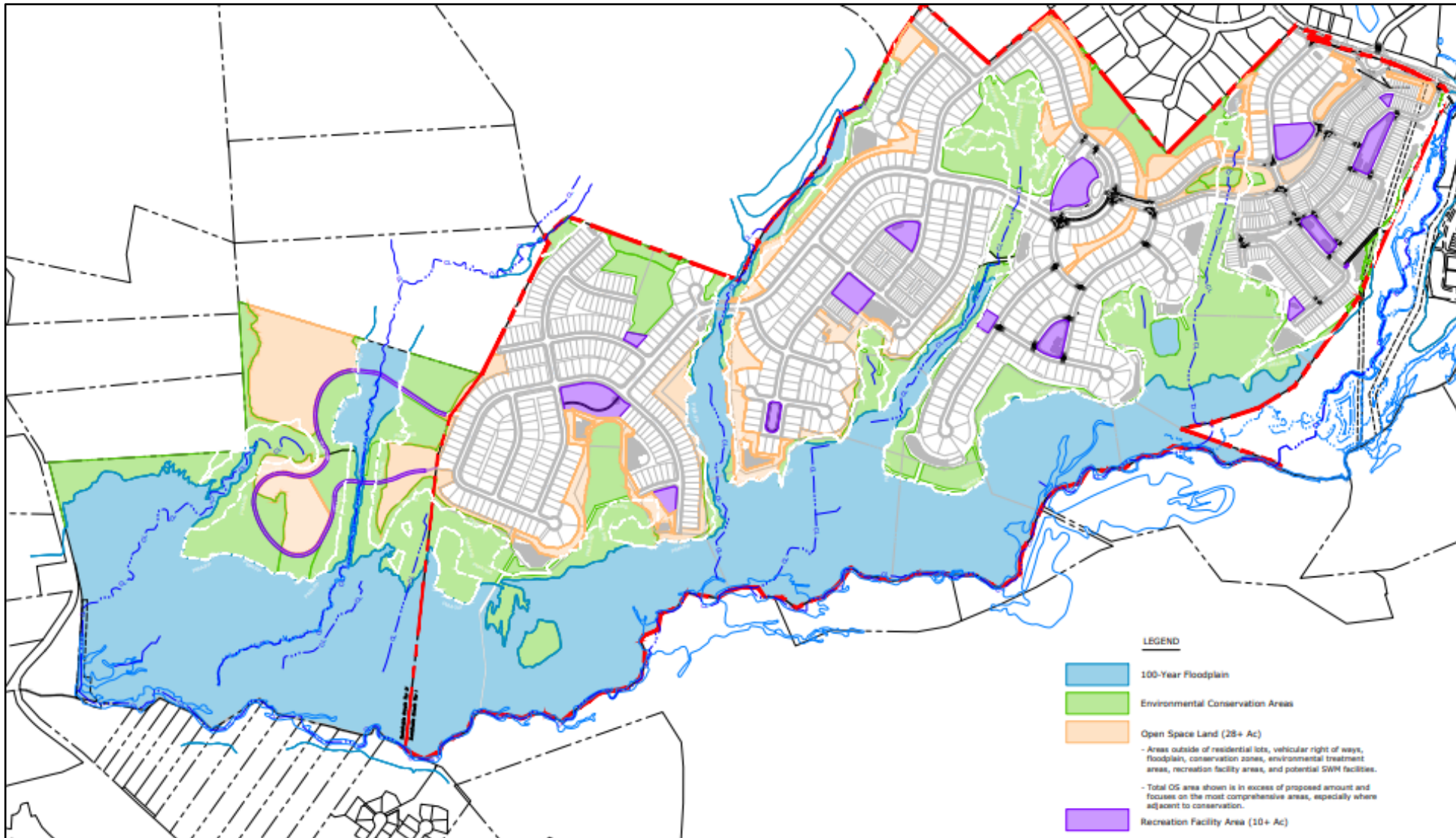
- Property Boundary
- Public Right-of-Way
- Private Right-of-Way
- Primary Management Area
- Trail
- Impacts to PMA
- Woodland Preservation
- Specimen Trees Removed



# CIRCULATION AND TRAIL NETWORK EXHIBIT



# OPEN SPACE AND RECREATION EXHIBIT





# STAFF RECOMMENDATION

## **APPROVAL with conditions**

- Preliminary Plan of Subdivision 4-24014
- Type 1 Tree Conservation Plan TCP1-011-2023-01
- Variation from Section 24-128(b)(7)(A)
- Variance to Section 25-122(b)(1)(G)

## **Major Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 06/12/2024
- Acceptance Mailing: 10/15/2024