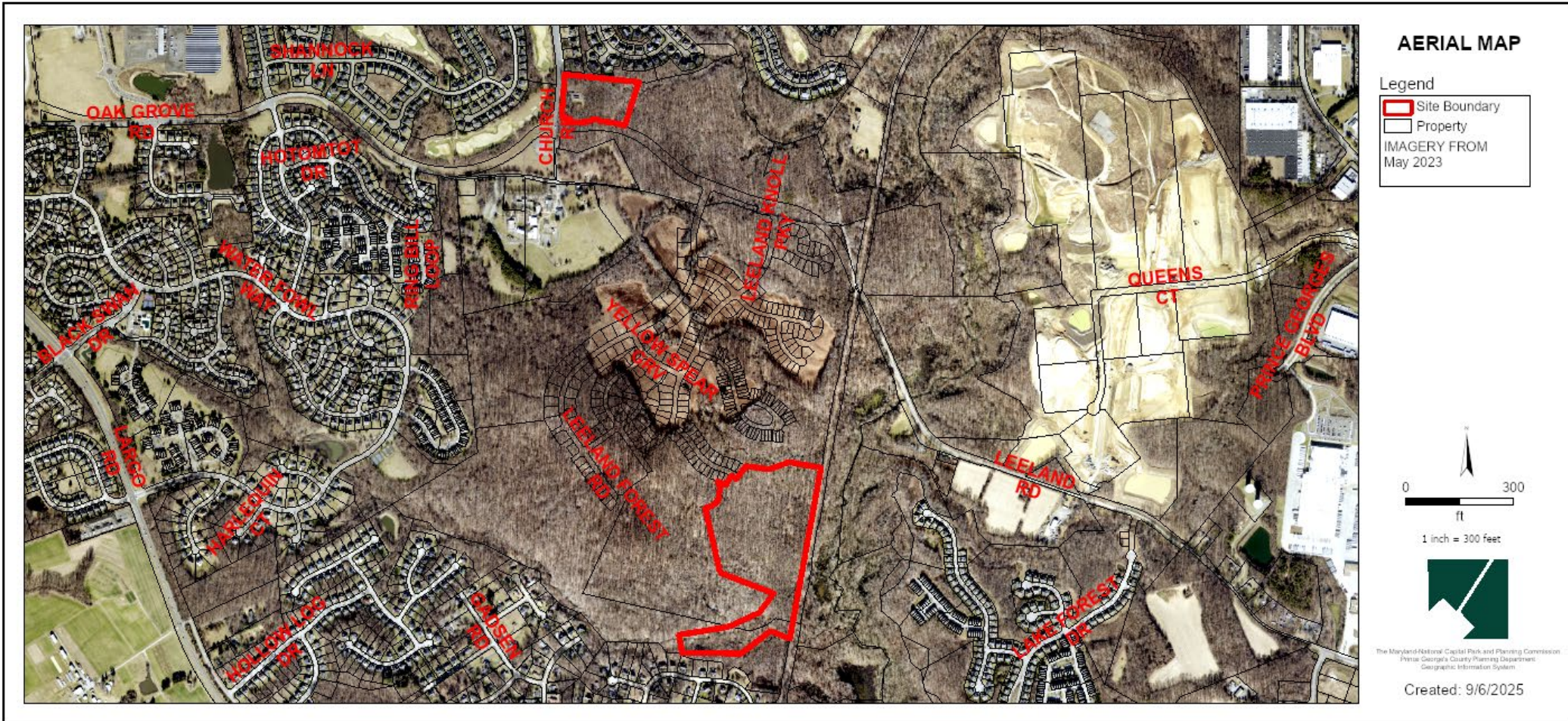


LOCUST HILL – PHASE 3

Preliminary Plan of Subdivision

Type I Tree Conservation Plan TCPI-024-06-03

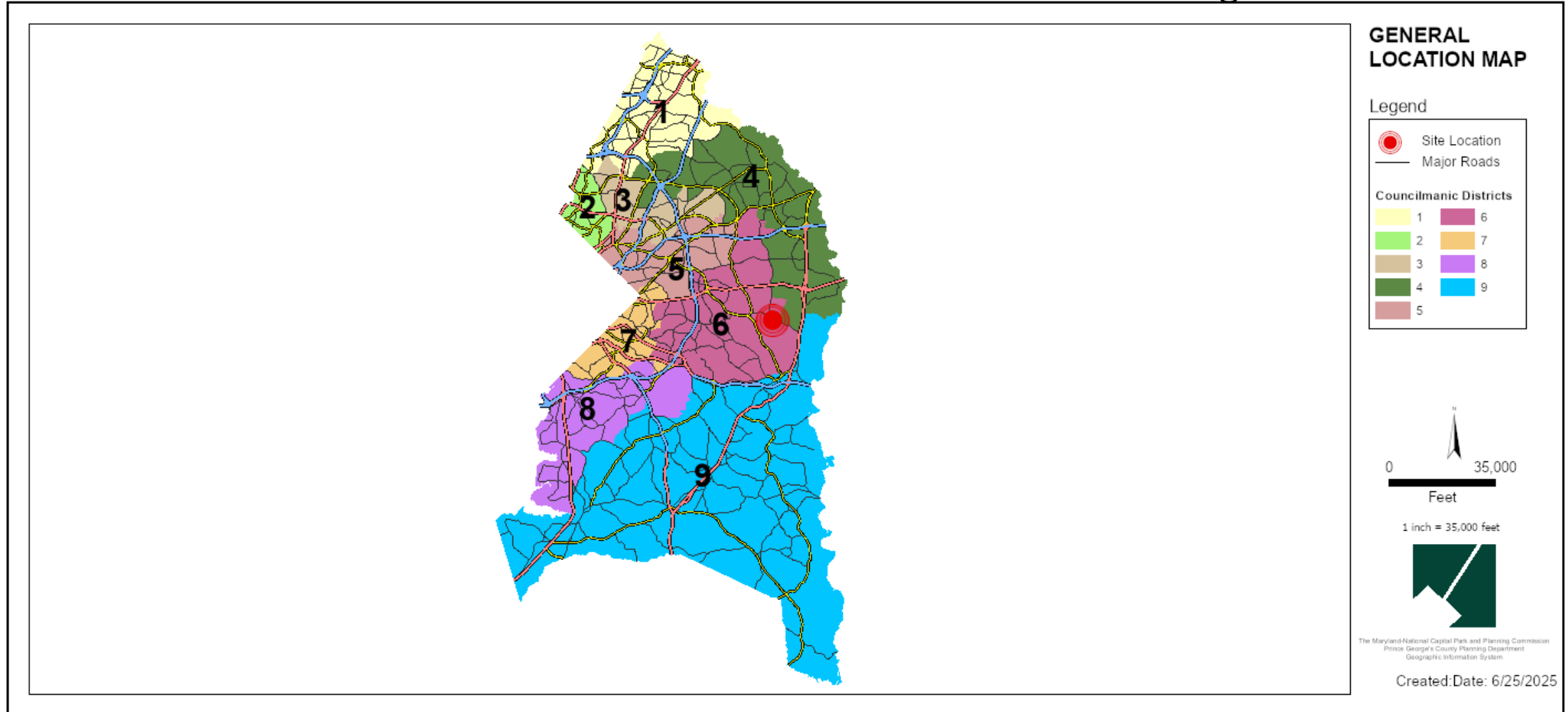
Staff Recommendation: APPROVAL with conditions



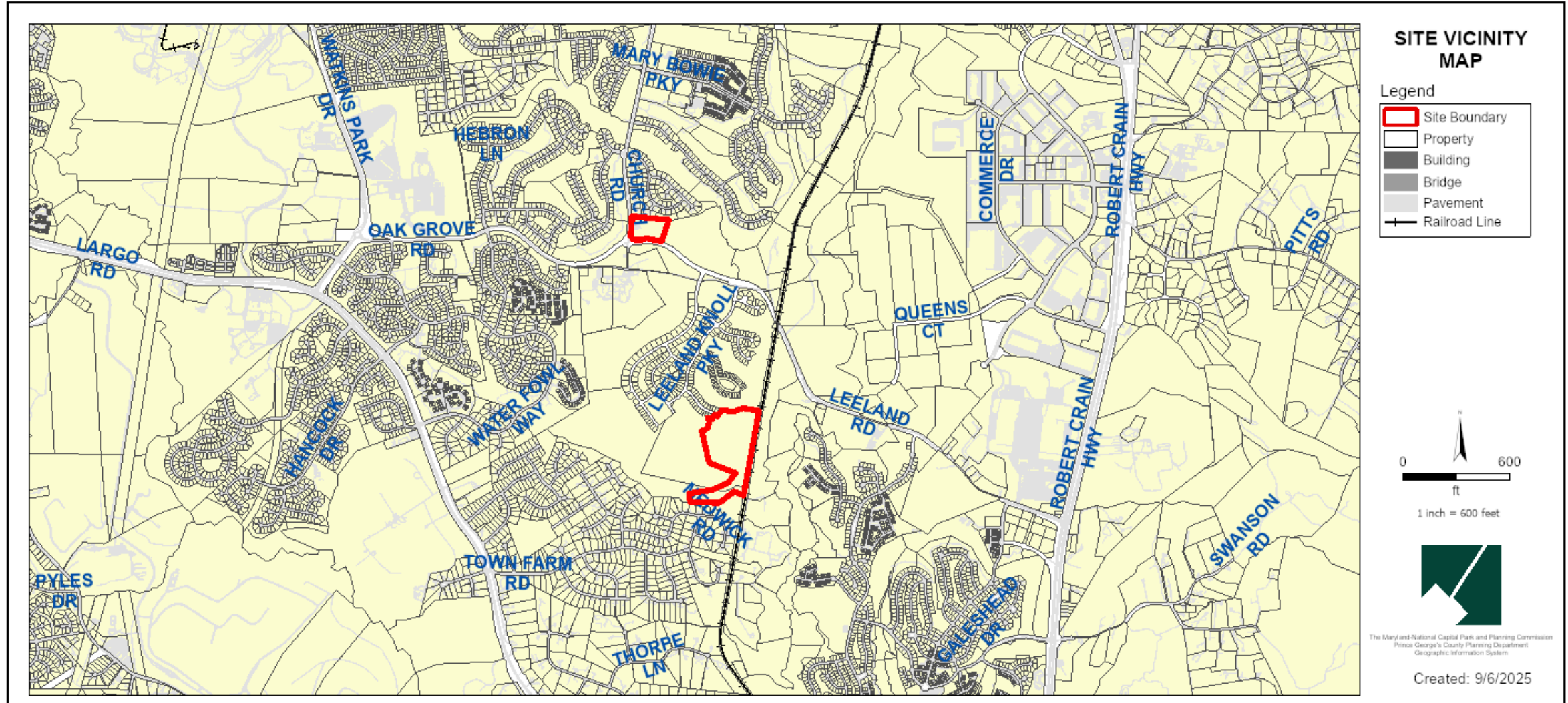
GENERAL LOCATION MAP

Council District: 06

Planning Area: 74A and 79

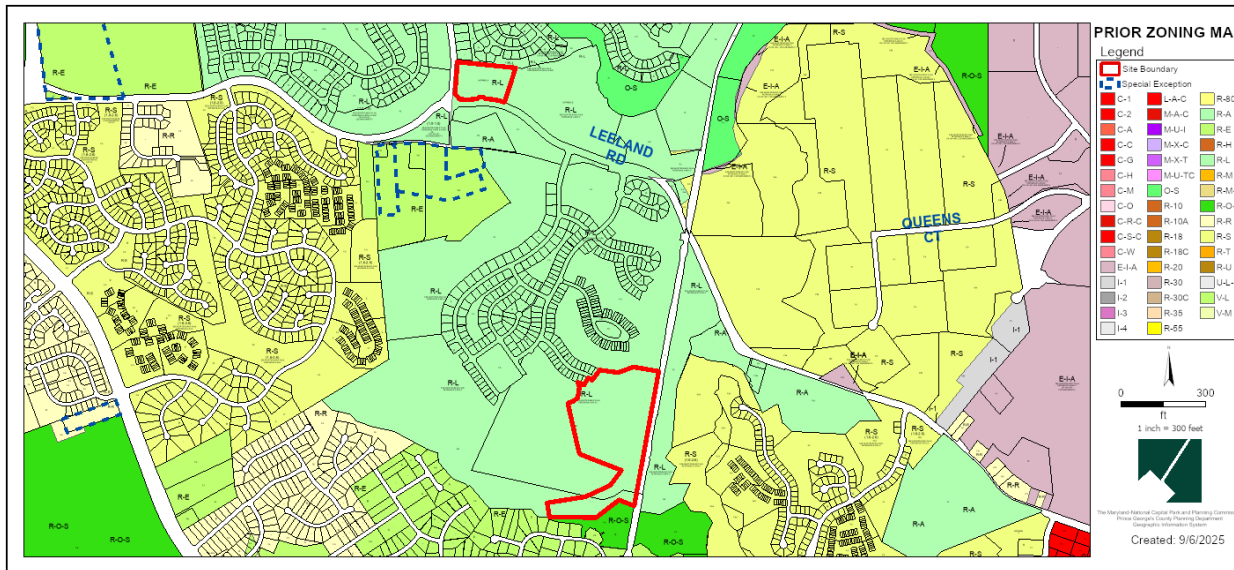


SITE VICINITY MAP

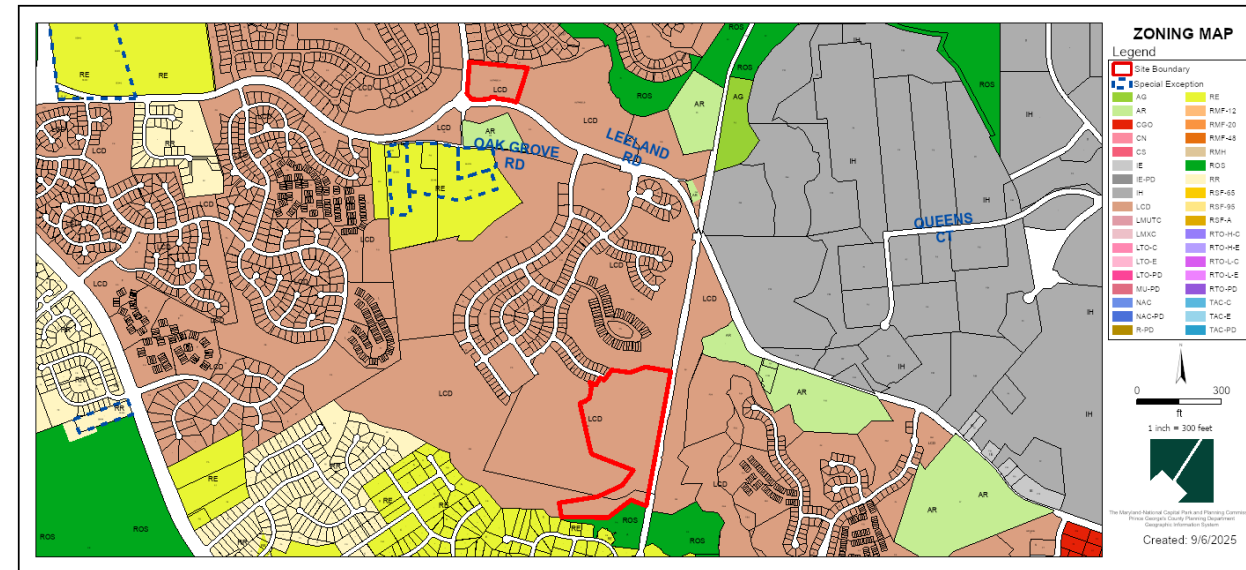


ZONING MAP (PRIOR AND CURRENT)

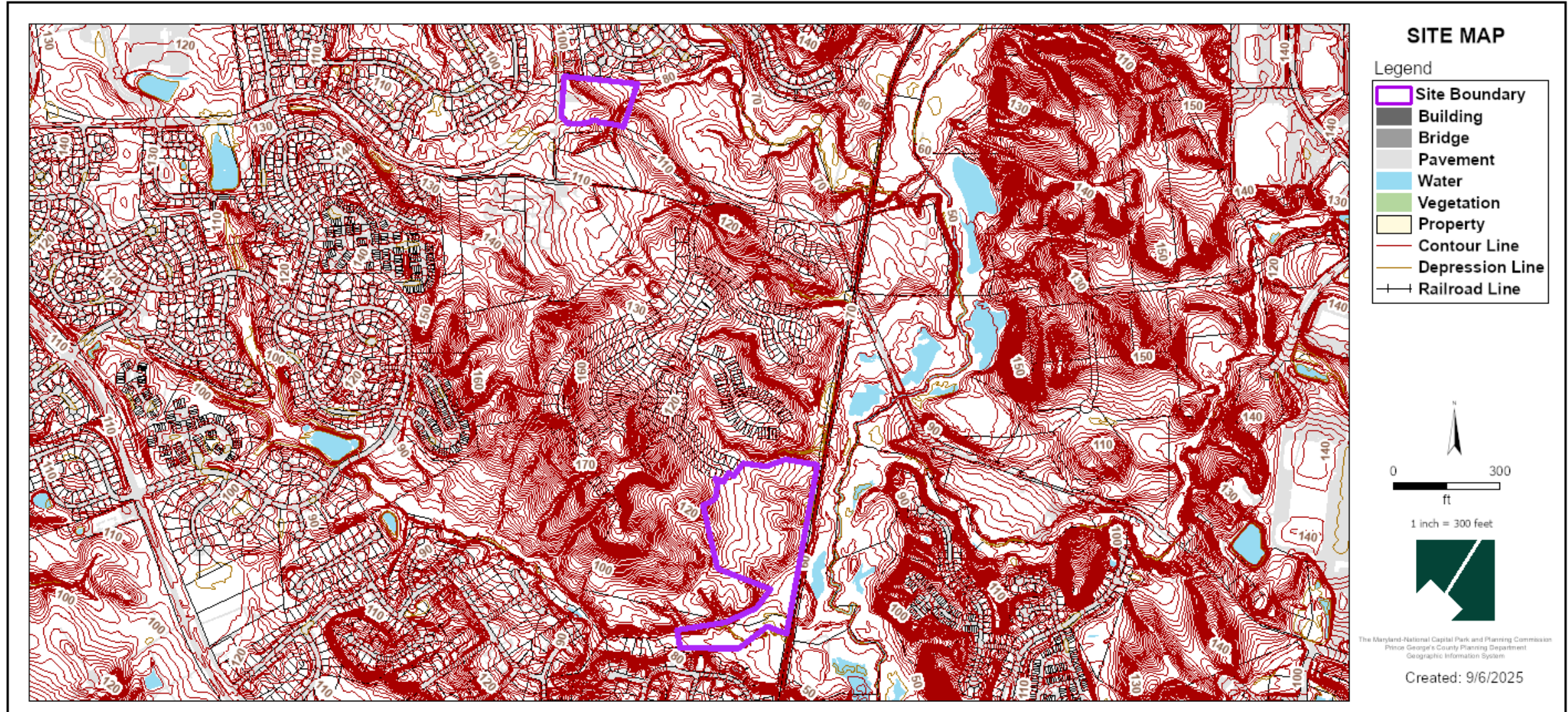
Prior Zoning Map: R-L



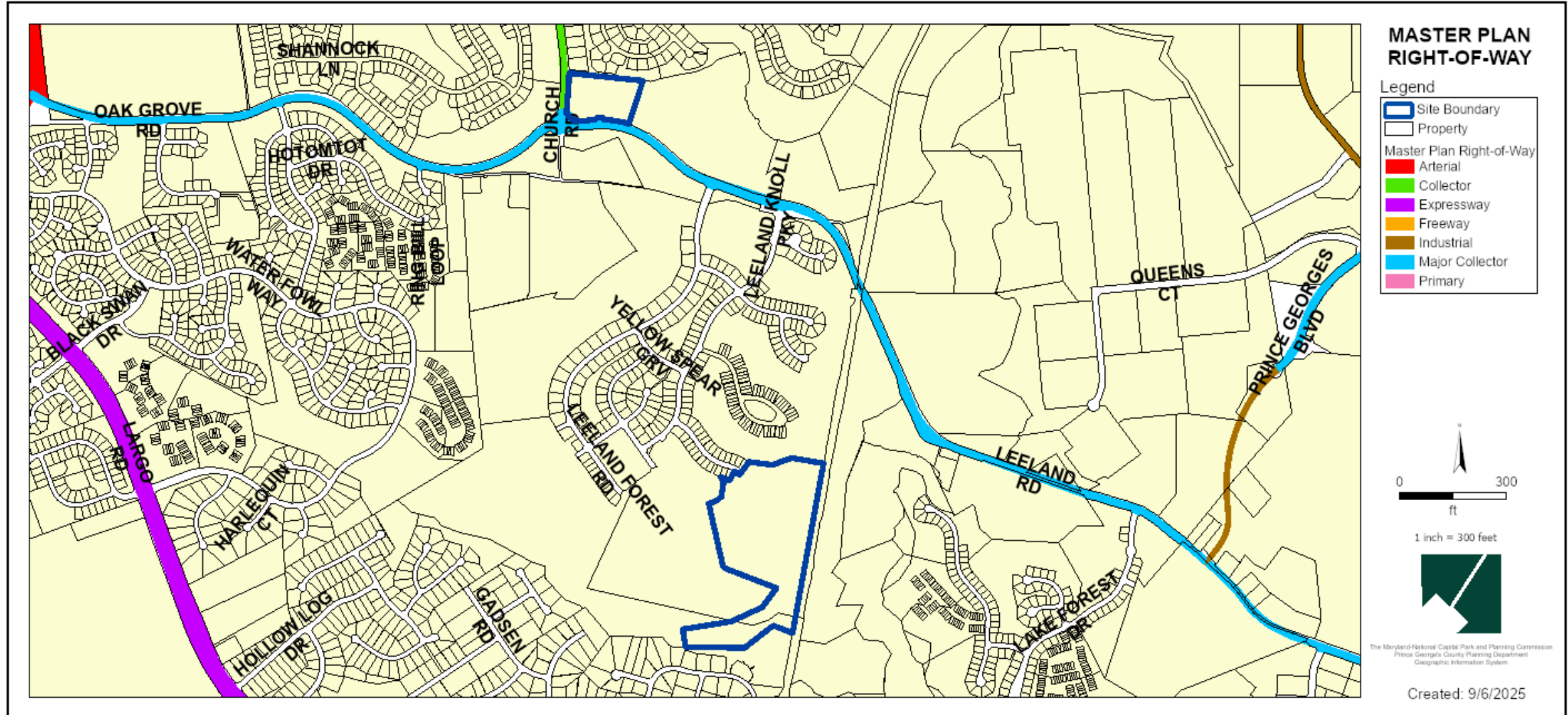
Current Zoning Map: LCD



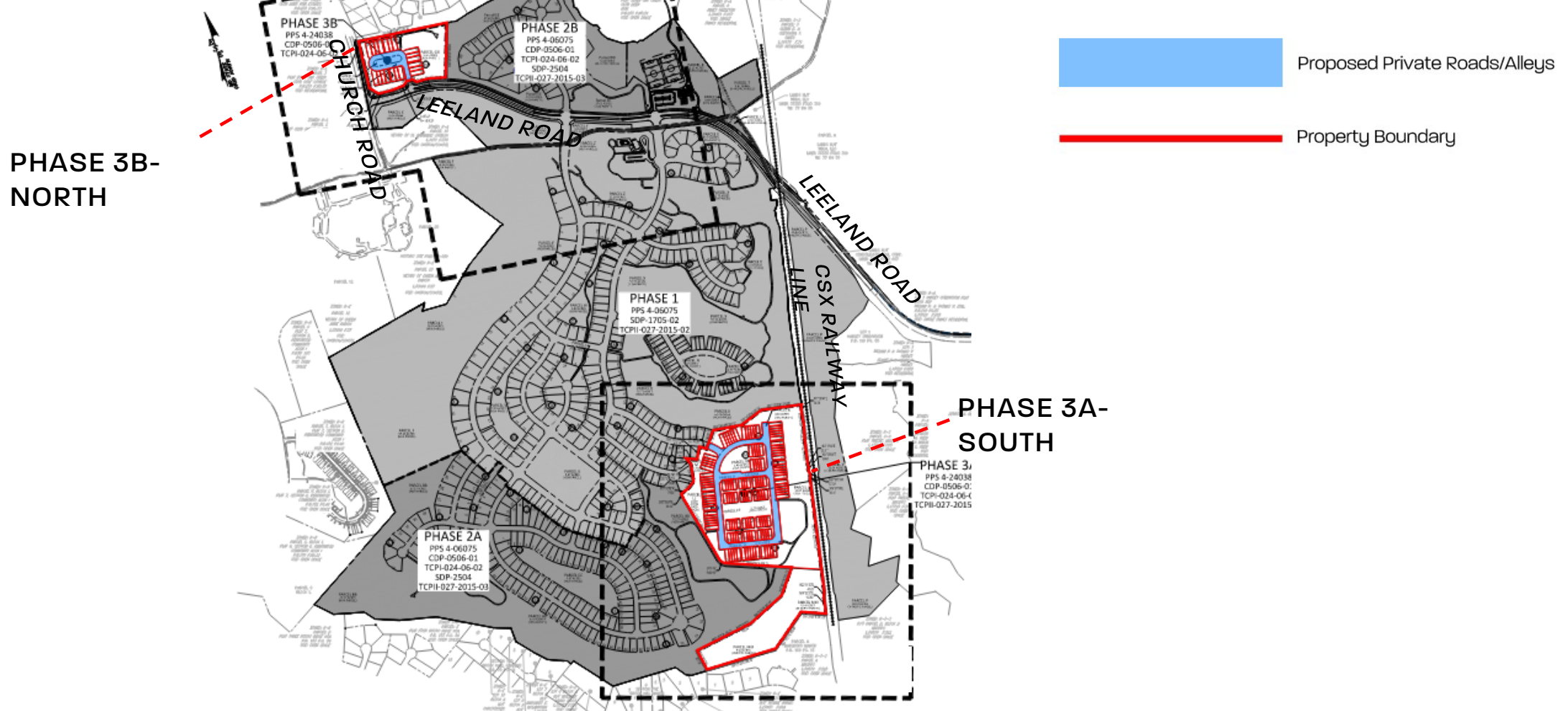
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

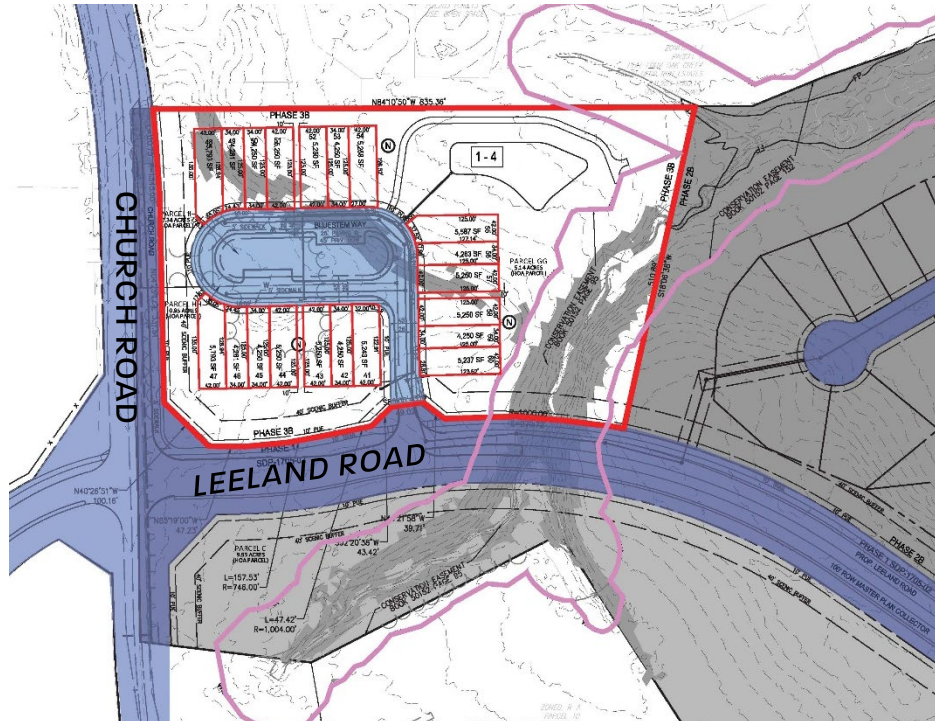


PRELIMINARY PLAN OF SUBDIVISION- OVERALL



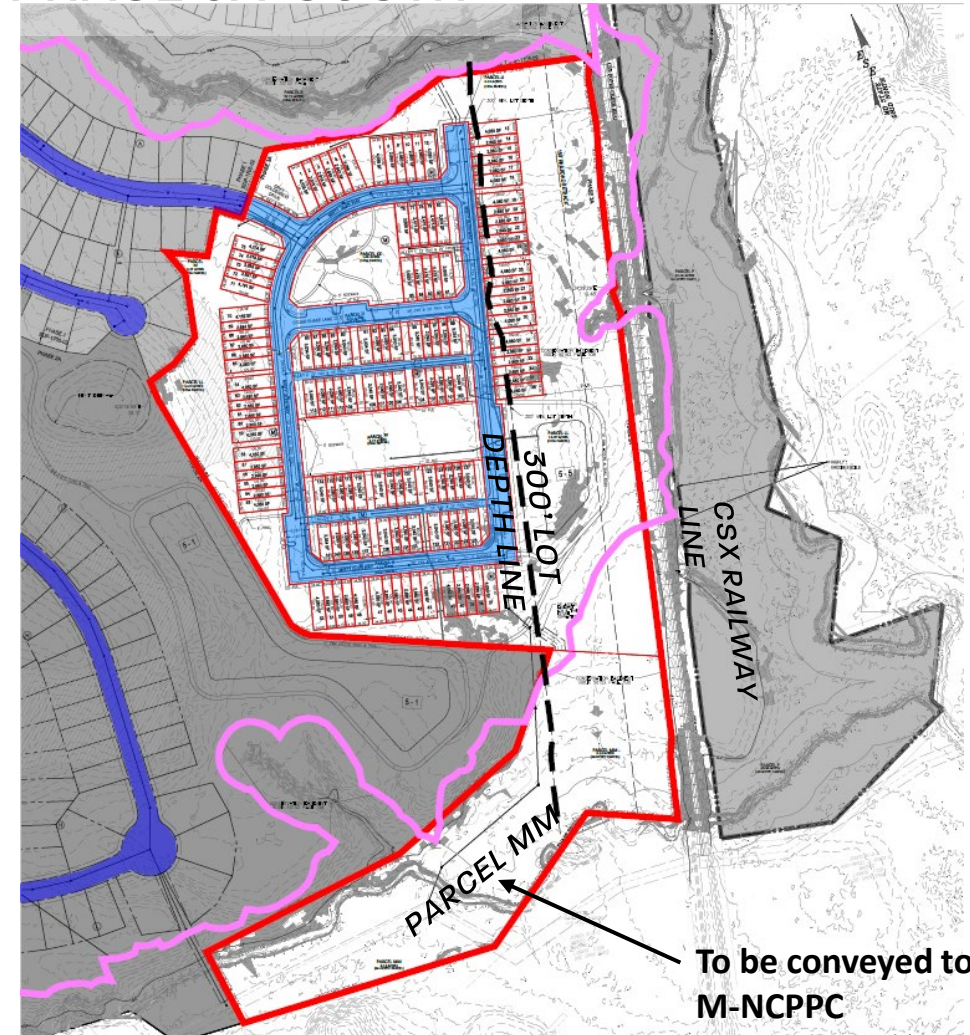
PRELIMINARY PLAN OF SUBDIVISION

PHASE 3B-NORTH

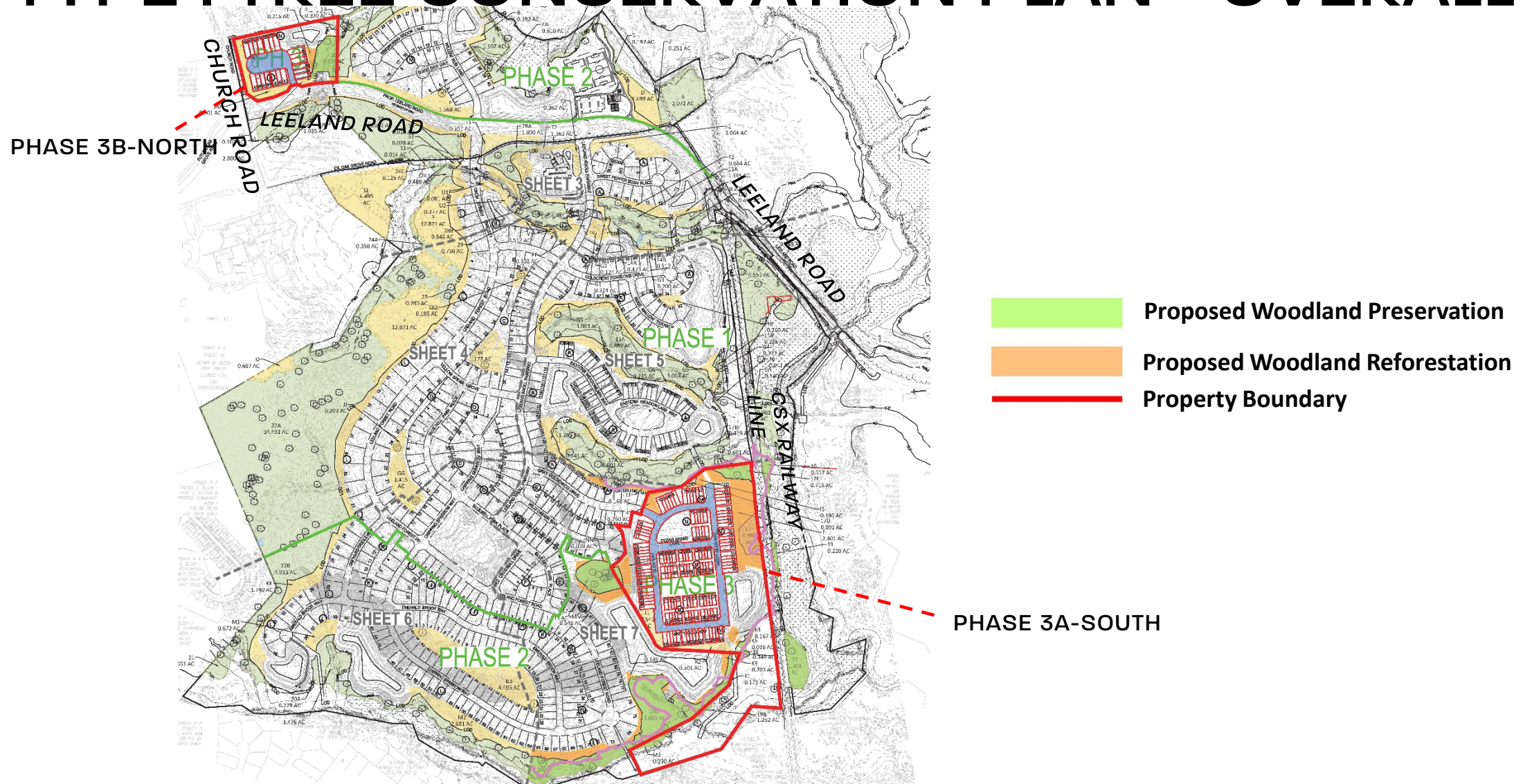


- Existing Public Right-of-Way
- Proposed Private Roads/Alleys
- Property Boundary
- Primary Management Area (PMA)

PHASE 3A-SOUTH

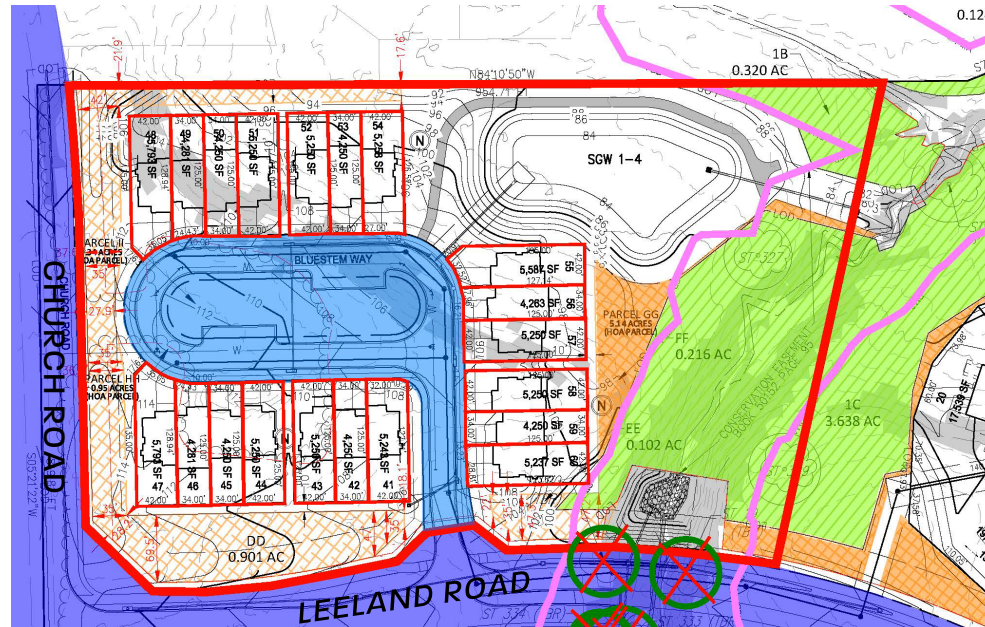


TYPE I TREE CONSERVATION PLAN - OVERALL



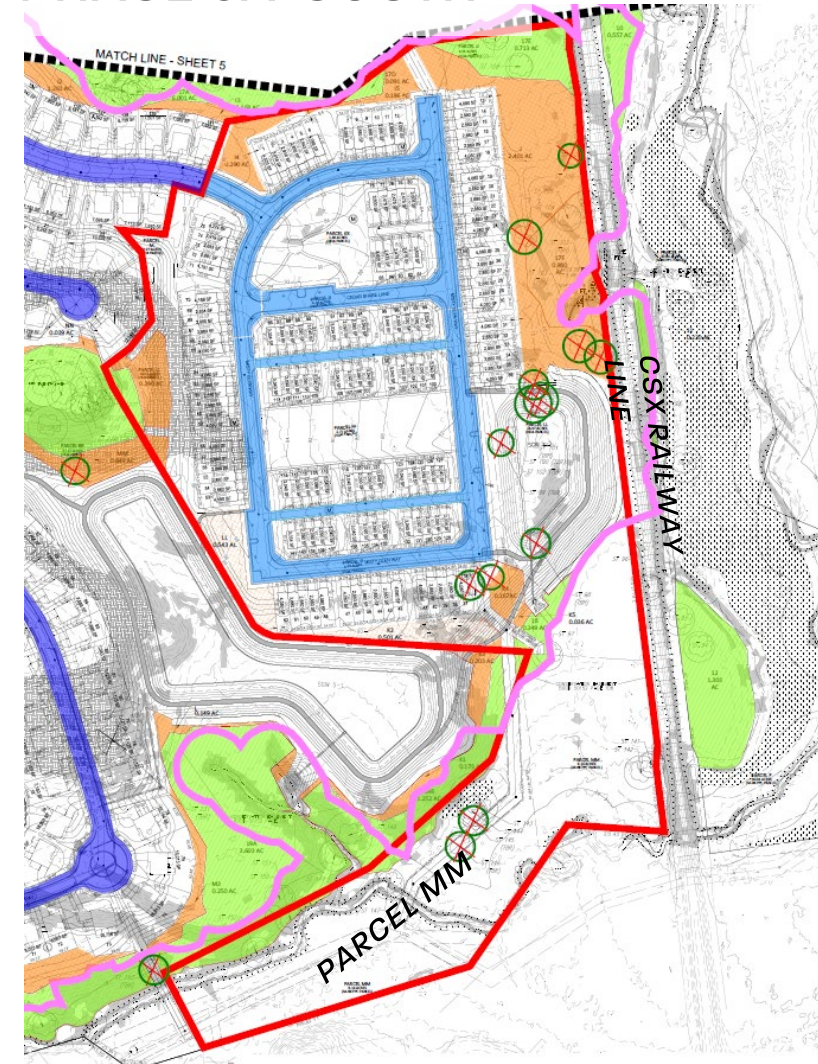
TYPE I TREE CONSERVATION PLAN

PHASE 3B-NORTH



- Existing Public Right-of-Way
- Proposed Private Roads/Alleys
- Proposed Woodland Preservation
- Proposed Woodland Reforestation
- Property Boundary
- Primary Management Area (PMA)
- Specimen trees to be removed

PHASE 3A-SOUTH



STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision 4-24038
- Type 1 Tree Conservation Plan TCPI-024-06-03
- Variation from Section 24-128(b)(7)(A)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/03/2025
- Acceptance Mailing: 04/07/2025