WATERSIDE SUBDIVISION, HILL RESIDENCE

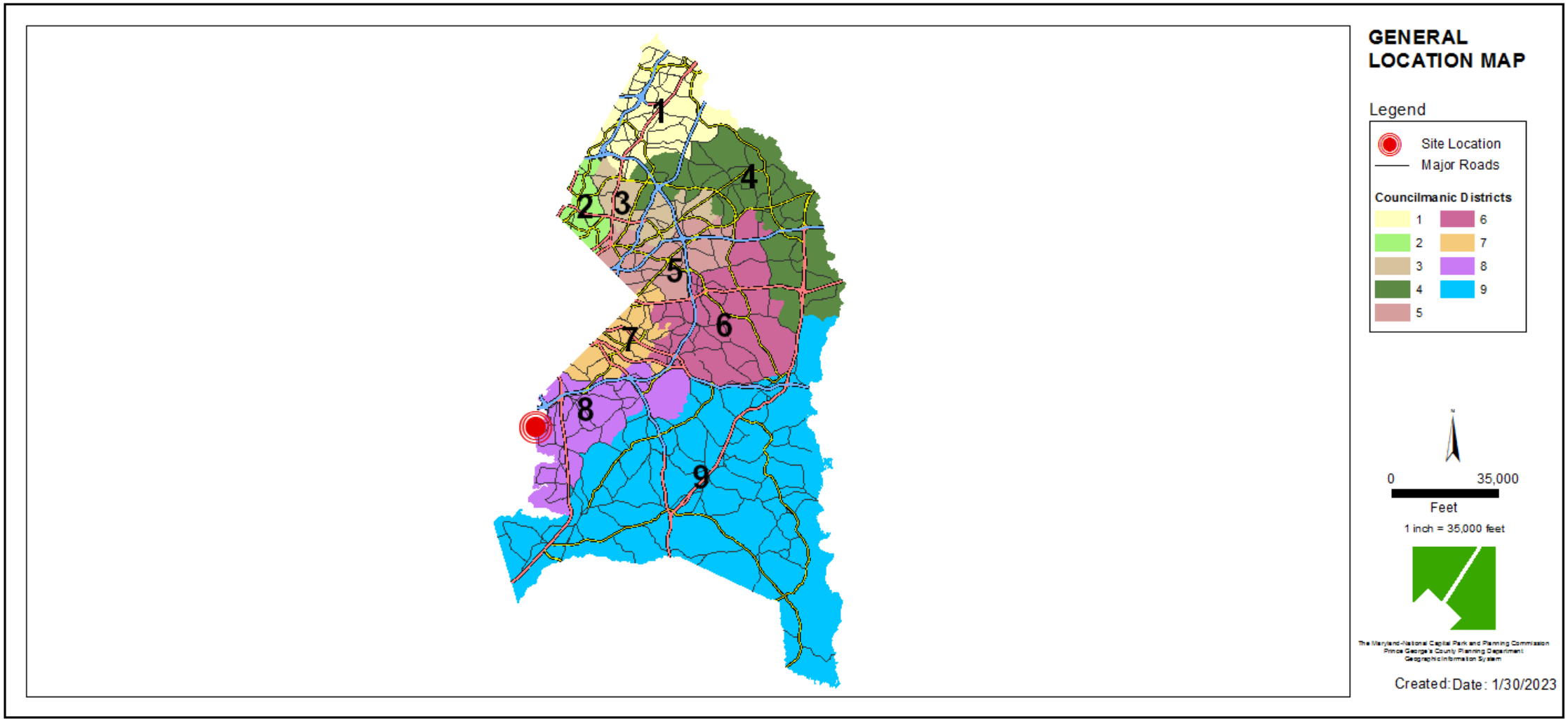
Detailed Site Plan

Conservation Plan

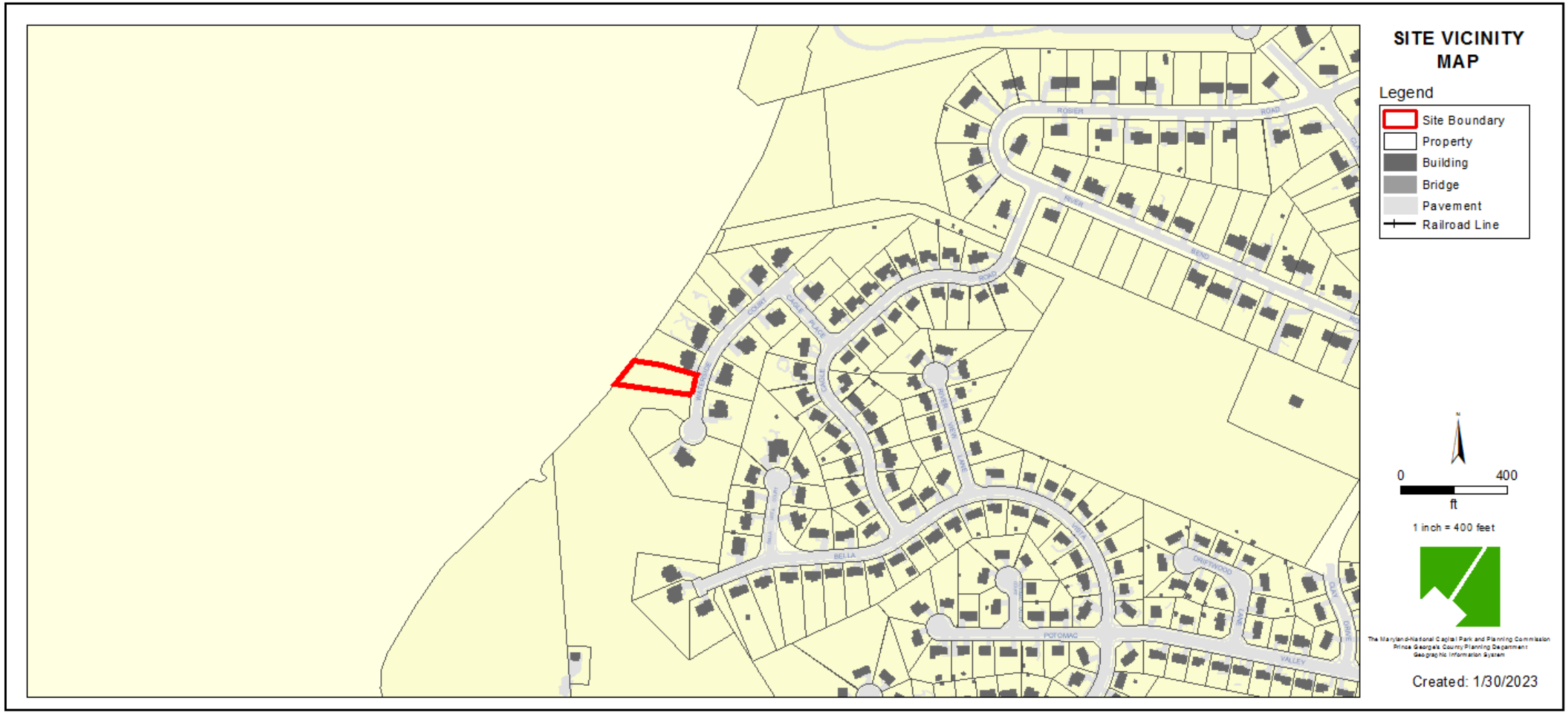
Staff Recommendation: DISAPPROVAL

GENERAL LOCATION MAP

Council District: 08
Planning Area: 80



SITE VICINITY MAP

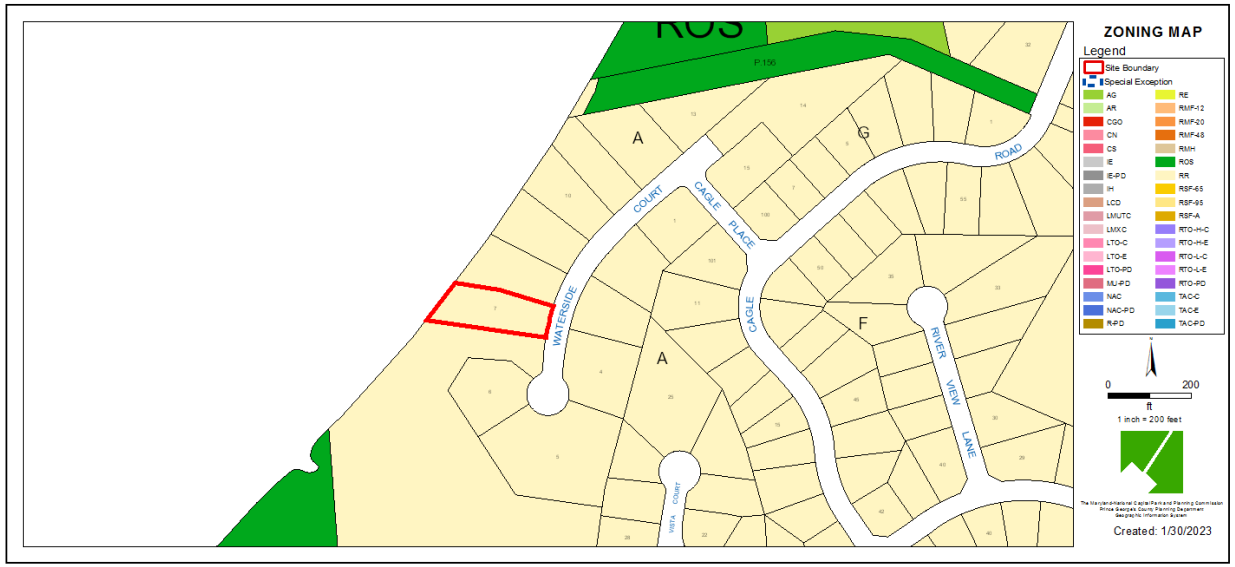


ZONING MAP (CURRENT & PRIOR)

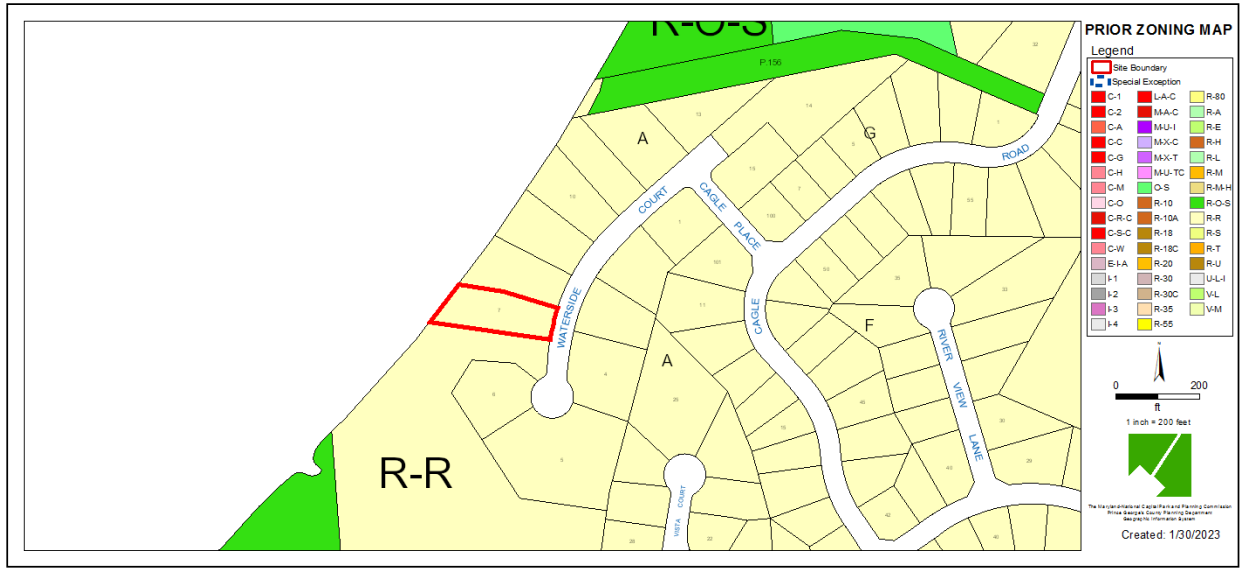
Property Zone: RR

Prior Property Zone: R-R

CURRENT ZONING MAP

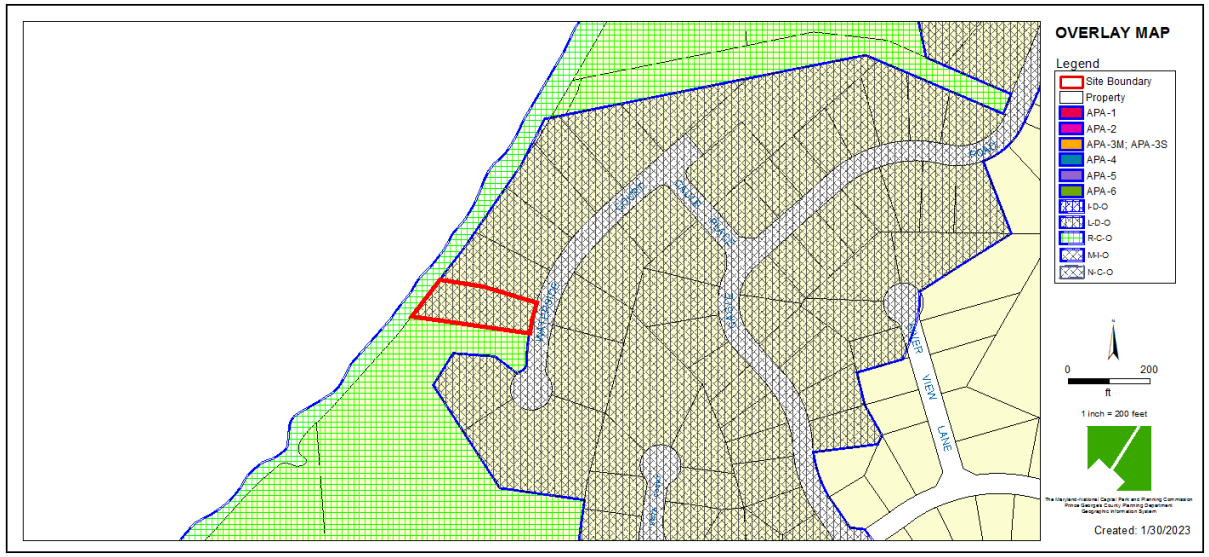


PRIOR ZONING MAP

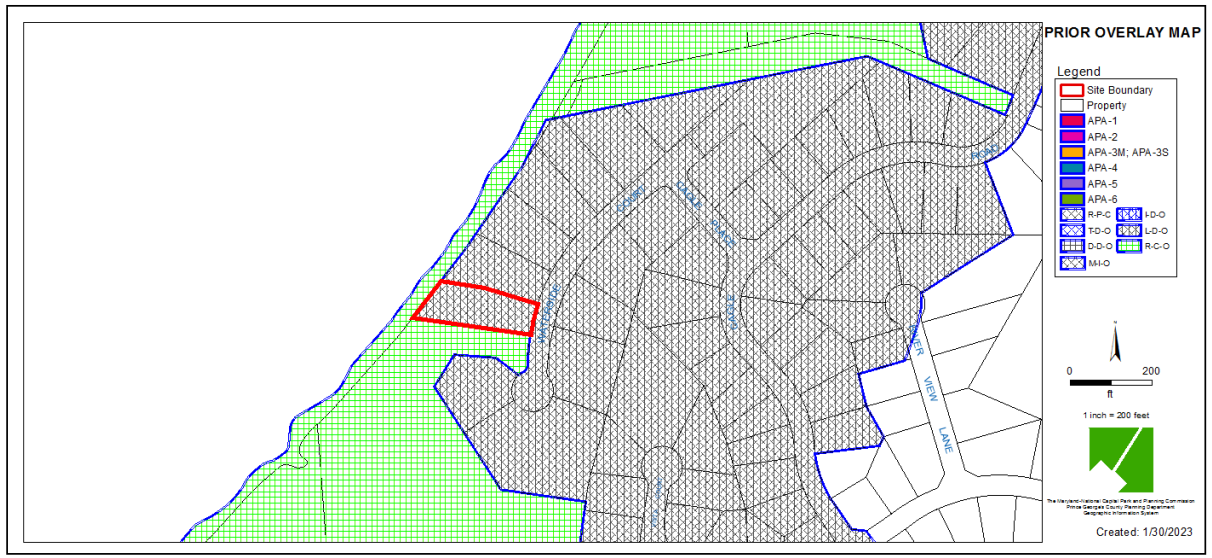


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



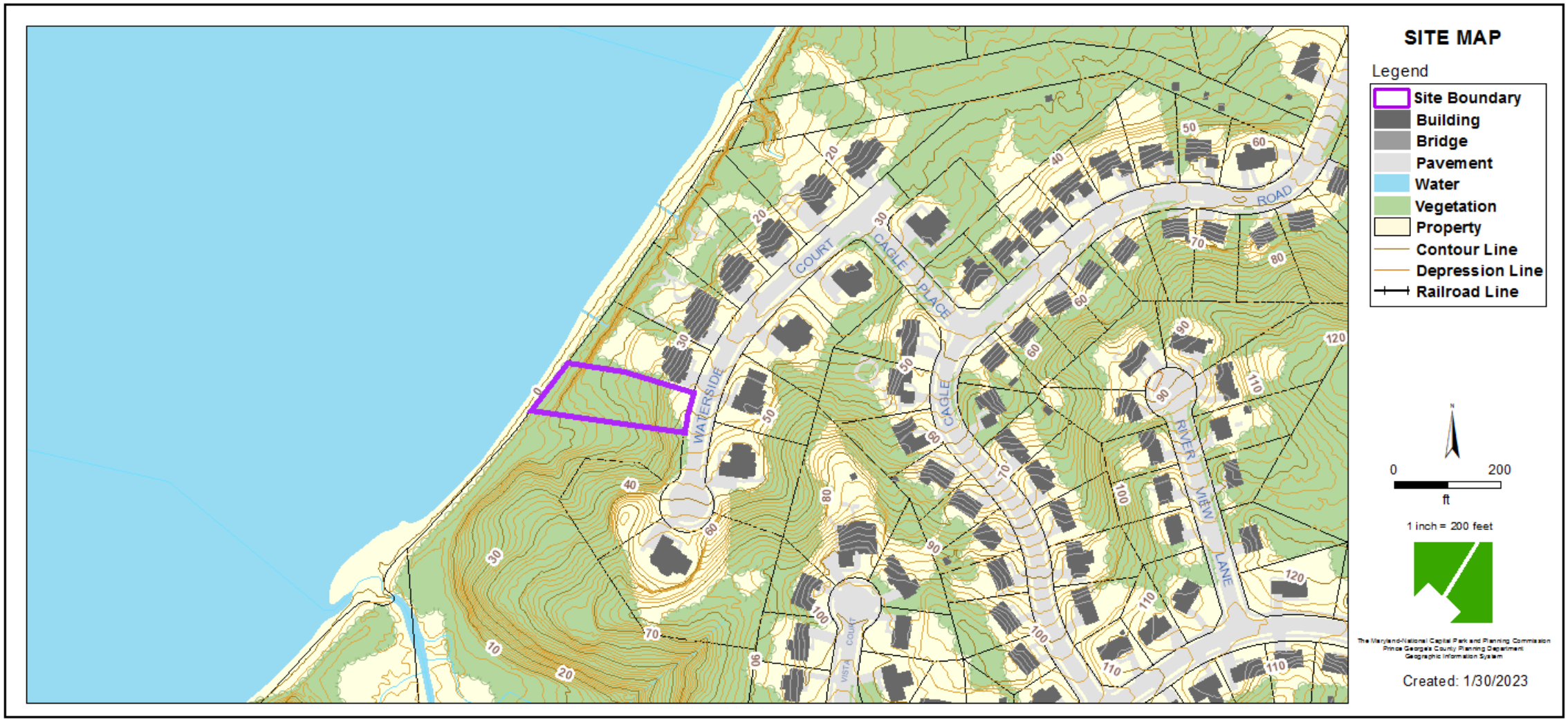
PRIOR OVERLAY MAP



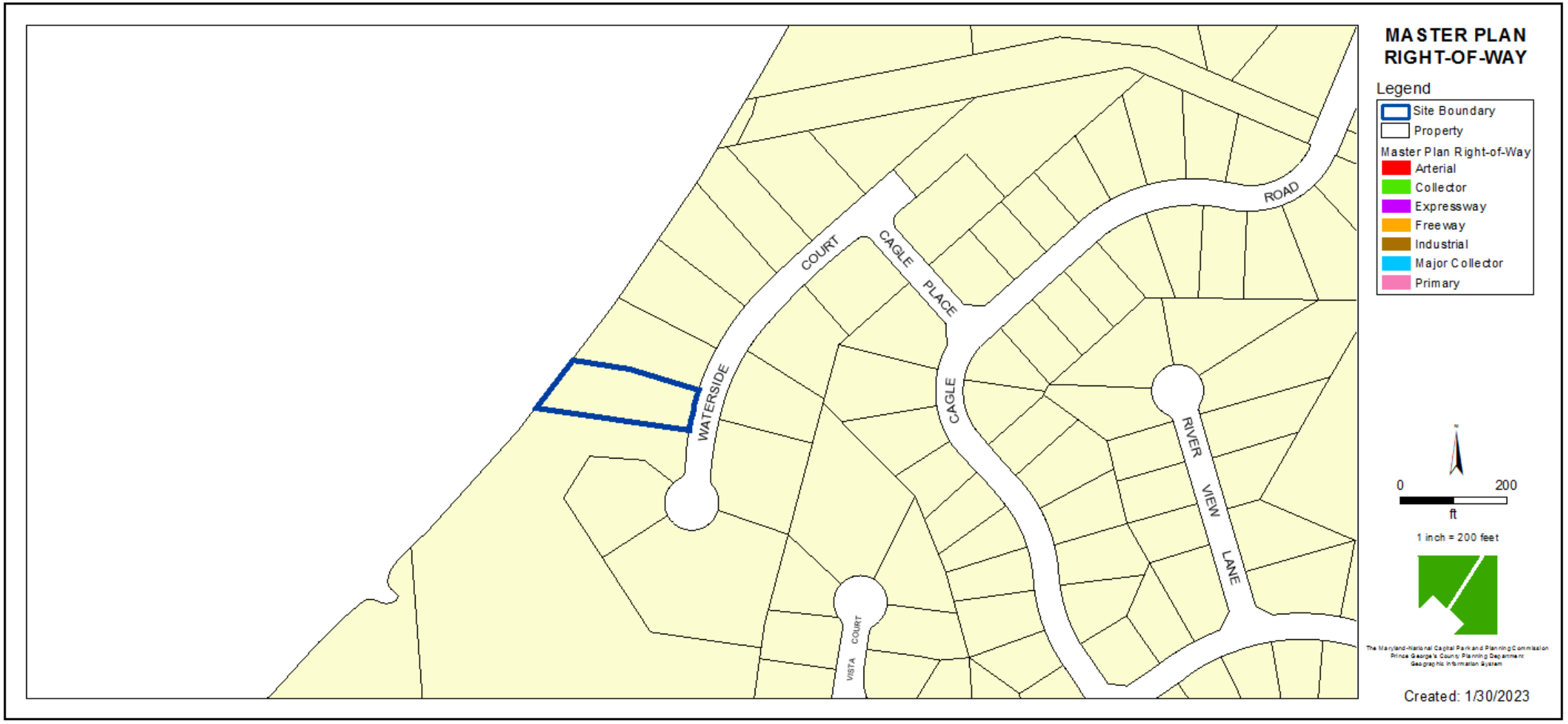
AERIAL MAP

AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2022
WATERSIDE
COURT
EAGLE
ROAD
0
200
ft
1 inch = 200 feet
Created: 1/30/2023

SITE MAP

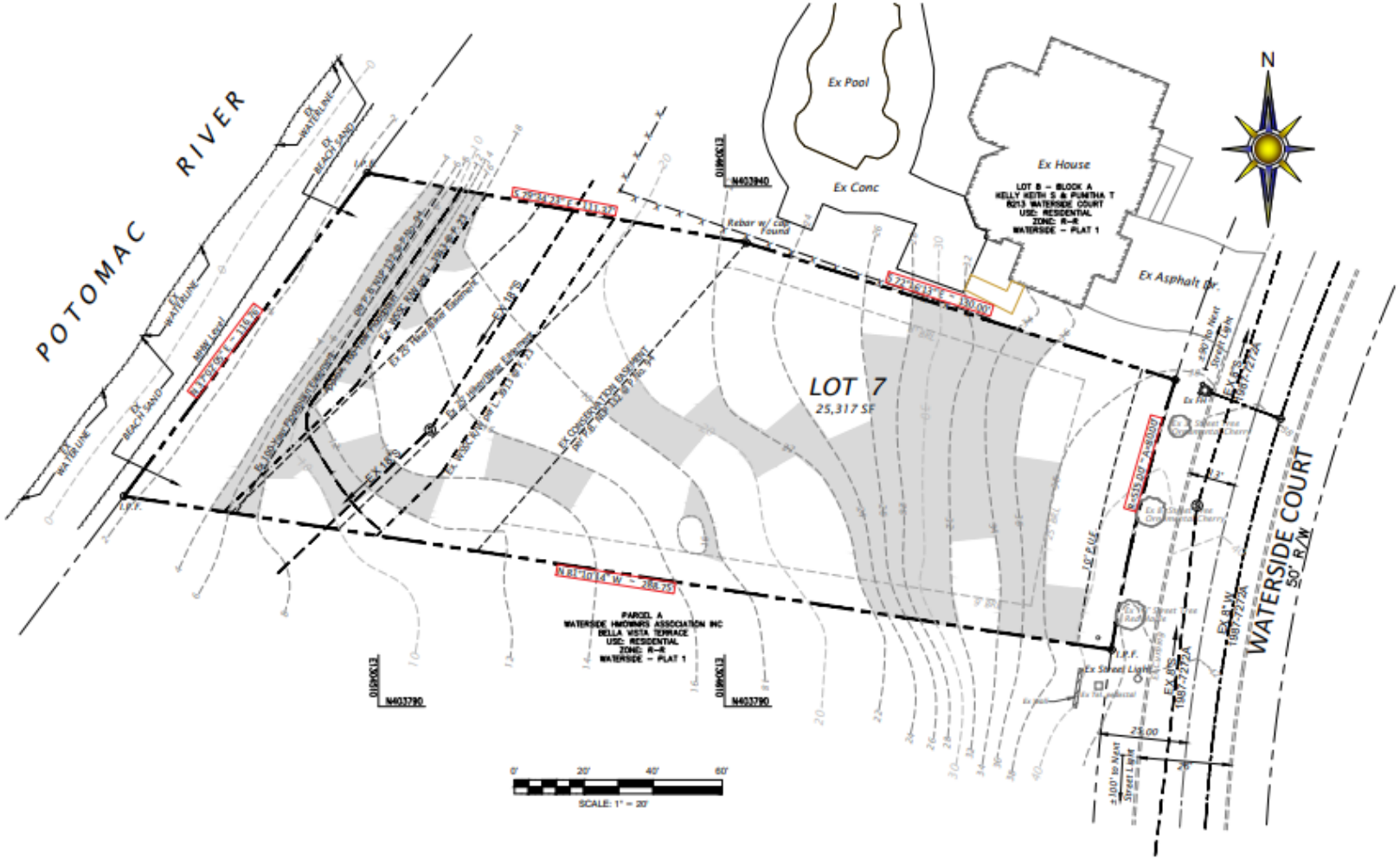

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
COURT
CAGLE PLACE
WATERSIDE
CAGLE
ROAD
RIVER VIEW LANE
VISTA COURT
0
200
ft
1 inch = 200 feet
Created: 1/30/2023

MASTER PLAN RIGHT-OF-WAY MAP

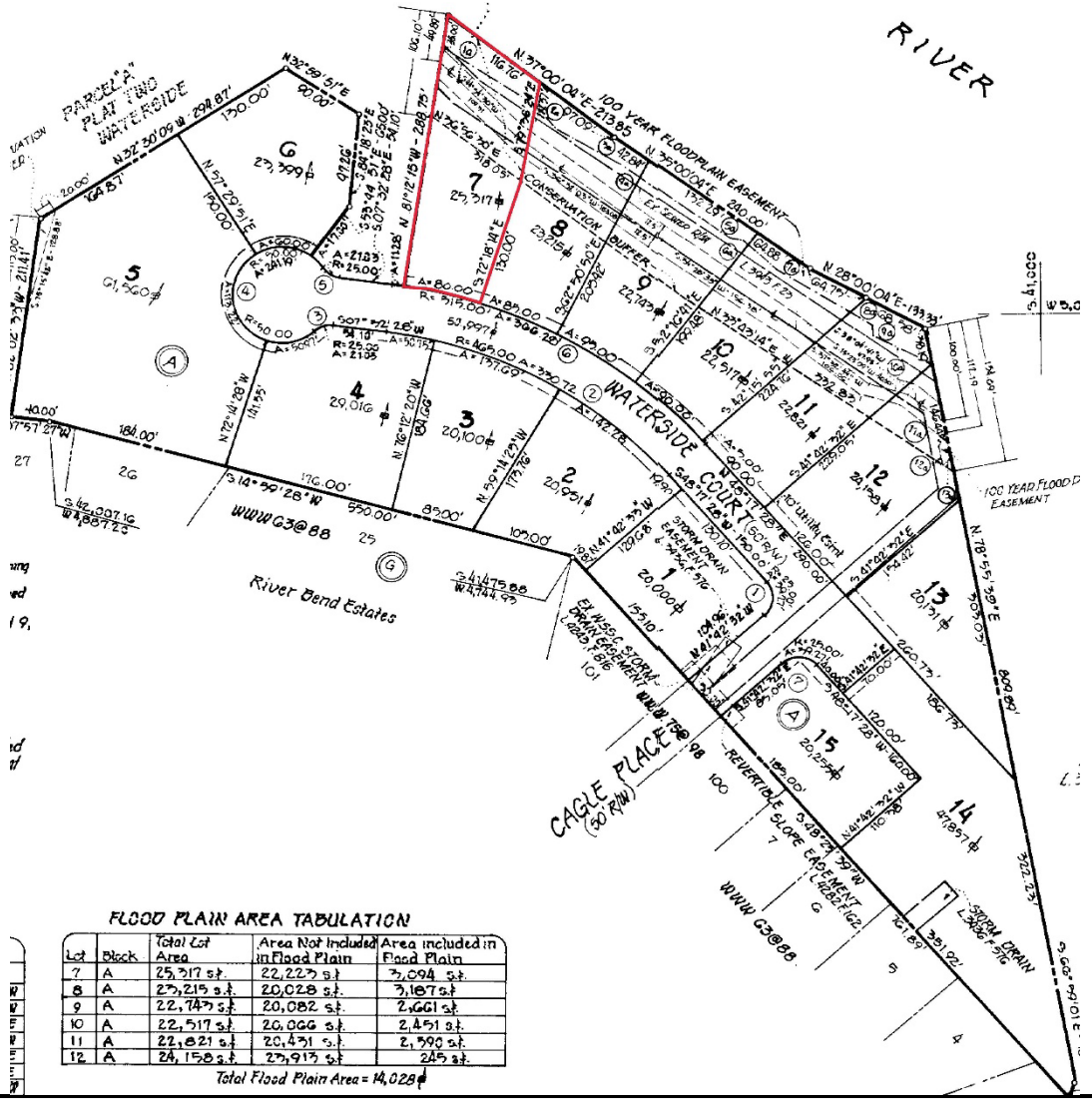


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

EXISTING CONDITIONS PLAN



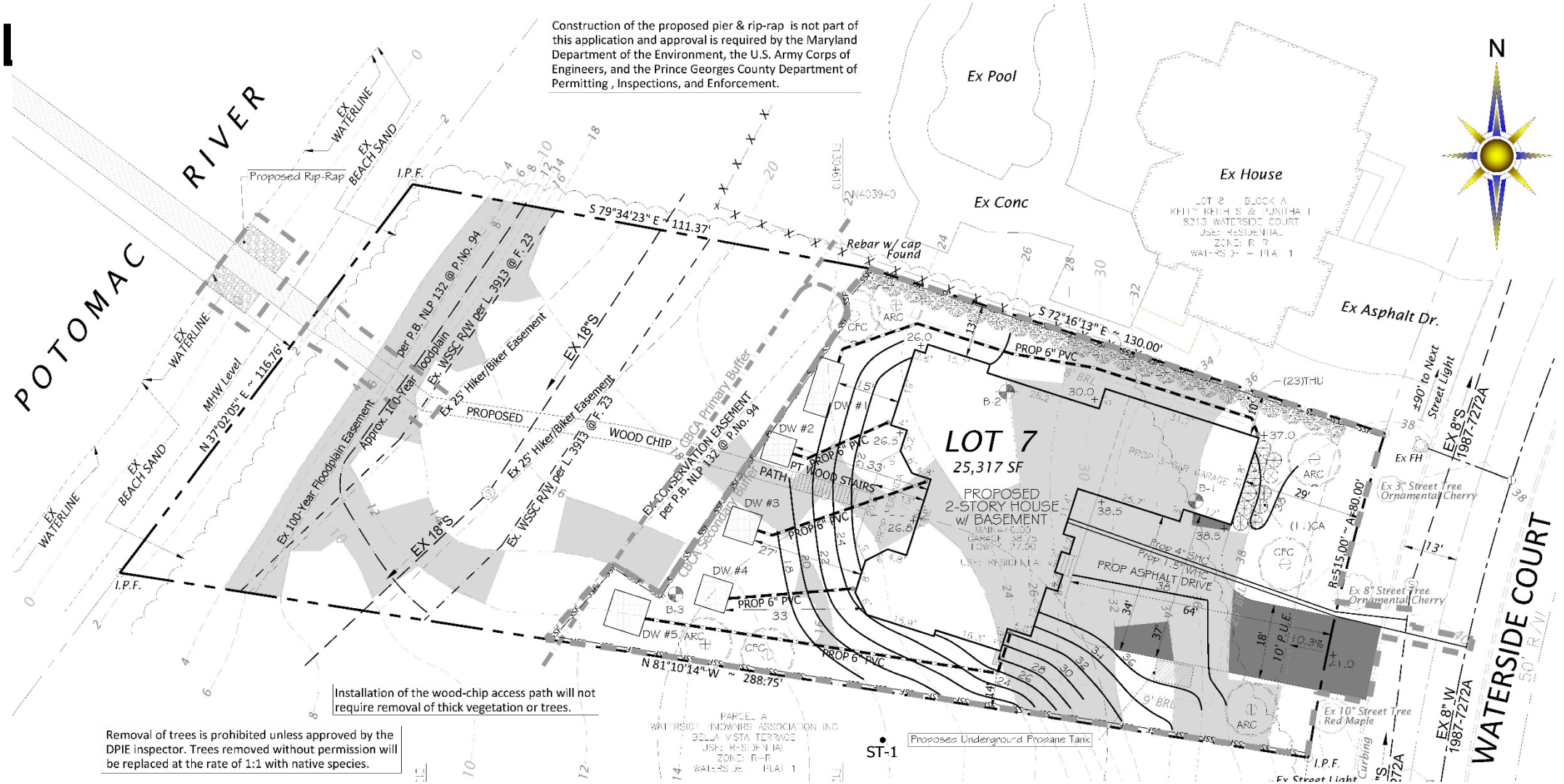
WATERSIDE SUBDIVSION – BLOCK A PLAT



Lot	Block	Total Lot Area	Area Not Included in Flood Plain	Area included in Flood Plain
7	A	25,317 s.f.	22,223 s.f.	3,094 s.f.
8	A	23,215 s.f.	20,028 s.f.	3,187 s.f.
9	A	22,743 s.f.	20,082 s.f.	2,661 s.f.
10	A	22,517 s.f.	20,066 s.f.	2,451 s.f.
11	A	22,821 s.f.	20,431 s.f.	2,390 s.f.
12	A	24,158 s.f.	23,913 s.f.	245 s.f.

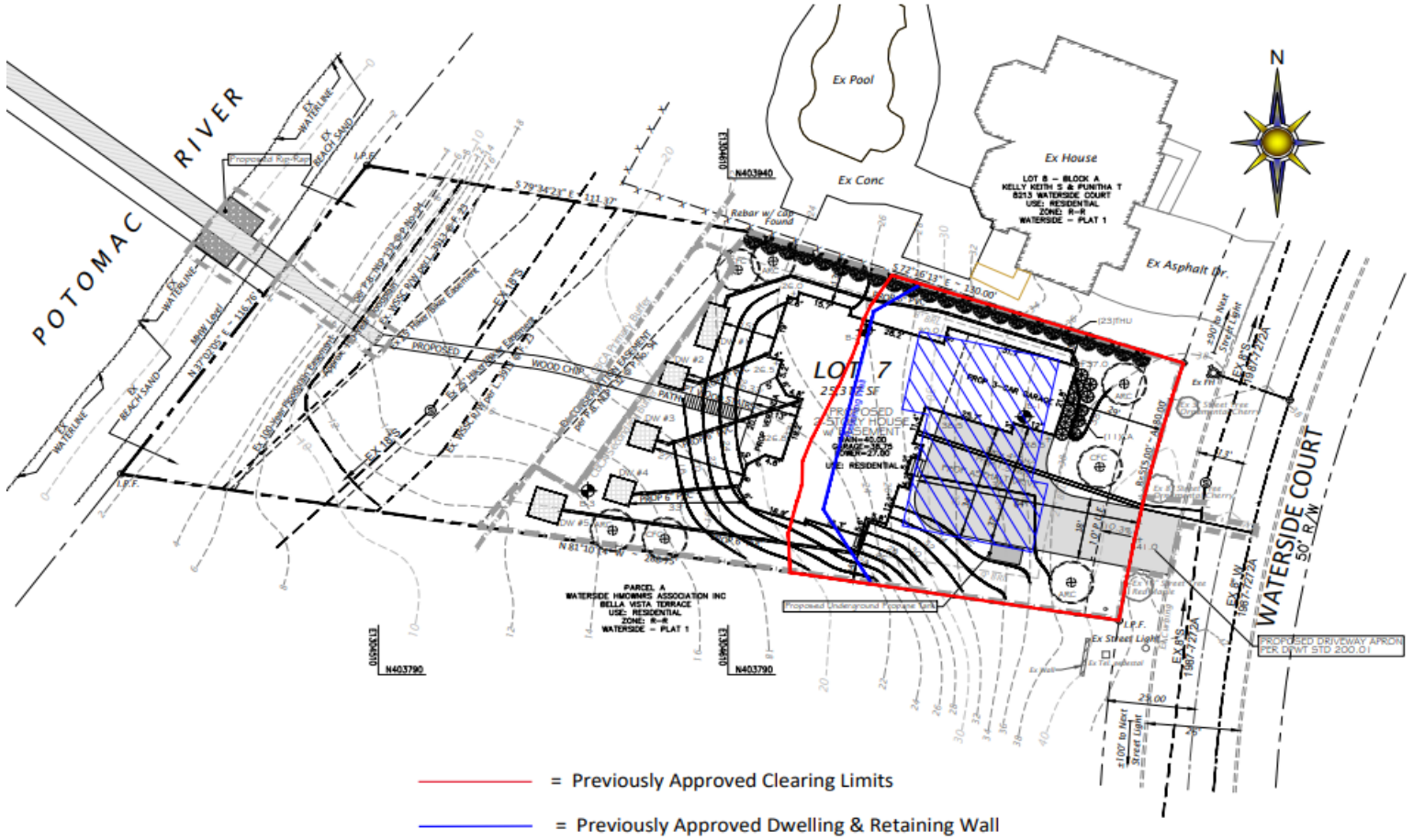
Total Flood Plain Area = 14,028

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PL



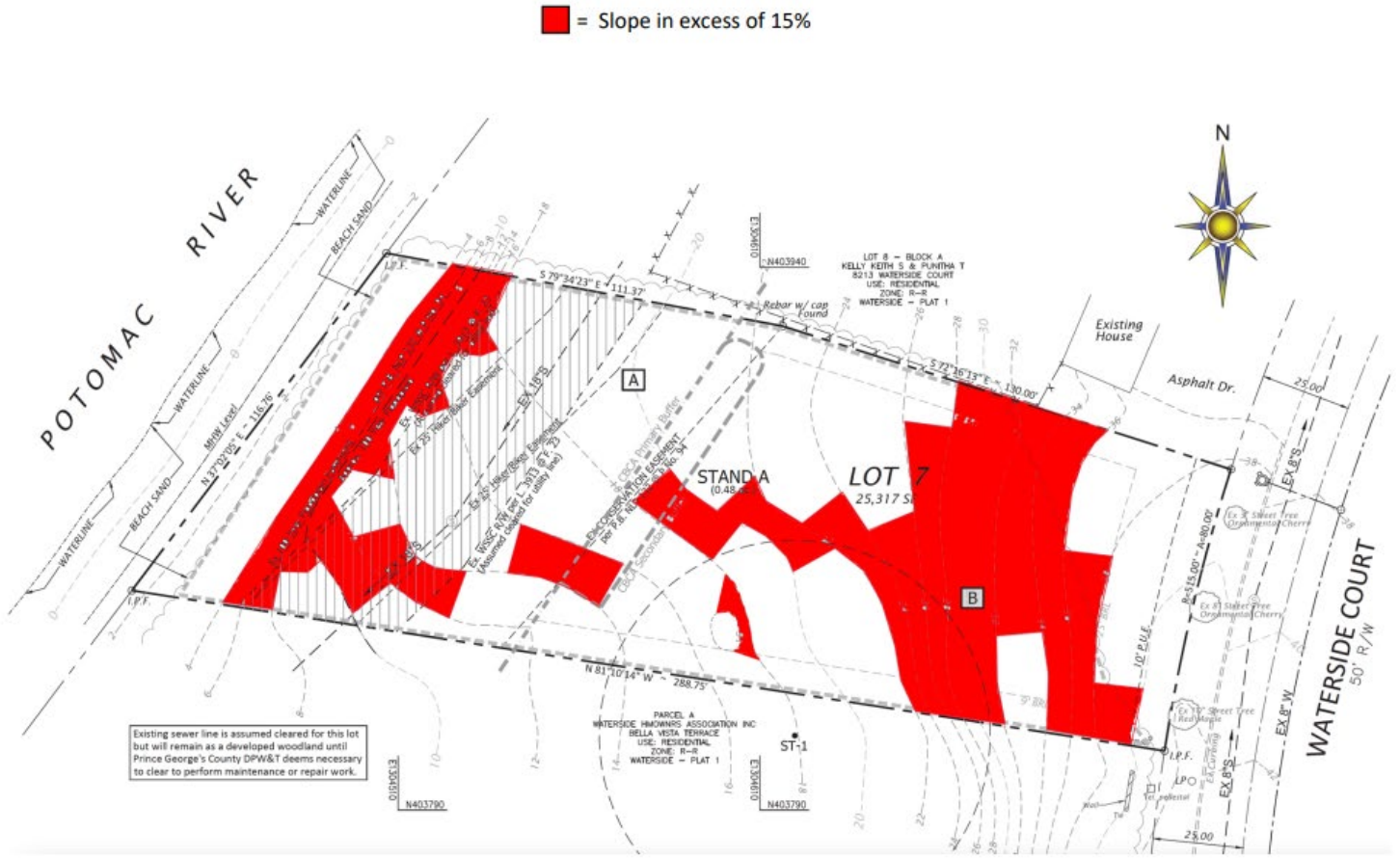
VARIANCE REQUEST – GRADING EXHIBIT #1

DSP-86116-15 (CP-22002) (Hill Residence - Waterside Subdivision) Variance Request—Exhibit #1

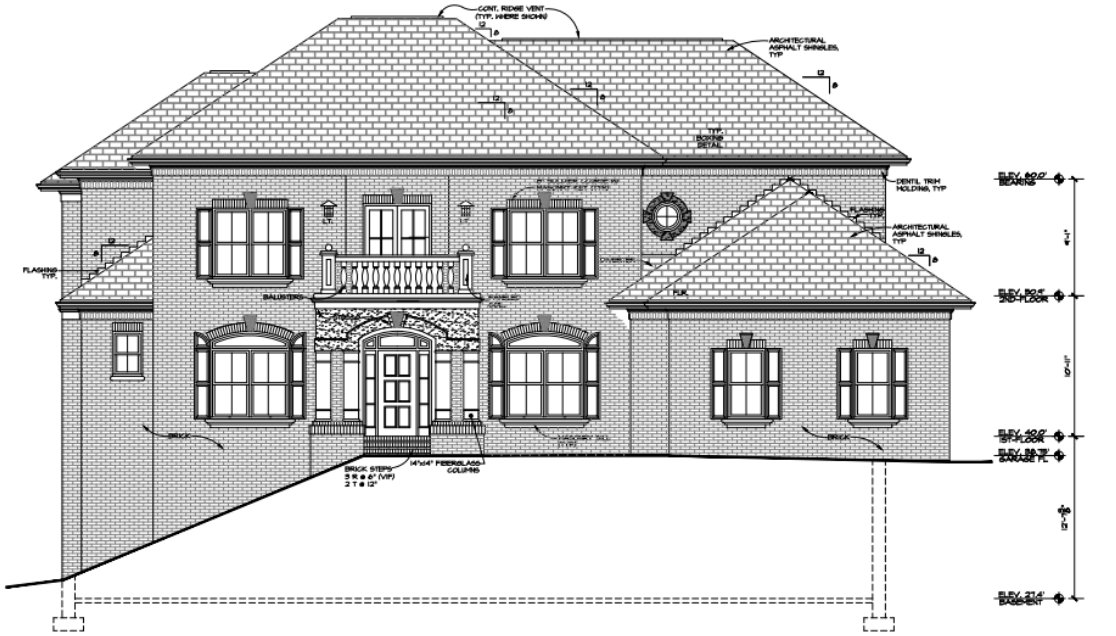


VARIANCE REQUEST – STEEP SLOPES EXHIBIT #2

DSP-86116-15 (CP-22002) (Hill Residence - Waterside Subdivision) Variance Request—Exhibit #2



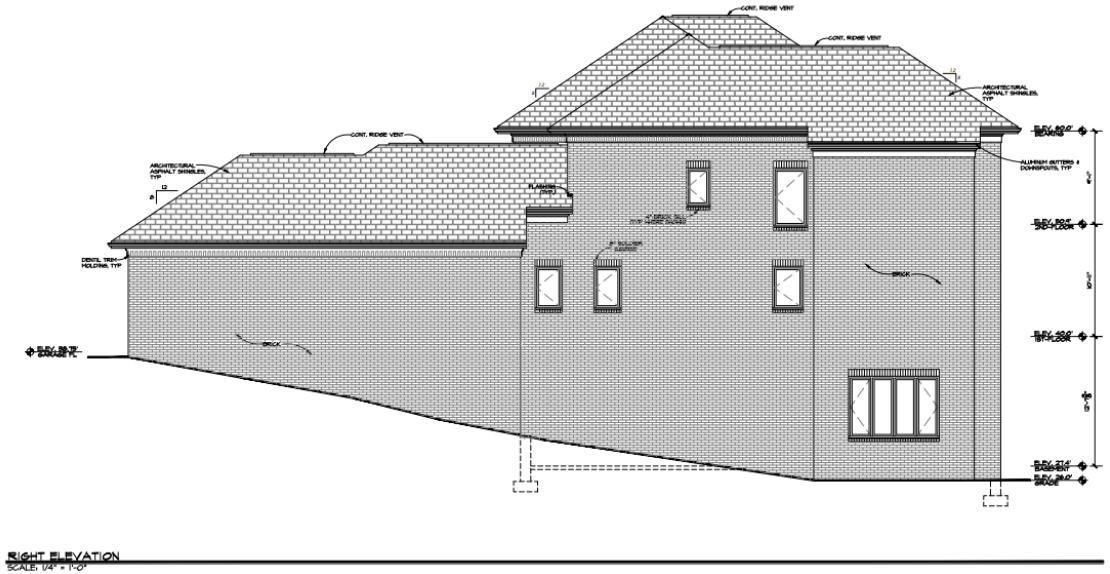
FRONT & REAR ELEVATIONS

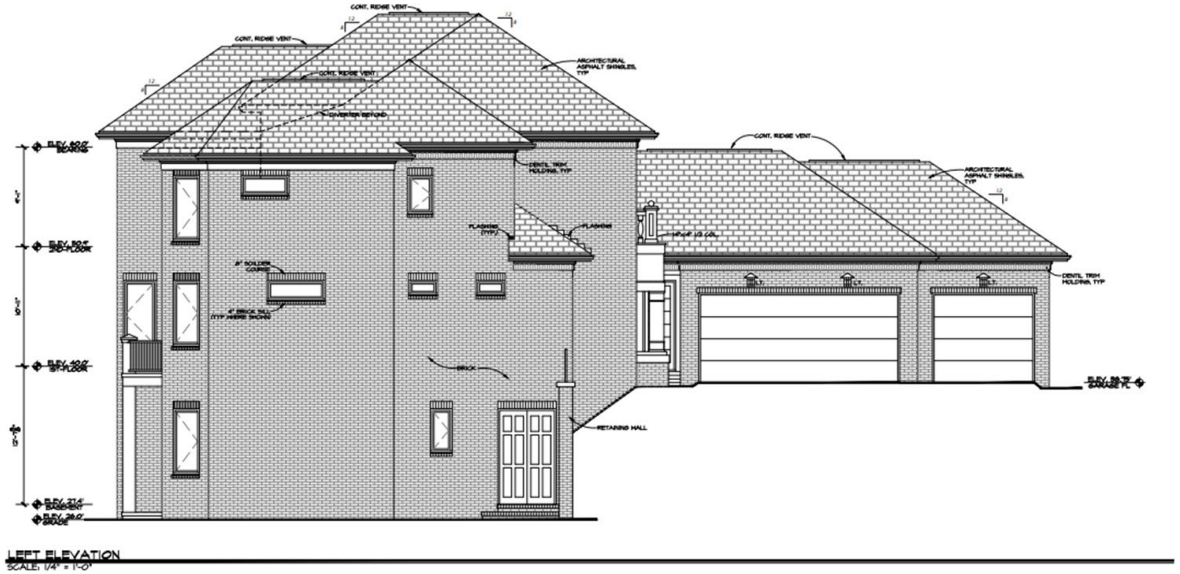


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT & LEFT ELEVATIONS





STAFF RECOMMENDATION

DISAPPROVAL

- DSP-86116-15
- CP-22002
- Variance to Section 27-548.17(b)
- Variance to Section 5B-114(e)(5)

Major Issues:

- Proposed 52% Clearing of Developed Woodland.

Applicant Required Mailings:

- Informational Mailing:07/19/2022
- Acceptance Mailing: 12/01/2022