## JUNICA BRANDYWINE

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-031-2024 **Staff Recommendation**: APPROVAL with conditions

Case: PPS-2023-017

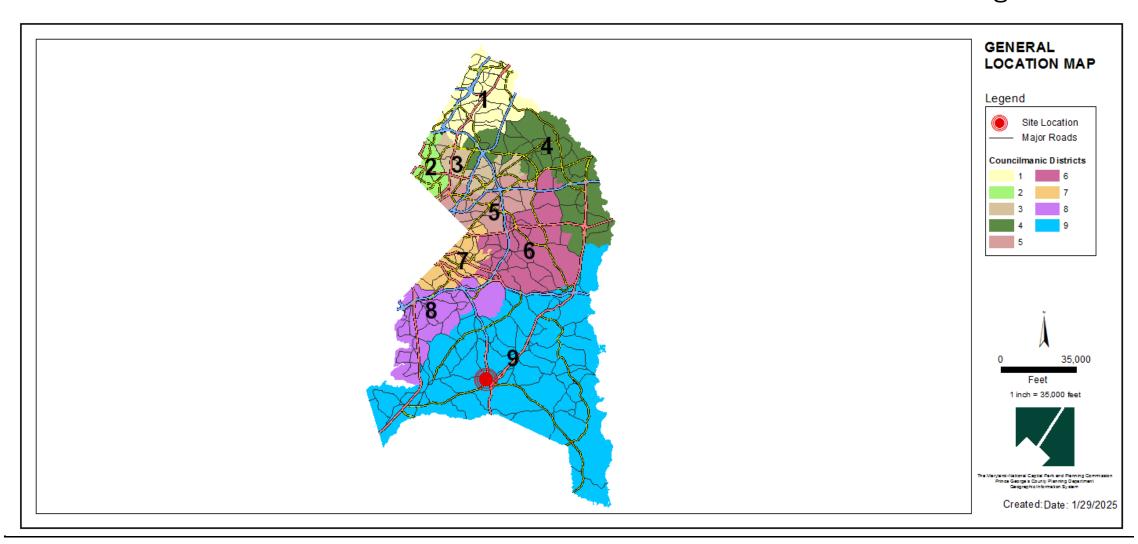


## **GENERAL LOCATION MAP**

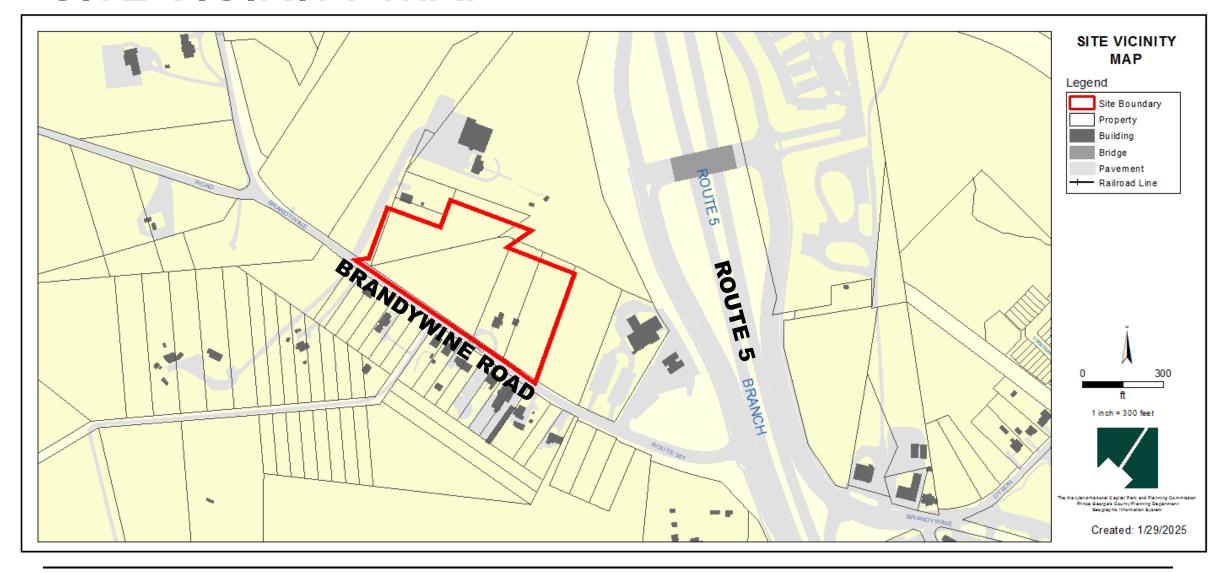
Council District: 09

Case: PPS-2023-017

Planning Area: 85A



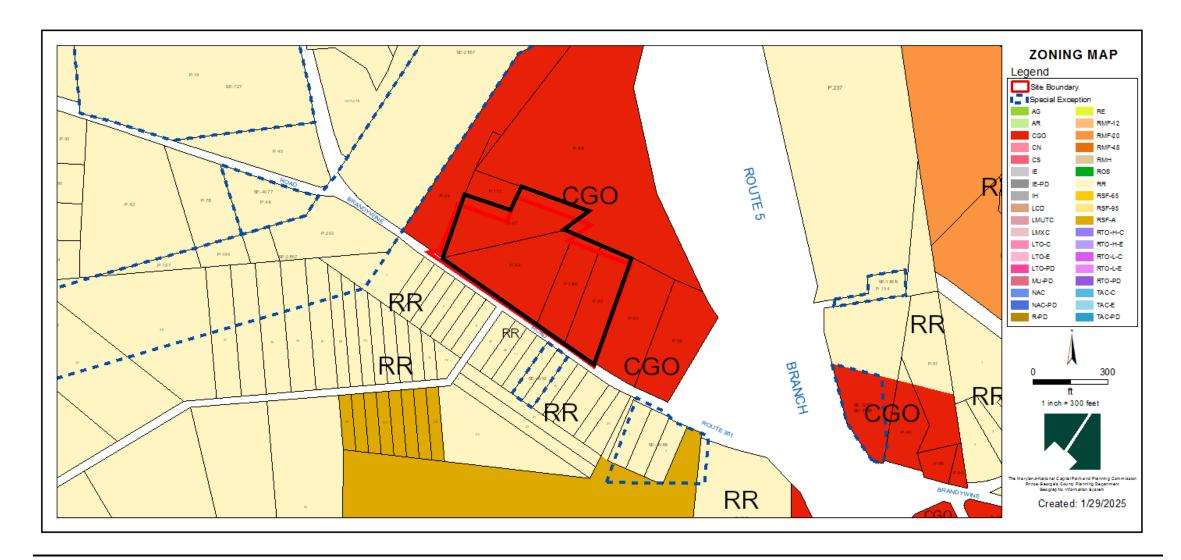
## SITE VICINITY MAP



Item: 6 Slide 3 of 9

#### **ZONING MAP**

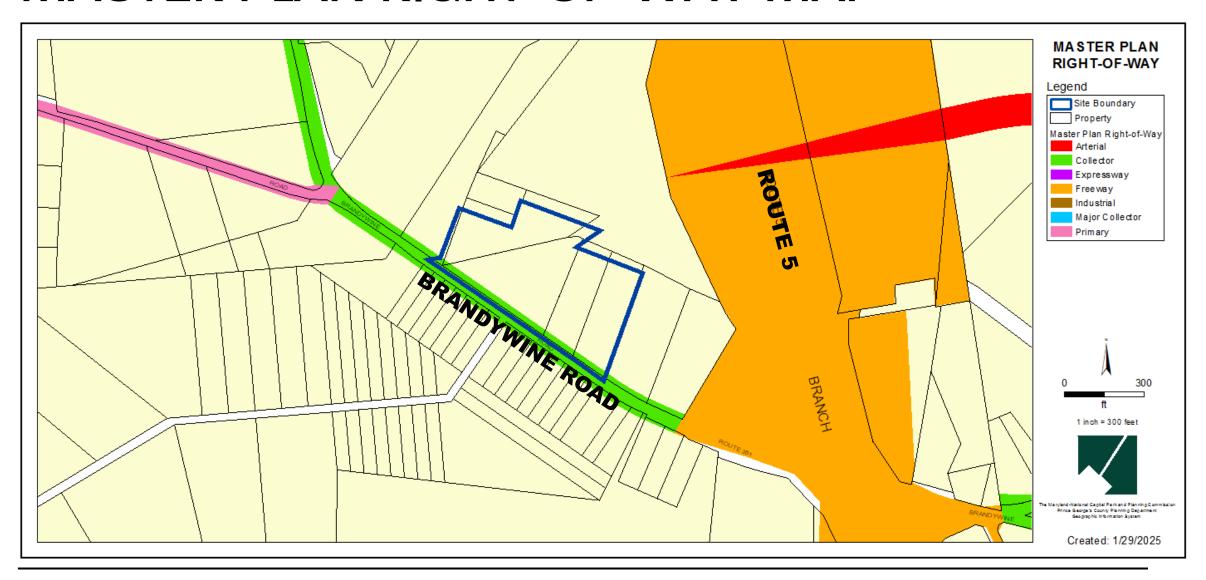
Property Zone: CGO



# SITE MAP

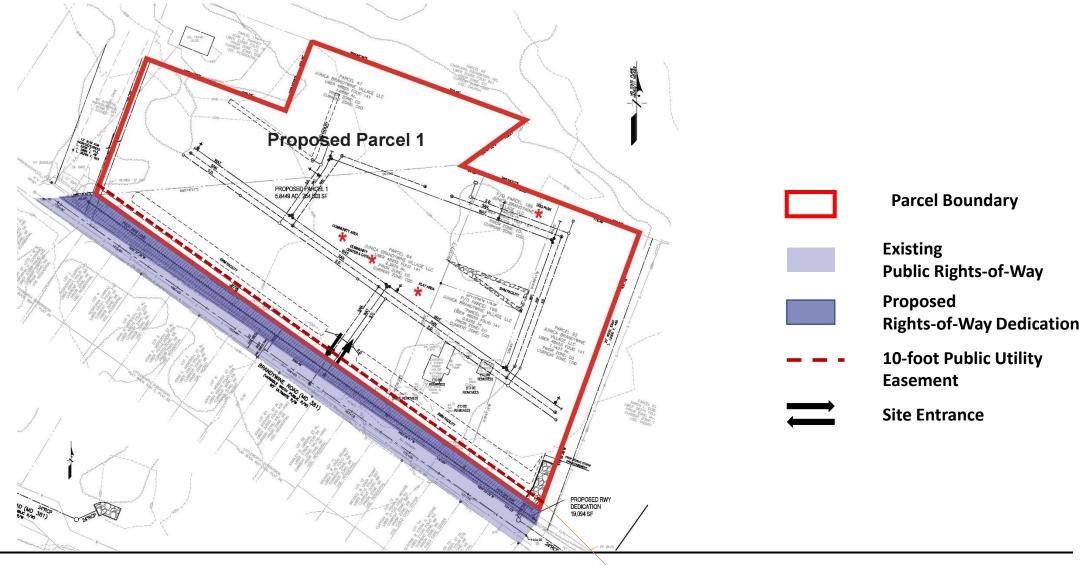


## MASTER PLAN RIGHT-OF-WAY MAP



Item: 6 Slide 6 of 9

# PRELIMINARY PLAN OF SUBDIVISION



Case: PPS-2023-017

Item: 6 03/06/2025 Slide 7 of 9

# TYPE 1 TREE CONSERVATION PLAN



Existing/Proposed
Public Rights-of-Way

Specimen tree removed

Woodland Reforestation

Woodland Preserved,
Not Credited

Item: 6 03/06/2025 Slide 8 of 9

## STAFF RECOMMENDATION

#### **APPROVAL** with conditions

- Preliminary Plan of Subdivision PPS-2023-017
- Type 1 Tree Conservation Plan TCP1-031-2024
- Variance from Section 25-122(b)(1)(G)- Removal of Specimen Trees

#### **Major Issues:**

None

#### **Applicant Required Mailings:**

• Informational Mailing: 05/31/2024

Case: PPS-2023-017

• Acceptance Mailing: 10/14/2024

Item: 6 03/06/2025 Slide 9 of 9