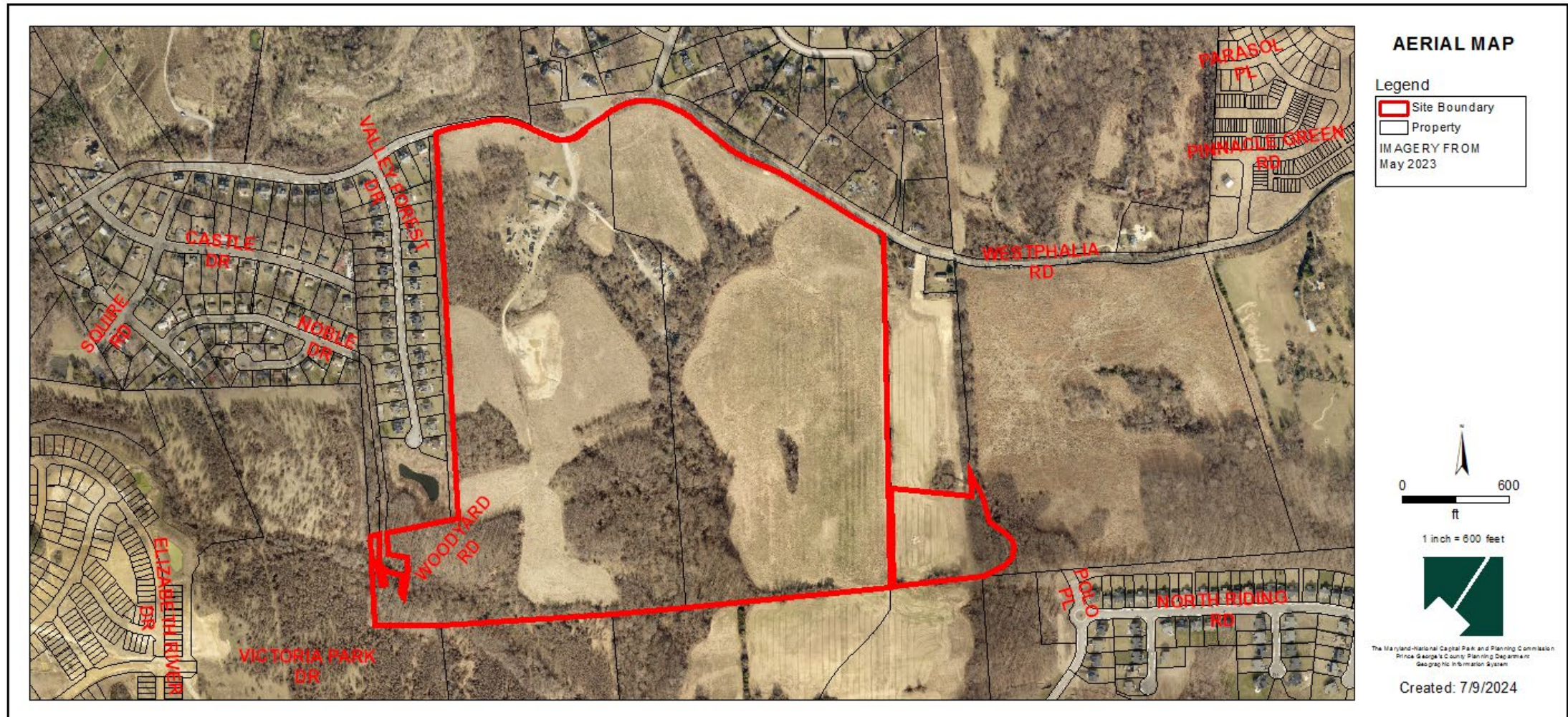


CASE YERGAT

Specific Design Plan

TCP2-048-2022-01

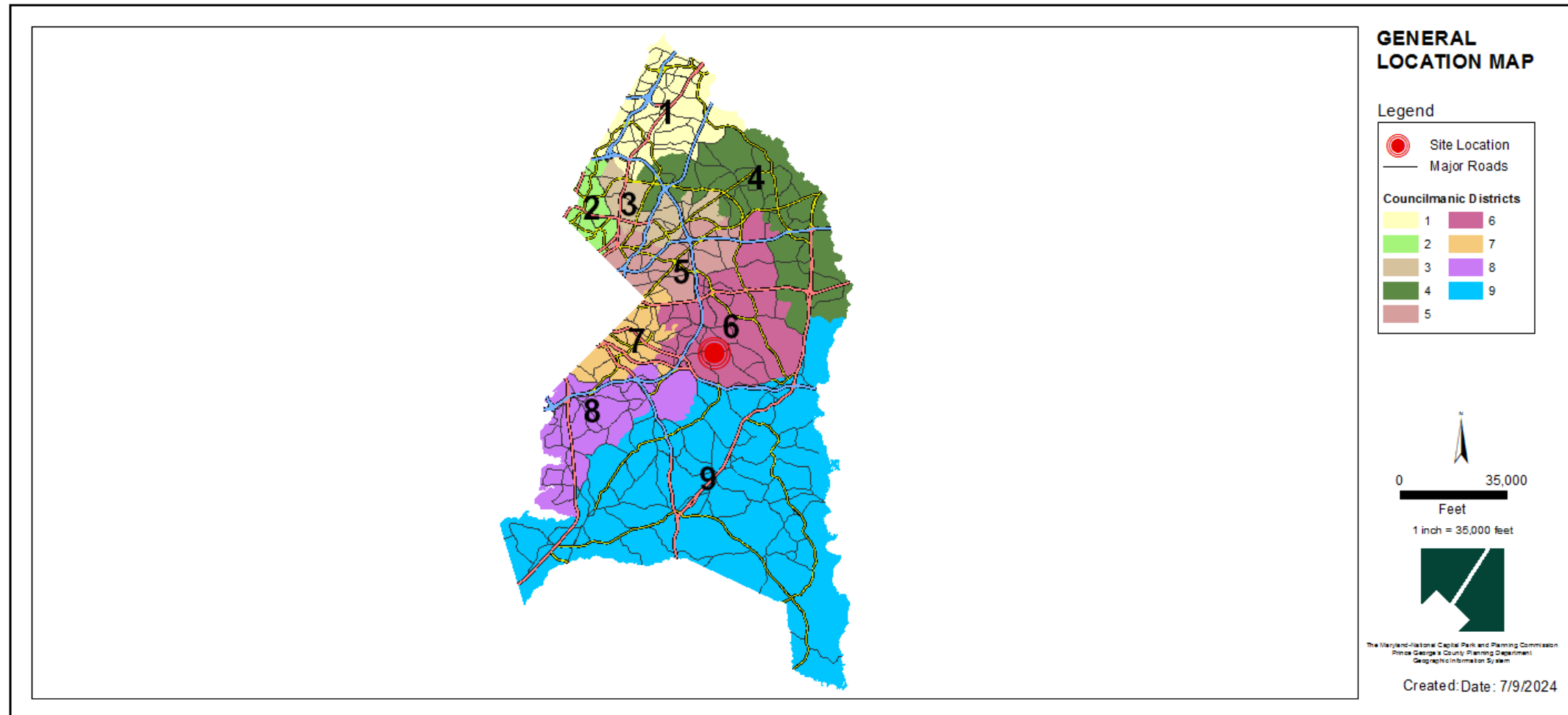
Staff Recommendation: APPROVAL with conditions



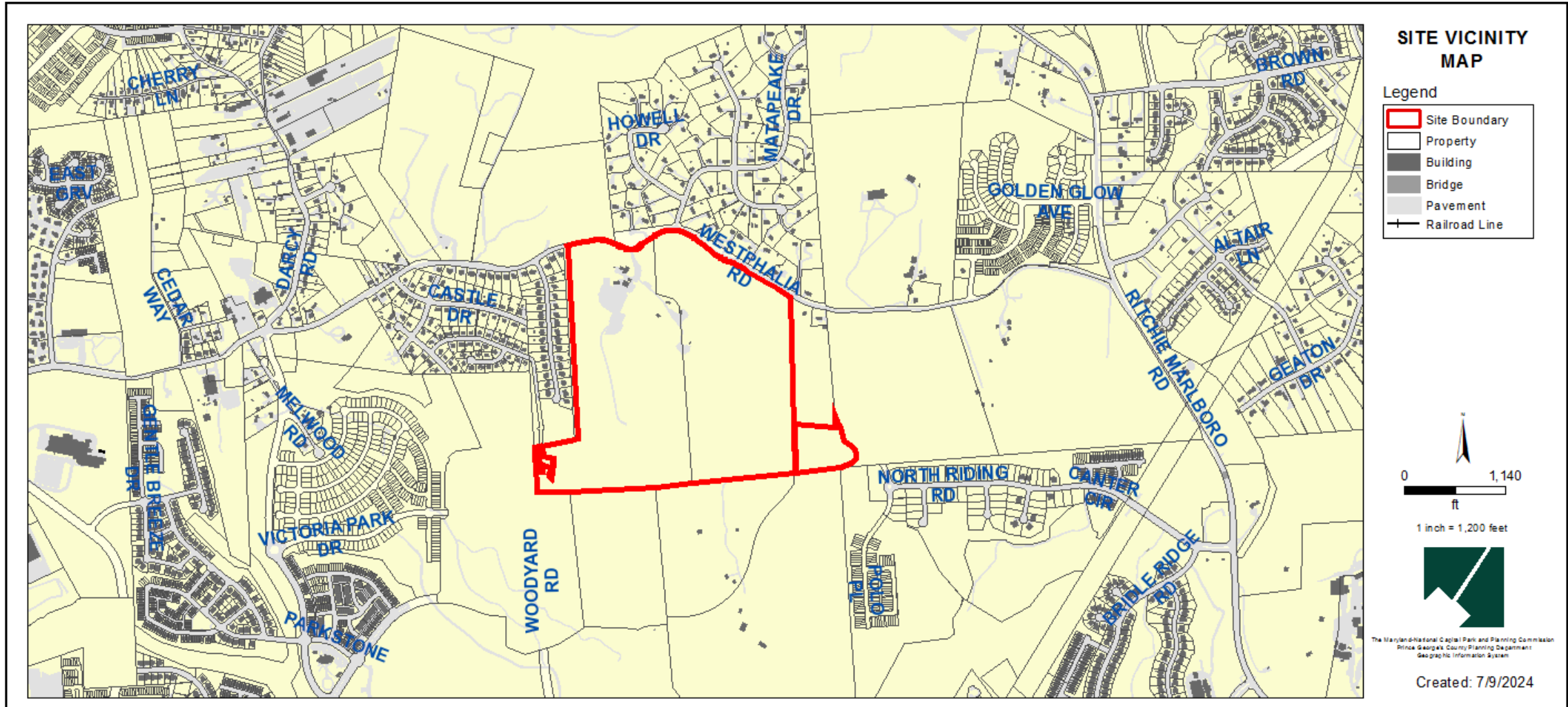
GENERAL LOCATION MAP

Council District: 06

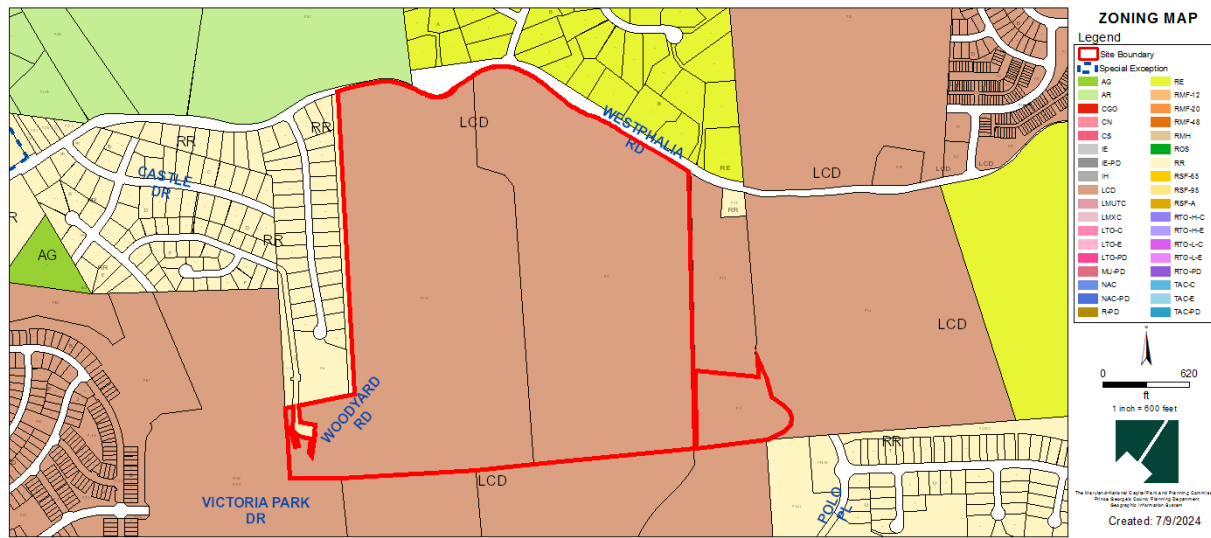
Planning Area: 78



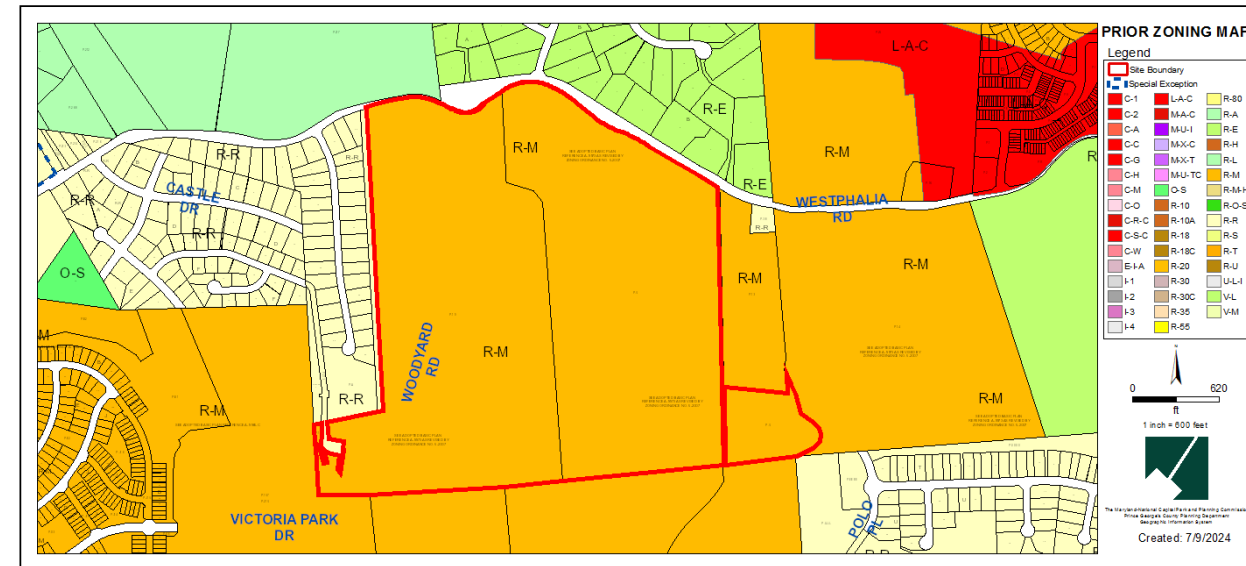
SITE VICINITY MAP



ZONING MAP

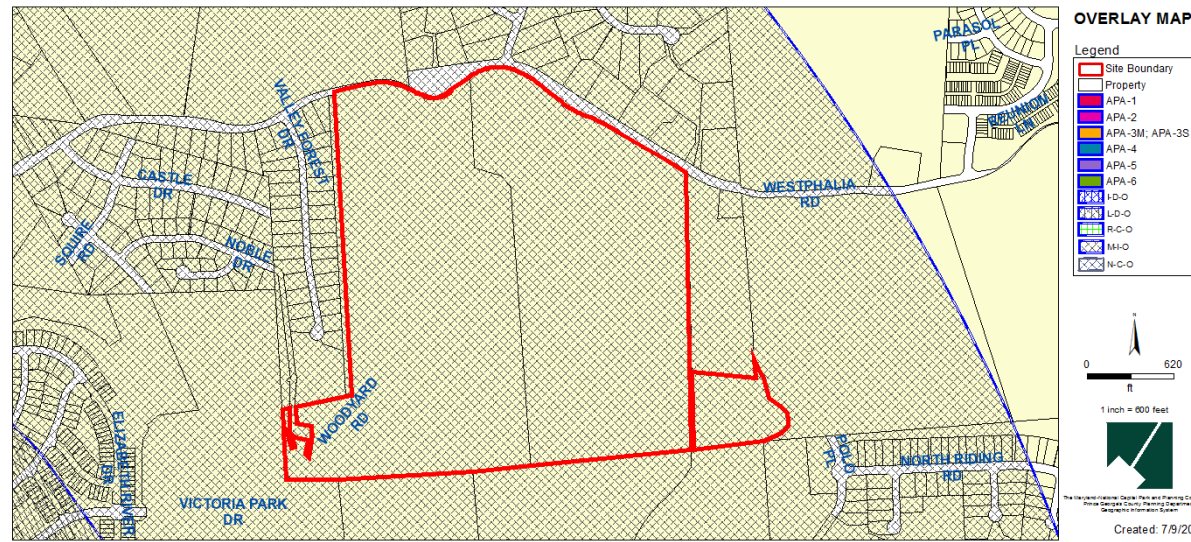


Prior Property Zone: R-M

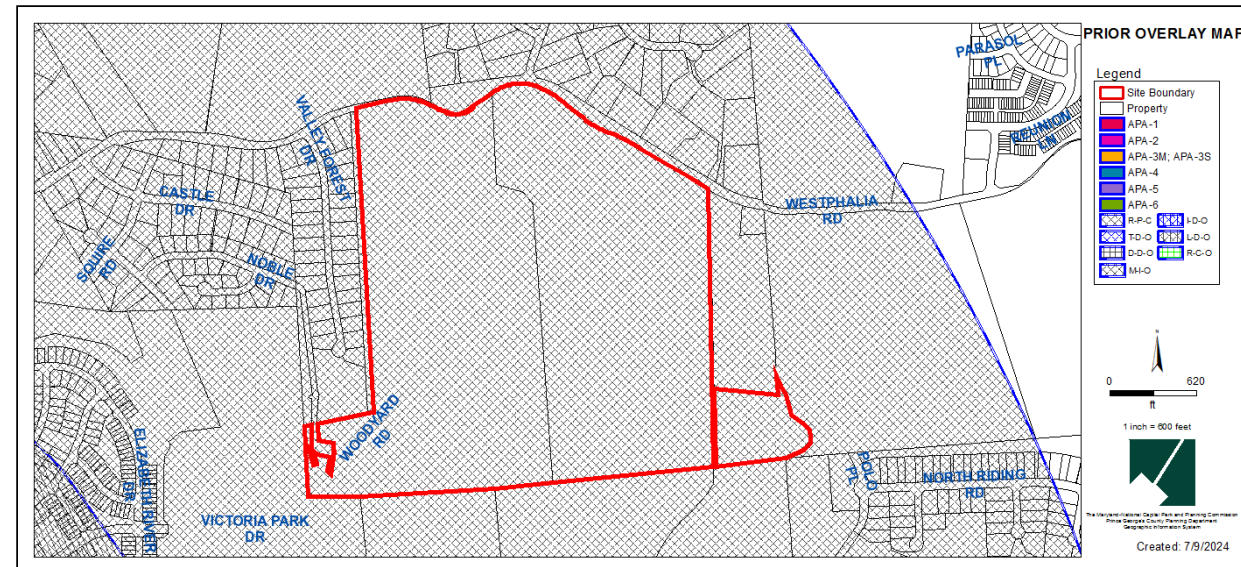


Current Property Zone: LCD

OVERLAY MAP

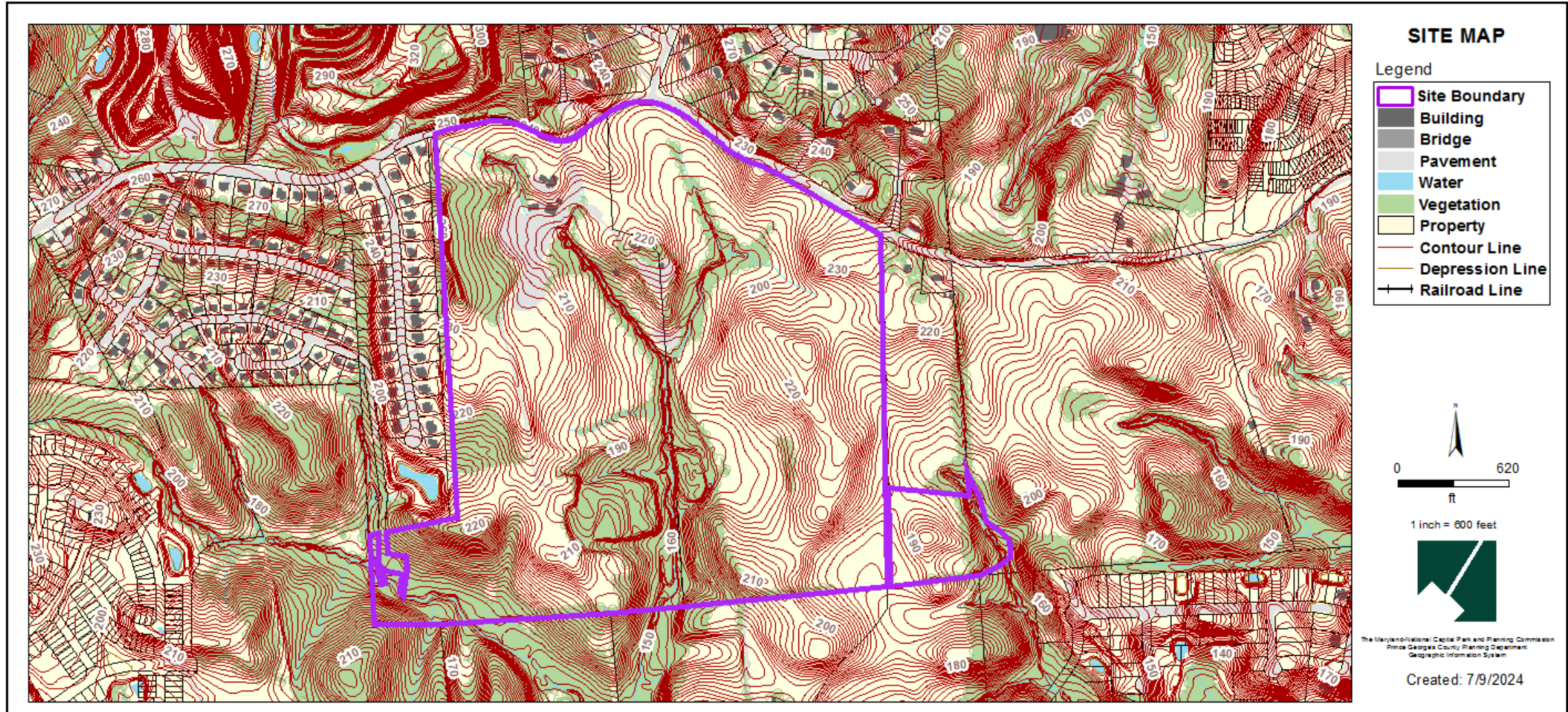


Prior Property Zone: M-I-O

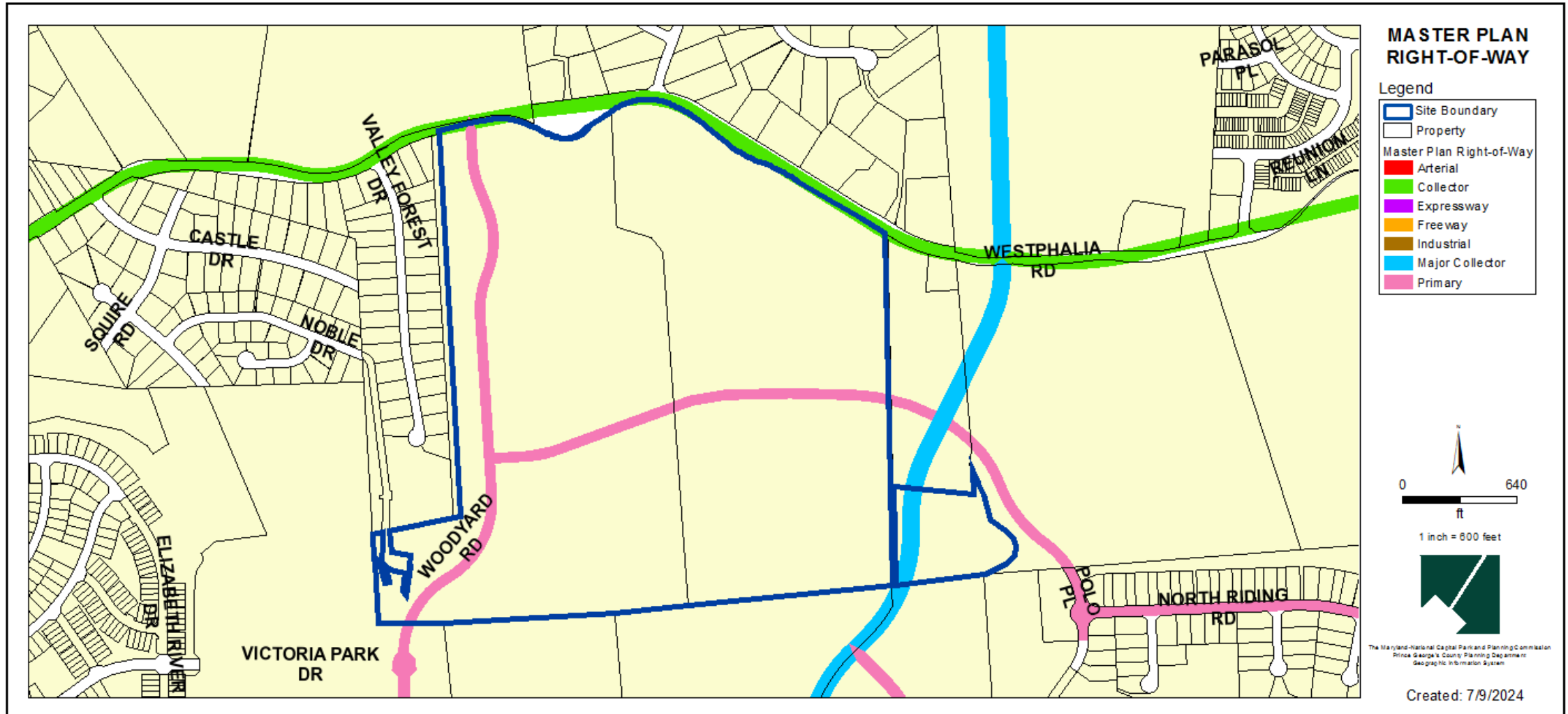


Current Property Zone: MIO

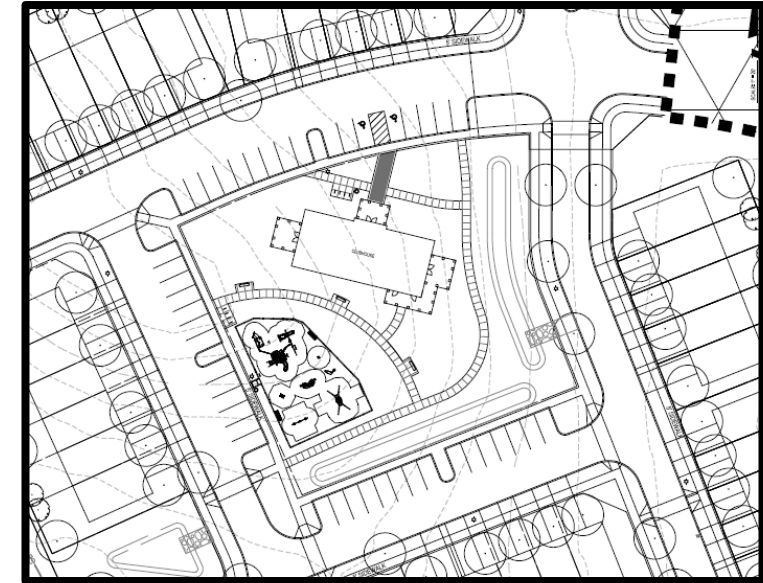
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN

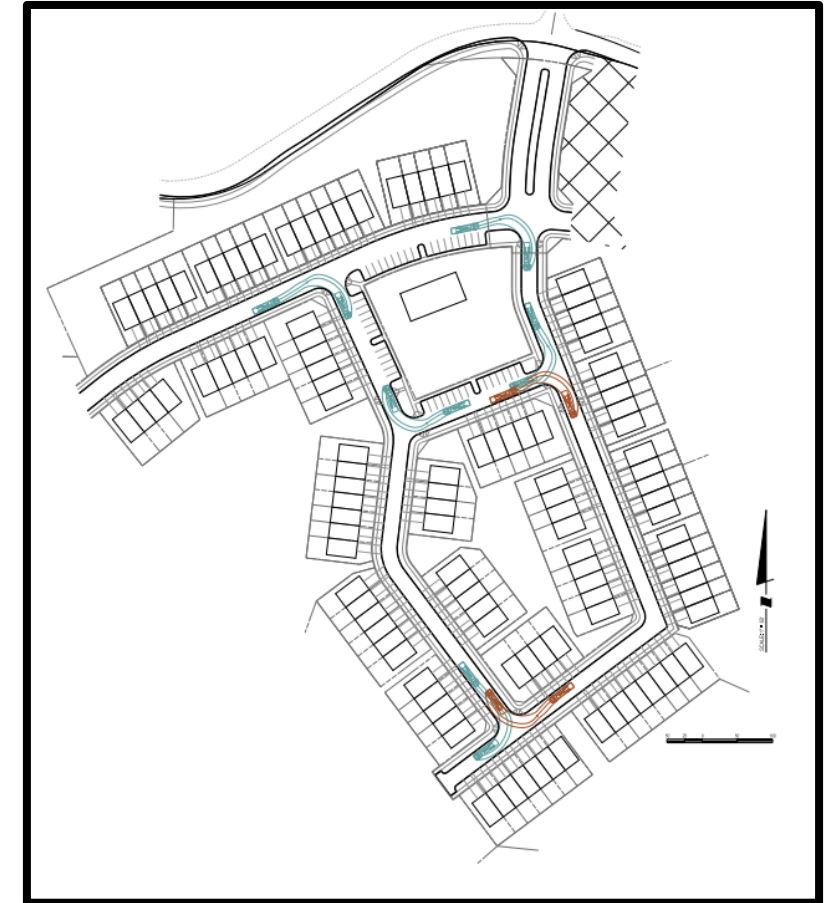
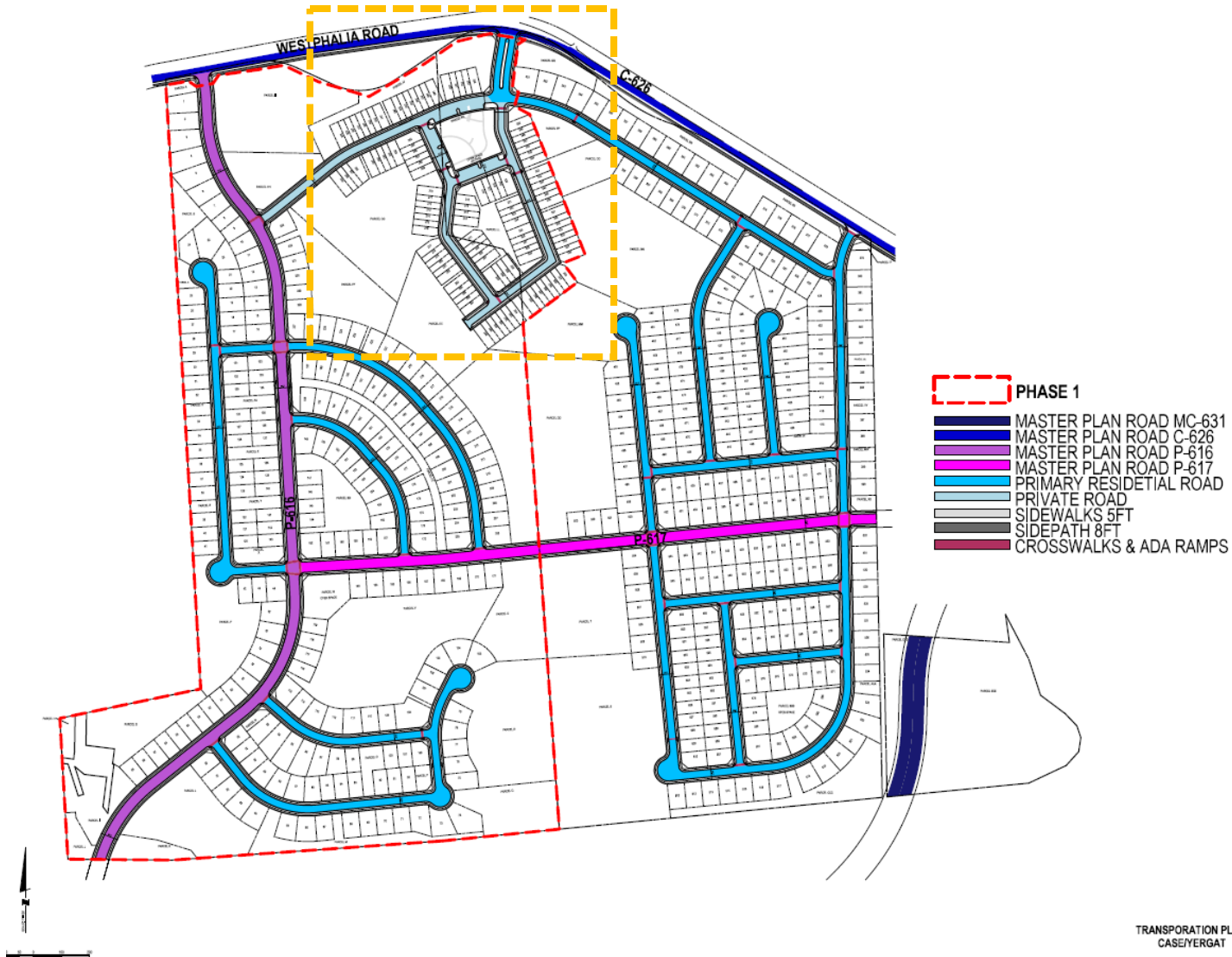


Recreational Facilities Site 1



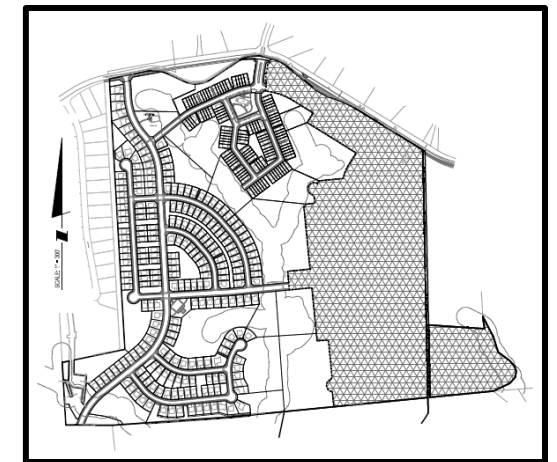
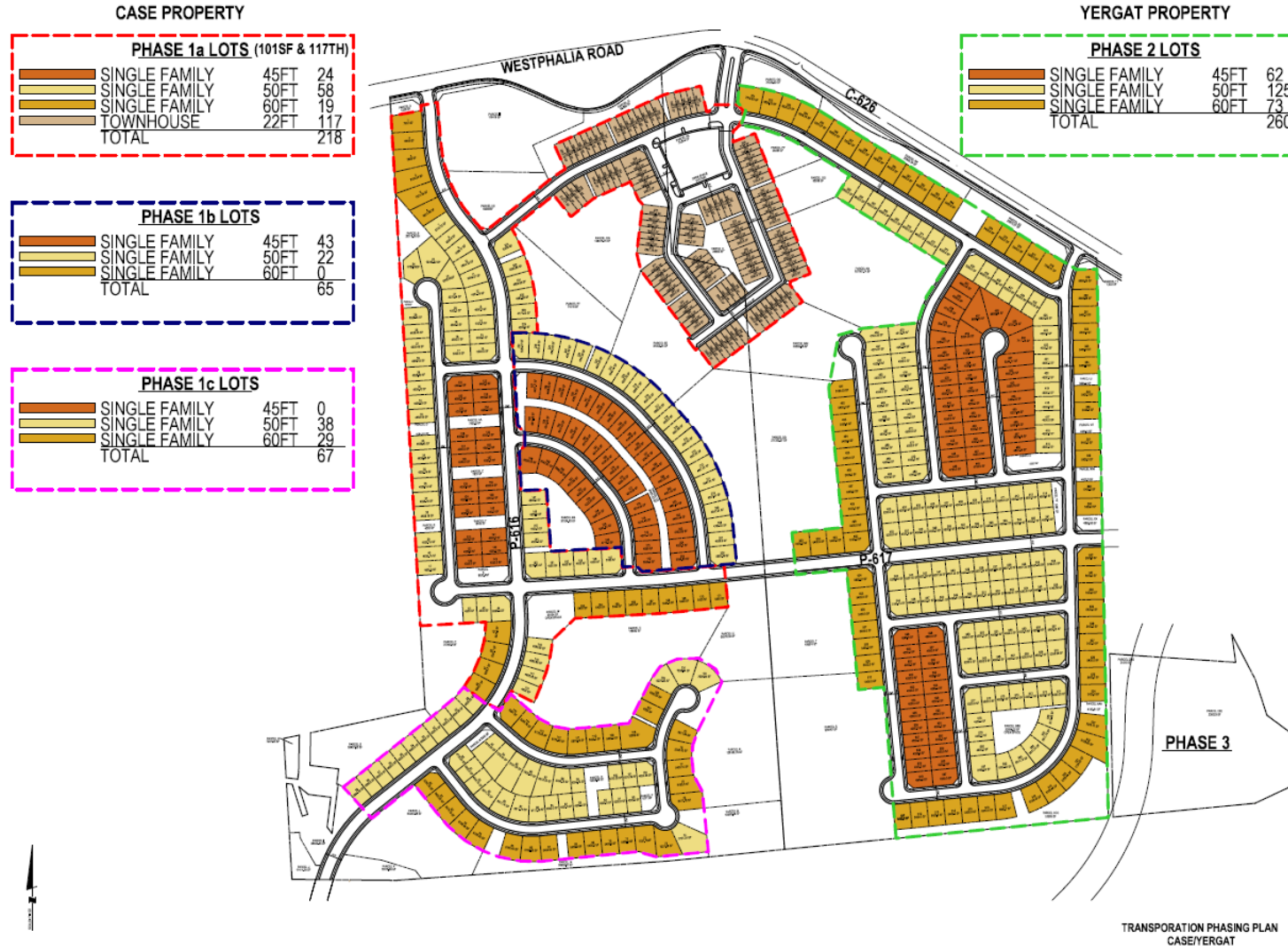
Recreational Facilities Site 2

TRANSPORTATION EXHIBIT



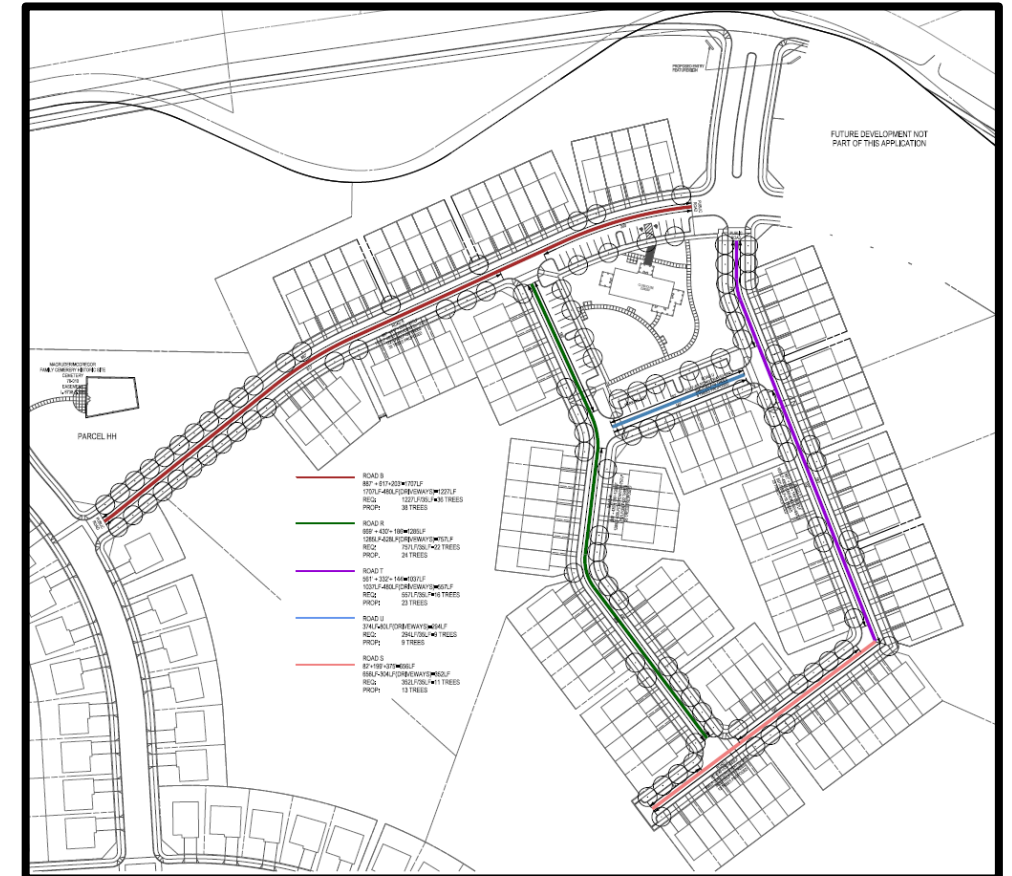
Truck Turning Exhibit

TRANSPORTATION PHASING PLAN



Phase 1

LANDSCAPE PLAN



Section 4.10 Street Trees Along Private Streets

SIX EXAMPLES OF SINGLE-FAMILY DETACHED



Addison



Dalton



Stirling



Bexley



Devon



Oakley

TWO TOWNHOUSE MODELS



Front Elevations of the Brexton
Model



Front Elevations of the Finley Model

CLUBHOUSE ELEVATIONS



Front Elevation



Side Elevation

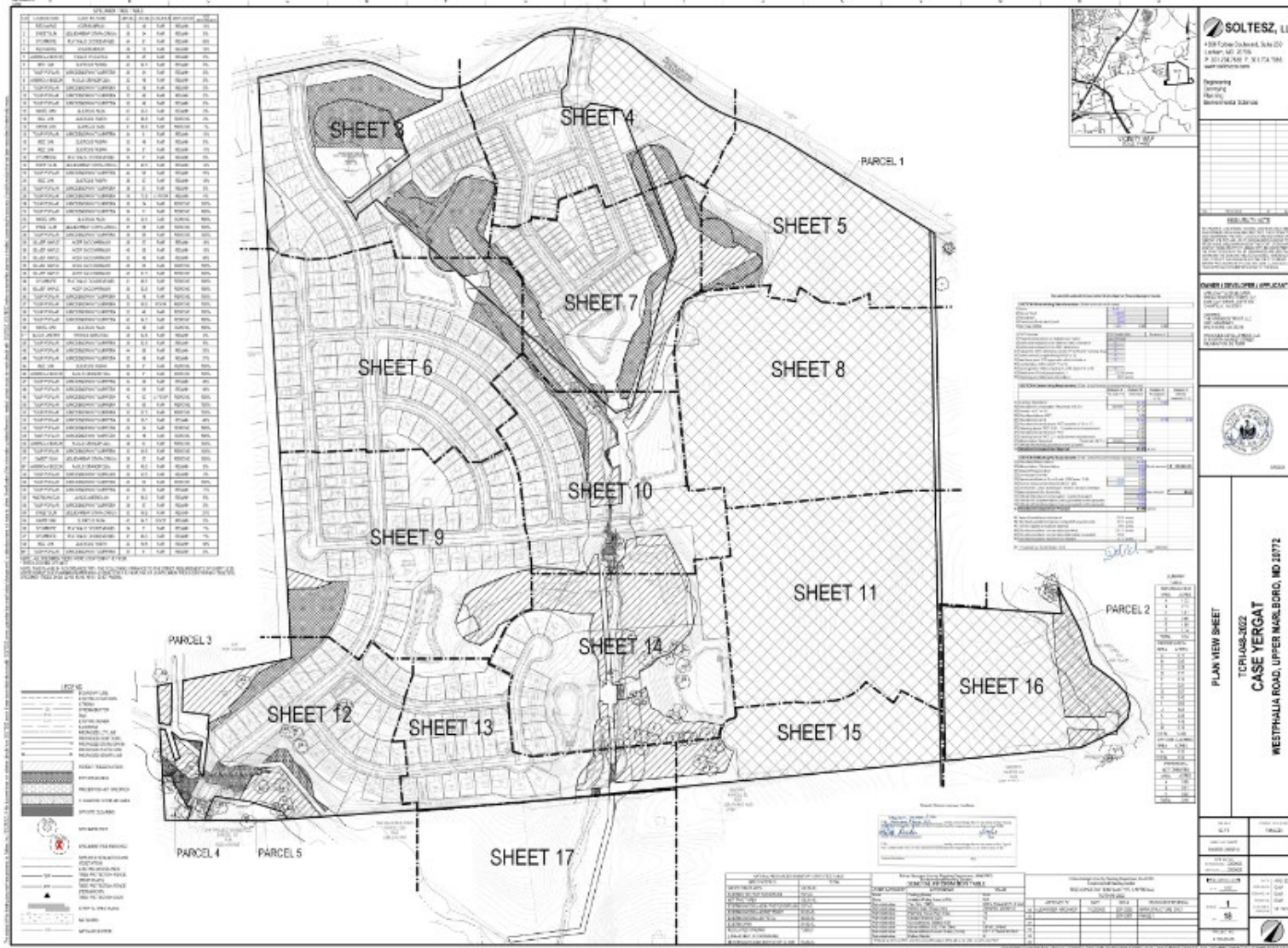


Rear Elevation



Side Elevation

TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- SDP-2301
- TCP2-048-2022-01

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 04/19/2023
- Acceptance Mailing: 05/28/2024