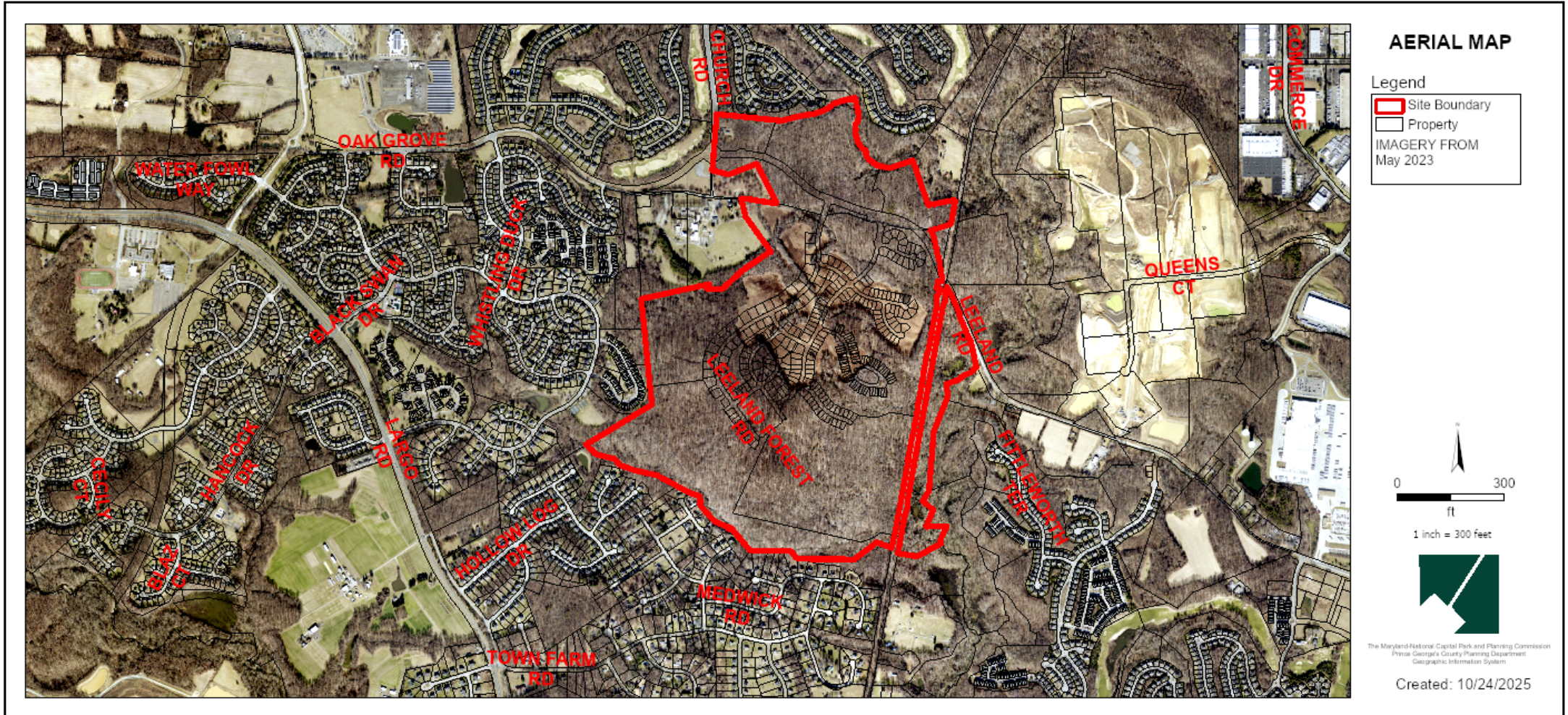


# LOCUST HILL, PHASE 2

## Specific Design Plan

TCP2-2025-0062

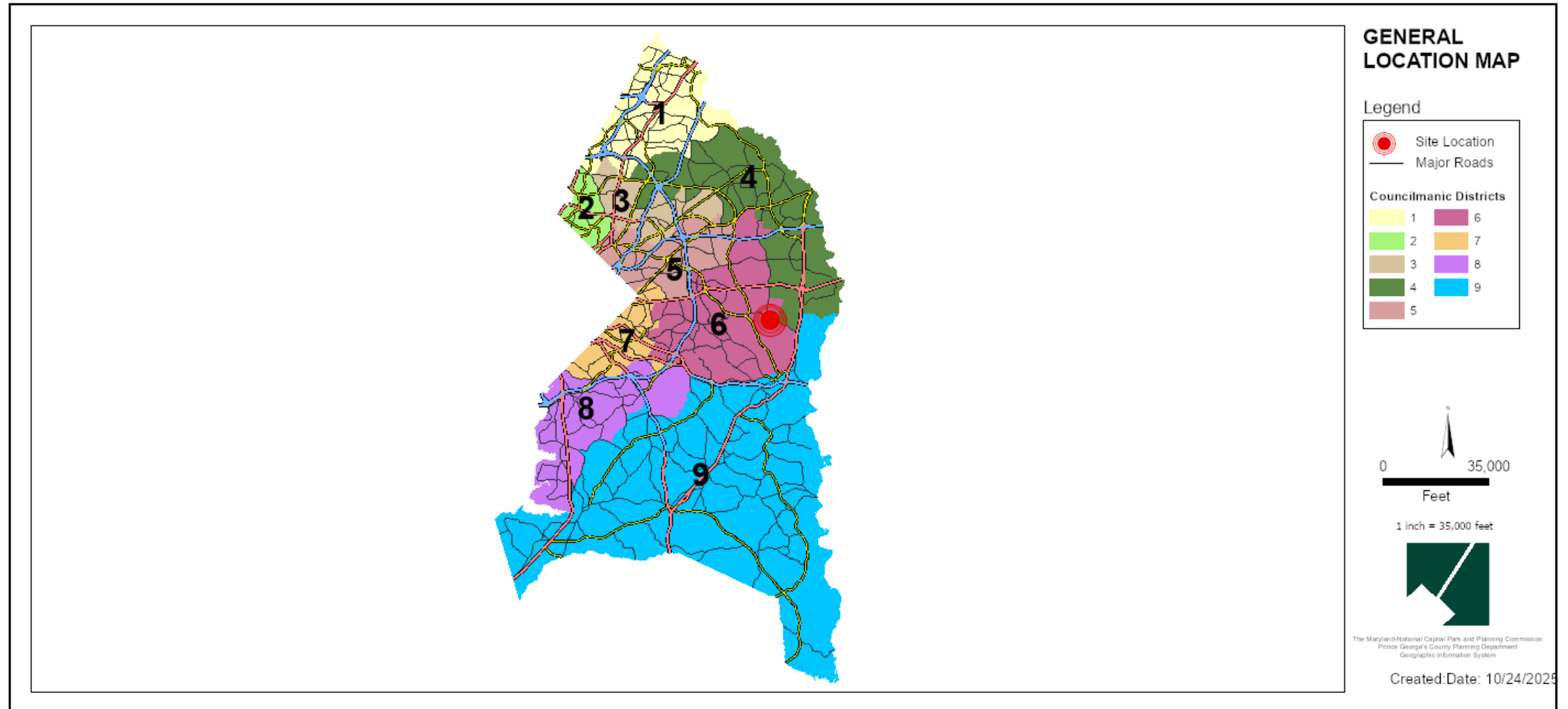
**Staff Recommendation: APPROVAL with conditions**



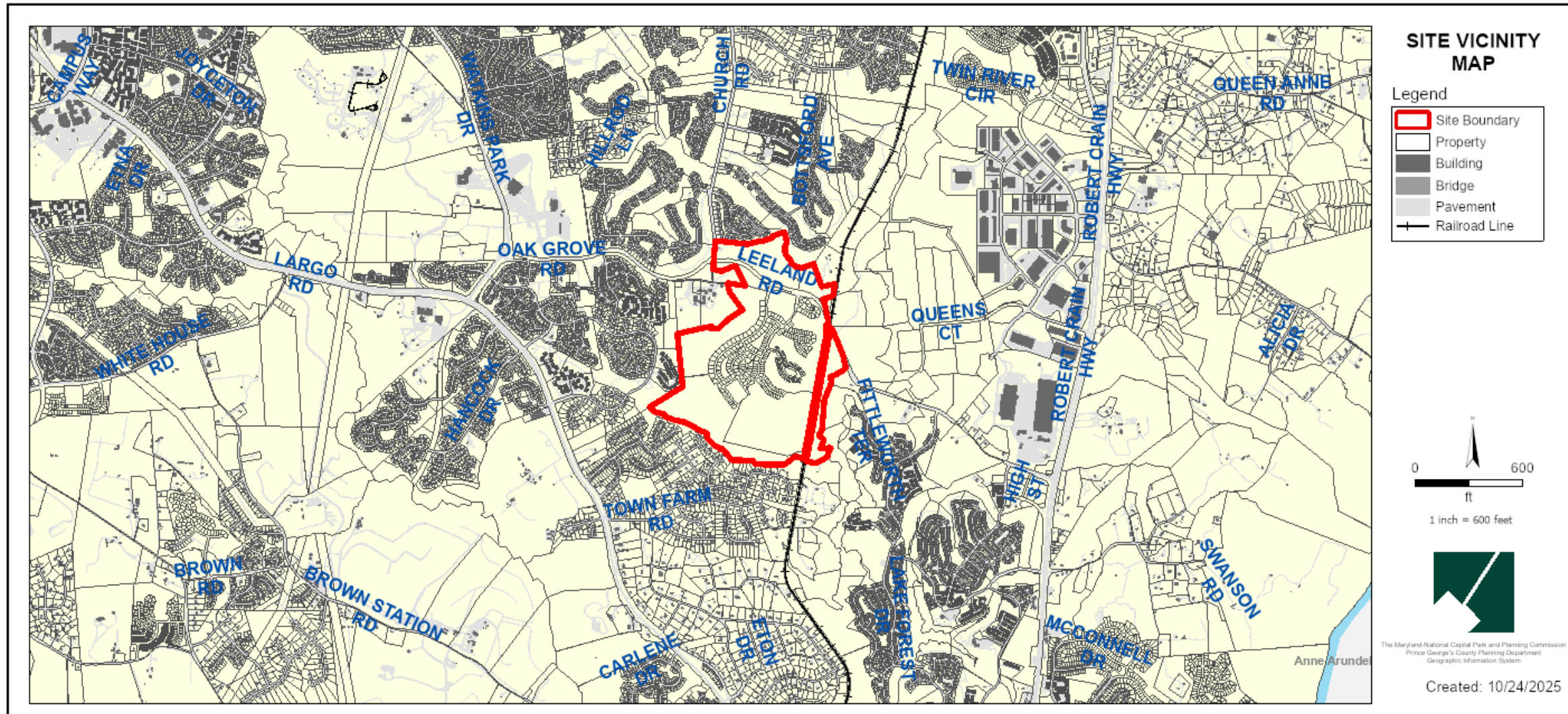
# GENERAL LOCATION MAP

Council District: 06

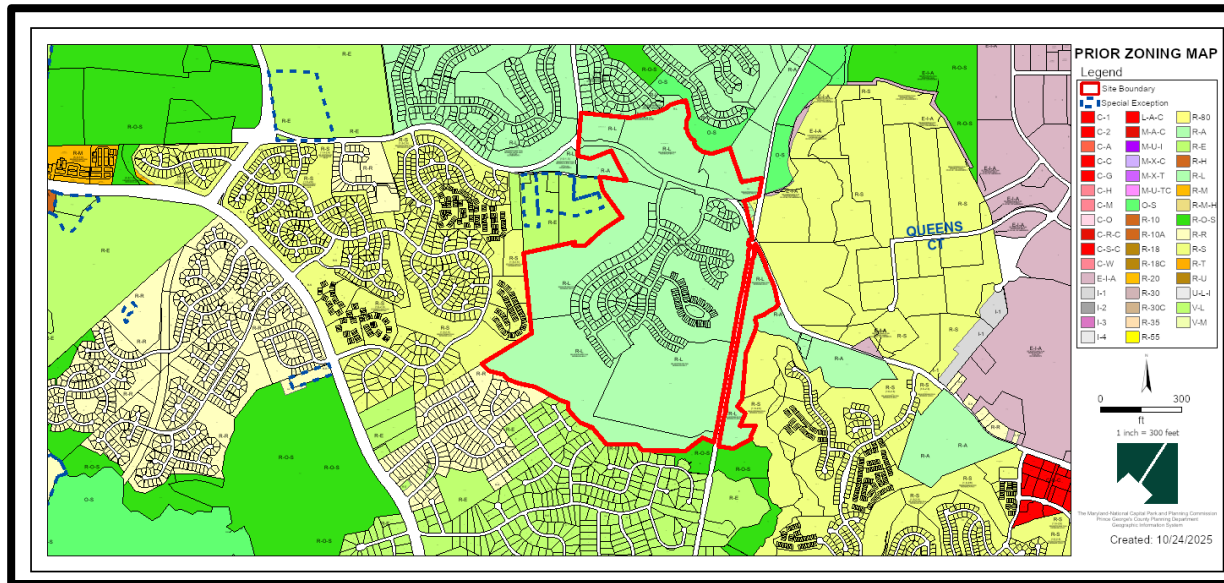
Planning Area: 74A & 079



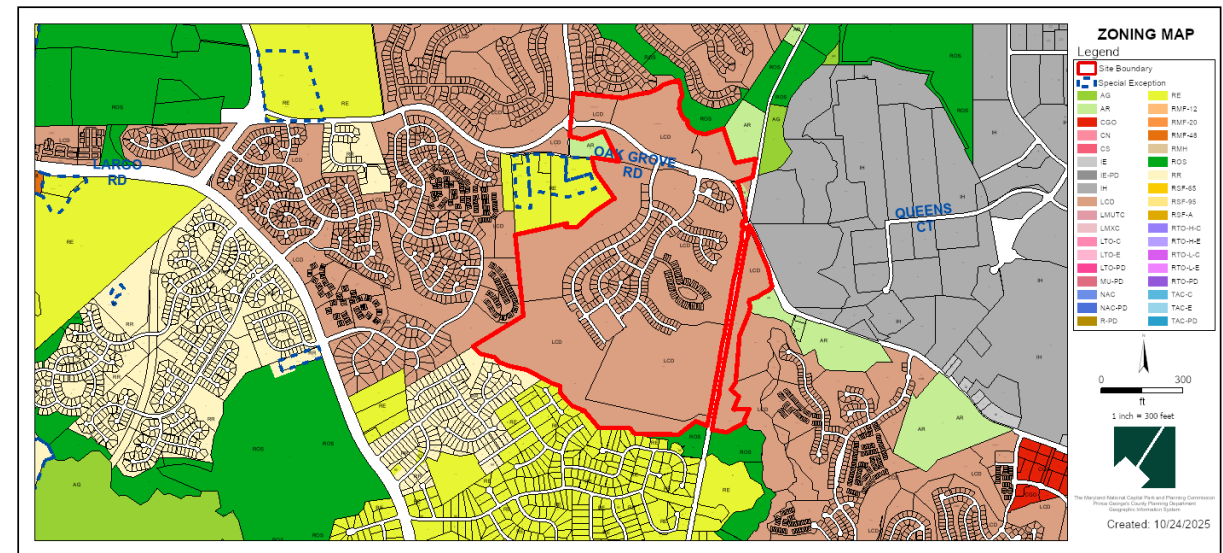
# SITE VICINITY MAP



# ZONING MAP

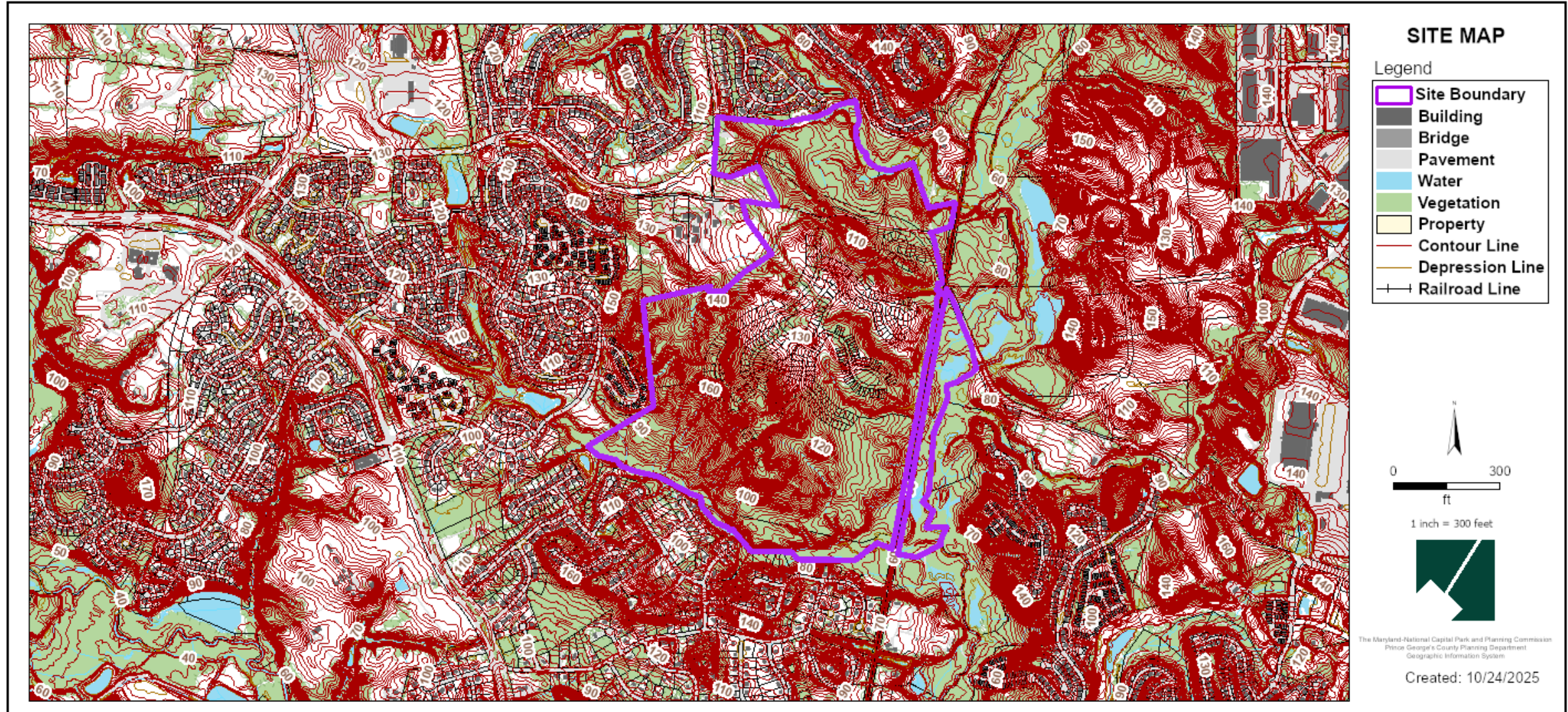


Prior Property Zone: R-L

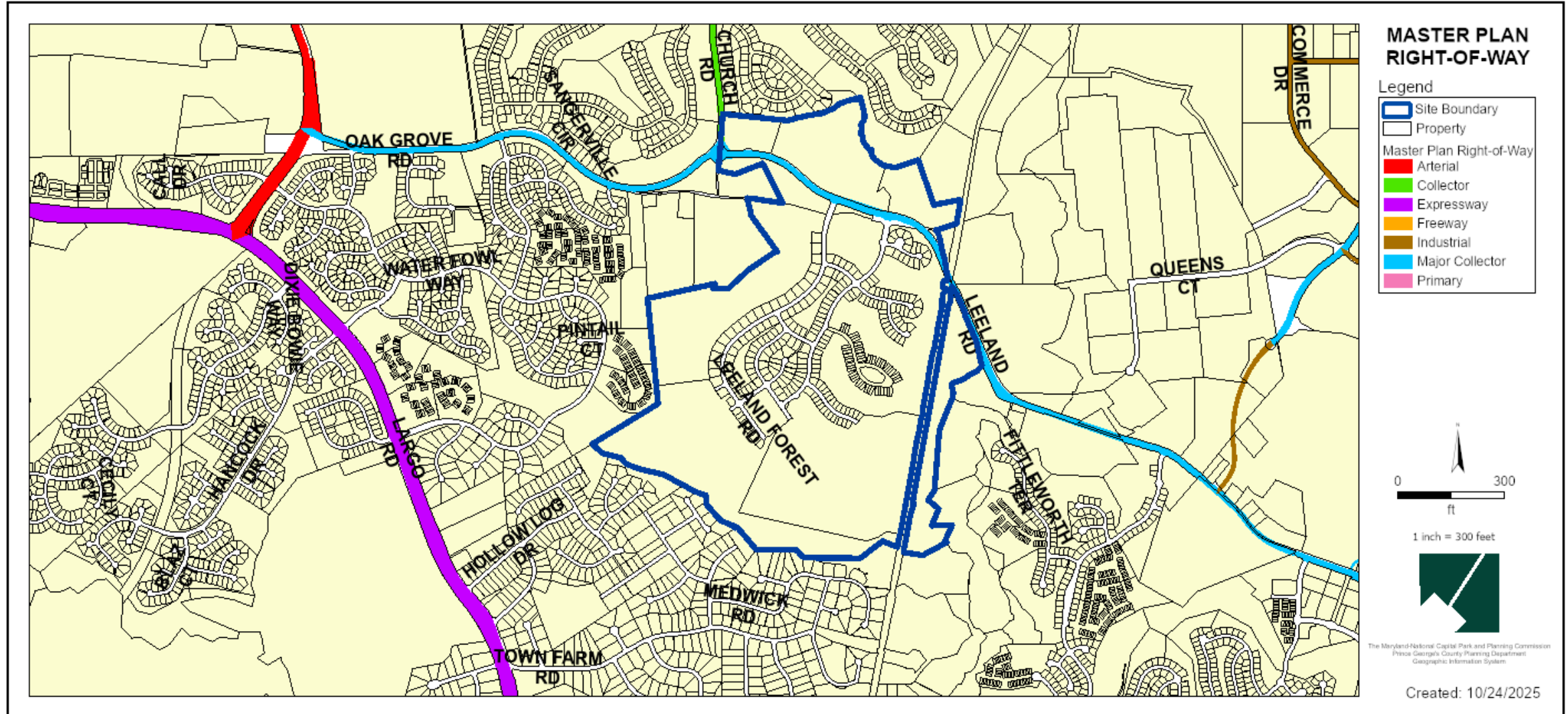


Current Property Zone: LCD

# SITE MAP



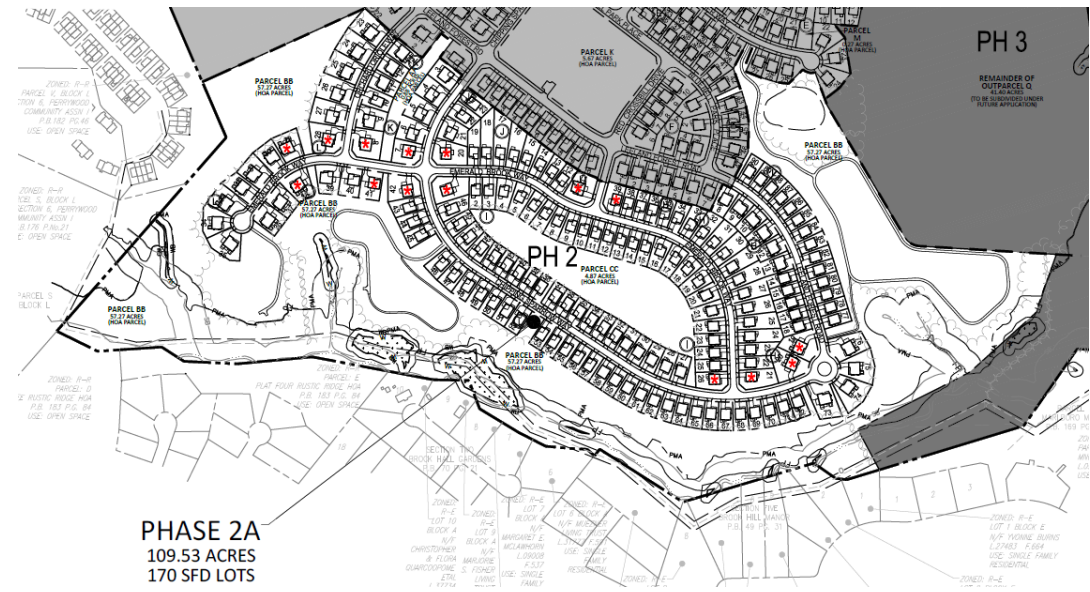
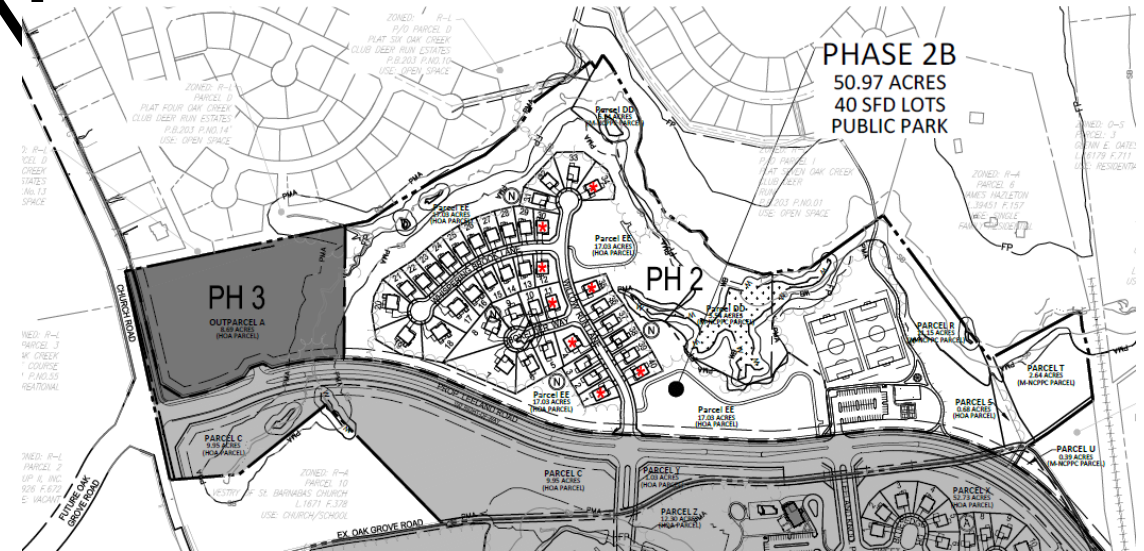
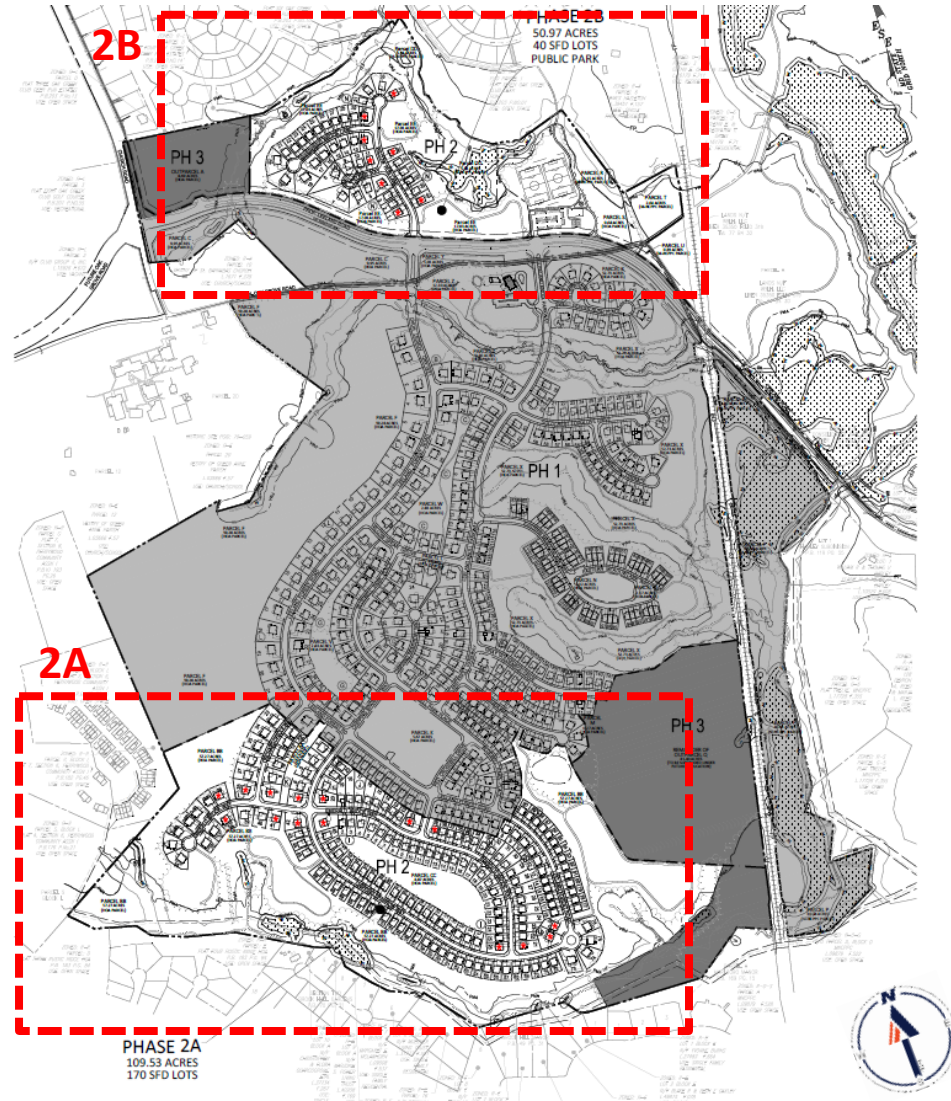
# MASTER PLAN RIGHT-OF-WAY MAP









# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# SPECIFIC DESIGN PLAN

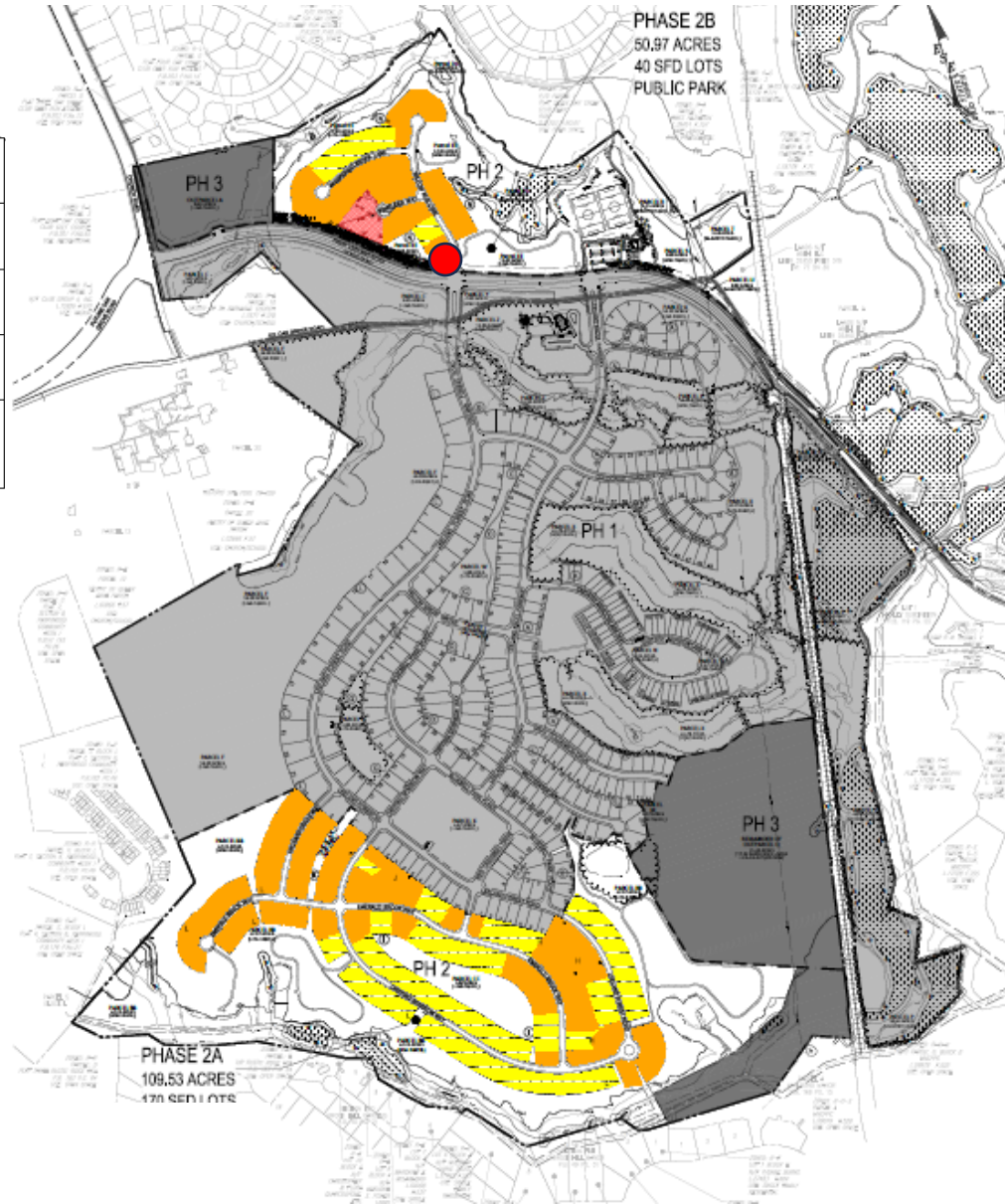


# LANDSCAPE PLAN

LOT TYPE	LOT SIZE RANGE	SYMBOL	# OF LOTS	MINIMUM # OF SHADE TREES	TOTAL # OF SHADE TREES REQUIRED	MINIMUM # OF ORNAMENTAL / EVERGREEN TREES	TOTAL # OF ORNAMENTAL / EVERGREEN TREES REQUIRED	NOTES
SINGLE FAMILY DETACHED LOTS	20,000-40,000 SF		2	4 PER LOT	8	3 PER LOT	6	AT LEAST ONE (1) MAJOR SHADE TREE ON THE SOUTH AND/OR WEST SIDE AND WITHIN THIRTY (30) FEET, WHERE FEASIBLE, OR THE RESIDENTIAL STRUCTURE. AT LEAST ONE (1) SHADE TREE IN THE FRONT YARD OR, IN THE CASE OF A CORNER LOT, IN THE FRONT OR SIDE YARD FACING THE STREET.
	9,500-20,000 SF		103	3 PER LOT	309	2 PER LOT	206	AT LEAST ONE (1) MAJOR SHADE TREE ON THE SOUTH AND/OR WEST SIDE AND WITHIN THIRTY (30) FEET, WHERE FEASIBLE, OR THE RESIDENTIAL STRUCTURE. AT LEAST ONE (1) SHADE, ORNAMENTAL, OR EVERGREEN TREE IN THE FRONT YARD OR, IN THE CASE OF A CORNER LOT, IN THE FRONT OR SIDE YARD FACING THE STREET.
	< 9,500 SF		105	2 PER LOT	210	2 PER LOT	210	AT LEAST ONE (1) SHADE, ORNAMENTAL, OR EVERGREEN TREE IN THE FRONT YARD OR, IN THE CASE OF A CORNER LOT, IN THE FRONT OR SIDE YARD FACING THE STREET.
TOTAL			210	--	527	--	422	   SHADE TREES      ORNAMENTAL TREES      EVERGREEN TREES



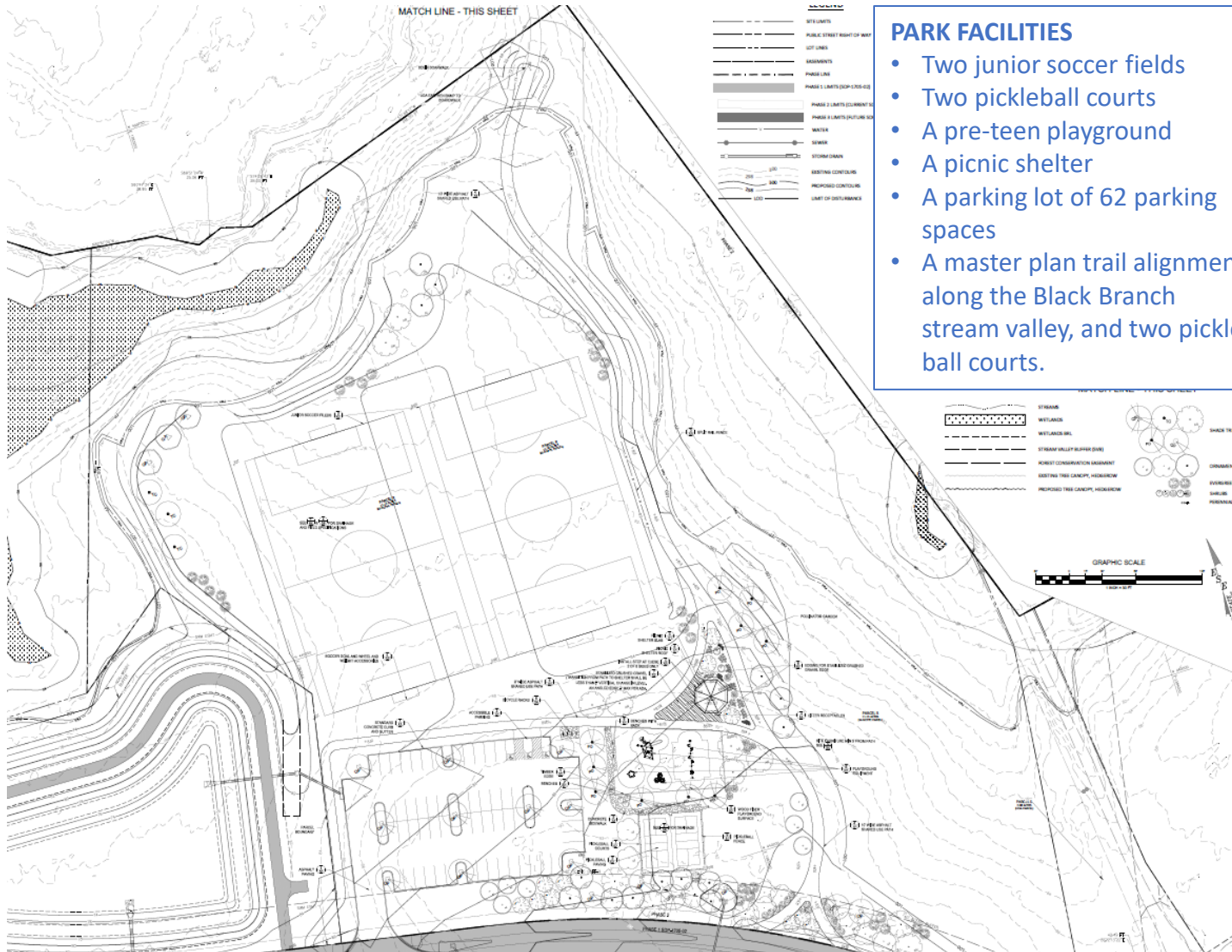
Entrance Monument Sign



# PUBLIC NEIGHBORHOOD PARK

## PARK FACILITIES

- Two junior soccer fields
- Two pickleball courts
- A pre-teen playground
- A picnic shelter
- A parking lot of 62 parking spaces
- A master plan trail alignment along the Black Branch stream valley, and two pickle ball courts.



Unity Connect - UC2000 - Product #: UC-2000  
Manufacturer: PLAYWORLD



3 Bay 3.5' Arch Swing w/ (4) Belt Seats  
& (1) BASKET BEAT (8ft Beam Height)



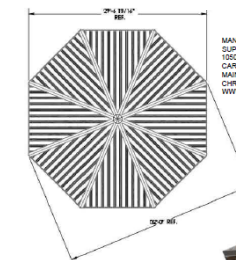
PlayCubes. Product # Playcubes-4  
Manufacturer: PLAYWORLD



Unity Ring. Product # ZZXX0084  
Manufacturer: PLAYWORLD

## 6 PLAYGROUND EQUIPMENT 52 DIAGRAMS

SCALE: NTS



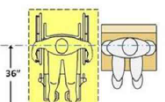
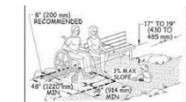
COLOR: BLUE

NOTE: SEE MANUFACTURER: SUPERIOR RECREATIONAL EQUIPMENT FOR INSTALLATION DETAILS AND INSTRUCTIONS

## 6 OCTAGONAL SHELTER 32' WIDE 51 PLAN / SECTION / DIAGRAM

SCALE: NTS

NOTE: Benches seat height shall be 17 to 19" above surface. Clear "firm and stable" 30" x 48" minimum ground space around benches shall be provided, and 12" min shall extend from the backrest to assist in accommodating shoulder-to-shoulder seating, as shown in plan, and illustrations below.



Manufacturer Victor Stanley  
Model Number RB-12  
Size: 6FT Length  
Bolt to concrete per manufacturer instruction.  
Or Approved Equal



Manufacturer Victor Stanley  
Model Number RB-28  
Size: 6FT Length  
Bolt to concrete per manufacturer instructions.  
Or Approved Equal

## 7 BACKLESS BENCH 51 DIAGRAMS


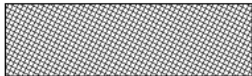
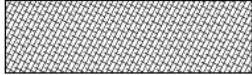




SCALE: NTS

## 8 BENCH WITH BACK 51 DIAGRAMS

SCALE: NTS

# TYPE II TREE CONSERVATION PLAN



HATCH LEGEND	
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	LANDSCAPE CREDIT AREAS
	WOODLAND RETAINED ASSUMED CLEARED
	EXISTING WETLANDS
	STEEP SLOPES 15% OR GREATER
	EXISTING MARLBORO CLAY OUTCROPPING

# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Specific Design Plan SDP-2504
- Type 2 Tree Conservation Plan TCP2-2025-0062

## **Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 05/13/2025
- Acceptance Mailing: 09/15/2025