



Lodges of Prospect

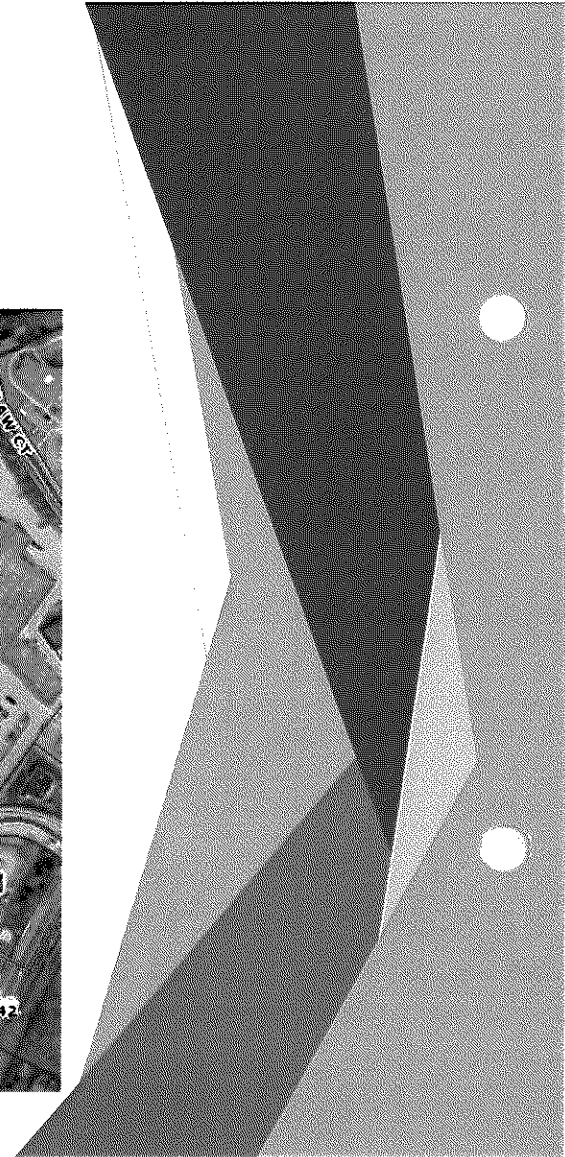
Planning Commission Public Hearing

July 15, 2021

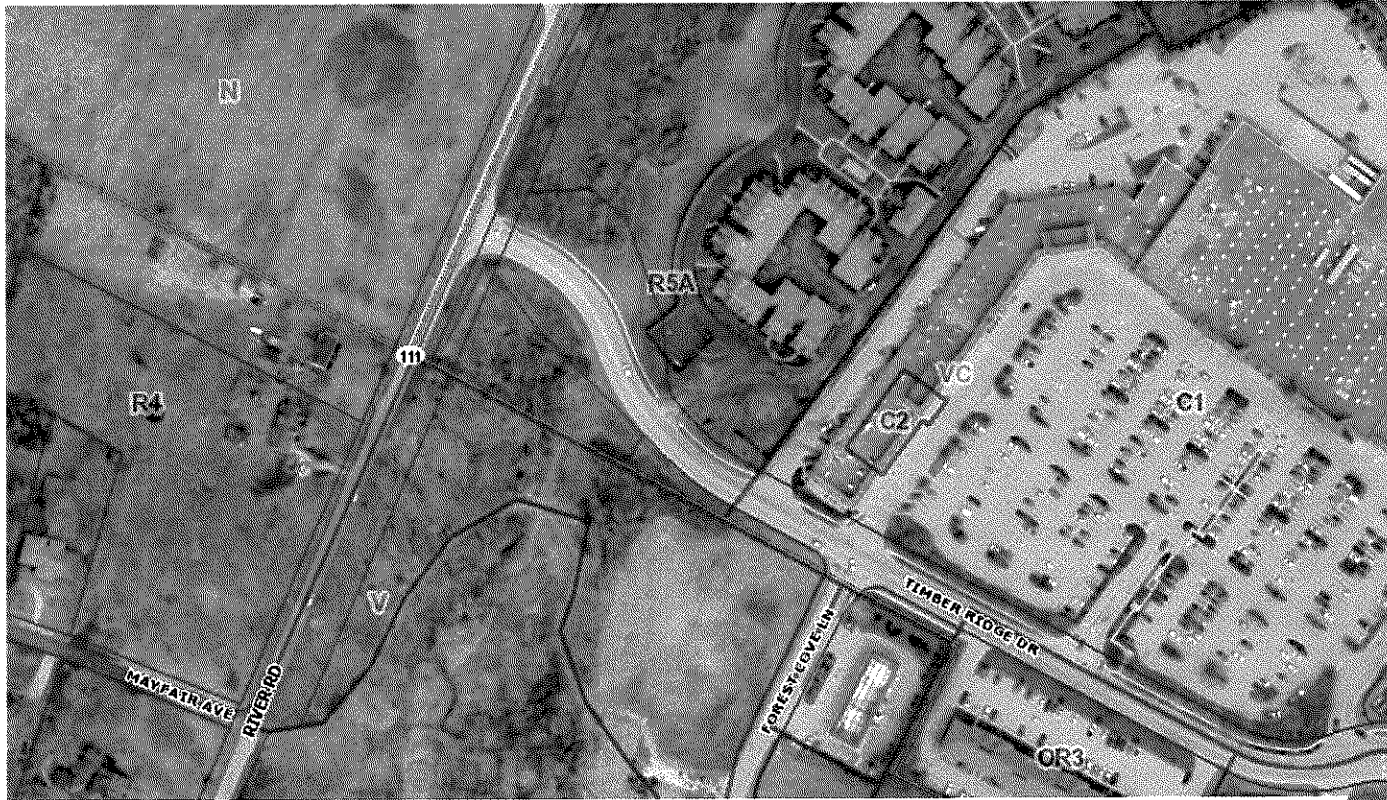
Basic Development Information

- ▶ Located at 7312 River Road
- ▶ Village Form District
- ▶ Currently zoned R4; Proposed Zoning R6
- ▶ 3.74 Acres
- ▶ 44 units across 2, 2-story buildings
- ▶ 84 Parking Spaces (26 Covered; 58 Standard; 4 Accessible)

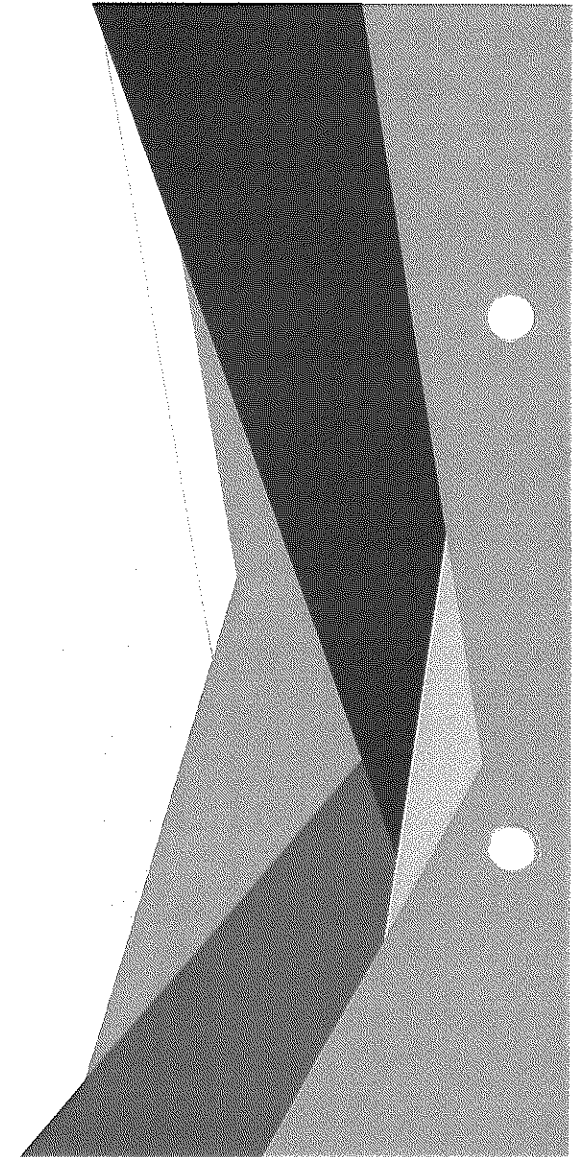
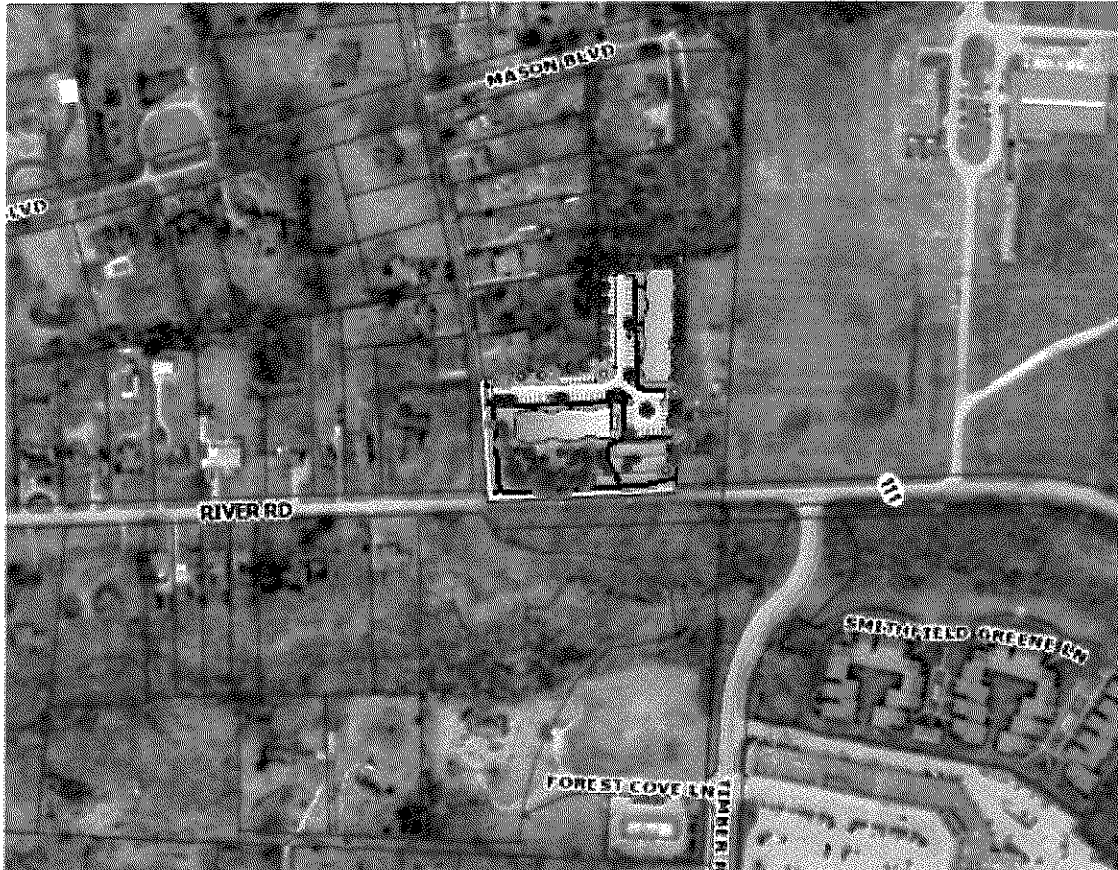
Subject Property and Area



Subject Property and Area



Proposed Development in Context



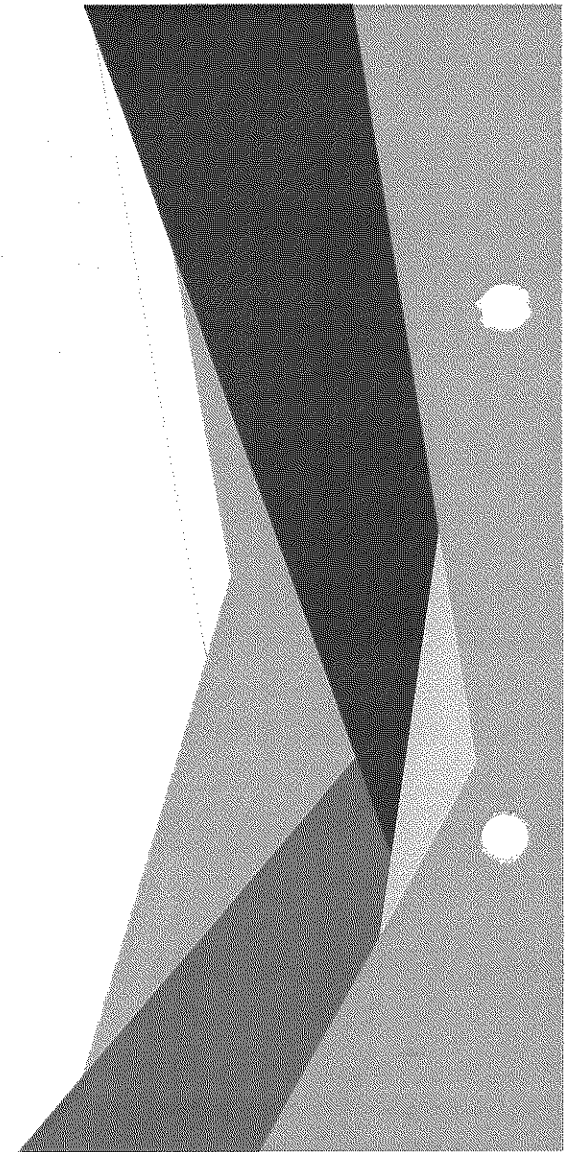
View along River Road



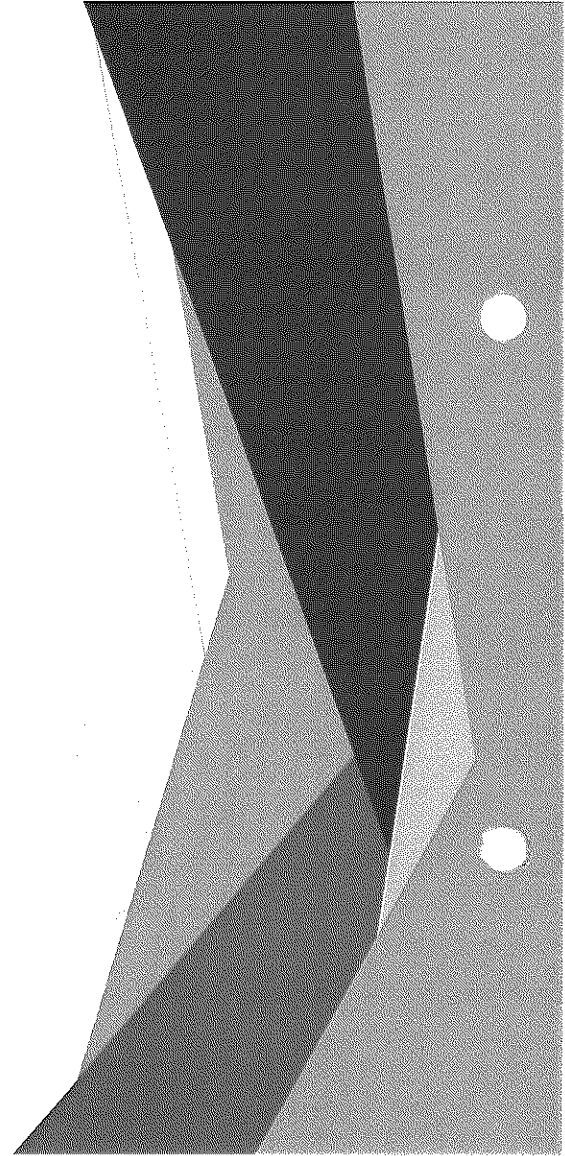
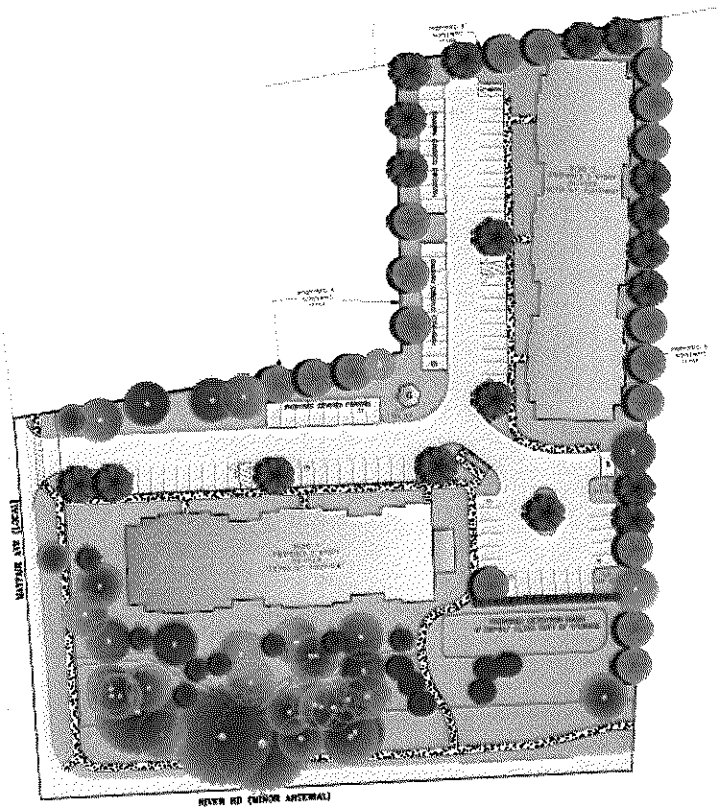
Subject Property from River Road



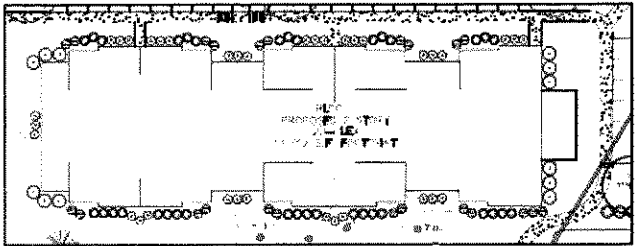
Proposed Development in Context



Proposed Development Plan

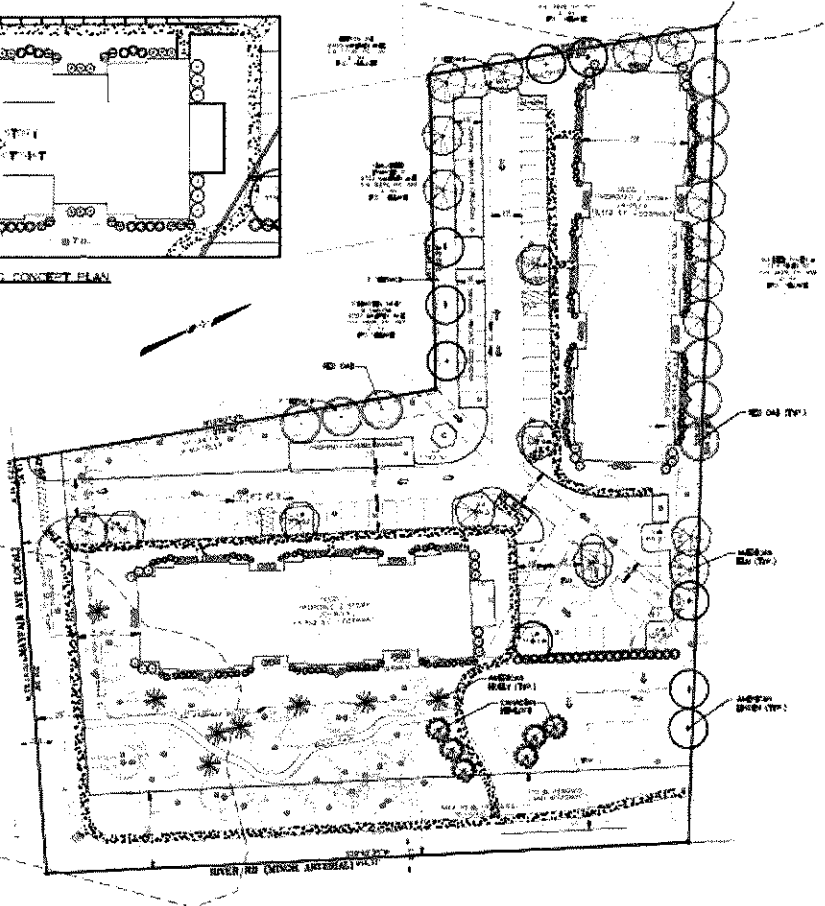


Proposed Landscape Plan



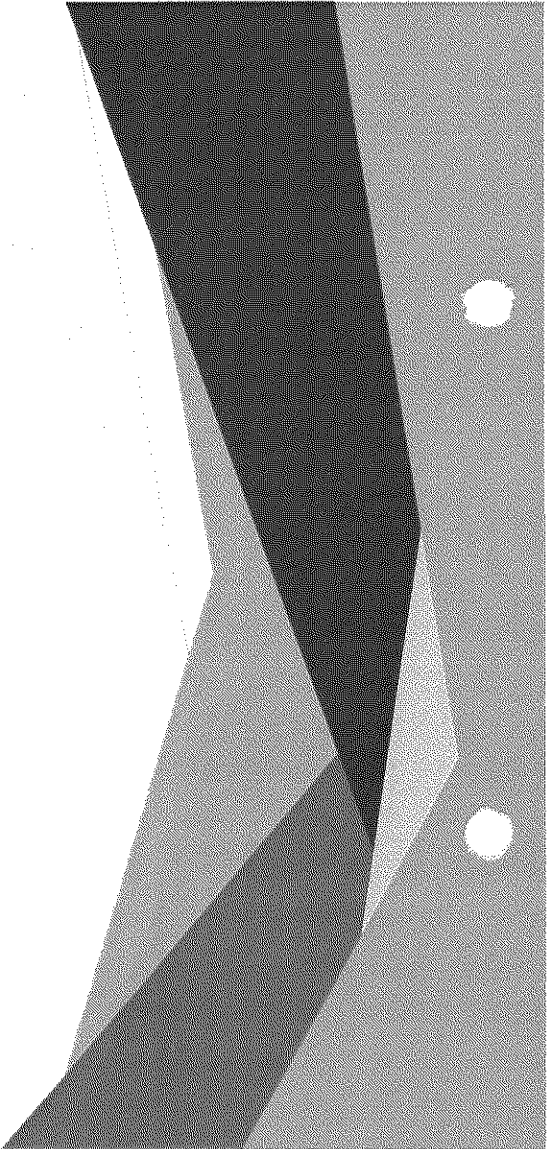
FOUNDATION PLANNING CONCEPT PLAN

- PROPOSED PLANTING:**
- 10" BURNING BUSH
 - 12" RED TIDE ACACIA
 - 14" RED TIDE ACACIA
 - 16" RED TIDE ACACIA
 - 18" RED TIDE ACACIA

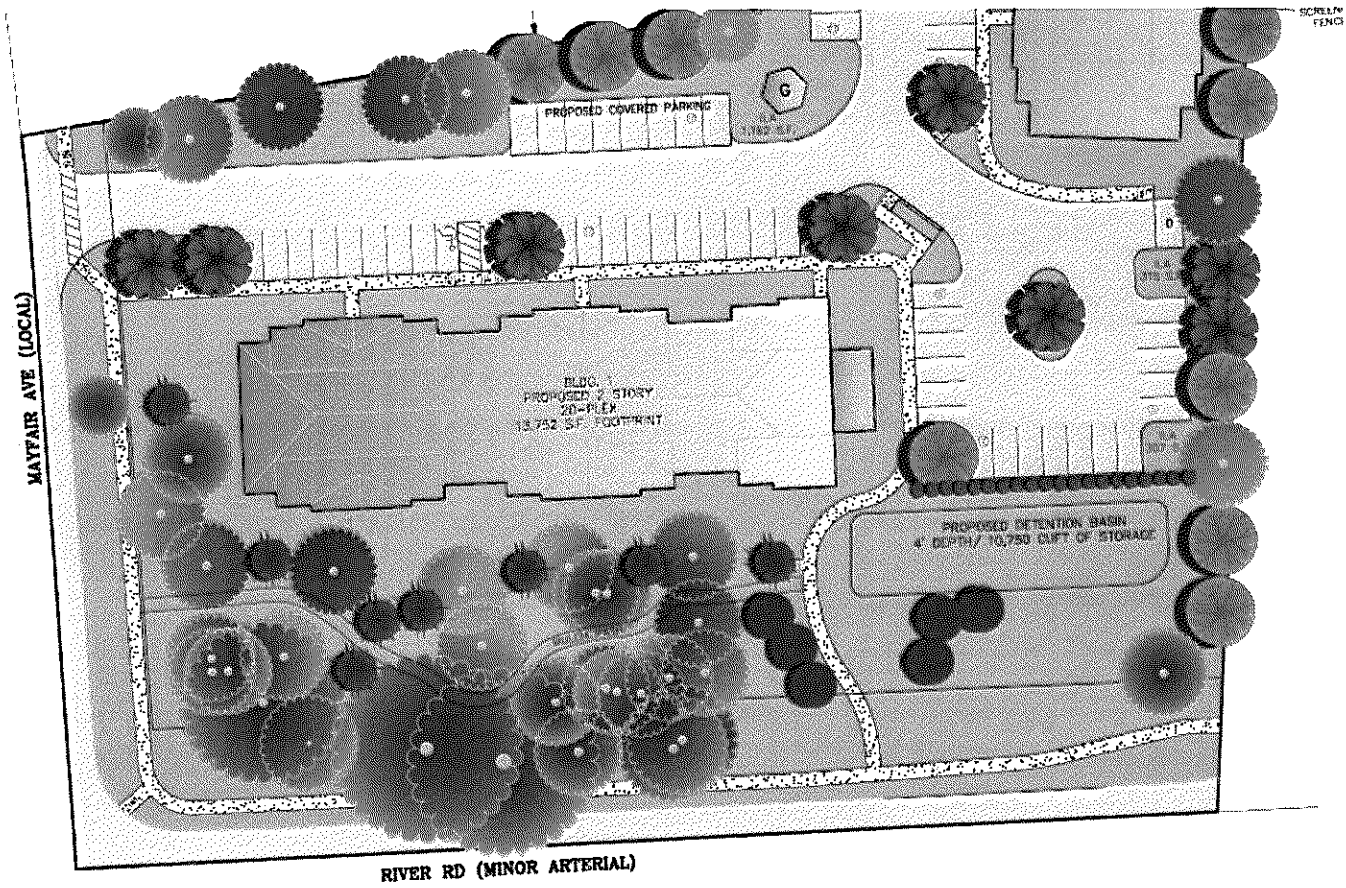


NOTES:

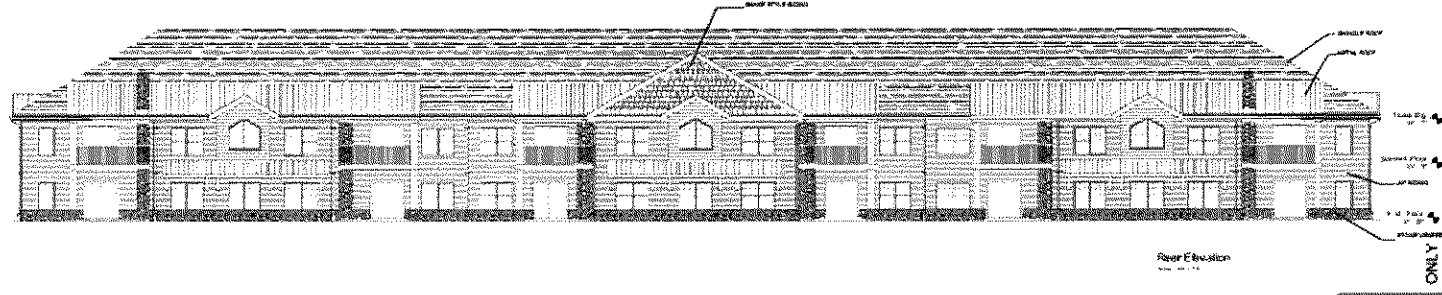
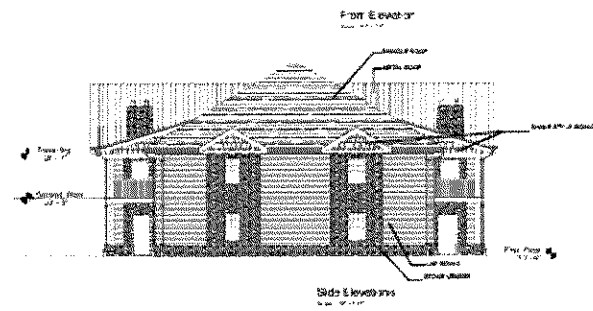
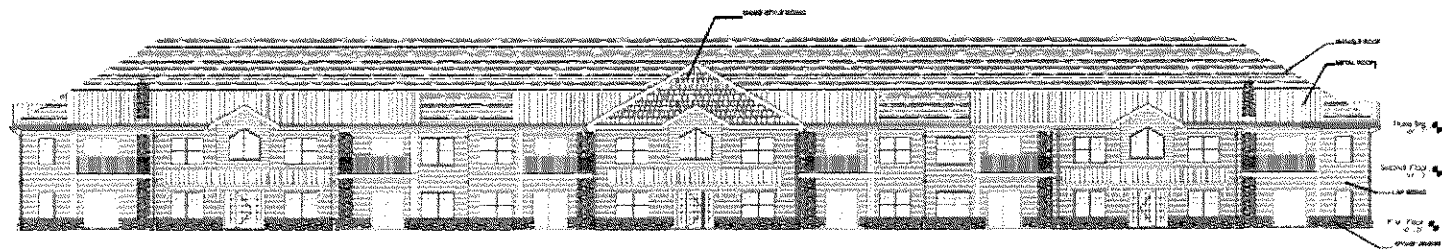
1. The landscape plan is a conceptual plan. The actual site plan shall be subject to the local authority and approved by the local authority. The local authority shall be the final authority on all matters related to the site plan.
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River Road Treatment



Proposed Building Elevations



Proposed Building



TREE CANOPY CALCULATIONS (TCCA)

EXISTING TREE CANOPY: 99,107 S.F. (73%) COVERAGE

SITE AREA: 3.11 AC (135,586 S.F.)

EXISTING TREES PRESERVED: 55,800 S.F. (41%)

TREES SHOWN TO BE PRESERVED:

17 TYPE A 12" to >24" @ 1800 S.F. = 30,600 S.F.

12 TYPE A 24"+ @ 2100 S.F. = 25,200 S.F.

* **TOTAL EXISTING TREES PRESERVED: = 55,800 S.F. (41%)**

TOTAL REQUIRED TREE CANOPY: 47,455 S.F. (35%)

PROPOSED TREE PLANTINGS: 54,992 S.F. (40.5%)

43 ~ TYPE A DECID. TREE (1.75" CAL.) @ 1200 S.F. = 51,600 S.F.

6 ~ CANADIAN HEMLOCK (6' HT) @ 424 S.F. = 2,544 S.F.

8 ~ AMERICAN HOLLY (6' HT) @ 106 S.F. = 848 S.F.

54,992 S.F.

TOTAL TREE CANOPY TO BE PROVIDED: 110,792 (82%)



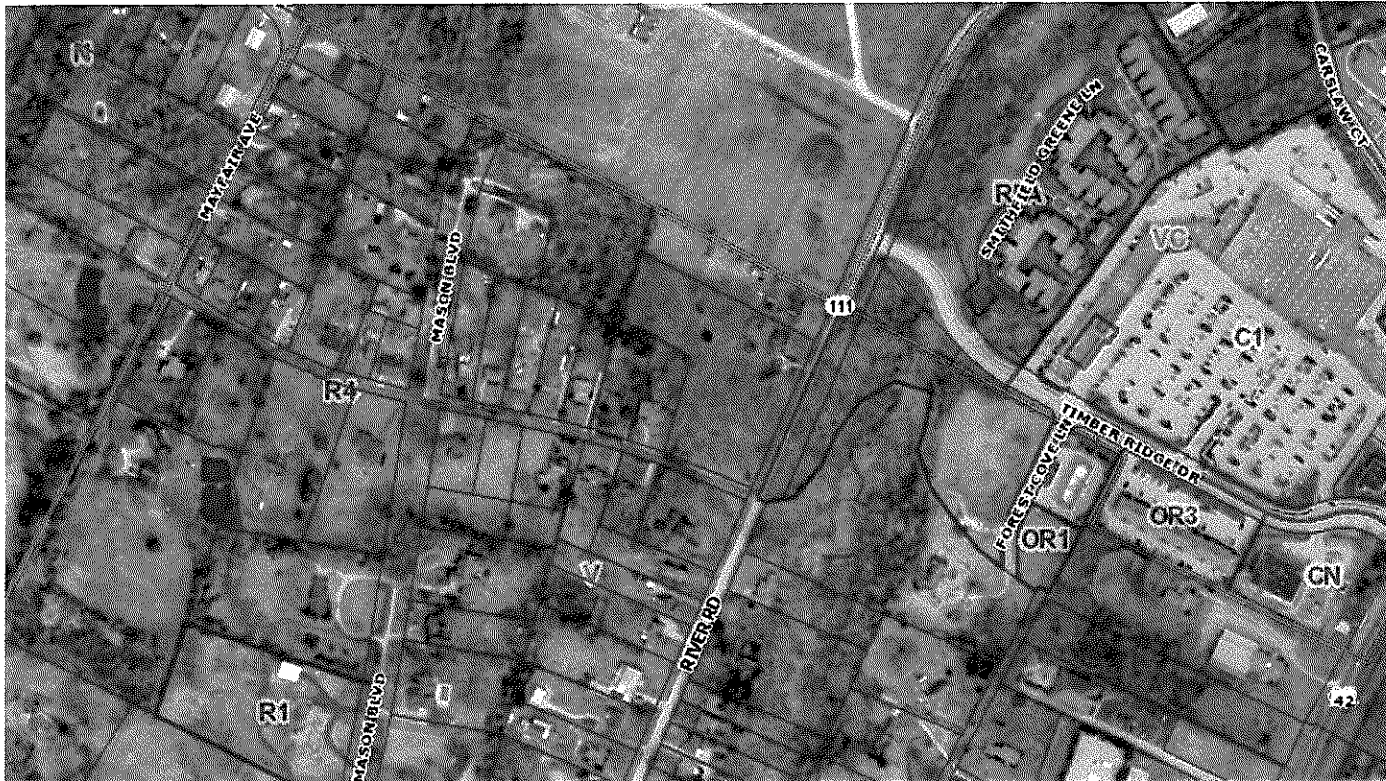
Lodges of Prospect

May 27, 2021 Land Development and Transportation Meeting

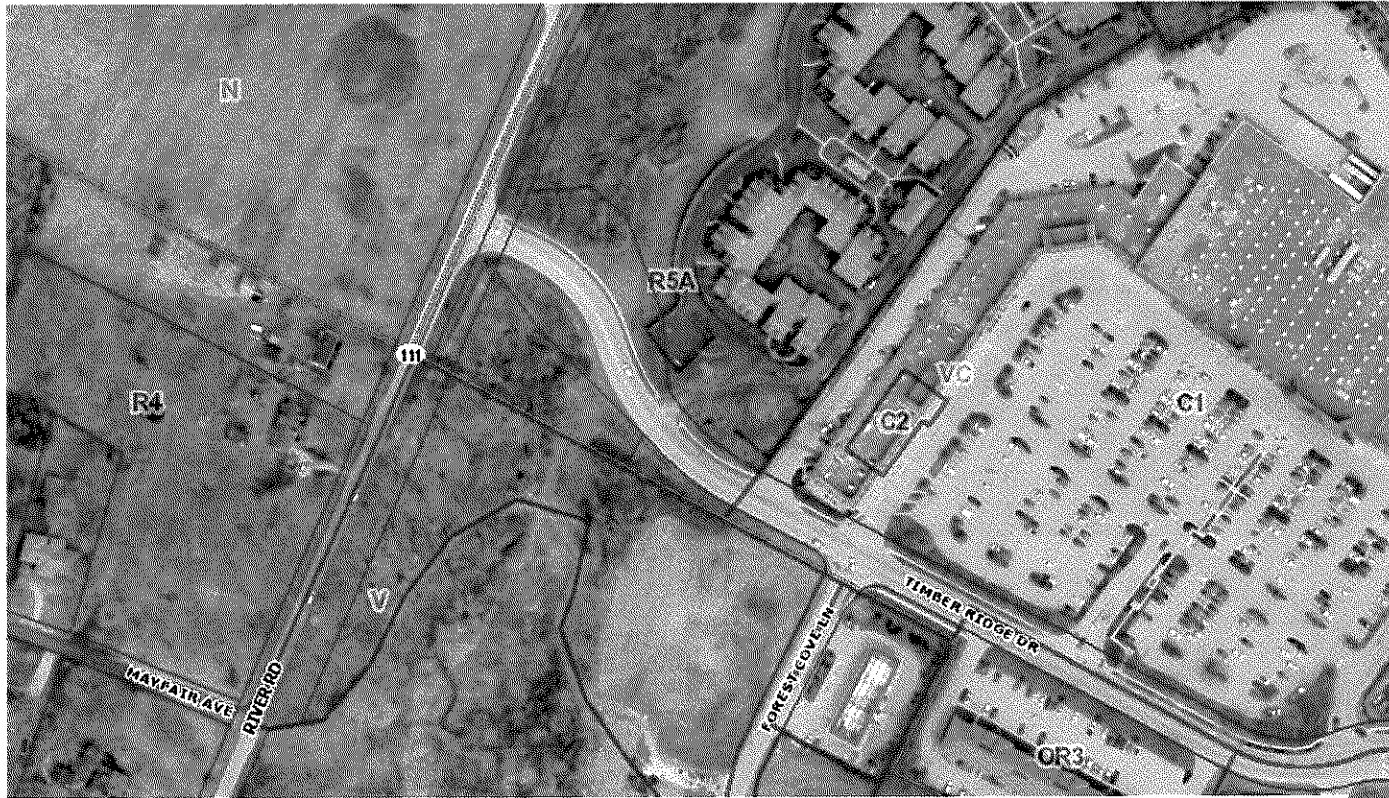
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Subject Property and Area



Subject Property and Area



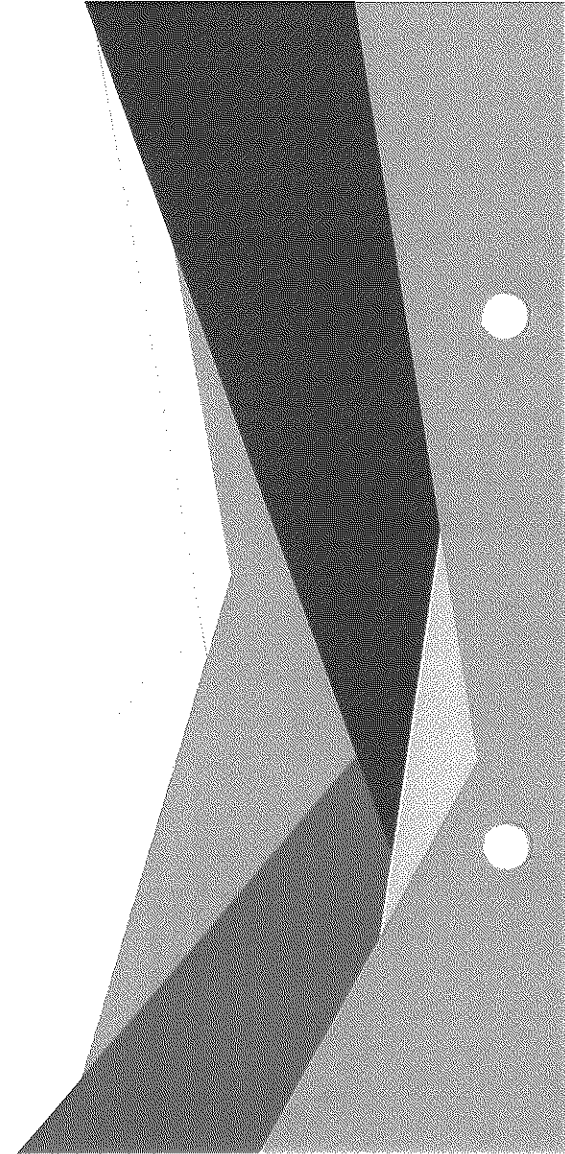
View along River Road



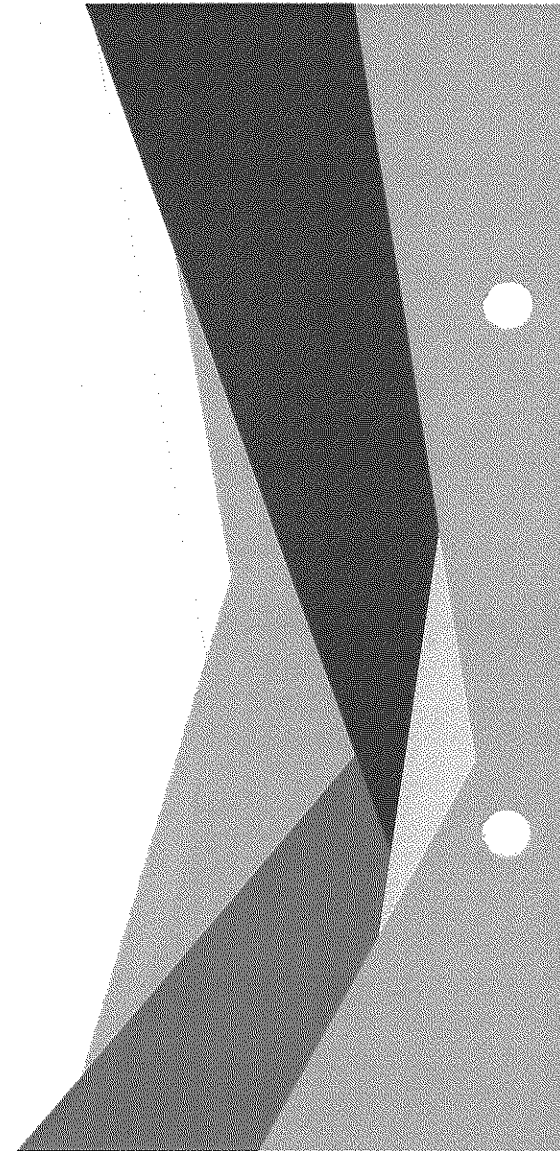
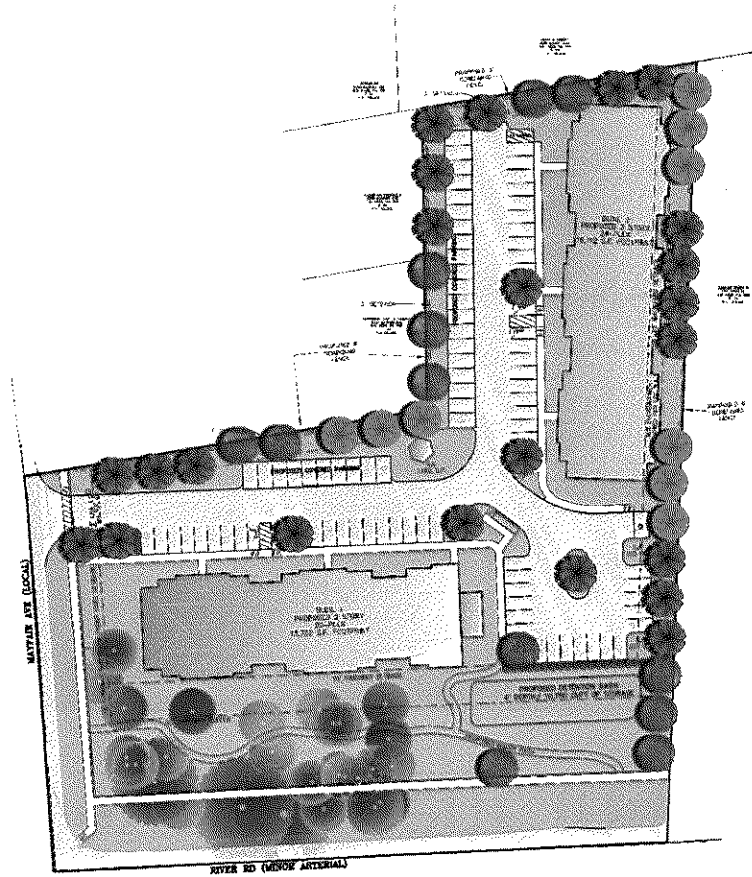
Subject Property from River Road



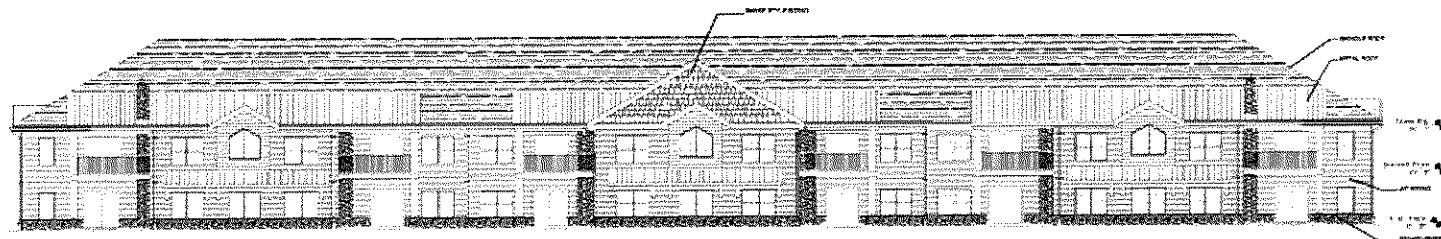
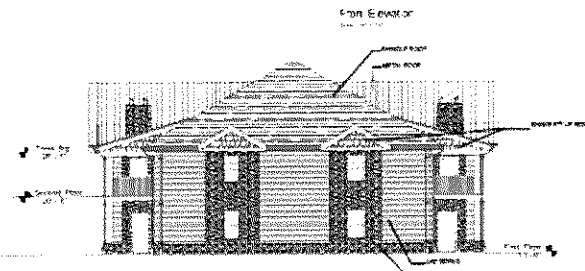
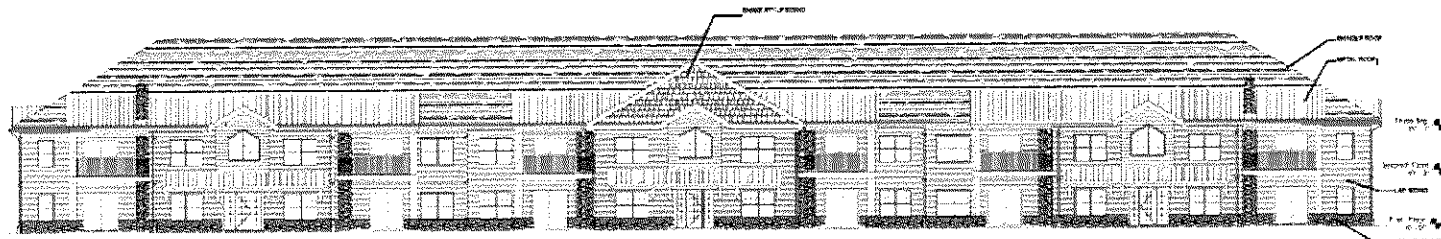
Proposed Development in Context



Proposed Development Plan



Proposed Building Elevations



ONLY

Proposed Building

