

# **Land Use Committee**

Bronx Community Board No. 8

April 2, 2020

## **Meeting held via Zoom Video and Audio Conference**

### **Present:**

Charles Moerdler (Chair)  
Sylvia Alexander  
Bob Bender  
Paul Ellis  
Robert Fanuzzi  
David Gellman  
Donnell Loverett  
Dan Padernacht (Vice-Chair)  
Julie Reyes  
Laura Spalter

### **Absent:**

Eric Bell  
Martin Gluck  
Marvin Goodman  
Tracy Pardo  
Karen Pesce  
Carlos Wilcox  
Martin Wolpoff (Vice Chair)

## **1. LPC Application: 4456 Tibbett Avenue submitted by Horace Mann School**

This is an application to make changes to the house located at 4456 Tibbett Avenue. Horace Mann states that they are not changing the house but restoring it. Michael Niemenen and Gordan Jensen appeared on behalf of Horace Mann School.

A copy of the presentation is attached to these minutes.

The committee asked several questions of the applicant. The Committee was deeply concerned that the applicant has not yet spoken to the Fieldston Property Owners Association (FPOA) on the application.

Several concerns were raised including the large increase of concrete surfaces for parking, additional terraces and additional access points to the property. The increase in impermeable surfaces could affect water runoff in the area. In addition, a concern was raised about change of use from a residence to an office and the expansion of the Horace Mann campus in a residential area.

Chair Moerdler asked about other projects the applicant has on this street. Applicant responded that 4448 Tibbett Avenue would be the only other project on the horizon for this street.

At this time, there is a stay on activities before the Landmarks Preservation Commission. The Committee voted to adjourn the matter to such time that the stay on LPC hearings is lifted.

## *Draft Minutes*

In the meanwhile, Horace Mann shall provide the Board with an engineering study on the water runoff for the property. In addition, Horace Mann shall speak with FPOA.

### **2. Delafield Estates Application**

Delafield Estates: DCP Application for Minor Modification of Large-Scale Residential Development at the Delafield Estates, 680 West 246th Street, Bronx, NY. The proposal includes the repositioning of the nineteen unbuilt house sites to allow for all new houses to be freestanding. No changes to the development's overall unit count, floor area, or lot coverage are proposed. Proposal includes two new curb cuts on Douglas Avenue and one on West 246th Street for driveways.

Michael Goldblum is the current architect for Delafield Estates.  
Abraham Talasazzan is the owner and current developer of Delafield Estates.

A full background of the project is detailed in the March 2, 2020 Land Use Committee minutes. A copy of the presentation is attached to these minutes.

The matter was adjourned to the May Land Use meeting for further discussion and possible vote.

### **3. Update on Schervier Project**

No further updates on the tree removal by Schervier. The Land Use Committee will continue to monitor the house and asked that neighbors inform the Committee of any further tree removal.

### **3. 2797 Webb Avenue**

Chair Moerdler will be working with community leaders and elected officials to discuss protection of the area to preserve homes of historic value.

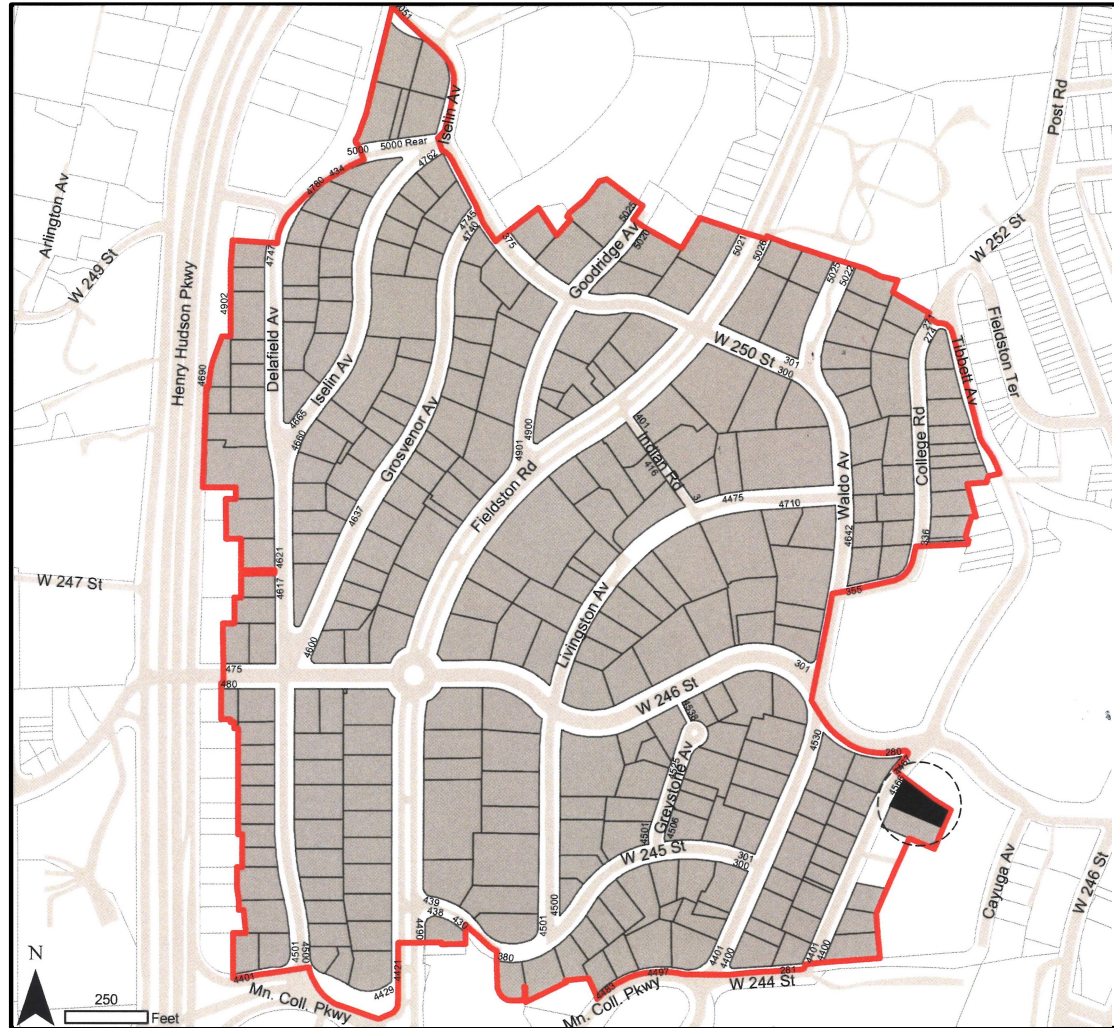
**Charles Moerdler  
Chair  
Land Use Committee**



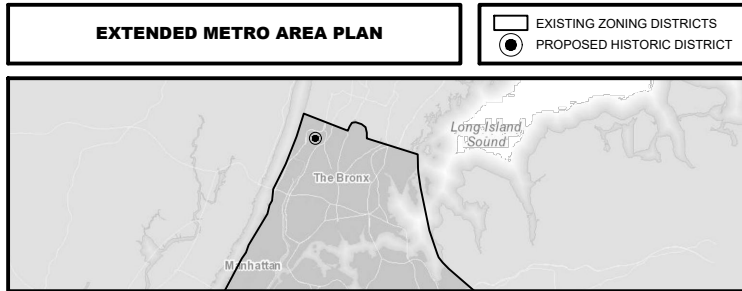
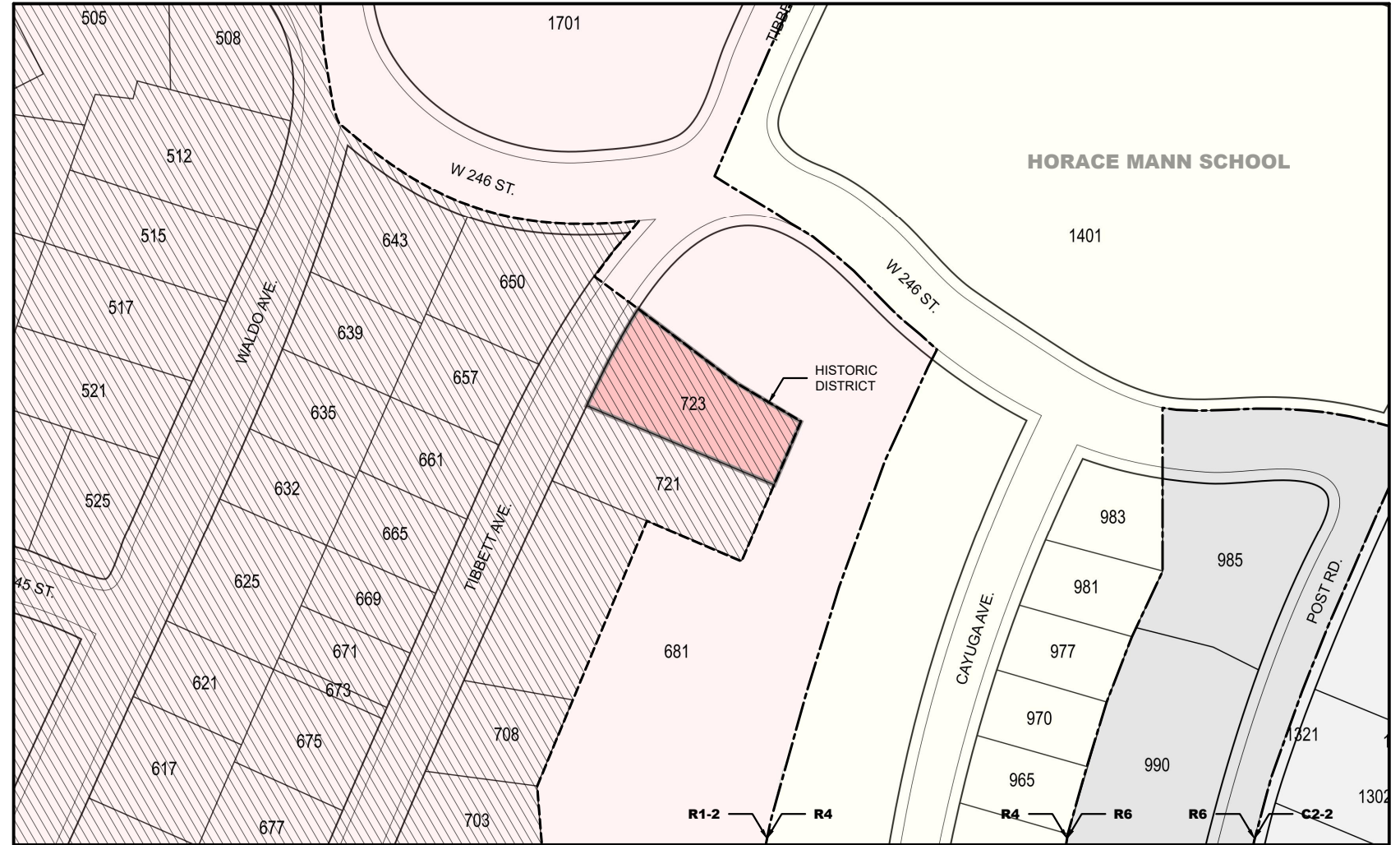
**Presentation by  
Horace Mann School**

**Application to the Landmarks Preservation Commission  
for modifications to 4456 Tibbett Avenue**

**FIELDSTON HISTORIC DISTRICT**



**EXISTING BLOCK # 5806 PLAN**



**ZONING DESCRIPTION**

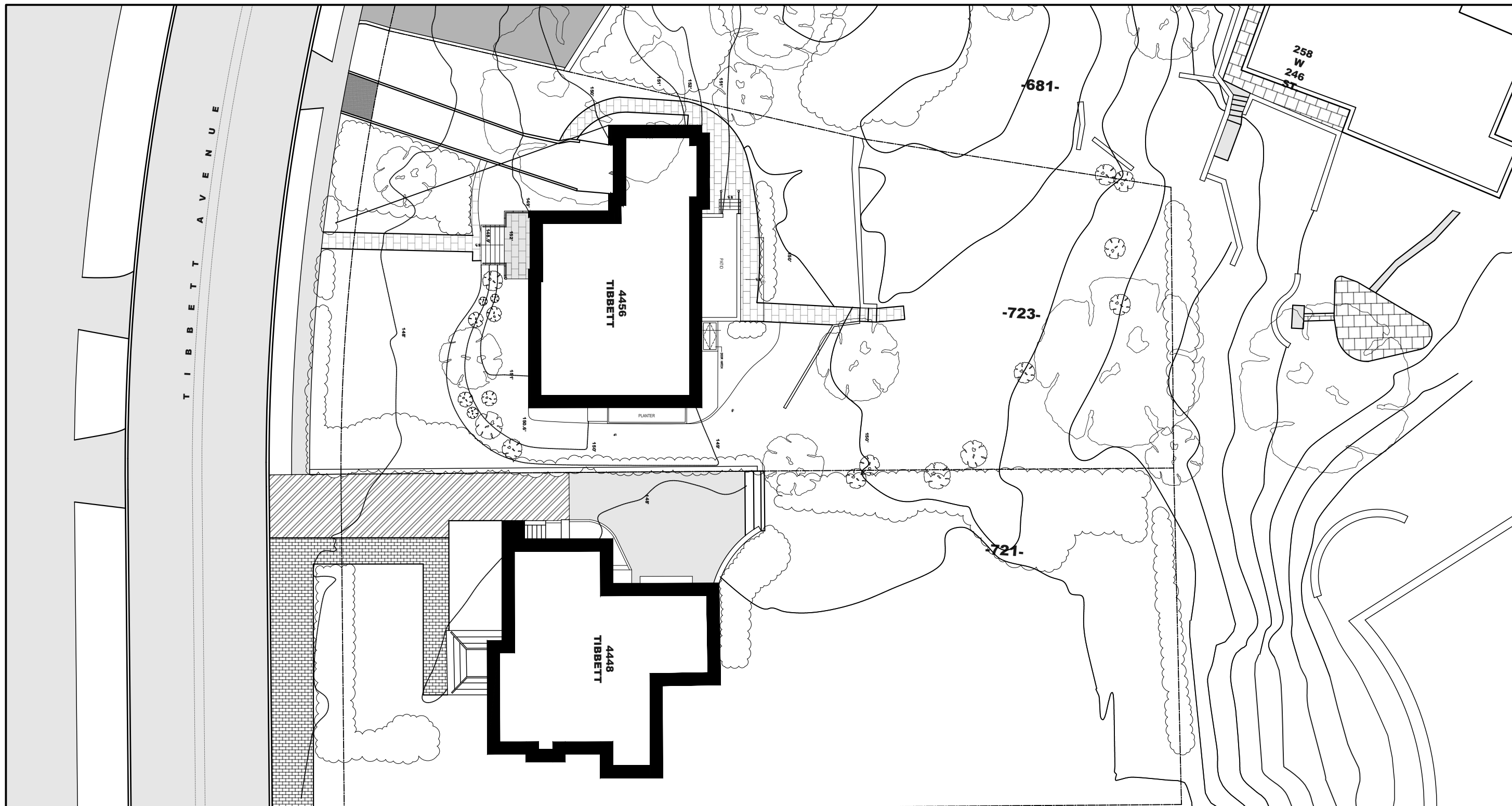
HORACE MANN SCHOOL COLLEGE COUNSELING  
4456 TIBBETT AVENUE  
BRONX, NY 10471  
BLOCK: 5806  
LOT: 723  
ZONING DISTRICT: R1-2

**BLOCK PLAN LEGEND**

- HISTORIC DISTRICT
- PROPERTY EXTENTS
- R1-2 ZONING DISTRICT
- R4 ZONING DISTRICT
- R6 ZONING DISTRICT
- C2-2 ZONING DISTRICT
- ZONING DISTRICT BOUNDARY

**LPC-1 AREA AND DISTRICT PLAN**

02 MARCH 2020  
**1903**  
**Horace Mann School**  
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**Kliment Halsband Architects**  
 322 Eighth Avenue, New York, NY 10001



- |  |                     |  |                                  |  |                         |
|--|---------------------|--|----------------------------------|--|-------------------------|
|  | EXIST. BLUESTONE    |  | ASPHALT                          |  | EXIST. BELGIAN BLOCK    |
|  | 18' X 30" BLUESTONE |  | EXIST. PAVERS                    |  | BELGIAN BLOCK; SALVAGED |
|  | EXIST. GRAVEL       |  | PAVER BLOCKS WITH PLANTED JOINTS |  |                         |
|  | EXIST. ASPHALT      |  |                                  |  |                         |

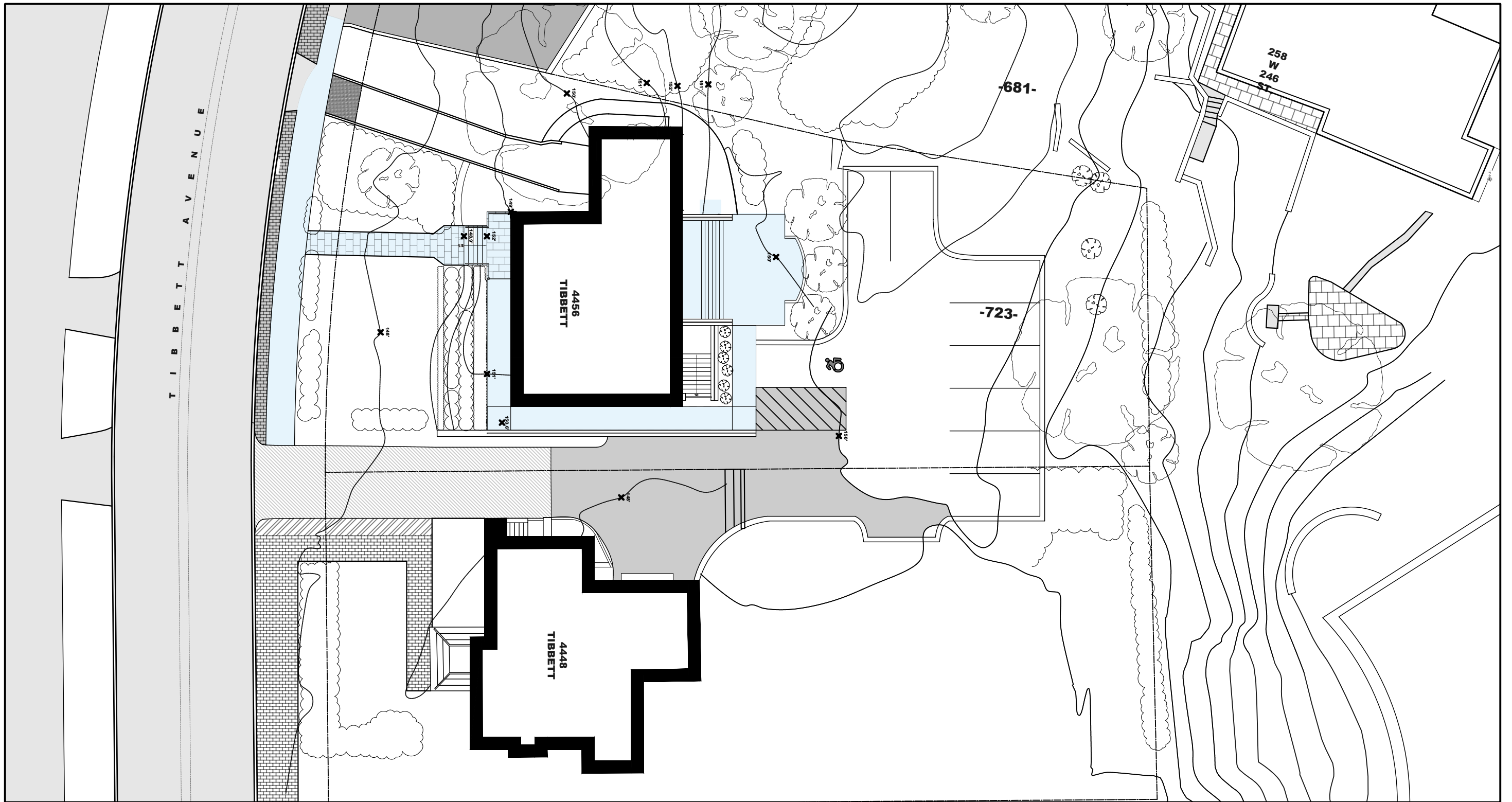











**LPC-2** EXISTING SITE PLAN  
SCALE: 1:250

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- |   |  |   |
|---|--|---|
|  EXIST. BLUESTONE    |  ASPHALT                          |  EXIST. BELGIAN BLOCK    |
|  18" X 30" BLUESTONE |  EXIST. PAVERS                    |  BELGIAN BLOCK; SALVAGED |
|  EXIST. GRAVEL       |  PAVER BLOCKS WITH PLANTED JOINTS |   |
|  EXIST. ASPHALT      |  |   |



**LPC-3** PROPOSED SITE PLAN  
SCALE: 1:250

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W 246 ST.

W 244 ST.

**4456 TIBBETT AVENUE**

**BLOCK 5806 FROM TIBBETT AVENUE**



**VIEW FROM TIBBETT AVENUE**



**VIEW OF EAST ELEVATION**



**VIEW OF NORTH / GARAGE ELEVATION**



**VIEW OF SOUTH ELEVATION**

**LPC-4 EXISTING PHOTOS FROM STREET**

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VIEW FROM TIBBETT AVENUE CIRCA ~ 2000



VIEW FROM TIBBETT AVENUE CIRCA ~ 1980

## LPC-5 HISTORIC PHOTOGRAPHS

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4466 TIBBETT AVE



SIDEWALK AT 4466 TIBBETT AVE



4448 TIBBETT AVE



SIDEWALK AT 4448 TIBBETT AVE

**LPC-6** PHOTOS OF ADJACENT PROPERTIES  
SCALE: N.T.S.

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





EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

REPLACE WINDOWS WITH ALLUM. GLAD MARVIN WINDOWS, TYP.



- |  |  |   |                             |
|--|--|---|-----------------------------|
|  | EXISTING STUCCO;<br>REPAIRED AND<br>PAINTED TO MATCH |  | LOW SLOPE ROOF              |
|  | EXISTING STONE TO<br>REMAIN                          |  | ARCHITECTURAL<br>SHINGLES   |
|  | STONE TO MATCH<br>EXISTING                           |  | PAINTED CLAPBOARD<br>SIDING |

**LPC-7 SREET ELEVATION**  
SCALE: 1/16"= 10"

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






EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



- |  |  |   |                             |
|--|--|---|-----------------------------|
|  | EXISTING STUCCO;<br>REPAIRED AND<br>PAINTED TO MATCH |  | LOW SLOPE ROOF              |
|  | EXISTING STONE TO<br>REMAIN                          |  | ARCHITECTURAL<br>SHINGLES   |
|  | STONE TO MATCH<br>EXISTING                           |  | PAINTED CLAPBOARD<br>SIDING |

**LPC-8 NORTH ELEVATION**  
SCALE: 3/32" = 1'0"

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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

NEW ALUM. CLAD MARVIN  
WINDOWS AT DORMER

REPLACE WINDOWS WITH  
ALUM. CLAD MARVIN  
WINDOWS; TYP.







NEW WALL INFILL TO MATCH EXISTING

4448 TIBBETT AVENUE  
48'-9"

NEIGHBORING STONE DRIVEWAY  
14'

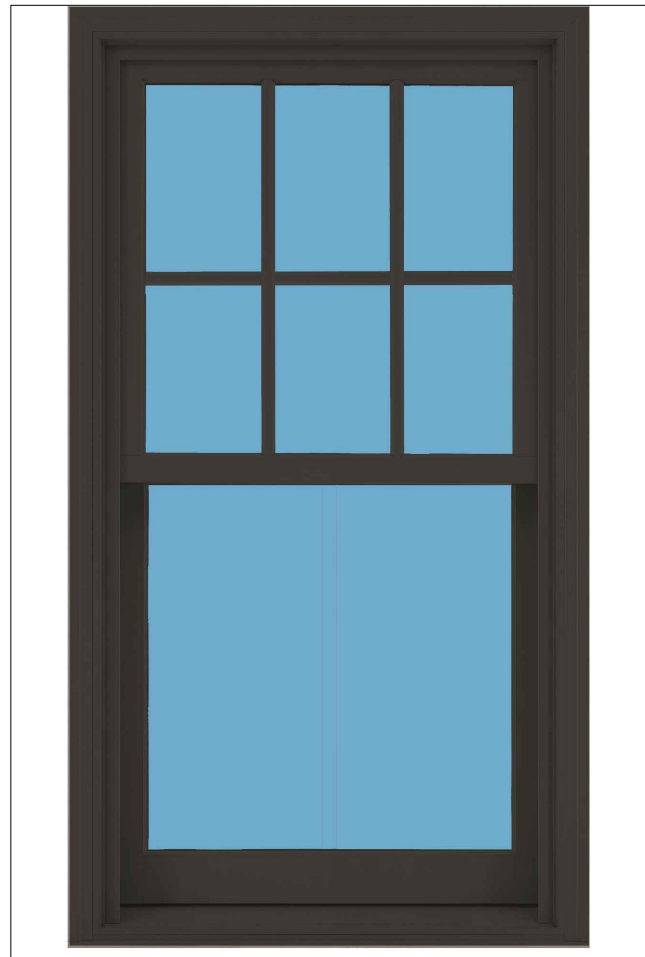
NEIGHBORING ASPHALT DRIVEWAY  
35'

4466 TIBBETT AVENUE  
58'







-  EXISTING STUCCO; REPAIRED AND PAINTED TO MATCH
-  LOW SLOPE ROOF
-  EXISTING STONE TO REMAIN
-  ARCHITECTURAL SHINGLES
-  STONE TO MATCH EXISTING
-  PAINTED CLAPBOARD SIDING

**LPC-9 EAST ELEVATION**  
SCALE: 3/32" = 1'0"

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**MARVIN REPLACEMENT WINDOW**

-  EXISTING STUCCO; REPAIRED AND PAINTED TO MATCH
-  LOW SLOPE ROOF
-  EXISTING STONE TO REMAIN
-  ARCHITECTURAL SHINGLES
-  STONE TO MATCH EXISTING
-  PAINTED CLAPBOARD SIDING

**LPC-10 SOUTH ELEVATION**  
 SCALE: 3/32" = 1'0"

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**LPC-11** EXISTING SECTION A-A  
 SCALE: 3/16"= 1'0"

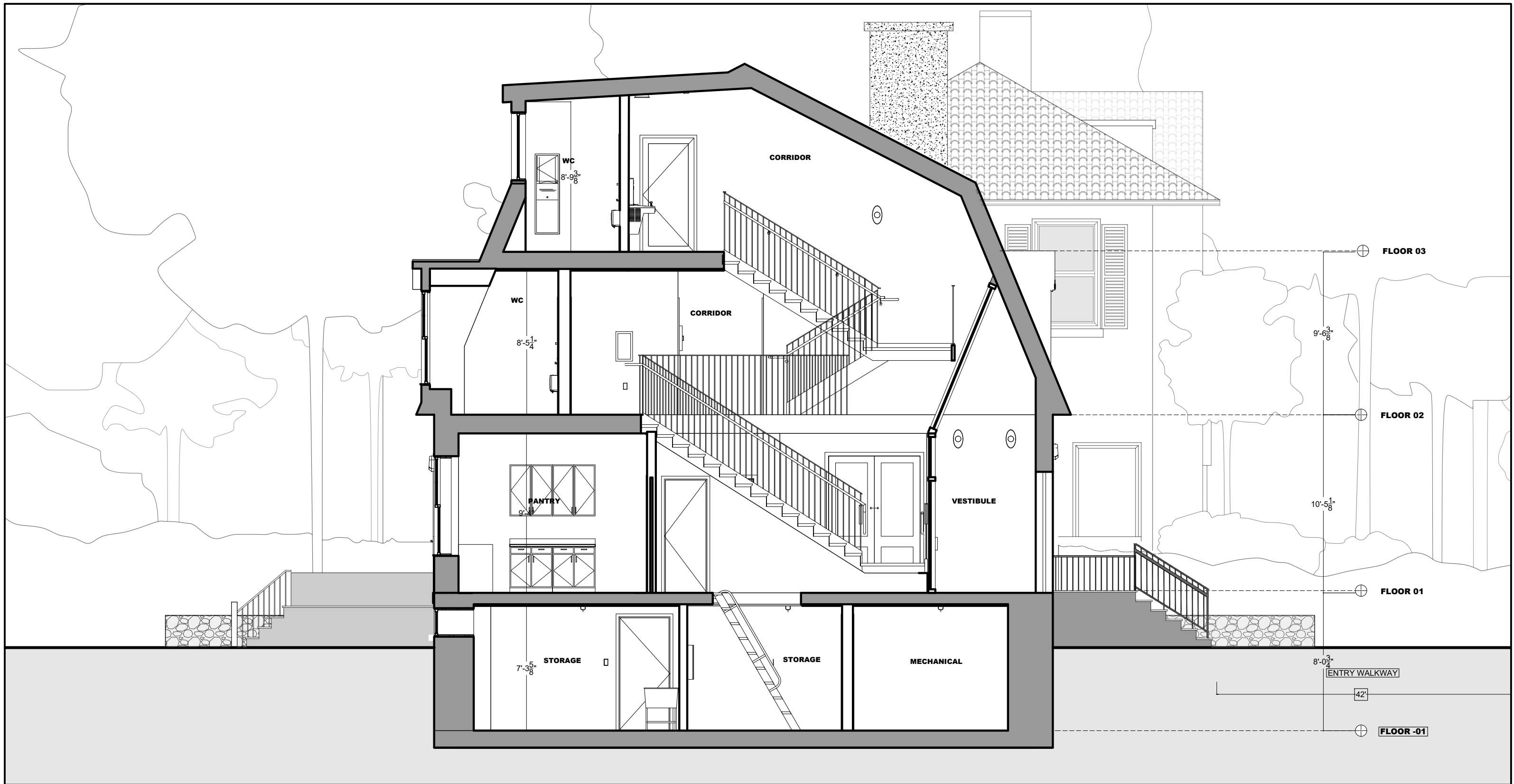
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**LPC-12** PROPOSED SECTION A-A  
 SCALE: 3/16" = 1'0"

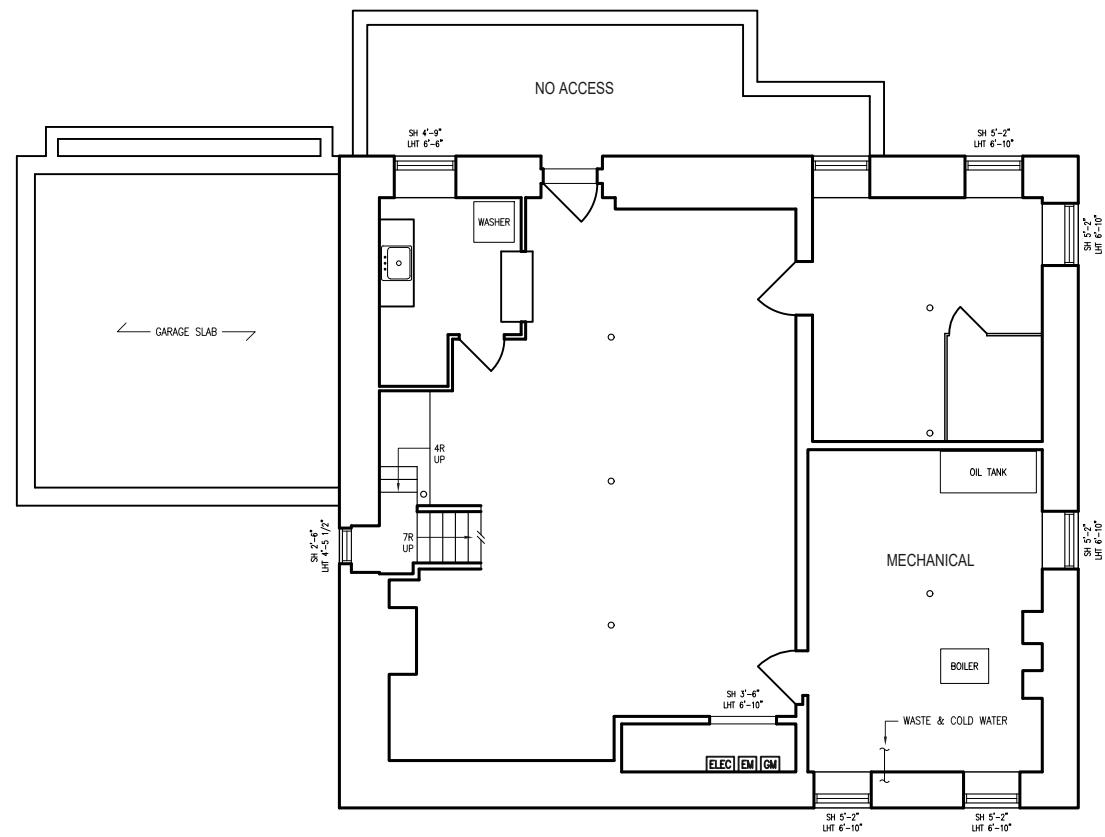
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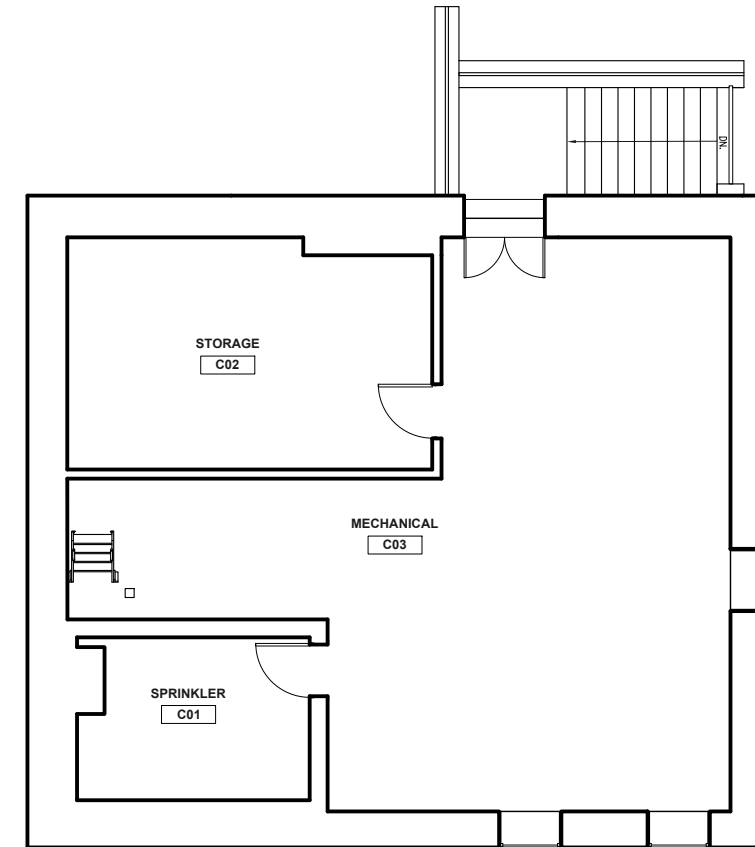


**LPC-13** PROPOSED STAIR SECTION B-B  
 SCALE: 3/16" = 1'0"

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**1** EXISTING CELLAR FLOOR PLAN  
3/32" = 1'-0"

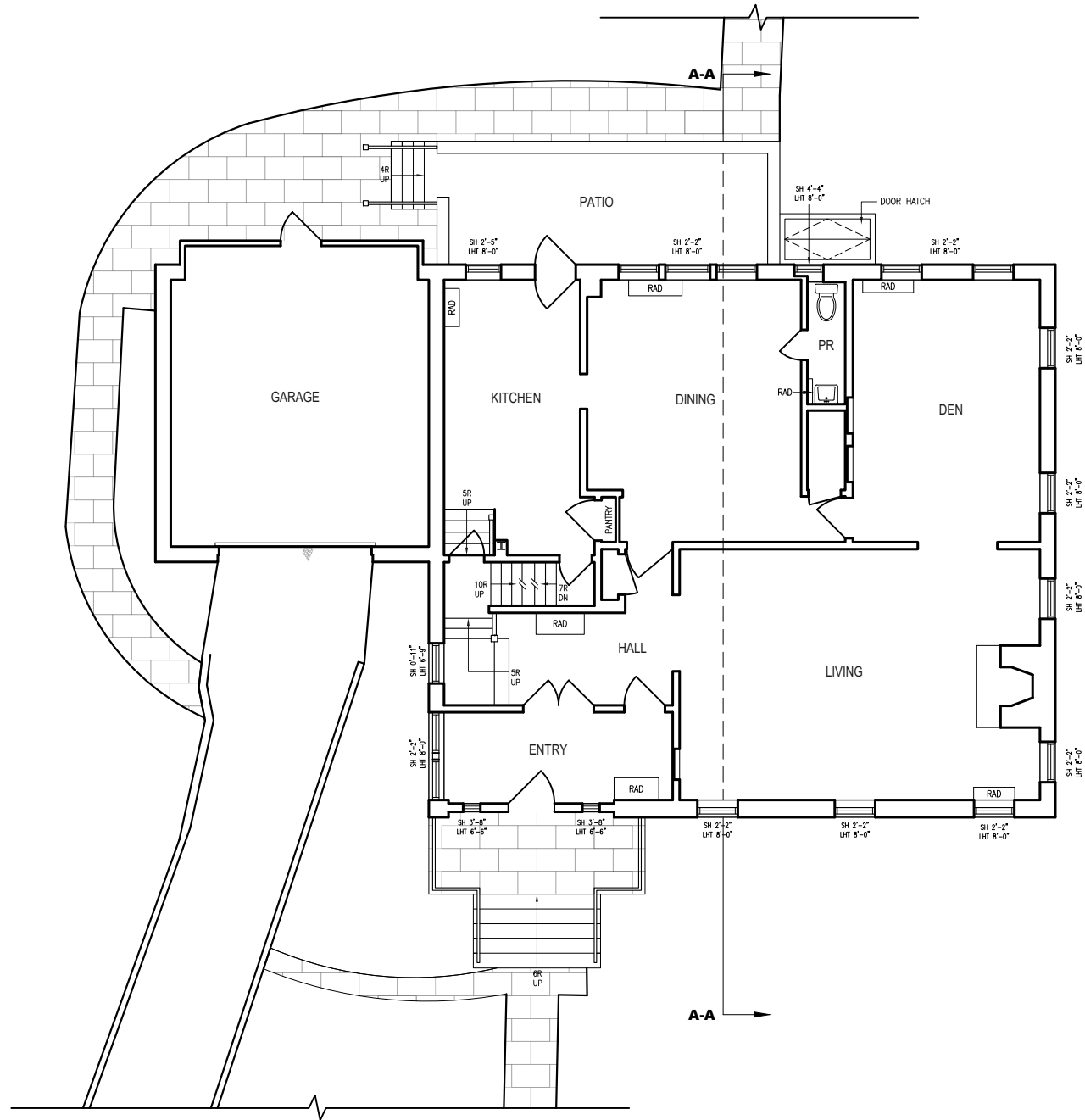


**2** PROPOSED CELLAR FLOOR PLAN  
3/32" = 1'-0"

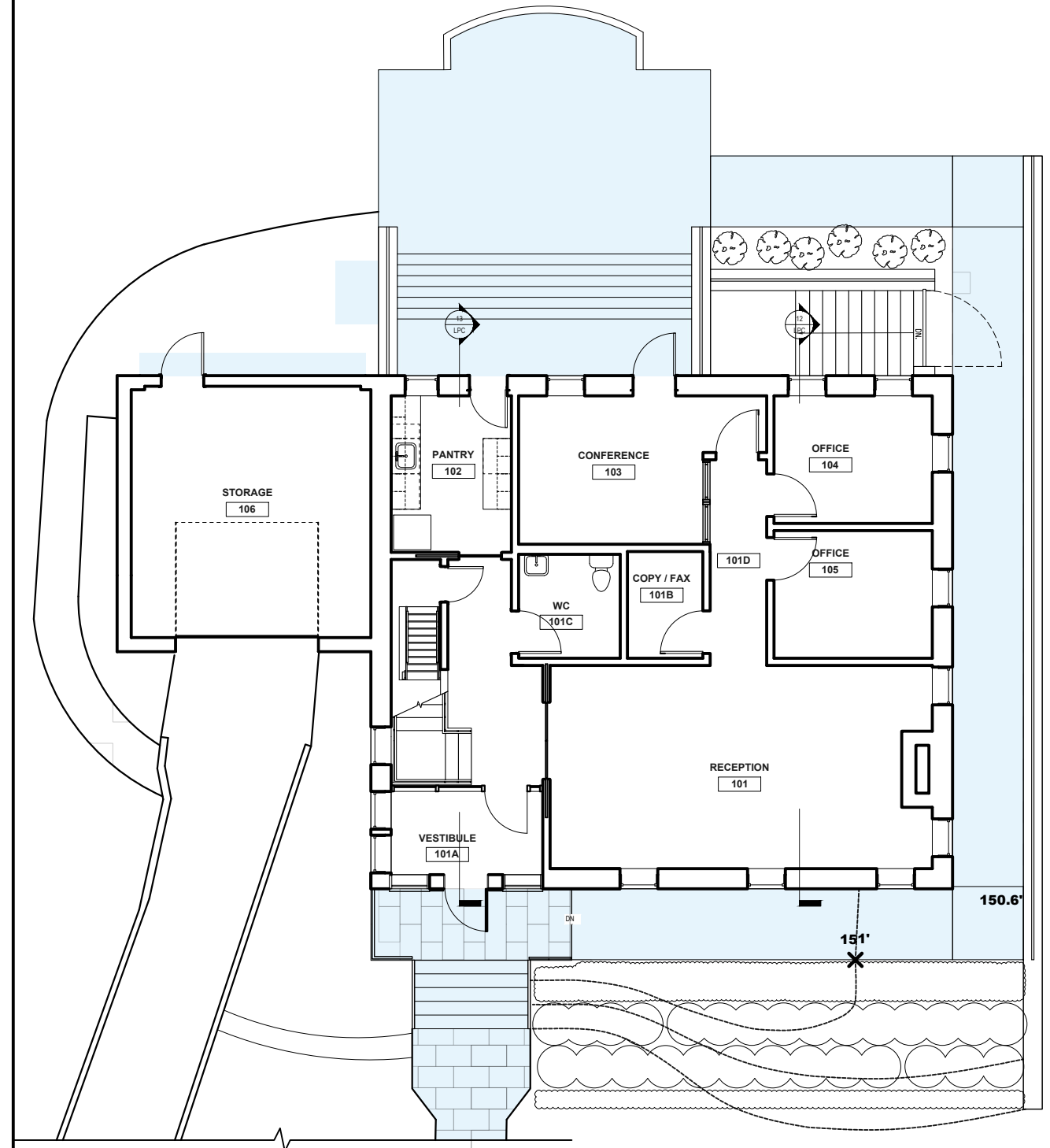


**LPC-14** **CELLAR FLOOR PLANS**  
SCALE: 3/32" = 1'-0"

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**1** EXISTING FIRST FLOOR PLAN  
3/32" = 1'-0"



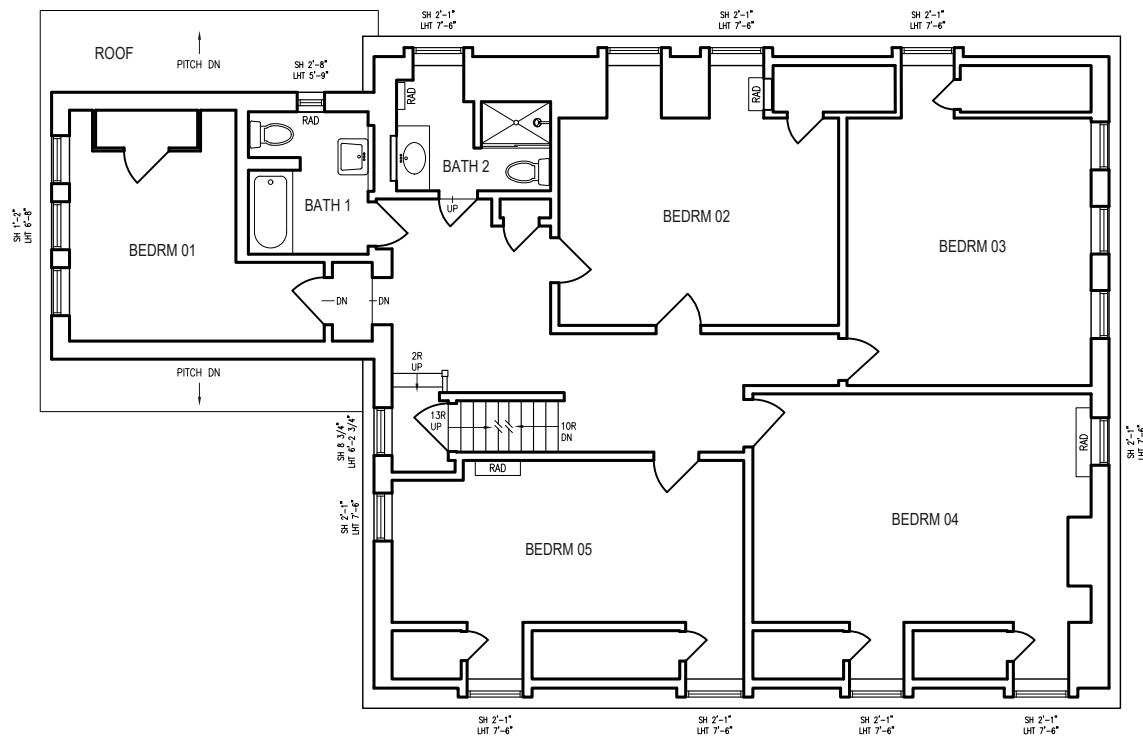
**2** PROPOSED FIRST FLOOR PLAN  
3/32" = 1'-0"



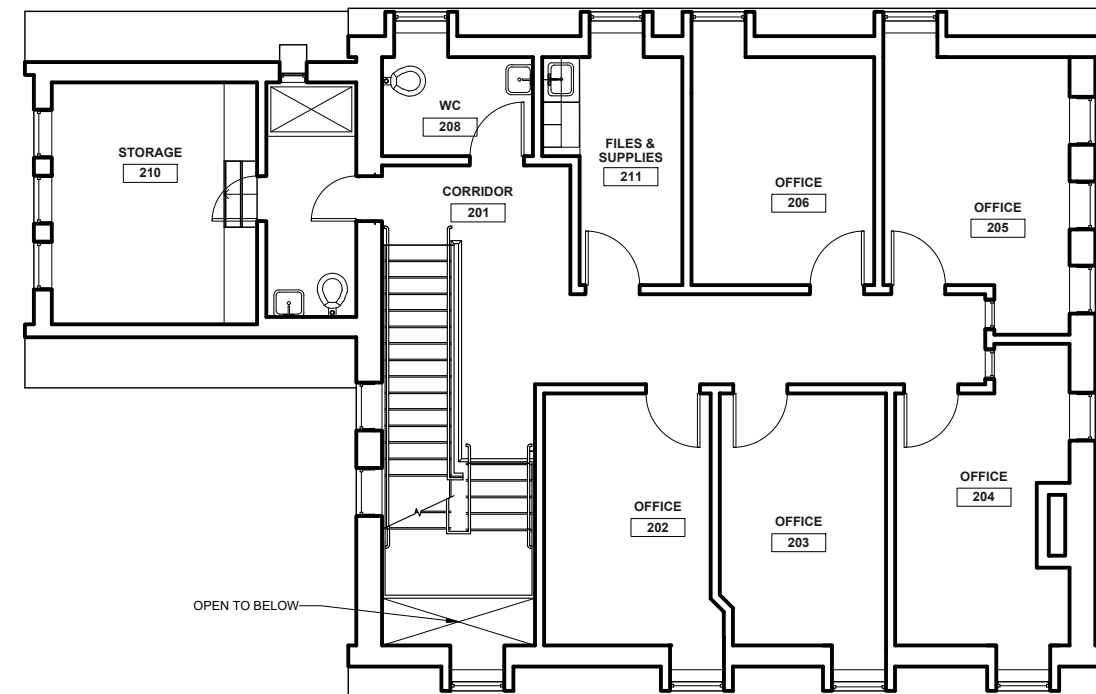
**LPC-15** FIRST FLOOR PLANS  
SCALE: 3/32" = 1'-0"

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**1** EXISTING SECOND FLOOR PLAN  
3/32" = 1'-0"



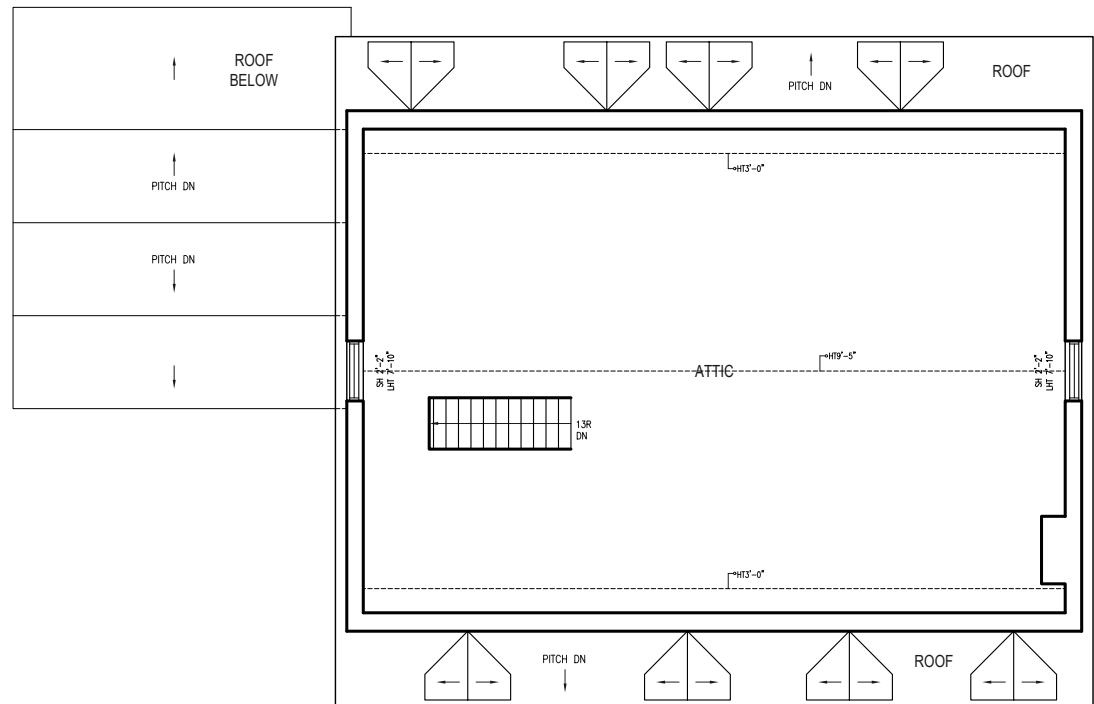
**2** PROPOSED SECOND FLOOR PLAN  
3/32" = 1'-0"



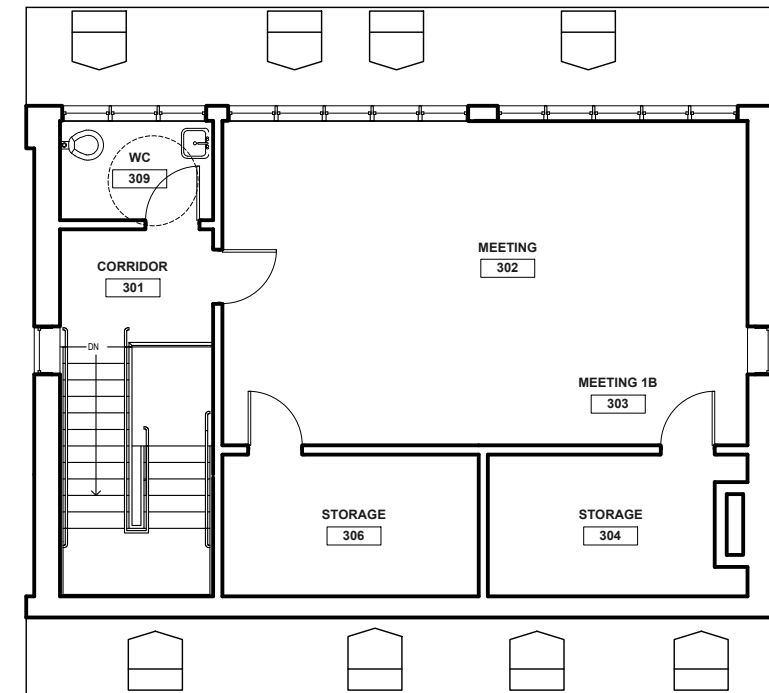
**LPC-16** **SECOND FLOOR PLANS**  
SCALE: 3/32" = 1'0"

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**1** EXISTING THIRD FLOOR PLAN  
3/32" = 1'-0"

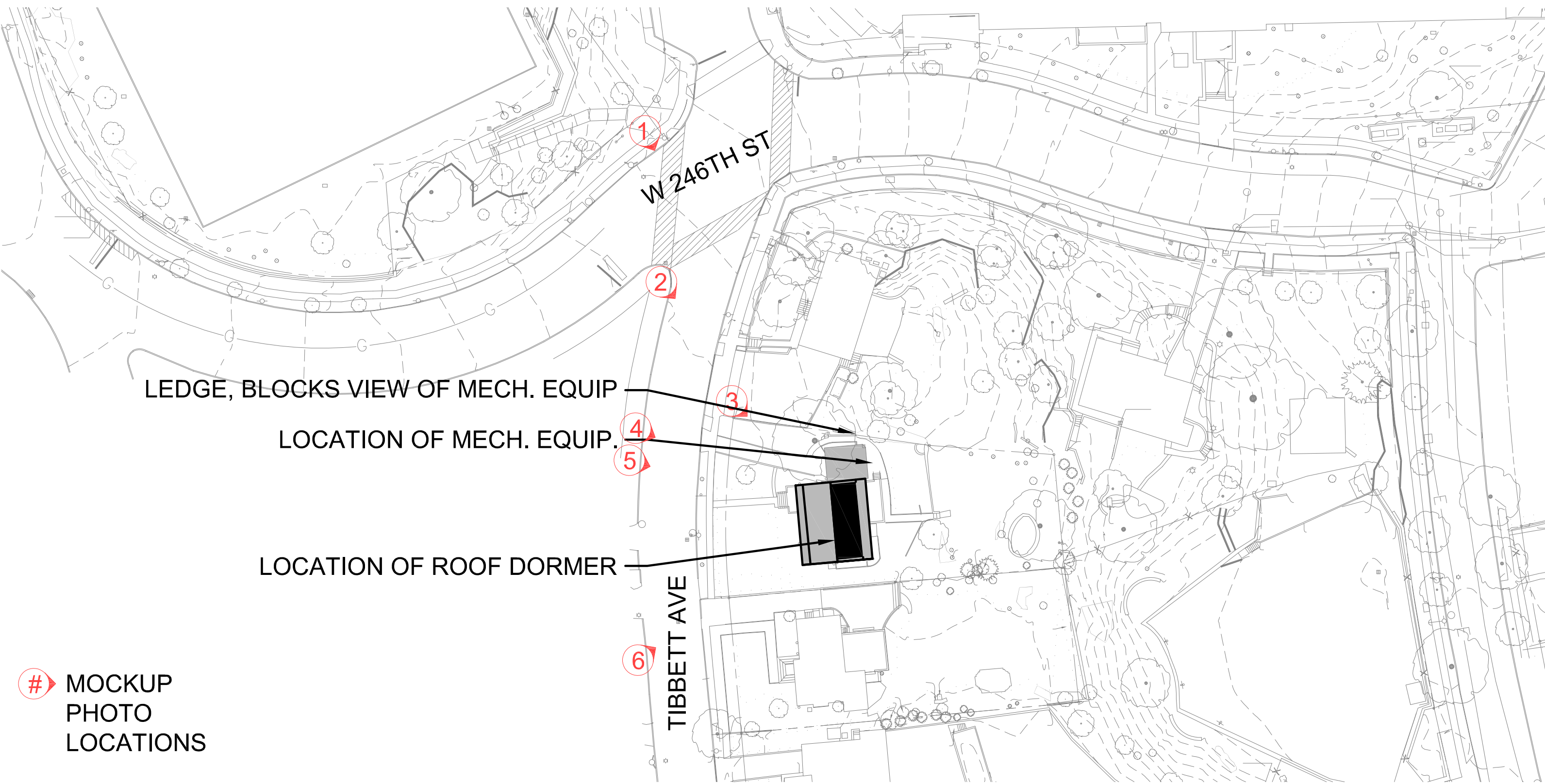


**2** PROPOSED THIRD FLOOR PLAN  
3/32" = 1'-0"



**LPC-17** **ATTIC FLOOR PLANS**  
SCALE: 3/32" = 1'0"

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# MOCKUP PHOTO LOCATIONS



**LPC-18**

**SIGHTLINES FROM STREET**  
SCALE: N.T.S.

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1



2



3



**LPC-19**

**MOCKUP PHOTOGRAPHY**  
SCALE: N.T.S.

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4



5

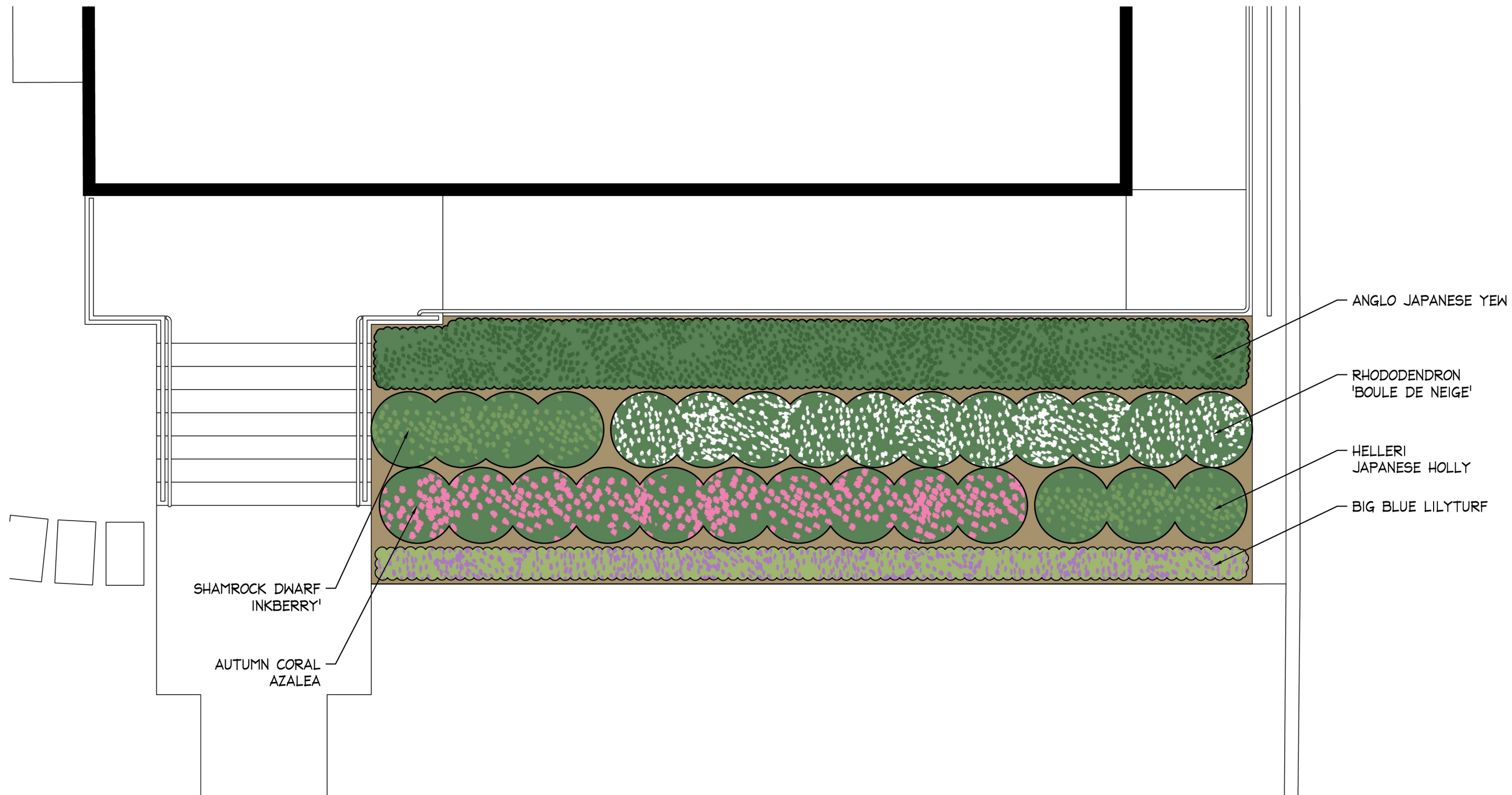


6

N  **LPC-20** **MOCKUP PHOTOGRAPHY**  
SCALE: N.T.S.

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**LPC-21 PLANTING PLAN**  
 SCALE: 1/4" = 1'-0"  
 28 February 2020  
**1903**  
**Horace Mann School**  
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## PLANTING PALETTE

### SHRUBS



*Taxus x media*  
Anglo Japanese Yew



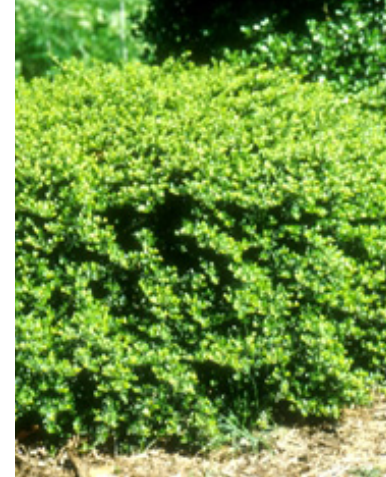
*Rhododendron 'Boule De Neige'*  
'Boule De Neige' Rhododendron



*Rhododendron 'Conled'*  
Autumn Coral Encore Azalea



*Ilex glabra 'Shamrock'*  
Shamrock Dwarf Inkberry



*Ilex crenata 'Helleri'*  
Helleri Japanese Holly

### GROUNDCOVER



*Liriope muscari*  
Big Blue Lilyturf

## LPC-22 PLANTING PALETTE

28 February 2020  
**1903**

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N  **LPC-23** ADD'L PHOTOS OF ADJ. PROPERTIES  
SCALE: N.T.S.

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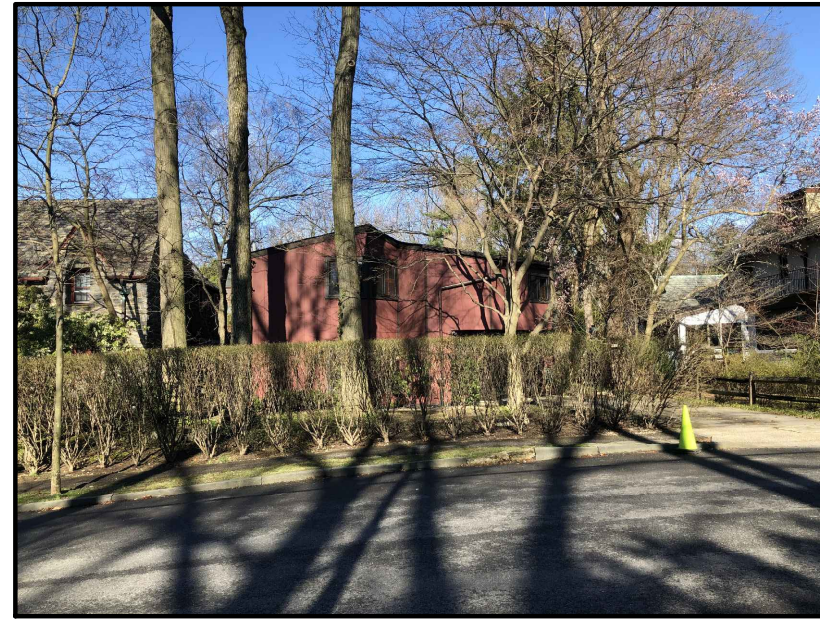




**280 WEST 246TH ST**



**4401 CAYUGA AVE**



**4433 TIBBETT AVE**



**290 WEST 246TH ST**



**4411 TIBBETT AVE**



**4439 TIBBETT AVE**



**4401 CAYUGA AVE**



**4425 TIBBETT AVE**

**N**  **LPC-24** **ADD'L PHOTOS OF ADJ. PROPERTIES**  
SCALE: N.T.S.

02 APRIL 2020

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**Kliment Halsband Architects**

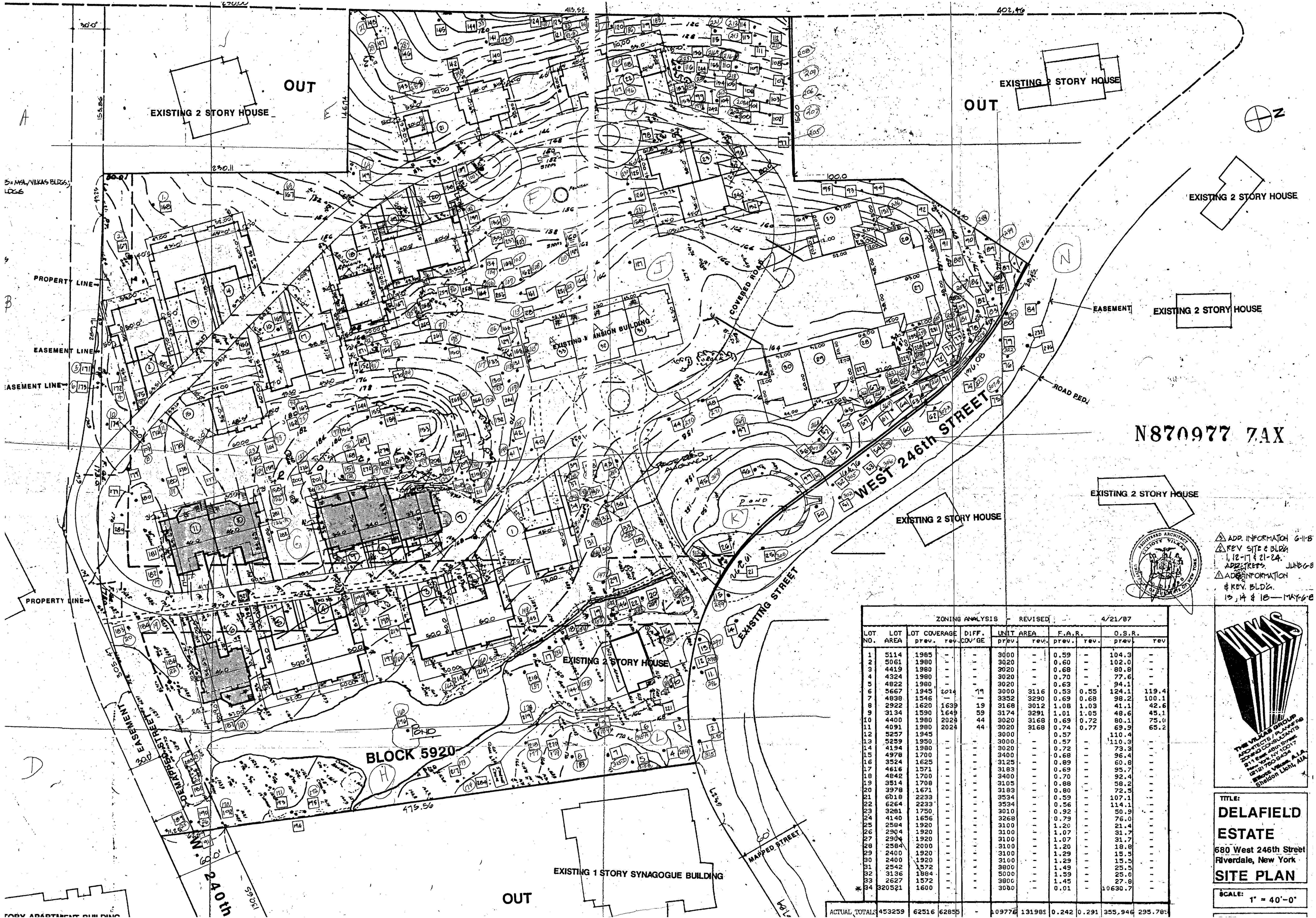
322 Eighth Avenue, New York, NY 10001



**Presentation by  
Abraham Talasazzan**

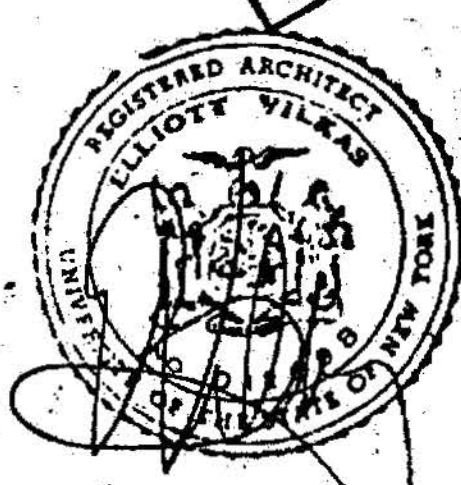
**Application to the City Planning Commission  
for modifications to Delafield Estates**





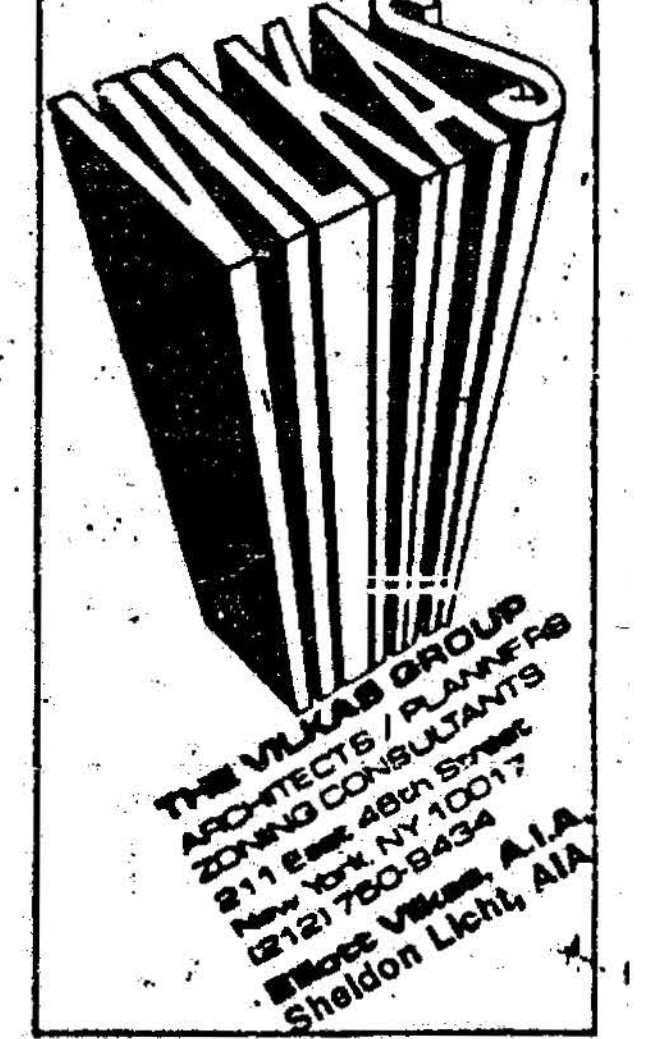
N870977 7AX

EXISTING 2 STORY HOUSE



ADD. INFORMATION G-11-B  
 REV. SITE & BLDG.  
 1, 12-17 & 21-24.  
 ADZ. TRF. JUN 6-8  
 ADD. INFORMATION  
 # REV. BLDG.  
 13, 14 & 16 - MAY 6-8

ZONING ANALYSIS REVISED 4/21/87											
LOT NO.	LOT AREA	LOT COVERAGE		DIFF. COV'G	UNIT AREA		F.A.R.		O.S.R.		
		prev.	rev.		prev.	rev.	prev.	rev.	prev.	rev.	
1	3114	1985	-	-	3000	-	0.59	-	104.3	-	
2	5061	1980	-	-	3020	-	0.60	-	102.0	-	
3	4419	1980	-	-	3020	-	0.68	-	80.8	-	
4	4324	1980	-	-	3020	-	0.70	-	77.6	-	
5	4822	1980	-	-	3020	-	0.63	-	94.1	-	
6	5667	1945	2014	19	3000	3116	0.53	0.55	124.1	119.4	
7	4838	1546	-	-	3352	3290	0.69	0.68	98.2	100.1	
8	2922	1620	1639	19	3168	3012	1.08	1.03	41.1	42.6	
9	3134	1590	1649	59	3174	3291	1.01	1.05	48.6	45.1	
10	4400	1980	2024	44	3020	3020	0.69	0.72	80.1	75.0	
11	4091	1980	2024	44	3020	3168	0.74	0.77	69.9	65.2	
12	5257	1945	-	-	3000	-	0.57	-	110.4	-	
13	5259	1950	-	-	3000	-	0.57	-	110.3	-	
14	4194	1980	-	-	3020	-	0.72	-	73.3	-	
15	4978	1700	-	-	3400	-	0.68	-	96.4	-	
16	3524	1625	-	-	3125	-	0.89	-	60.8	-	
17	4616	1571	-	-	3183	-	0.69	-	95.7	-	
18	4842	1700	-	-	3400	-	0.70	-	92.4	-	
19	3514	1708	-	-	3105	-	0.88	-	58.2	-	
20	3978	1671	-	-	3193	-	0.80	-	72.5	-	
21	6018	2233	-	-	3534	-	0.59	-	107.1	-	
22	6264	2233	-	-	3534	-	0.56	-	114.1	-	
23	3281	1750	-	-	3010	-	0.92	-	50.9	-	
24	4140	1656	-	-	3268	-	0.79	-	76.0	-	
25	2584	1920	-	-	3100	-	1.20	-	21.4	-	
26	2904	1920	-	-	3100	-	1.07	-	31.7	-	
27	2904	1920	-	-	3100	-	1.07	-	31.7	-	
28	2584	2000	-	-	3100	-	1.20	-	18.8	-	
29	2400	1920	-	-	3100	-	1.29	-	15.5	-	
30	2400	1920	-	-	3100	-	1.29	-	15.5	-	
31	2542	1572	-	-	3000	-	1.49	-	25.5	-	
32	3136	1884	-	-	5000	-	1.59	-	25.0	-	
33	2627	1572	-	-	3900	-	1.45	-	27.8	-	
34	320521	1600	-	-	3080	-	0.01	-	10630.7	-	
ACTUAL TOTALS		453259	62516	62855	-	109776	131985	0.242	0.291	355,946	295.781



TITLE:  
**DELAFIELD ESTATE**  
 680 West 246th Street  
 Riverdale, New York  
**SITE PLAN**  
 SCALE: 1" = 40'-0"

SCALE: 1" = 30'-0"

APPROVED 1987 LSRD SITE PLAN









**LEGEND**

	ZONING DISTRICT BOUNDARY		MAX DEVELOPMENT ENVELOPE
	LSRD PLAN BOUNDARY		ILLUSTRATIVE BUILDING LINE
	ZONING LOT LINE		TOPOGRAPHY
	NEW BUILDING		EXISTING TREE
	EXISTING BUILDING		NEW TREE
	DECK		GRASS
	STREET / EXISTING PAVEMENT		WATER
	NEW PAVER DRIVEWAY		ROCK OUTCROP

PROPOSED MINOR MODIFICATION FINAL SITE PLAN





**LEGEND**

ZONING DISTRICT BOUNDARY	NEW BUILDING	NEW PAVEMENT DRIVEWAY	TOPOGRAPHY
LSRD PLAN BOUNDARY	EXISTING BUILDING	GRASS	EXISTING TREE
ZONING LOT LINE	DECK	WATER	NEW TREE
MAX DEVELOPMENT ENVELOPE	STREET / EXISTING PAVEMENT	ROCK OUTCROP	
ILLUSTRATIVE BUILDING LINE			

COMPARISON SITE PLANS



APPROVED 1987 LSRD ZONING CHART

ZONING ANALYSIS - REVISED 4/21/87										
LOT NO.	LOT AREA	LOT COVERAGE		DIFF. COV'GE	UNIT AREA		F.A.R.		O.S.R.	
		prev.	rev.		prev.	rev.	prev.	rev.	prev.	rev.
1	5114	1985	-	-	3000	-	0.59	-	104.3	-
2	5061	1980	-	-	3020	-	0.60	-	102.0	-
3	4419	1980	-	-	3020	-	0.68	-	80.8	-
4	4324	1980	-	-	3020	-	0.70	-	77.6	-
5	4822	1980	-	-	3020	-	0.63	-	94.1	-
6	5667	1945	2024	19	3000	3116	0.53	0.55	124.1	119.4
7	4838	1546	-	-	3352	3290	0.69	0.68	98.2	100.1
8	2922	1620	1639	19	3168	3012	1.08	1.03	41.1	42.6
9	3134	1590	1649	59	3174	3291	1.01	1.05	48.6	45.1
10	4400	1980	2024	44	3020	3168	0.69	0.72	80.1	75.0
11	4091	1980	2024	44	3020	3168	0.74	0.77	69.9	65.2
12	5257	1945	-	-	3000	-	0.57	-	110.4	-
13	5259	1950	-	-	3000	-	0.57	-	110.3	-
14	4194	1980	-	-	3020	-	0.72	-	73.3	-
15	4978	1700	-	-	3400	-	0.68	-	96.4	-
16	3524	1625	-	-	3125	-	0.89	-	60.8	-
17	4616	1571	-	-	3183	-	0.69	-	95.7	-
18	4842	1700	-	-	3400	-	0.70	-	92.4	-
19	3514	1708	-	-	3105	-	0.88	-	58.2	-
20	3978	1671	-	-	3183	-	0.80	-	72.5	-
21	6018	2233	-	-	3534	-	0.59	-	107.1	-
22	6264	2233	-	-	3534	-	0.56	-	114.1	-
23	3281	1750	-	-	3010	-	0.92	-	50.9	-
24	4140	1656	-	-	3268	-	0.79	-	76.0	-
25	2584	1920	-	-	3100	-	1.20	-	21.4	-
26	2904	1920	-	-	3100	-	1.07	-	31.7	-
27	2904	1920	-	-	3100	-	1.07	-	31.7	-
28	2584	2000	-	-	3100	-	1.20	-	18.8	-
29	2400	1920	-	-	3100	-	1.29	-	15.5	-
30	2400	1920	-	-	3100	-	1.29	-	15.5	-
31	2542	1572	-	-	3800	-	1.49	-	25.5	-
32	3136	1884	-	-	5000	-	1.59	-	25.0	-
33	2627	1572	-	-	3800	-	1.45	-	27.8	-
* 34	320521	1600	-	-	3000	-	0.01	-	10630.7	-
<b>ACTUAL TOTALS</b>	<b>453259</b>	<b>62516</b>	<b>62855</b>	<b>-</b>	<b>109776</b>	<b>131989</b>	<b>0.242</b>	<b>0.291</b>	<b>355,946</b>	<b>295,785</b>
<b>ALLOWABLE for "R 1-2" ZONE</b>							<b>0.50 max.</b>		<b>150.0 min.</b>	
	LOT AREA	LOT COVERAGE			UNIT AREA		F.A.R.		O.S.R.	

\* This lot represents all the communal property; Includes Gate House, Carriage House.

PROPOSED MINOR MODIFICATION ZONING CHART

SUBJECT	PERMITTED OR REQUIRED	APPROVED 1987 LSRD	2019 PROPOSED MINOR MODIFICATION	DIFFERENCE
F.A.R. Permitted	0.5 Residential 1.0 Community Facility	0.29 Residential	0.23 Residential	0.06 Residential
Floor Area Permitted	485,582 SF (total lot area) X 0.5 (FAR) = 242,791 SF maximum allowable	131,989 SF	111,652 SF	20,337 SF
O.S.R. Permitted	150	422,727 SF (total open space) / 131,989 SF (total floor area) = 320 O.S.R.	422,910 SF (total open space) / 111,652 SF (total existing + proposed floor area) = 378 O.S.R.	58 O.S.R.
Open Space Permitted	242,791 SF (max. floor area) X 150 (O.S.R.) = 364,186 SF required	485,582 SF (lot area) - 62,855 SF (lot coverage) = 422,727 SF open space	485,582 SF (lot area) - 62,672 SF (existing + proposed lot coverage) = 422,910 SF open space	183 SF

LOT COVERAGE		
Parcel (House Number)	Existing (to remain)	Proposed
1	1,985 SF	
2	1,980 SF	
3	1,980 SF	
4	1,980 SF	
5	1,980 SF	
6	2,024 SF	
7	1,546 SF	
8	1,639 SF	
9	1,649 SF	
10		1,719 SF
11		1,719 SF
12		1,822 SF
13		1,719 SF
14		1,822 SF
15		1,606 SF
16		1,552 SF
17		1,719 SF
18		2,766 SF
19	1,708 SF	
20	1,671 SF	
21		2,766 SF
22		2,766 SF
23		2,766 SF
24		1,552 SF
25		1,552 SF
26		1,552 SF
27		1,552 SF
28		1,552 SF
29		1,719 SF
30		1,719 SF
31		1,552 SF
32		1,719 SF
33		1,719 SF
34	1,600 SF	
<b>Total Lot Coverage</b>	<b>62,672 SF</b>	

FLOOR AREA		
Parcel (House Number)	Existing (to remain)	Proposed
1	3,000 SF	
2	3,020 SF	
3	3,020 SF	
4	3,020 SF	
5	3,020 SF	
6	3,116 SF	
7	3,290 SF	
8	3,012 SF	
9	3,291 SF	
10		3,145 SF
11		3,145 SF
12		2,984 SF
13		3,145 SF
14		2,984 SF
15		3,127 SF
16		3,160 SF
17		3,145 SF
18		4,550 SF
19	3,105 SF	
20	3,183 SF	
21		4,550 SF
22		4,550 SF
23		4,550 SF
24		3,160 SF
25		3,160 SF
26		3,160 SF
27		3,160 SF
28		3,160 SF
29		3,145 SF
30		3,145 SF
31		3,160 SF
32		3,145 SF
33		3,145 SF
34	3,000 SF	
<b>Total Floor Area</b>	<b>111,652 SF</b>	

COMPARISON ZONING CHARTS





	TREE COUNT	
	APPROVED LSRD PLAN	PROPOSED MODIFICATION
EXISTING NUMBER OF TREES	543	543
TREES TO BE REMOVED	166	156
TREES TO REMAIN WITH NO CREDIT	42	58
NEW TREES	0	147
TOTAL PROPOSED TREES	377	534

LEGEND	
	ZONING DISTRICT BOUNDARY
	LSRD PLAN BOUNDARY
	ZONING LOT LINE
	MAX DEVELOPMENT ENVELOPE
	ILLUSTRATIVE BUILDING LINE
	CONSTRUCTION FENCE
R1-2	ZONING DISTRICT
	NUMBER OF STORIES BUILDING HEIGHT
HS X	BUILDING NUMBER
	TOPOGRAPHY
	OVER-LAP OF CRZ + PROPOSED BUILDINGS
	OVER-LAP OF CRZ + CONSTRUCTION FENCE
	TREE CRITICAL ROOT ZONE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN - NO CREDIT

SCALE: 1" = 30'-0"

PROPOSED TREE PRESERVATION PLAN







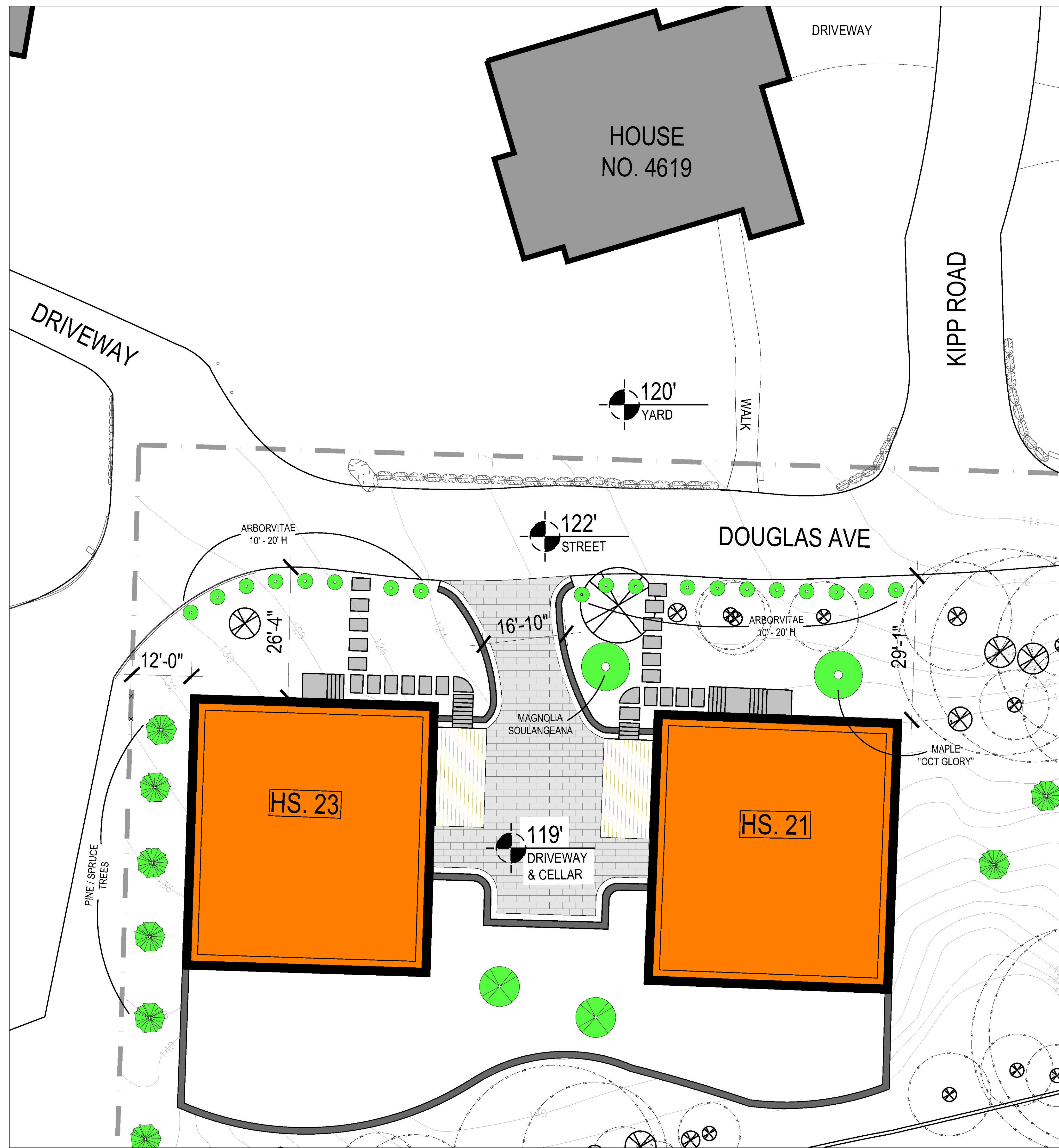
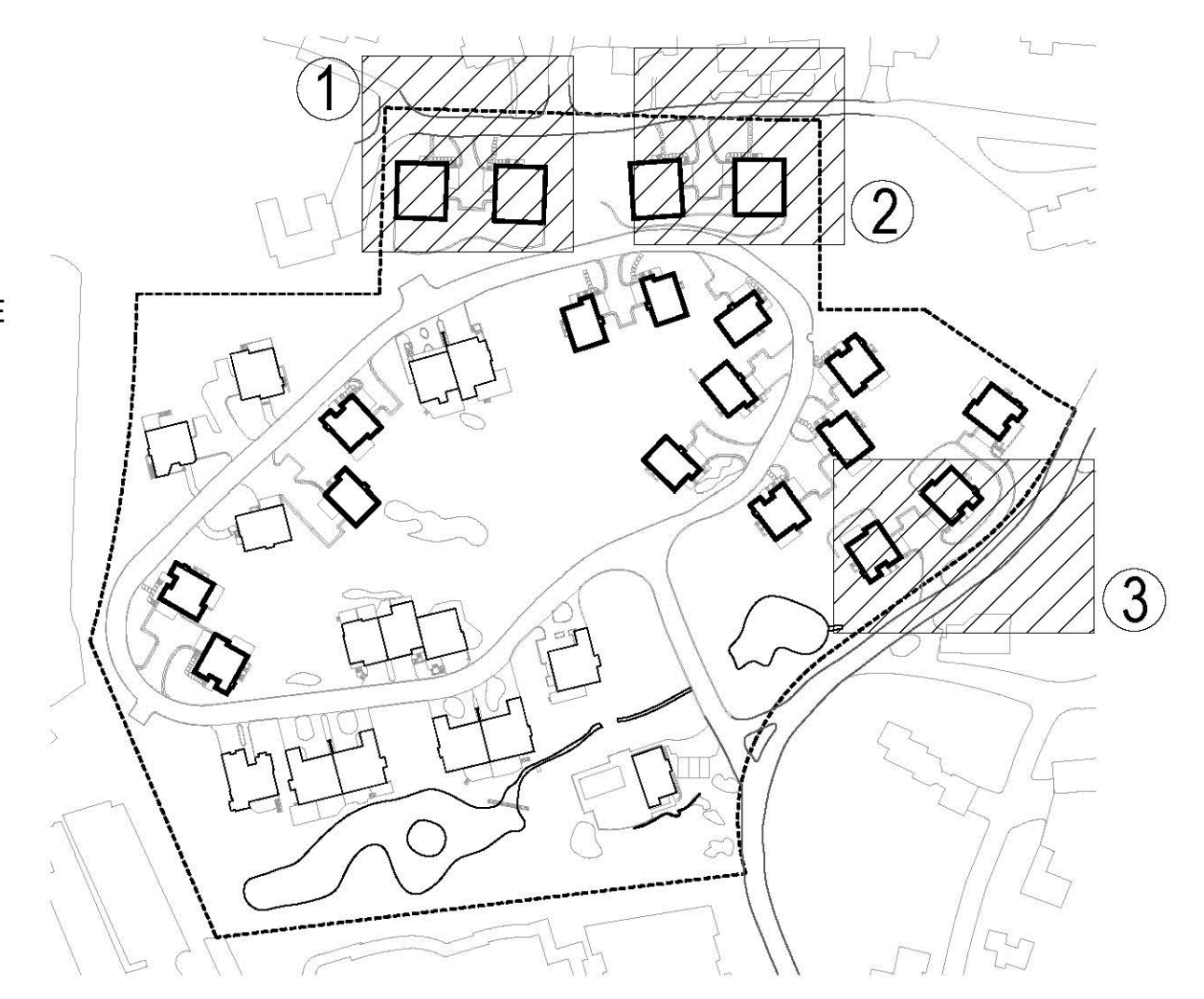
NOTES

1. ALL TREE AND PLANTING LOCATIONS SHOWN ON PLANS ARE APPROXIMATE; TO BE ADJUSTED IN THE FIELD ACCORDINGLY.
2. ALLOW FOR UP TO 6 ADDITIONAL TREES TO BE LOCATED WITH ADJACENT NEIGHBORS.
3. PRUNE AND CLEAR OUT PROPERTY ALONG STREET FOR CLEAN AND HEALTHY GROWTH.
4. NEW GRASS WILL BE PLANTED FROM THE FENCE TO STREET.

LEGEND

- ZONING LOT LINE
- FENCE
- TOPOGRAPHY
- NEW BUILDING
- HS.X BUILDING NUMBER
- EXISTING TREE
- NEW TREE / PLANTING
- NEW PINE / SPRUCE TREE
- NEW GROUND COVER PLANTING

KEY PLAN



1 DRIVEWAY AT HOUSES 23 & 21  
SCALE: 1" = 10'-0"



2 DRIVEWAY AT HOUSES 22 & 18  
SCALE: 1" = 10'-0"

PROPOSED DRIVEWAYS - DOUGLAS AVE

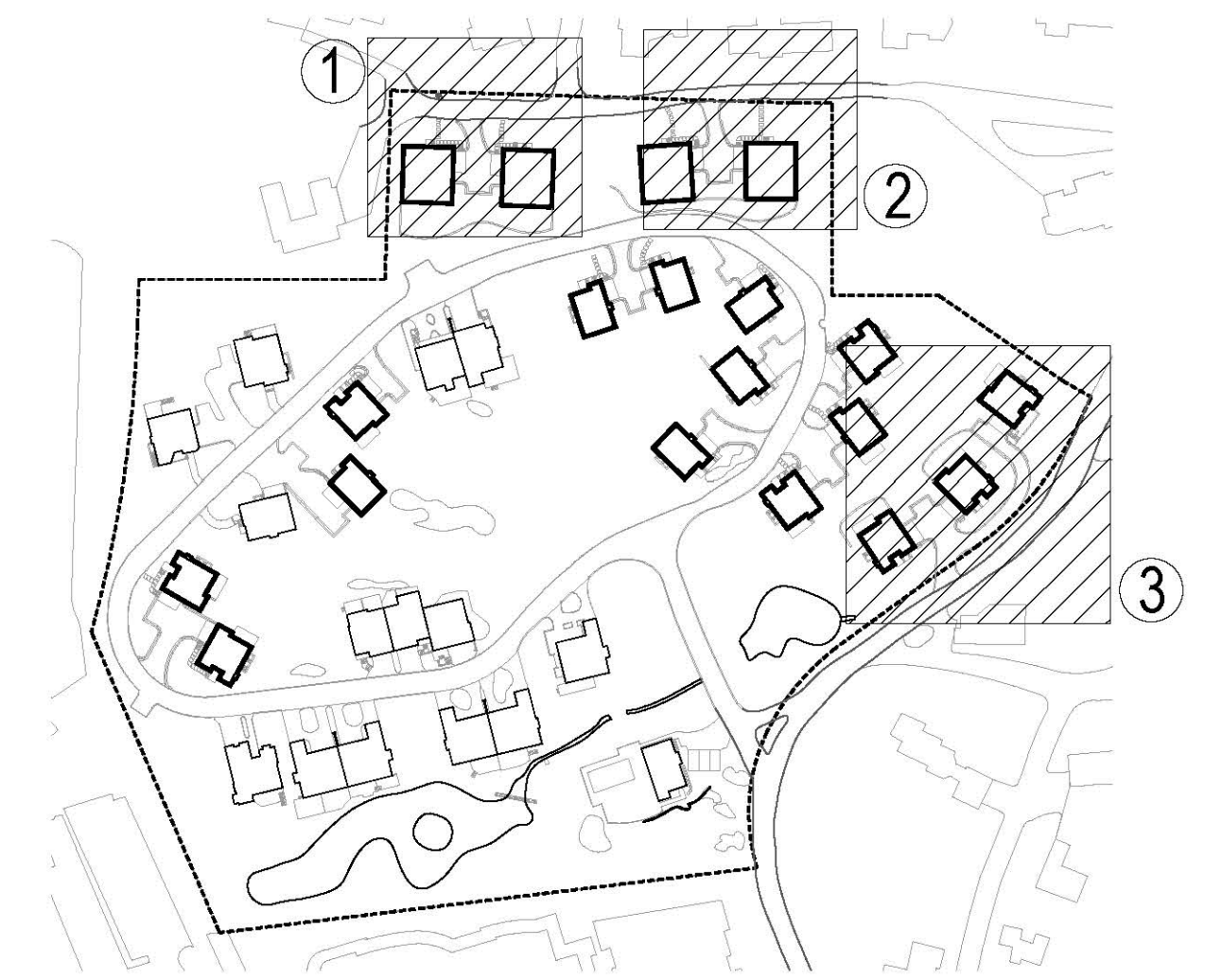




3 DRIVEWAY AT HOUSES 10, 30, & 33  
SCALE: 1" = 10'-0"

PROPOSED DRIVEWAYS - W 246TH ST.

KEY PLAN



LEGEND

	ZONING LOT LINE		EXISTING TREE
	FENCE		NEW TREE / PLANTING
	EXISTING SEWER BELOW GRADE		NEW PINE / SPRUCE TREE
	EXISTING CULVERT		NEW SHRUBS
	TOPOGRAPHY		
	NEW BUILDING		
HS.X	BUILDING NUMBER		

NOTES

1. ALL TREE AND PLANTING LOCATIONS SHOWN ON PLANS ARE APPROXIMATE; TO BE ADJUSTED IN THE FIELD ACCORDINGLY.
2. ALLOW FOR UP TO 6 ADDITIONAL TREES TO BE LOCATED WITH ADJACENT NEIGHBORS.
3. PRUNE AND CLEAR OUT PROPERTY ALONG STREET FOR CLEAN AND HEALTHY GROWTH.
4. NEW GRASS WILL BE PLANTED FROM THE FENCE TO STREET.