

WATERLOO JUNCTION

July 26, 2022

Planning Commission Work Session



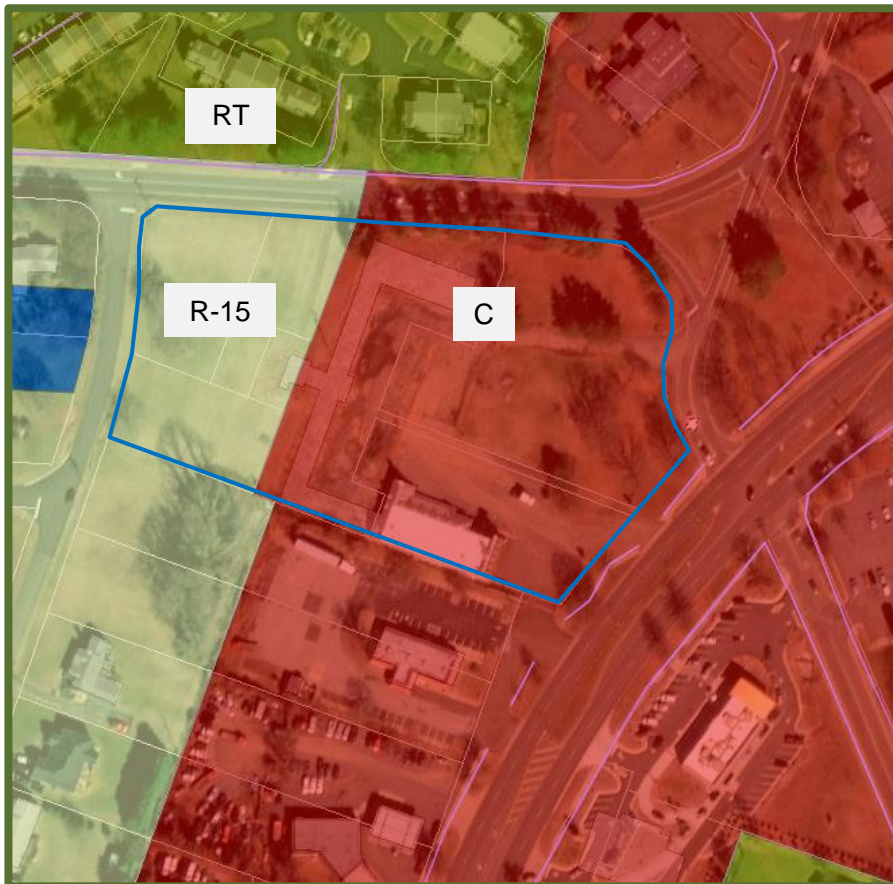
Property Location

ZONING & COMP. PLAN DESIGNATION

3

ZONING

R-15, and C, Commercial



COMPREHENSIVE PLAN

Low Density Residential and Planned Commercial





SUP Rendering

EDSON II



ELEVATION 7

ELEVATION 4

ELEVATION 2

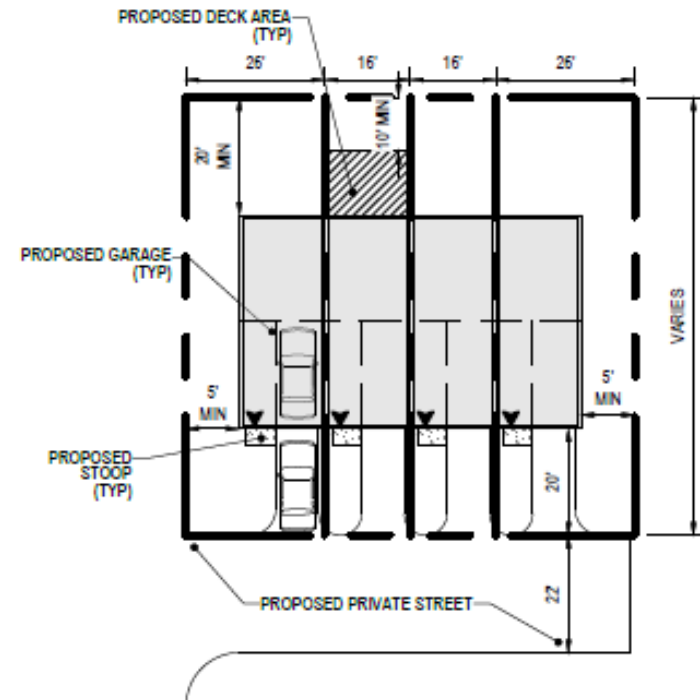
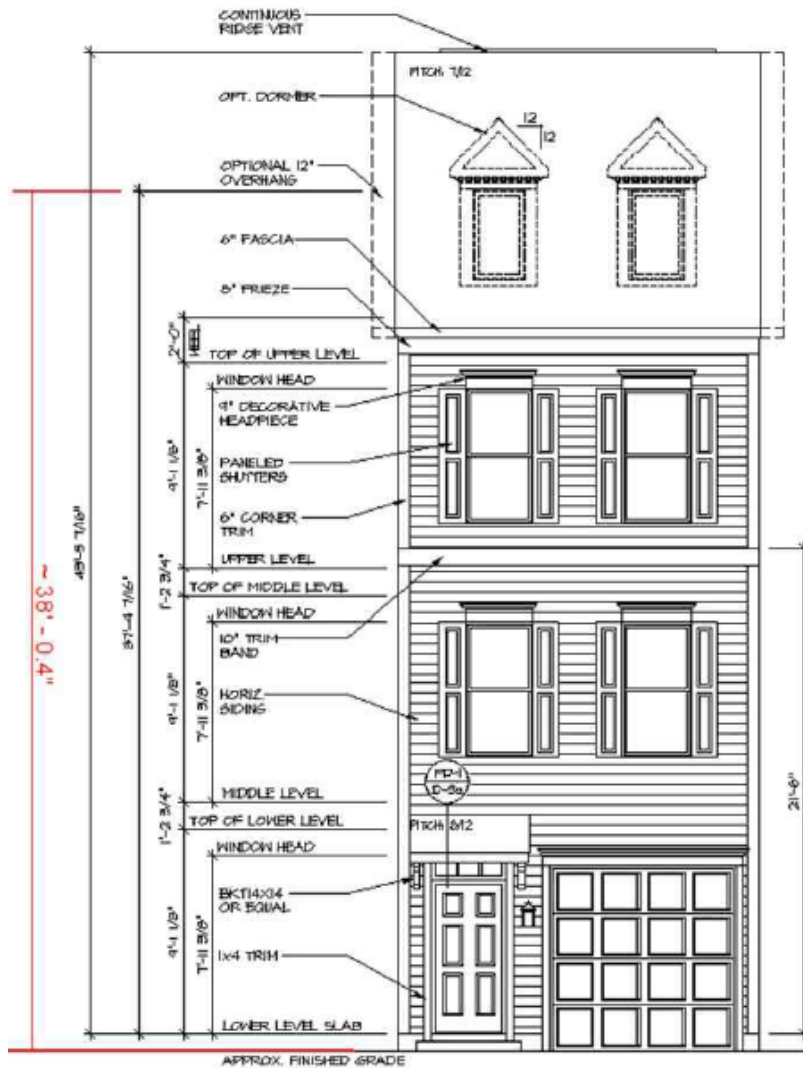
ELEVATION 6

ELEVATION 3

ELEVATION 1

ELEVATION 5

EDSON II



Elevations – Townhome Front Load

ALDEN II



ELEVATION 4

ELEVATION 2

ELEVATION 3

ELEVATION 5

ELEVATION 6

ELEVATION 1

ELEVATION 7



ELEVATION 10

ELEVATION 11

ELEVATION 9

ELEVATION 13

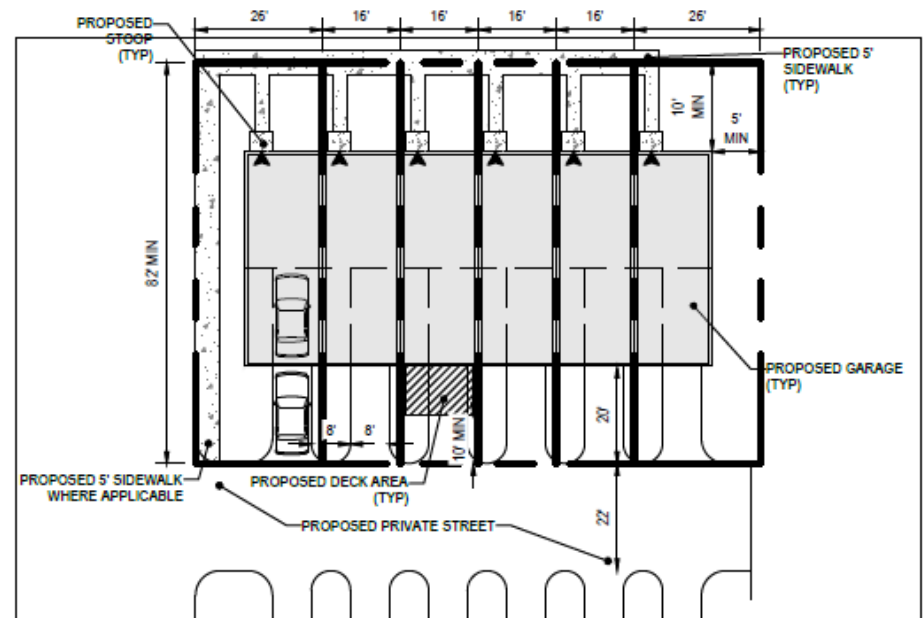
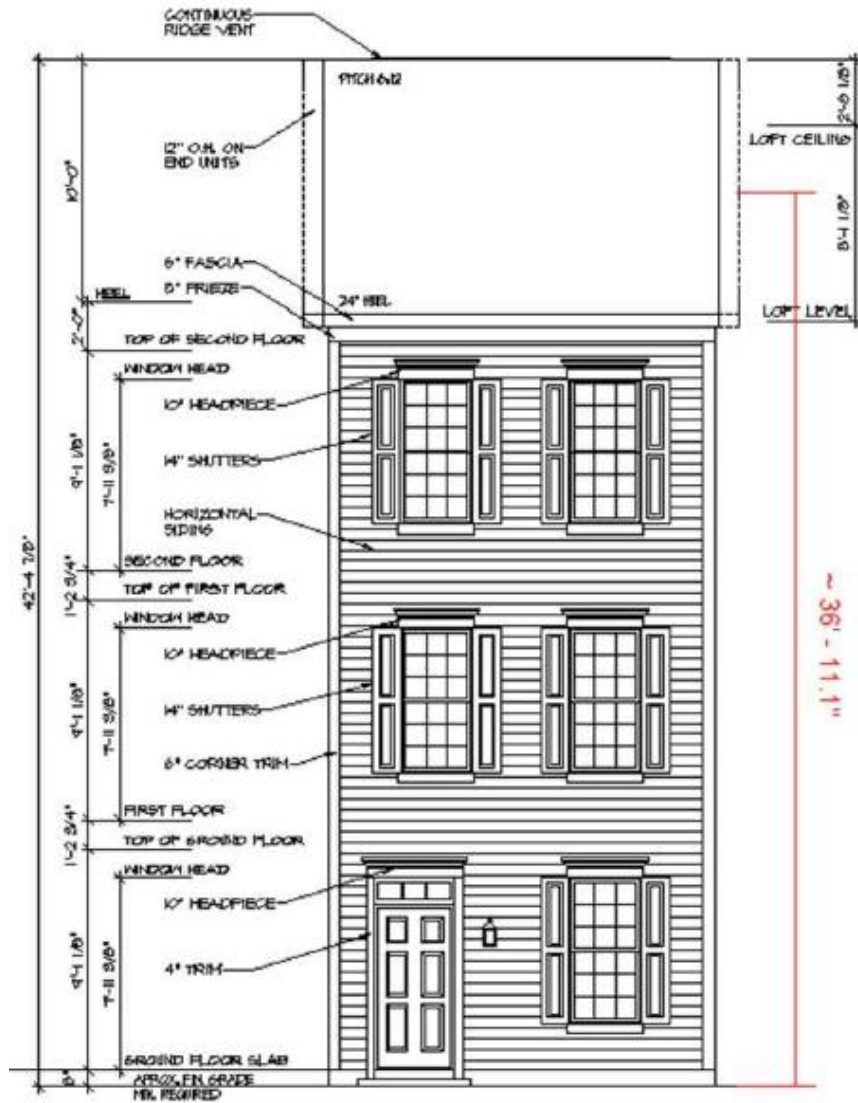
ELEVATION 8

ELEVATION 12

ELEVATION 14

Elevations – Townhome Rear Load

ALDEN II



Elevations – Townhome Rear Load











Conceptual Images

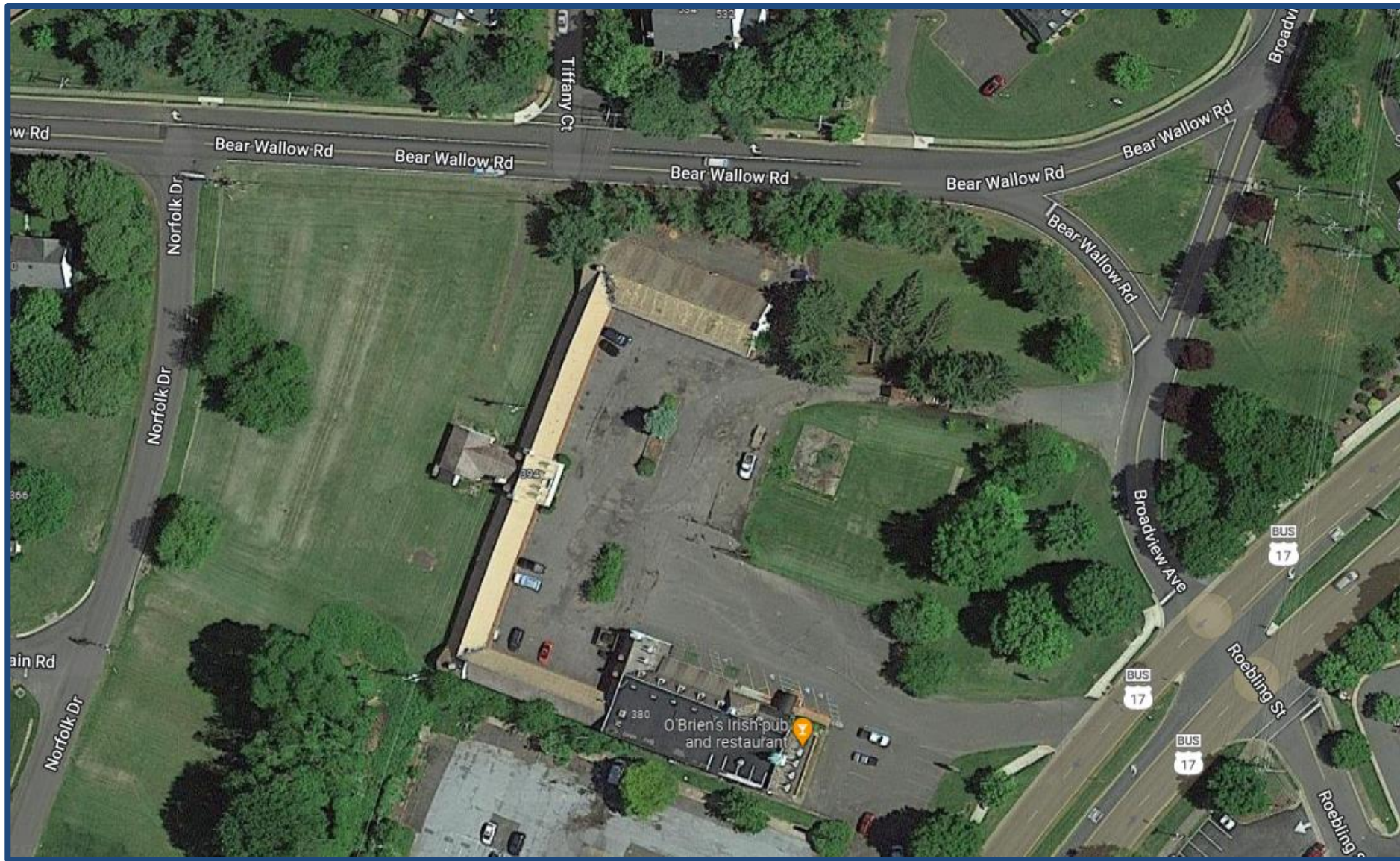
THANK YOU!





- DECIDUOUS**
-  **LARGE TREE**
(66) X ±200 SF EA = 13,200 SF
 -  **MEDIUM TREE**
(0) X ±150 SF EA = 0 SF
 -  **SMALL/UNDERSTORY TREE**
(39) X ±100 SF EA = 3,900 SF
 -  **(0) SHRUBS**
- EVERGREEN**
-  **LARGE TREE**
(0) X ±200 SF EA = 0 SF
 -  **MEDIUM TREE**
(10) X ±150 SF EA = 1,500 SF
 -  **SMALL/UNDERSTORY TREE**
(28) X ±100 SF EA = 2,800 SF
 -  **(112) SHRUBS**

Landscaping Plan



Existing Road Network