

ITEM: 8

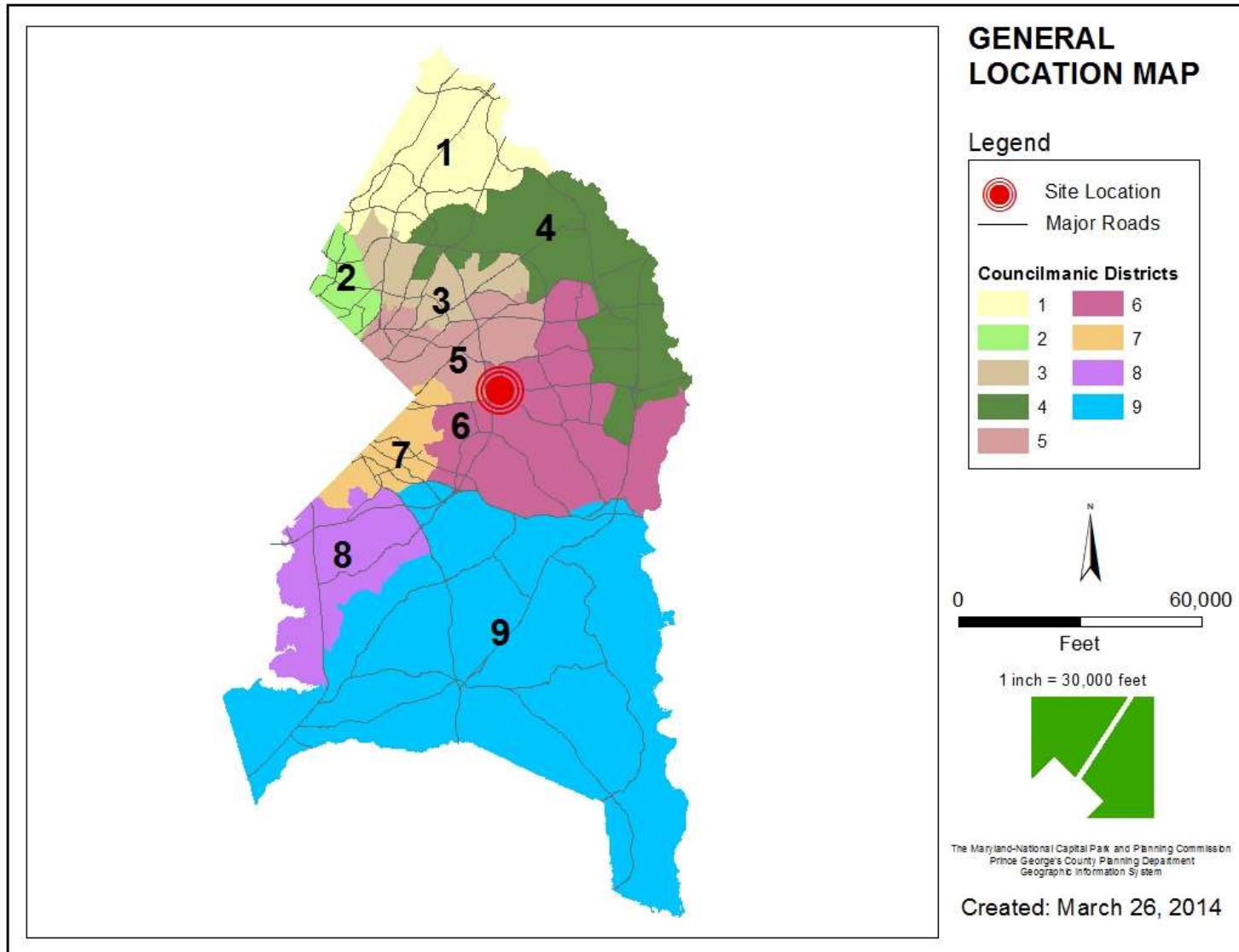
CASE:4-13028

CRESCENTS AT LARGO TOWN CENTER

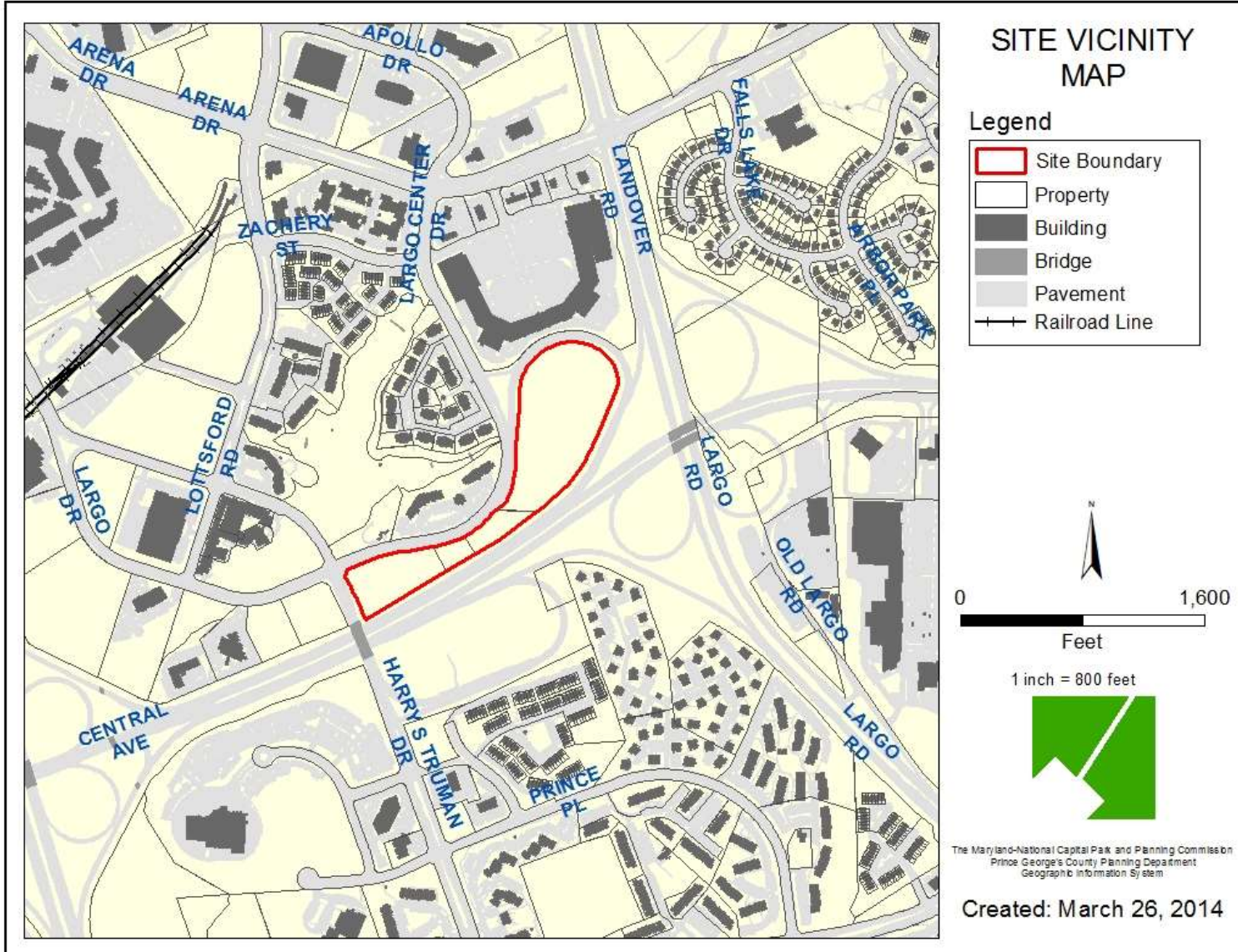
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



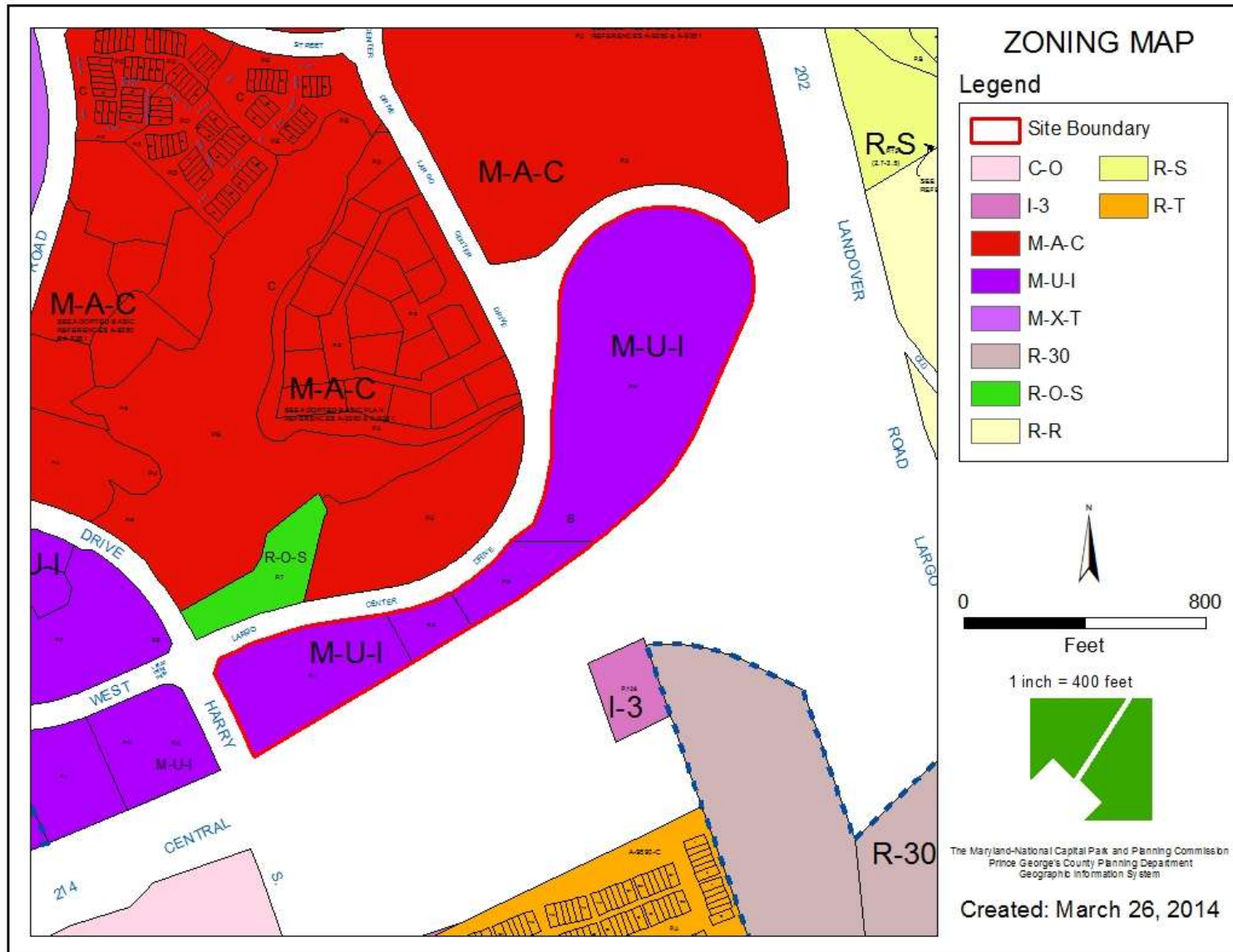
GENERAL LOCATION MAP



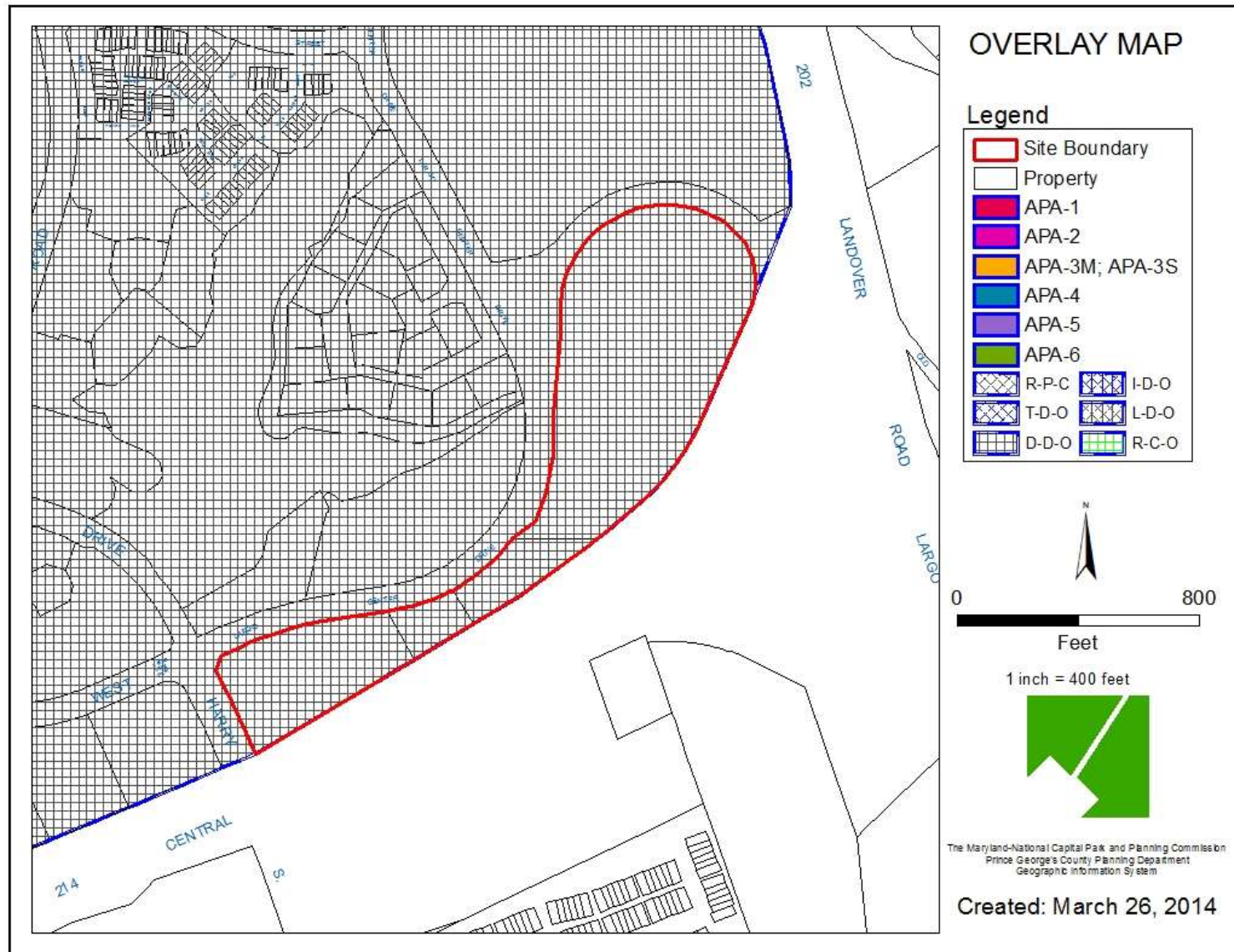
SITE VICINITY



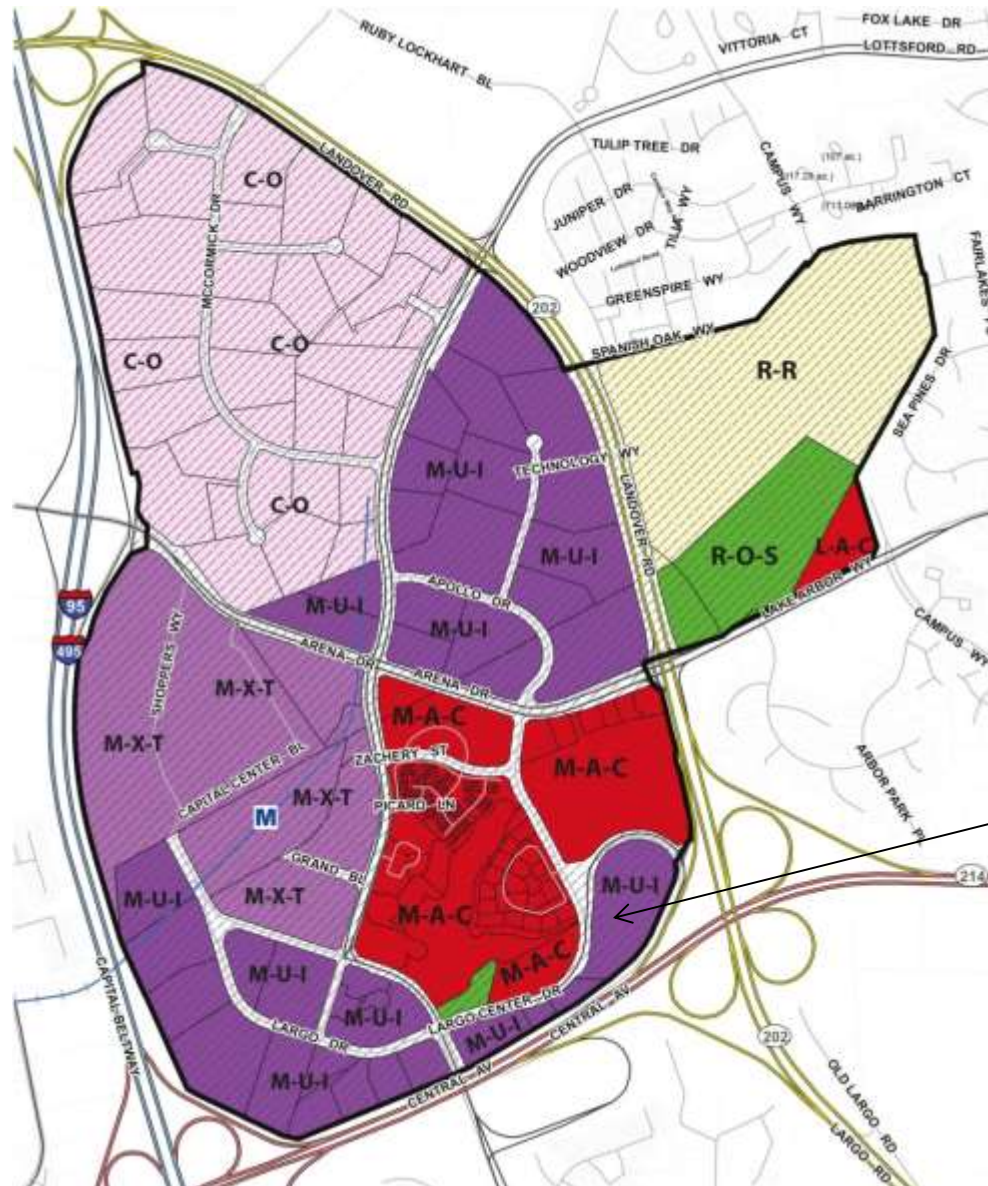
ZONING MAP



OVERLAY MAP

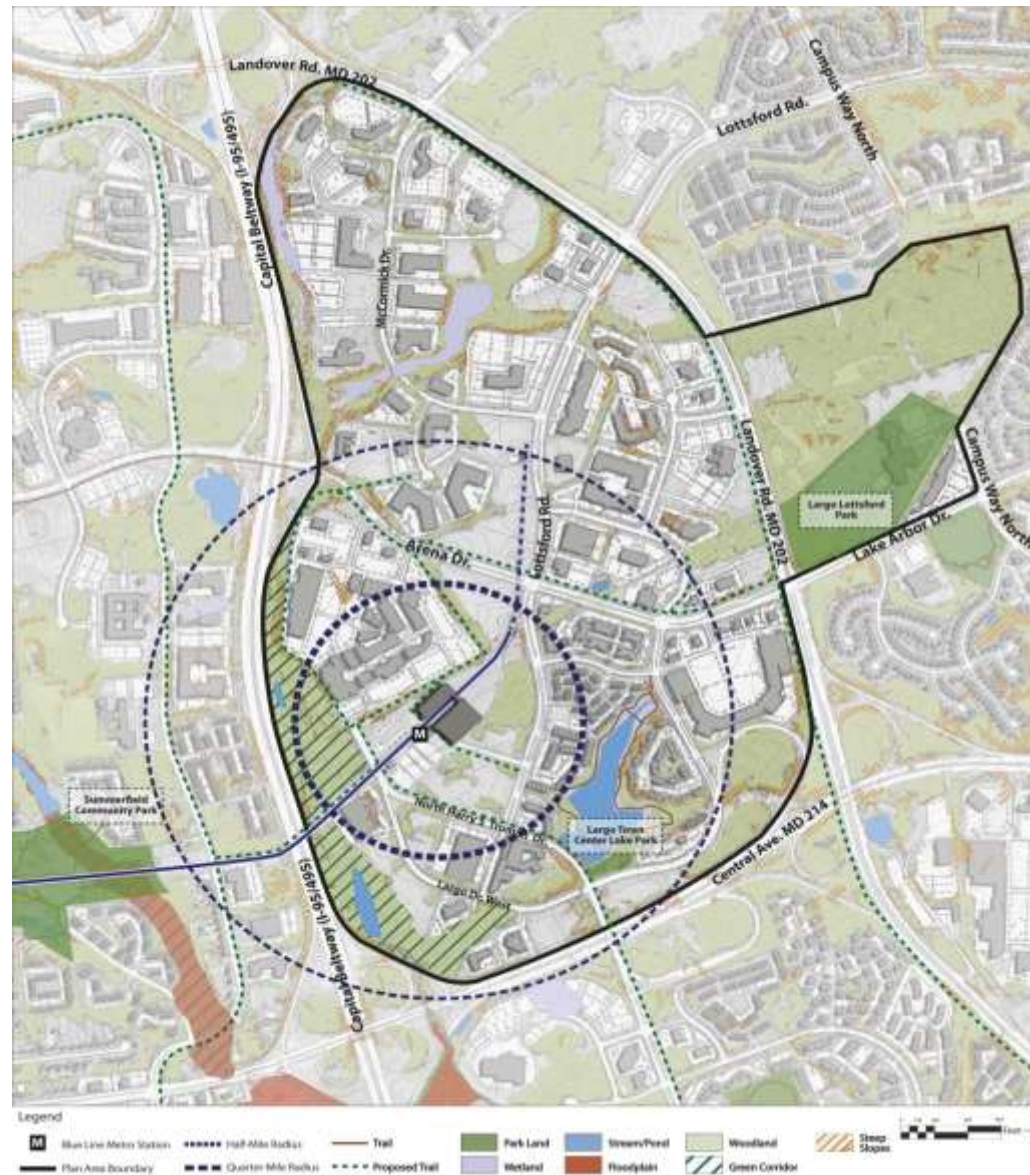


ADOPTED LARGO TOWN CENTER

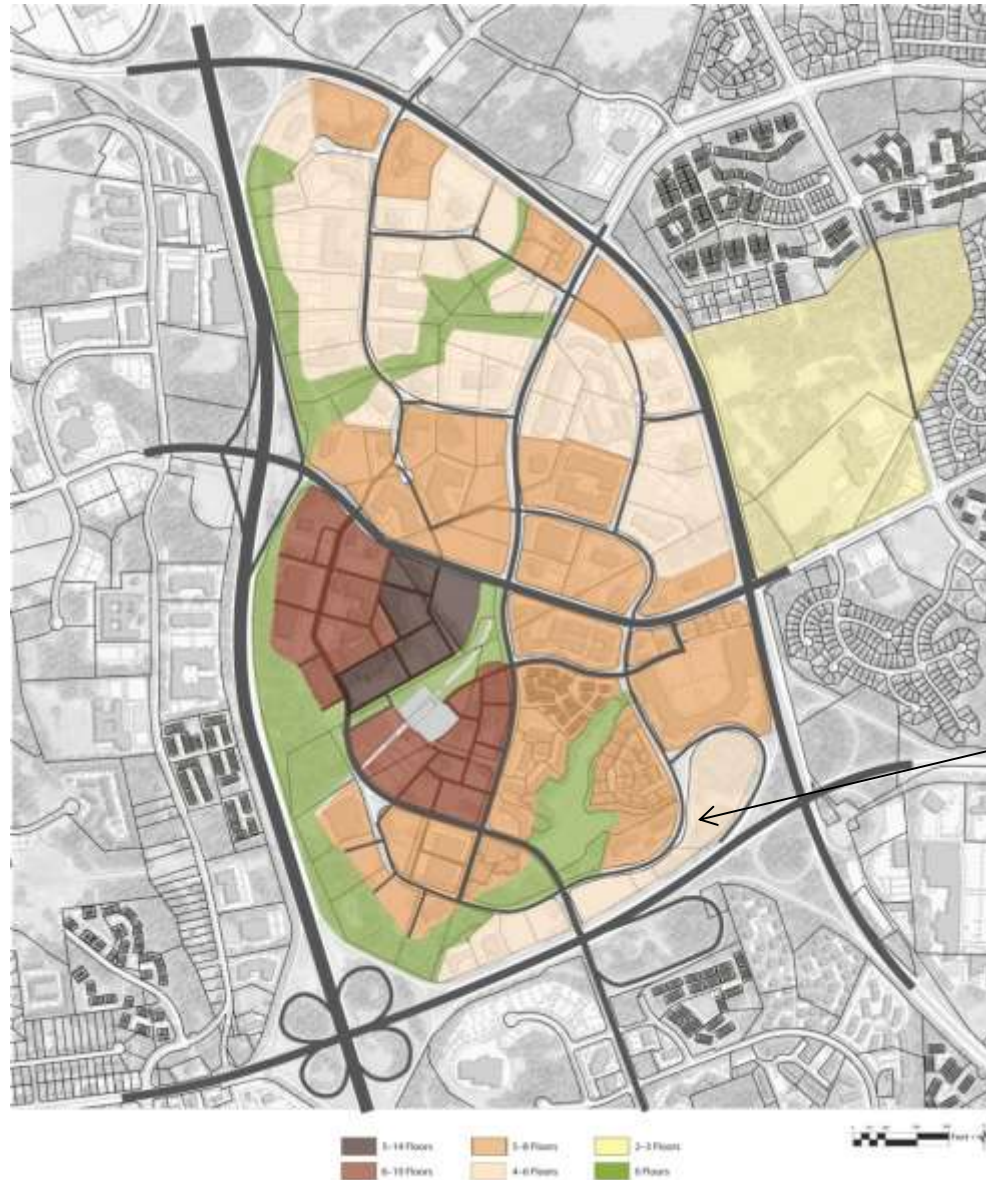


4-13028

ADOPTED LARGO TOWN CENTER DDO OPEN SPACE

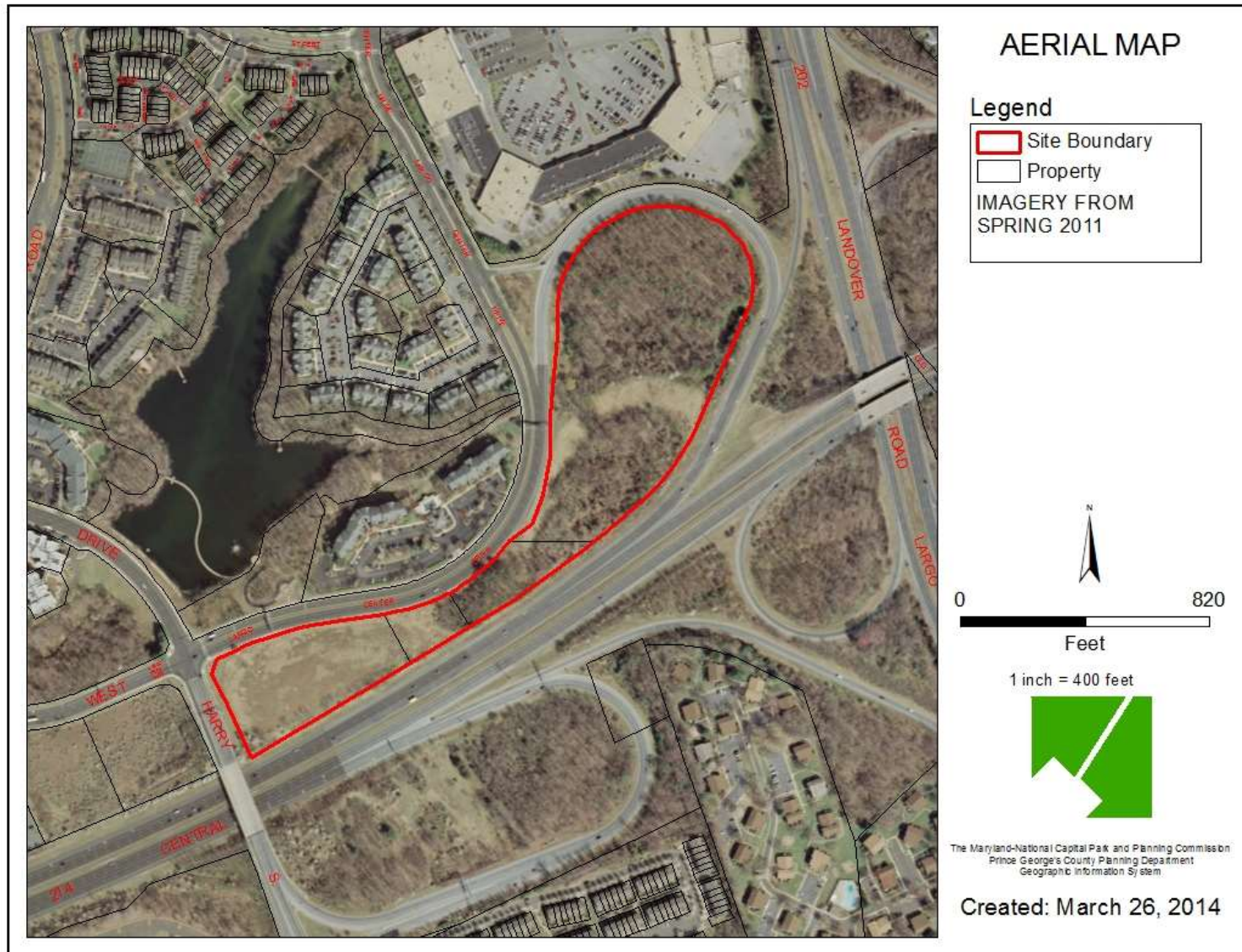


ADOPTED LARGO TOWN CENTER DDO-RECOMMENDED BUILDING HEIGHTS

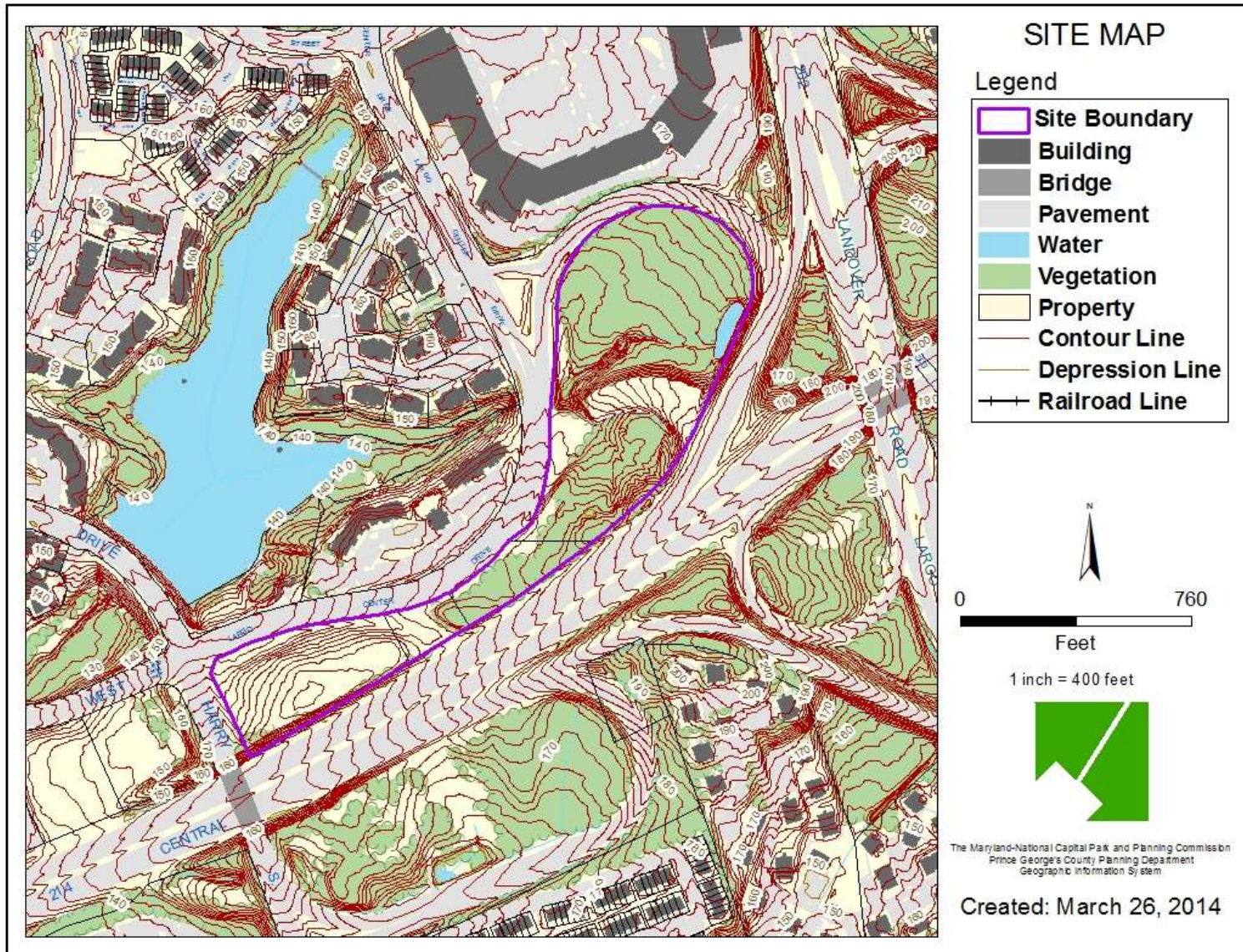


4-13028

AERIAL MAP

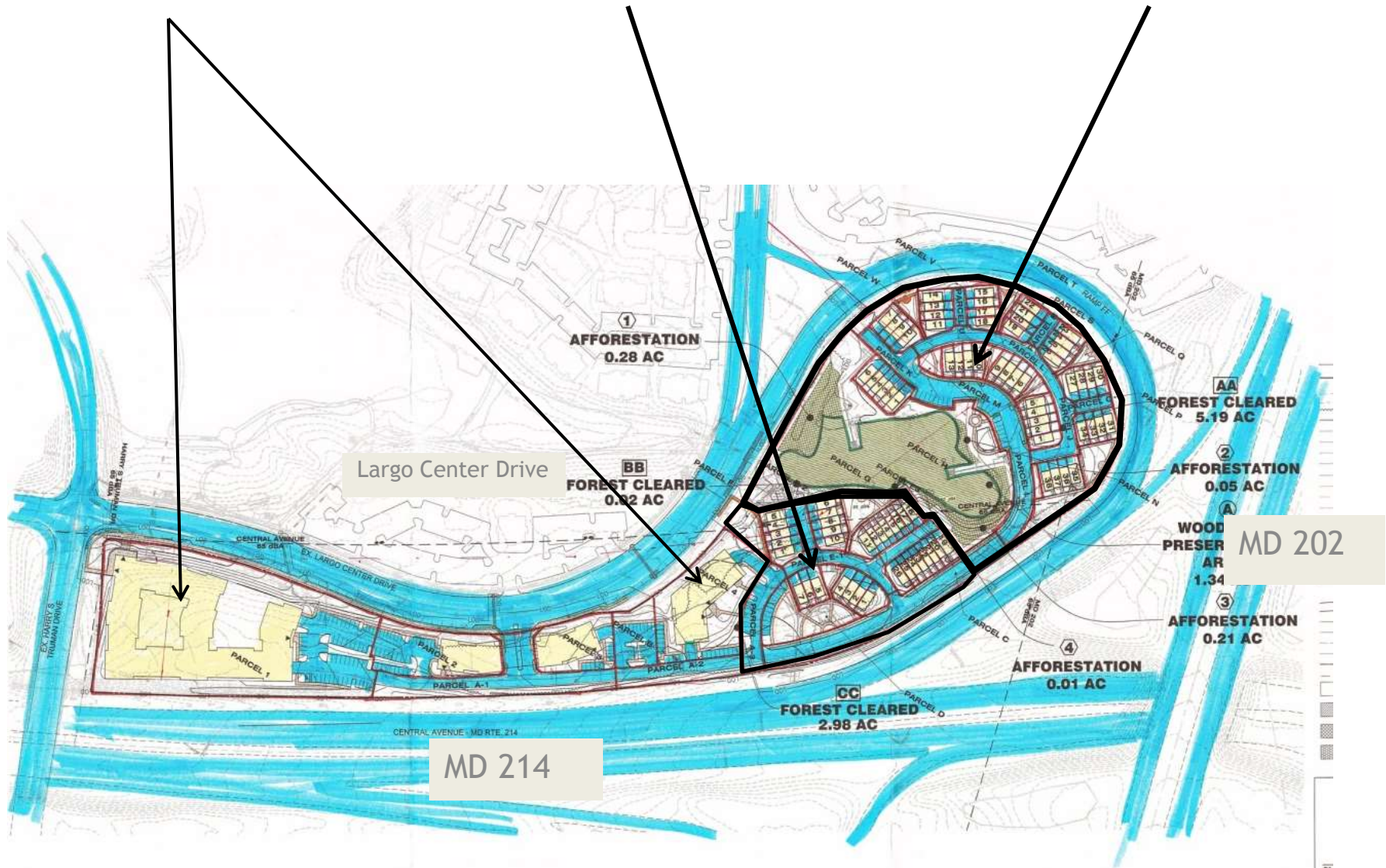


SITE MAP



PARCELS 1-4 (350 MULTIFAMILY) POD 1 (33 TH LOTS)

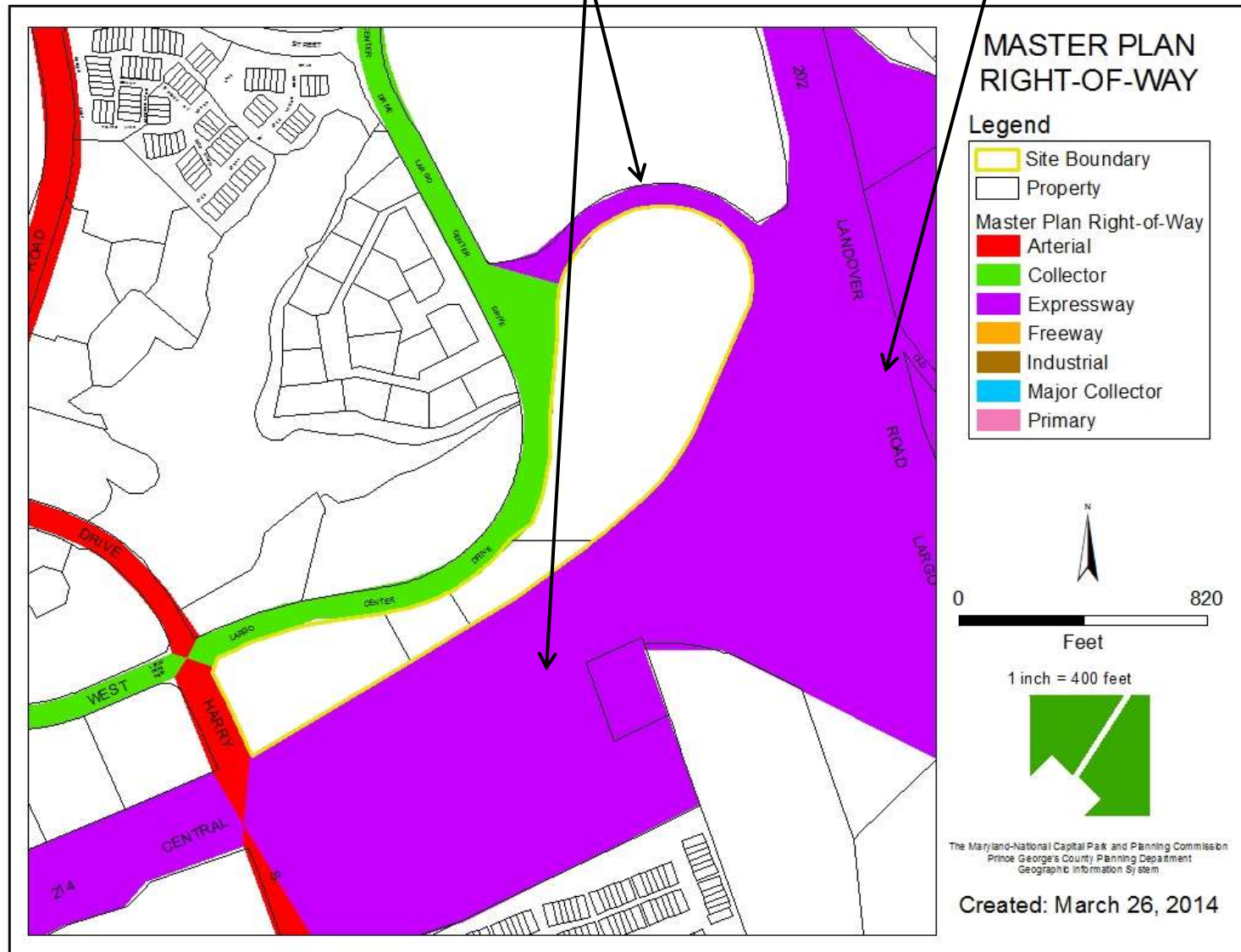
POD 2 (51 TH LOTS/PMA)



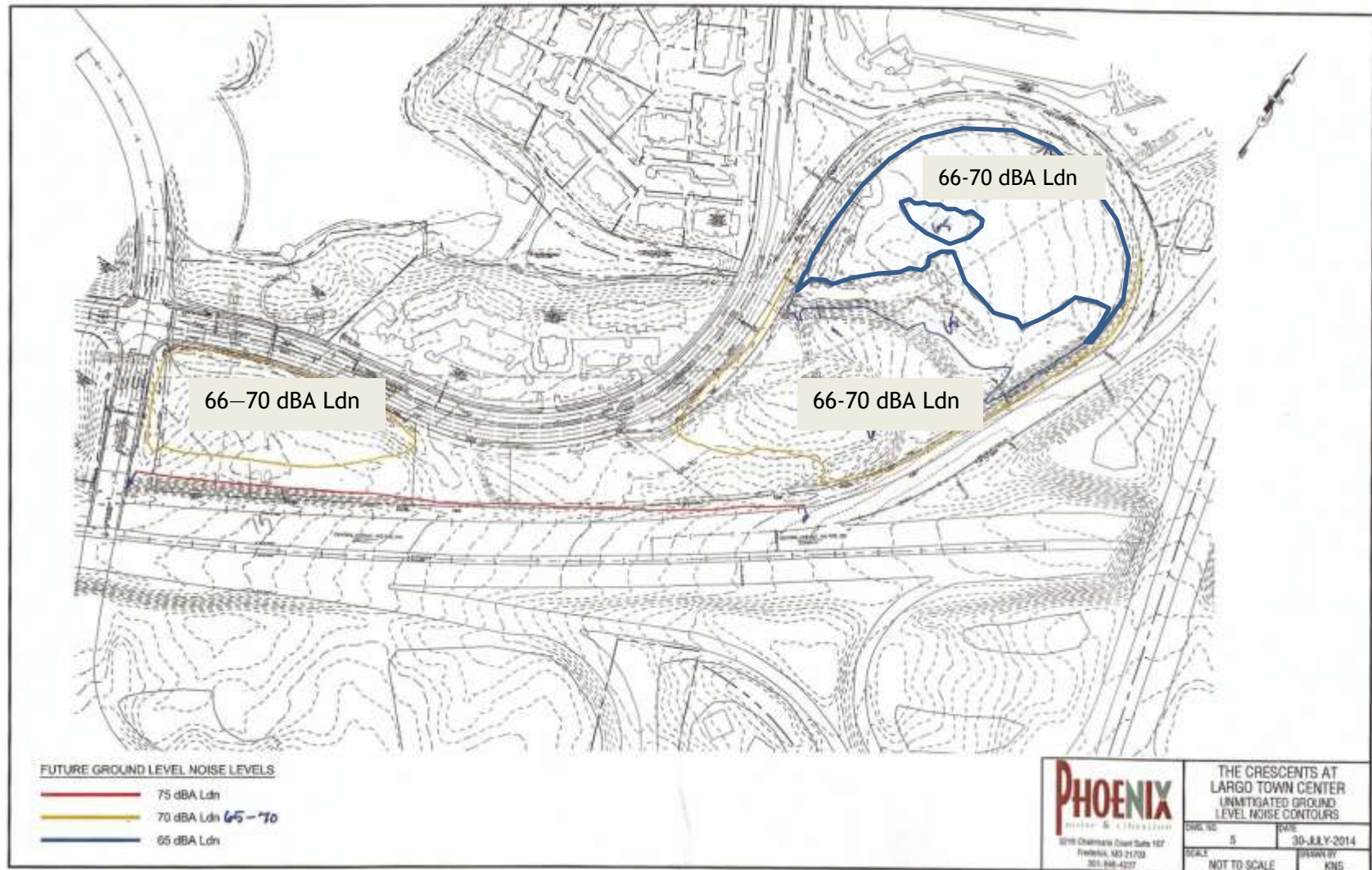
CL

DRDTHE DEVELOPMENT
REVIEW
DIVISION

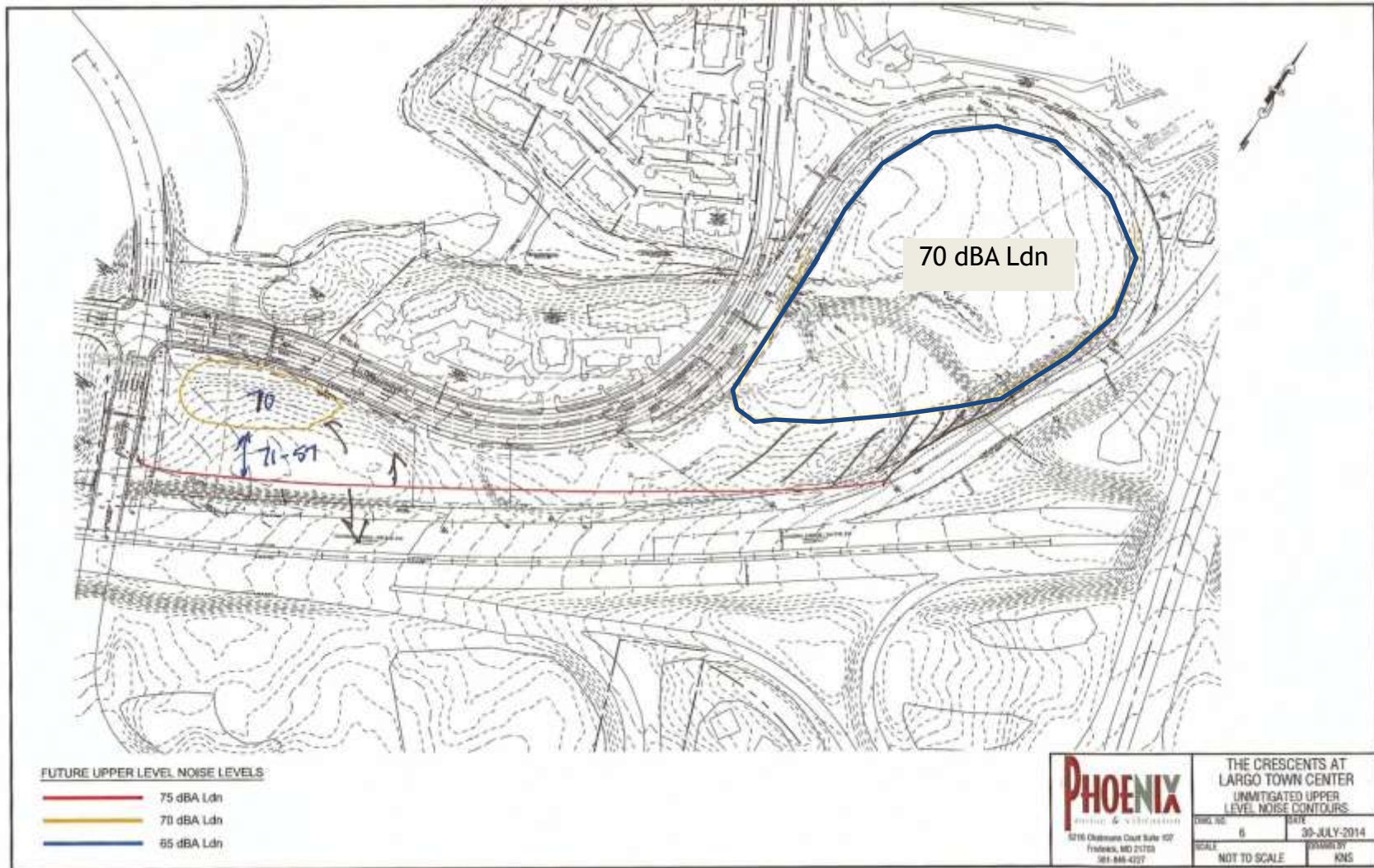
MASTER PLAN ROW (MD 214 (E-1) MD 202 (E-6))



UNMITIGATED GROUND LEVEL NOISE

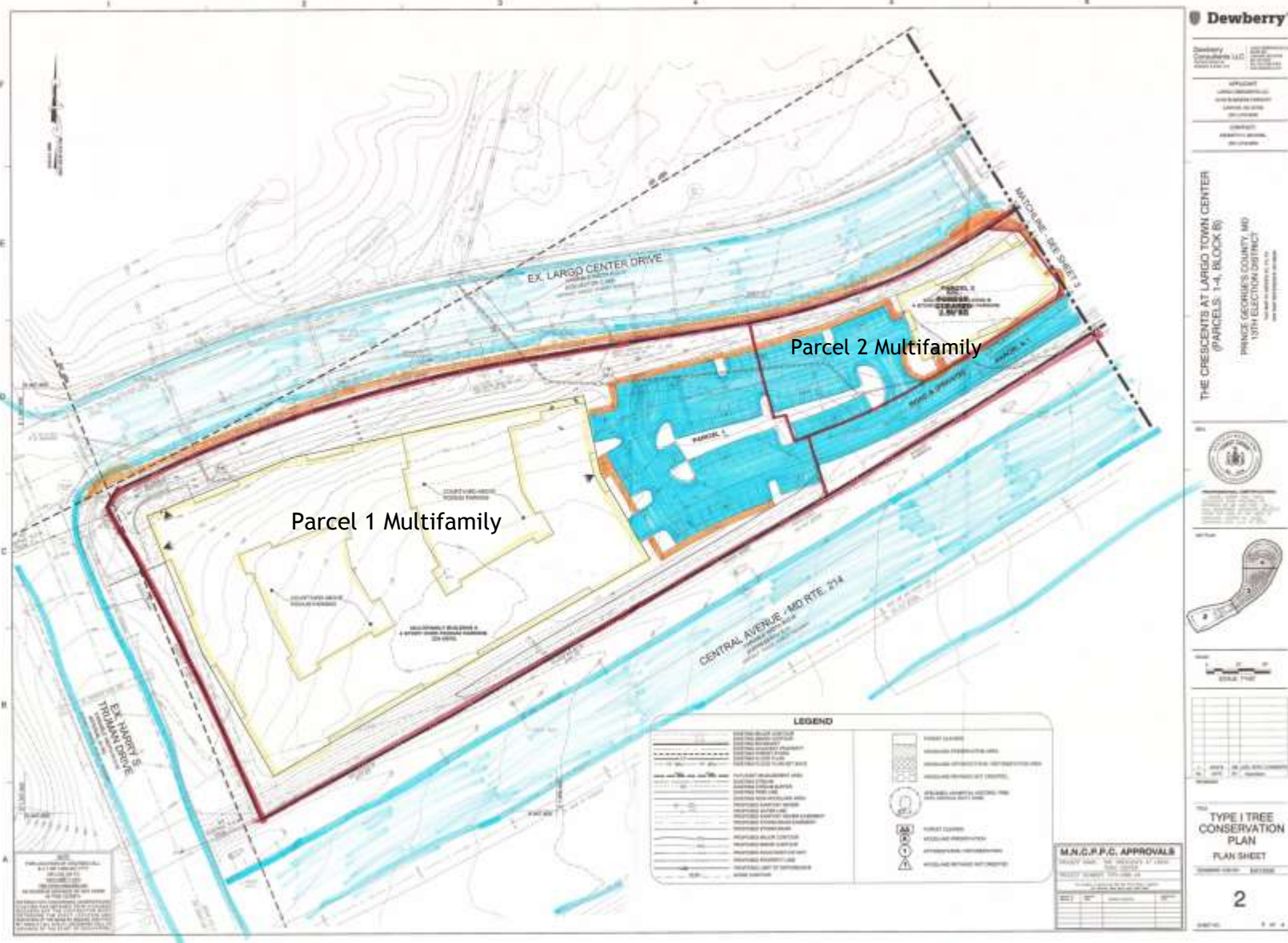


FUTURE UPPER LEVEL NOISE IMPACT

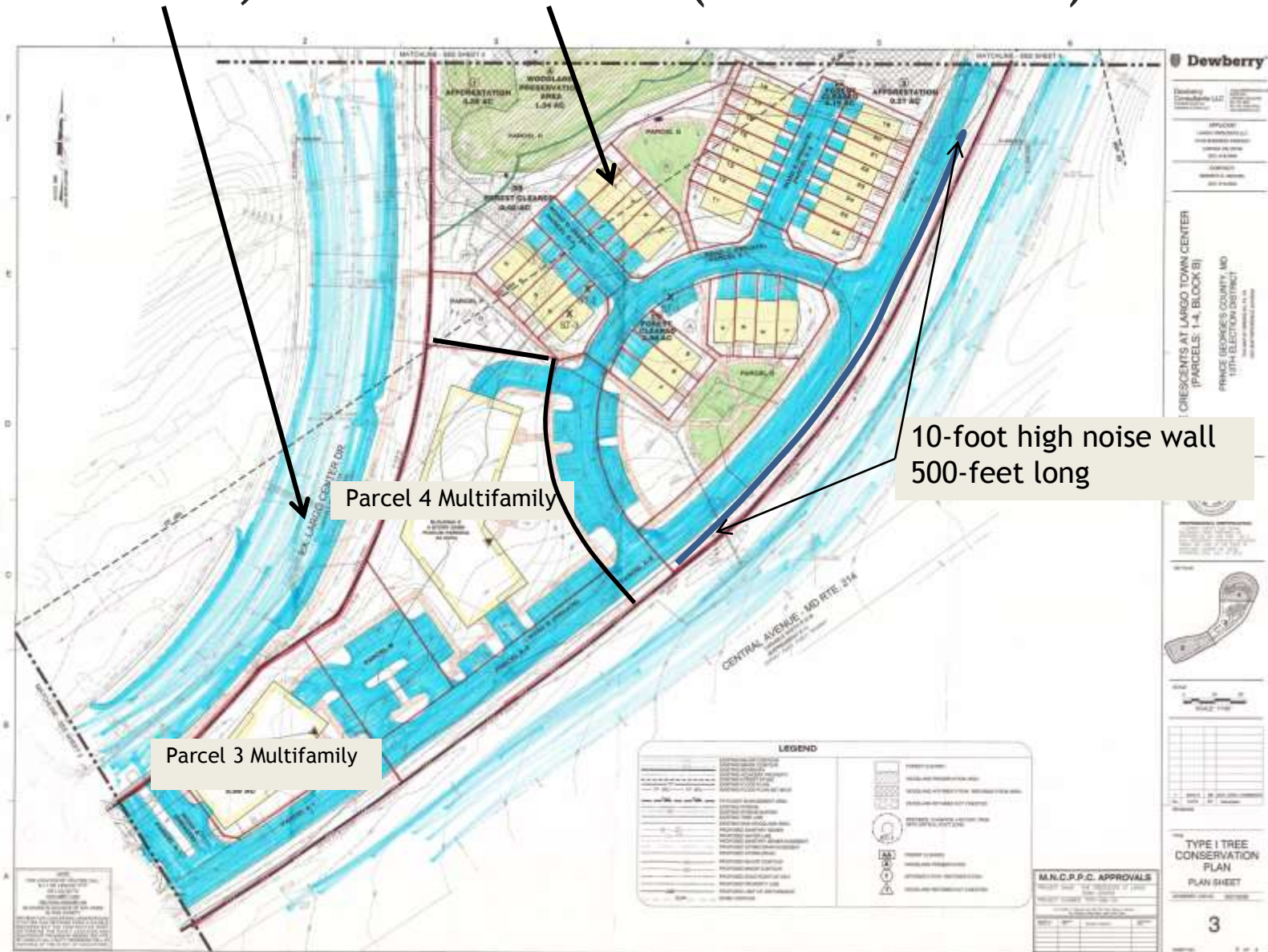




PARCEL 1 AND 2 MULTIFAMILY



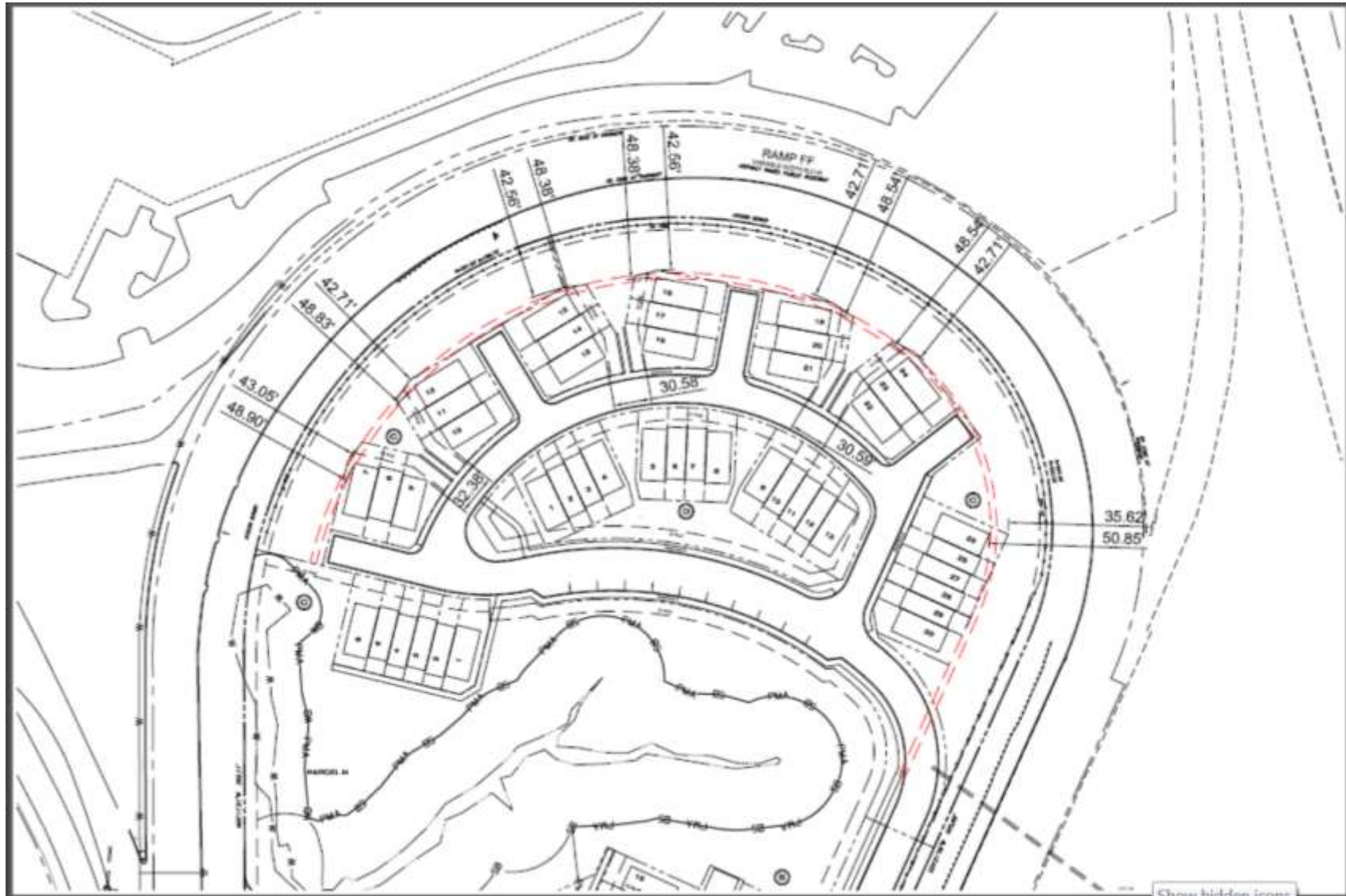
PARCELS 3, 4 AND POD 1 (33-TH LOTS)



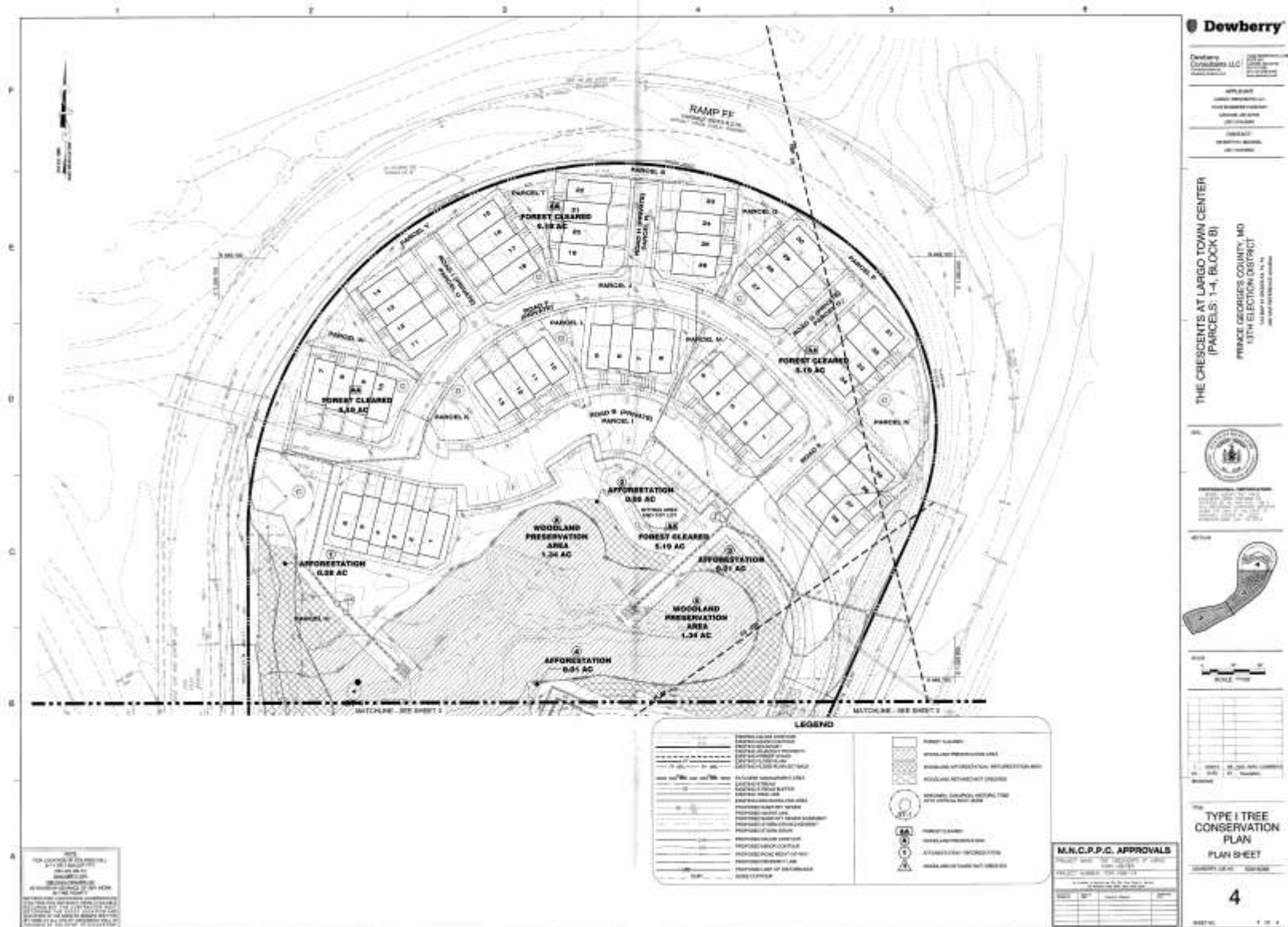
POD 2-55 TOWNHOUSE LOTS & PMA



APPLICANT EXHIBIT 1 9/11/14



TREE CONSERVATION PLAN





LARGO CENTER DRIVE SOUTH



LARGO CENTER DRIVE NORTH



Ramp Access to MD 214

LARGO CENTER DRIVE RAMP TO MD 214



LARGO CENTER DRIVE NORTH-RAMP TO MD 214



RAMP TO MD 214



RAMP MD 214-NORTH WESTERN PROPERTY LINE



MD 214 RAMP NORTH PROPERTY LINE



MD 214 RAMP NORTH PROPERTY LINE



MD 214 RAMP



NORTH EAST RAMP TO MD 214-SUBJECT PROPERTY



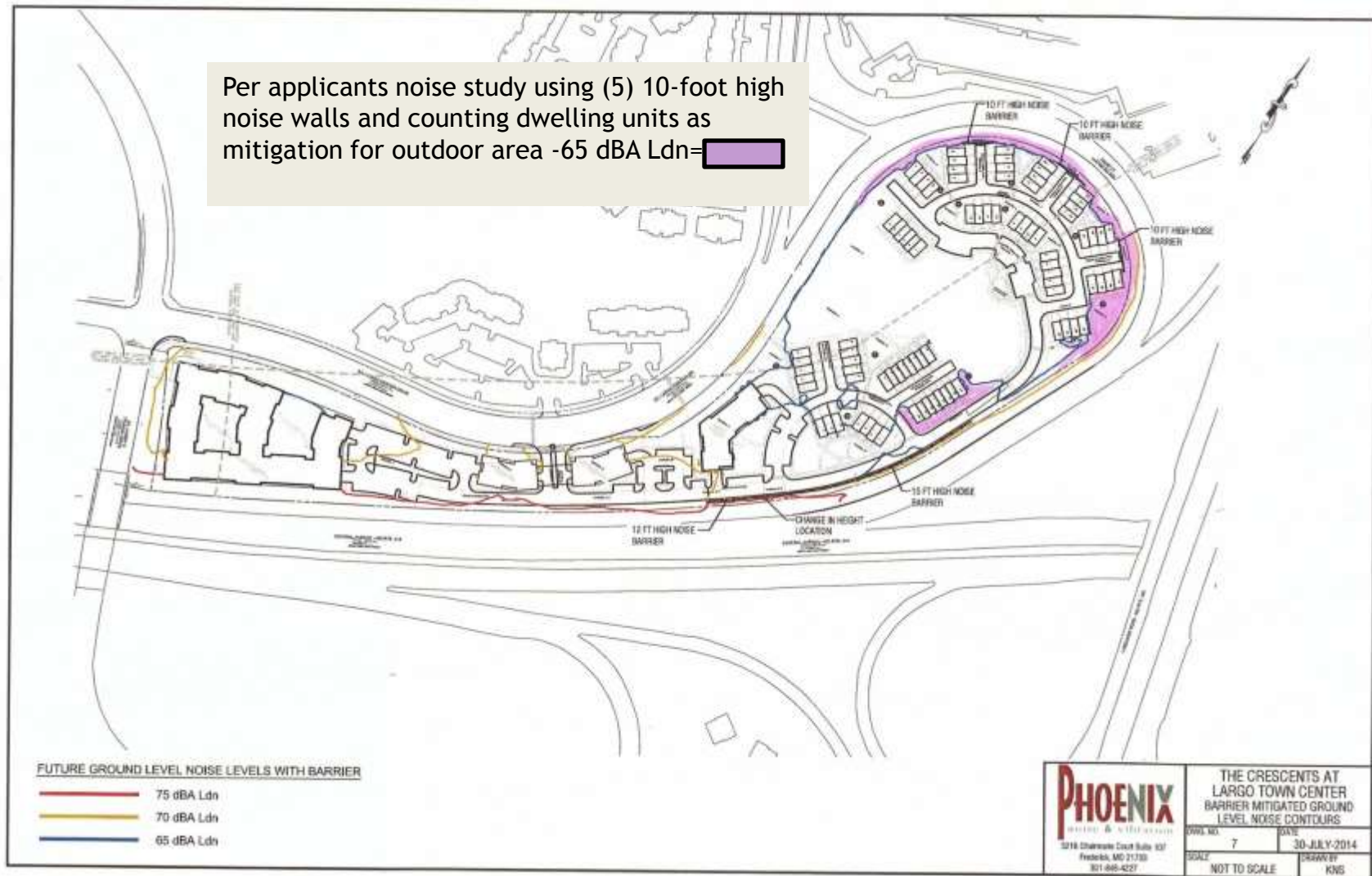
MD 214 RAMP/MD 202 CONVERGE



RAMP TO MD 214



MITIGATED GROUND LEVEL NOISE



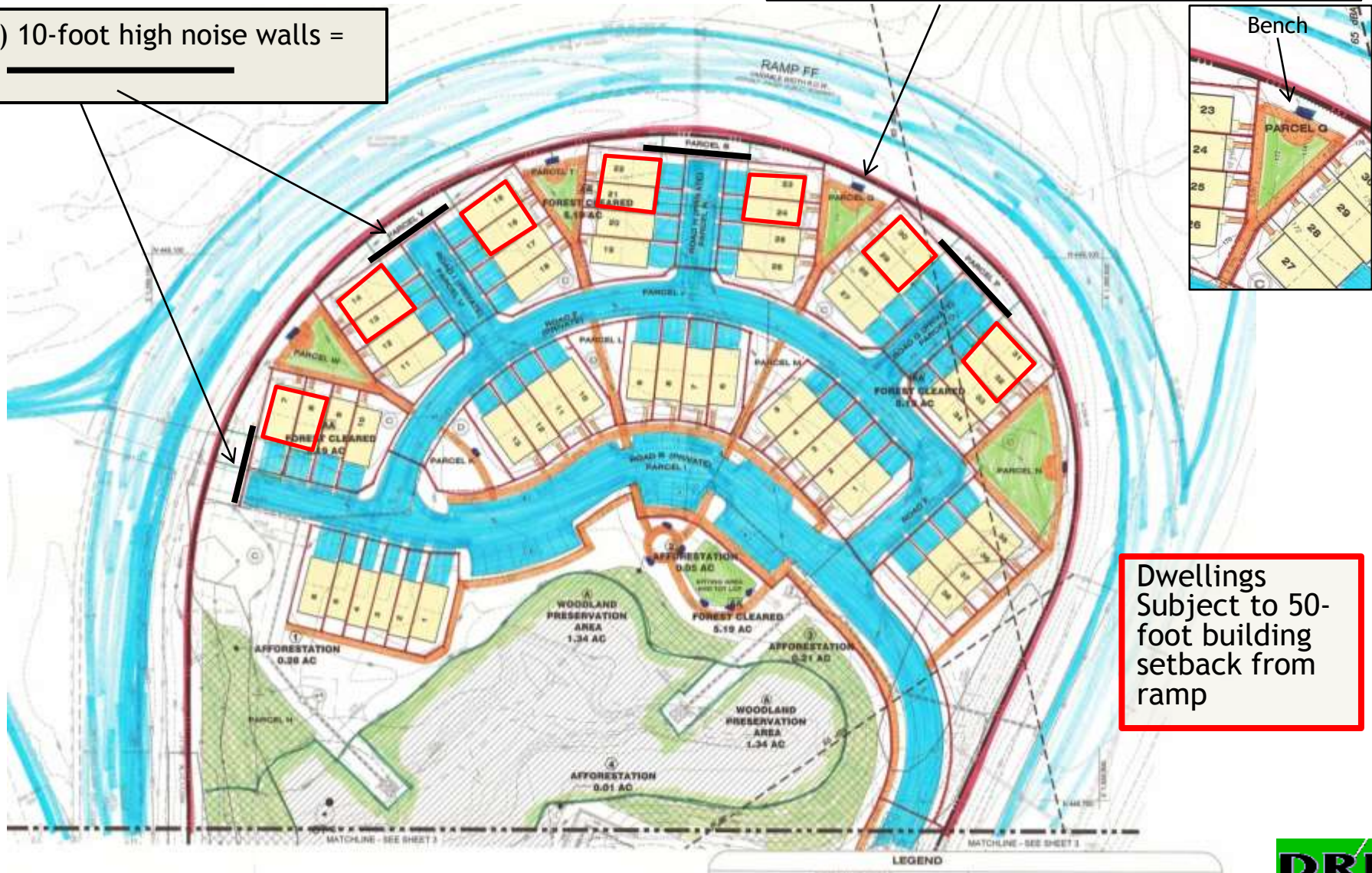
POD 2-55 TH LOTS

(4) 10-foot high noise walls =

4-Sitting Areas/Front yard Open Space w/benches within 8-feet of ROW(see inset)

Bench

Dwellings Subject to 50-foot building setback from ramp



LOOKING SOUTH TO MD 202/RAMP TO MD 214



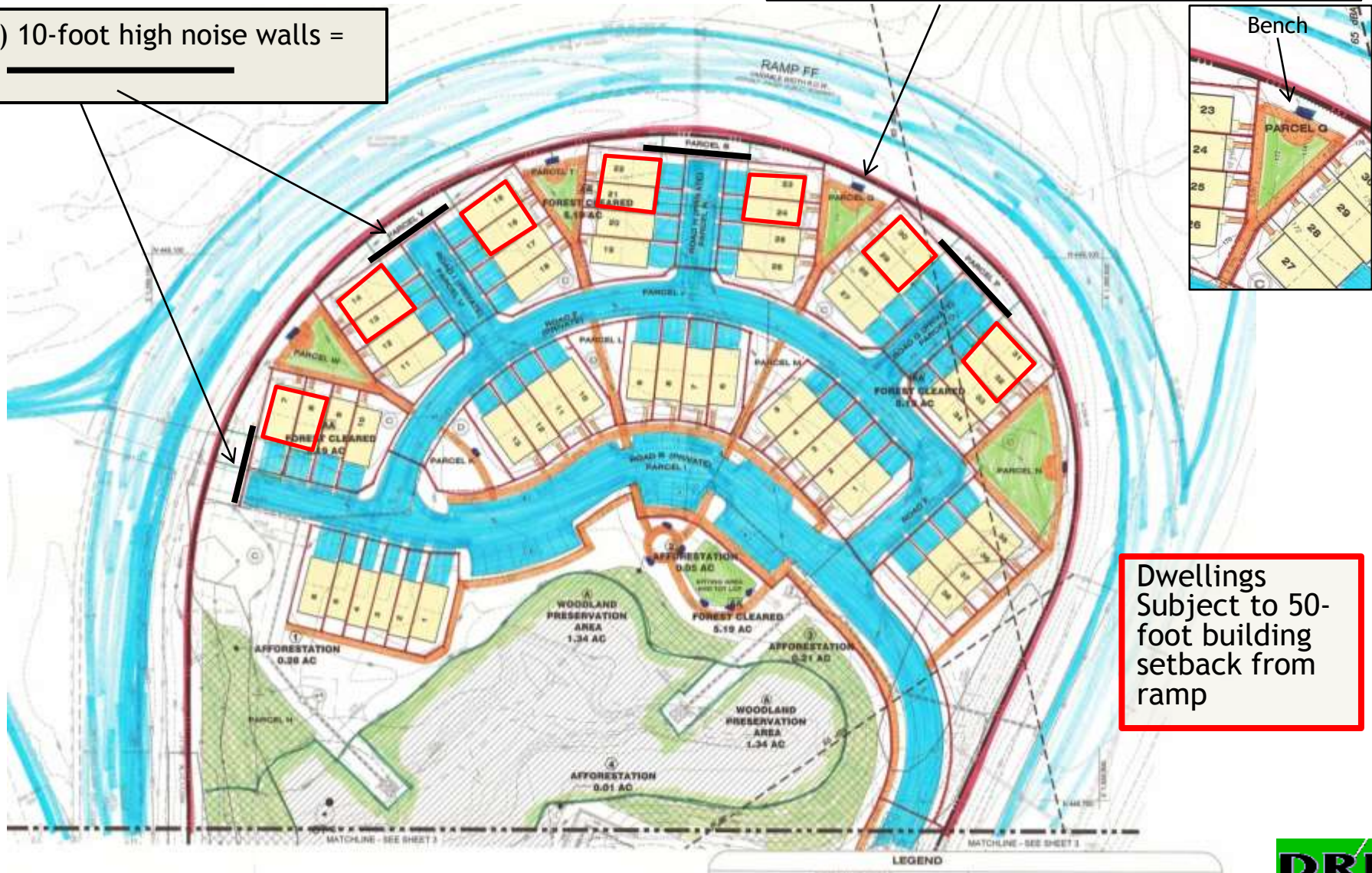
POD 2-55 TH LOTS

(4) 10-foot high noise walls =

4-Sitting Areas/Front yard Open Space w/benches within 8-feet of ROW(see inset)

Bench

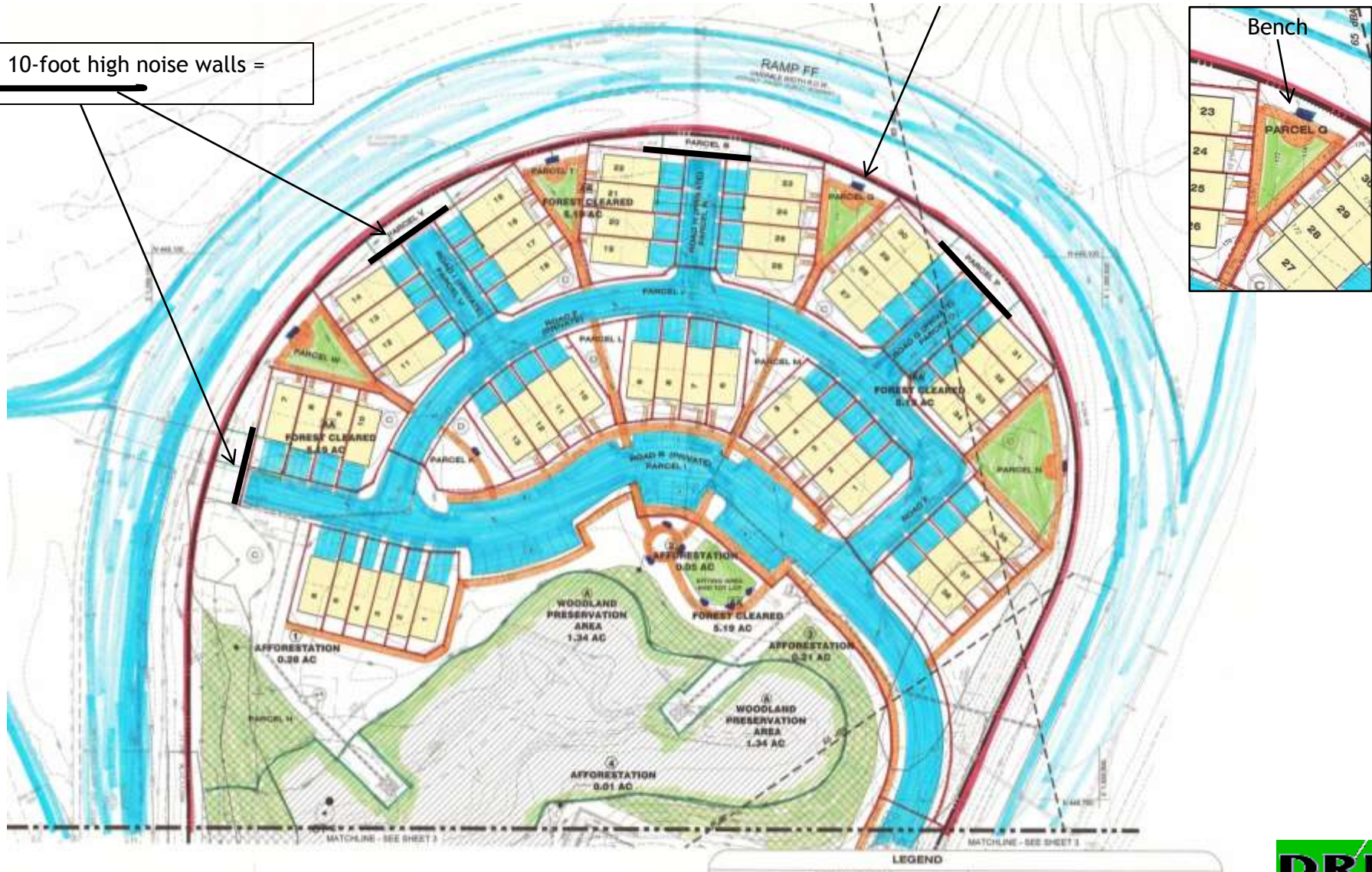
Dwellings Subject to 50-foot building setback from ramp



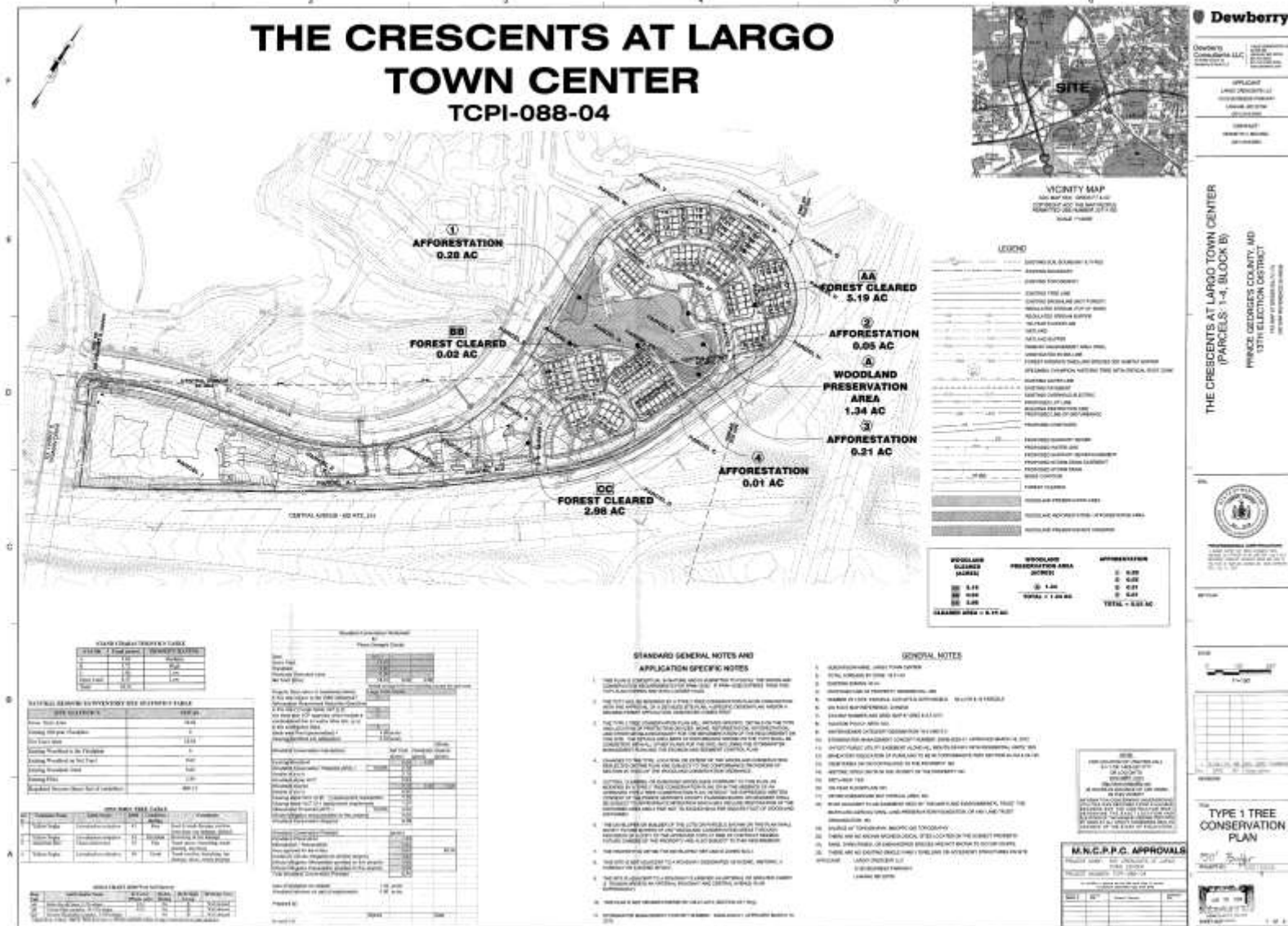
POD 2-55 TH LOTS

4-Sitting Areas/Front Yard Open Space
w/benches within 8-feet of ROW(see inset)

(4) 10-foot high noise walls =



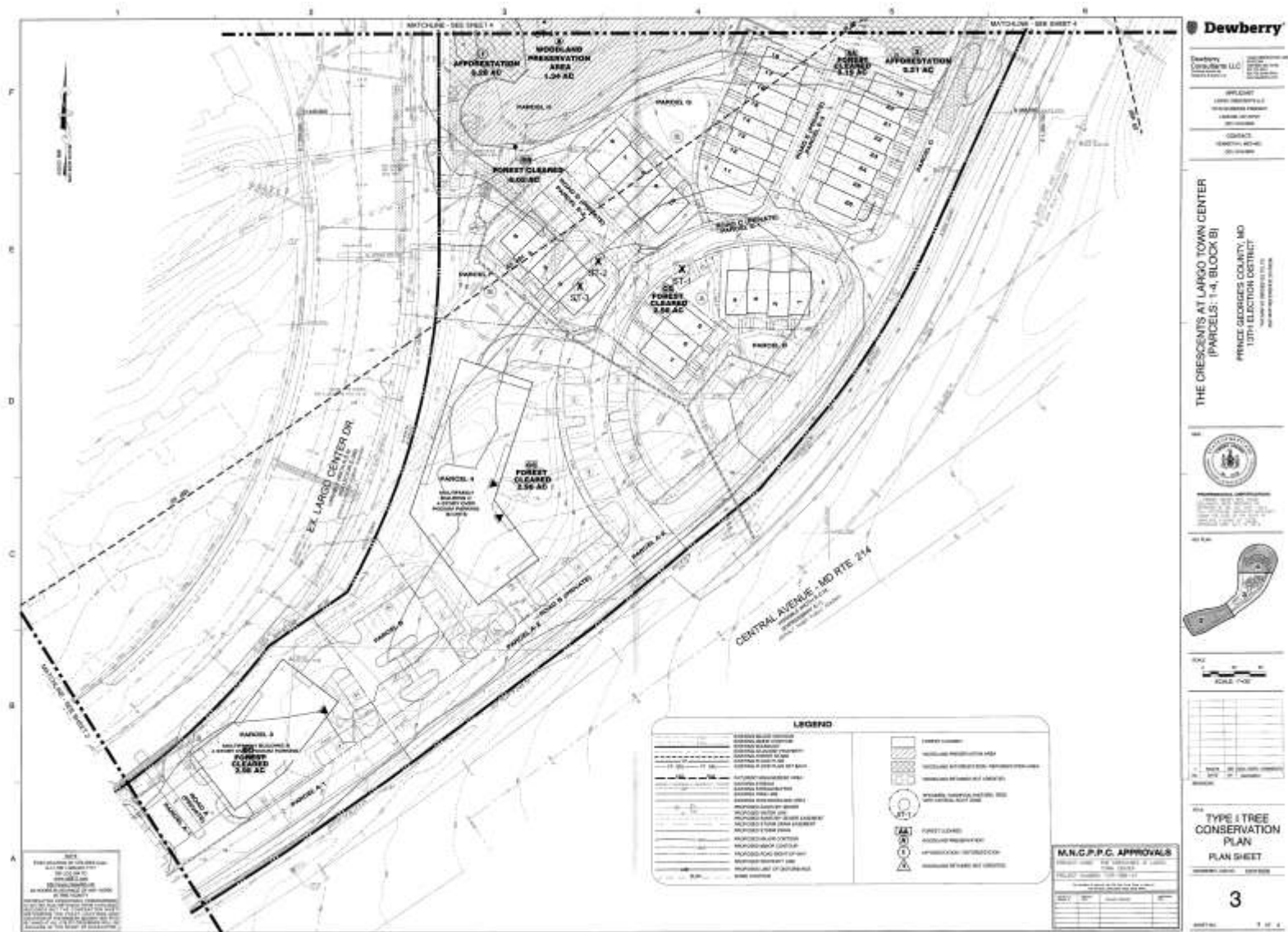
TREE CONSERVATION PLAN



TREE CONSERVATION PLAN



TREE CONSERVATION PLAN



LOOKING SOUTH BOUND ON MD 214 RAMP SUBJECT PROPERTY



LOOKING SOUTHBOUND ON MD 214 RAMP SUBJECT PROPERTY



ADOPTED LARGO TOWN CENTER DDO-REZONING EXISTING LTC NOISE CONTOURS



Largo Town Center Sector Plan & SMA – Projected 65 dBA Noise Contours

Legend

- Blue Line Metro Station
- Sector Plan Boundary
- Metro Blue Line
- Quarter-Mile Radius
- Half-Mile Radius

Projected 65 dBA Noise Contours

- Segment 1: I-95/495 from MD 202 to MD 214
- Segment 2: MD 202 from I-95/495 to MD 214
- Segment 3: MD 202 from I-95/495 to MD 214
- Segment 4: Lottsford Road from MD 202 to Largo Drive

- Segment 5: Arena Drive from I-95/495 to MD 202
- Segment 6: Harry S Truman Drive—End to End
- Segment 7: Metro Rail Blue Line—Elevated Tracks*



