#### SALUBRIA CENTER

Conceptual Site Plan

Case: CSP-11006-01

TCP1-014-11-01

Staff Recommendation: APPROVAL with conditions

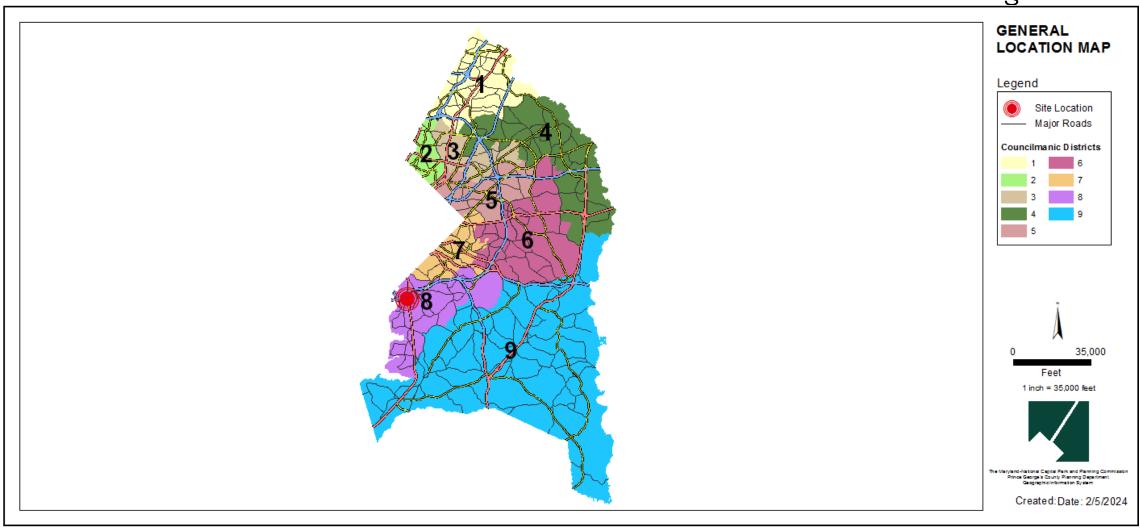


### **GENERAL LOCATION MAP**

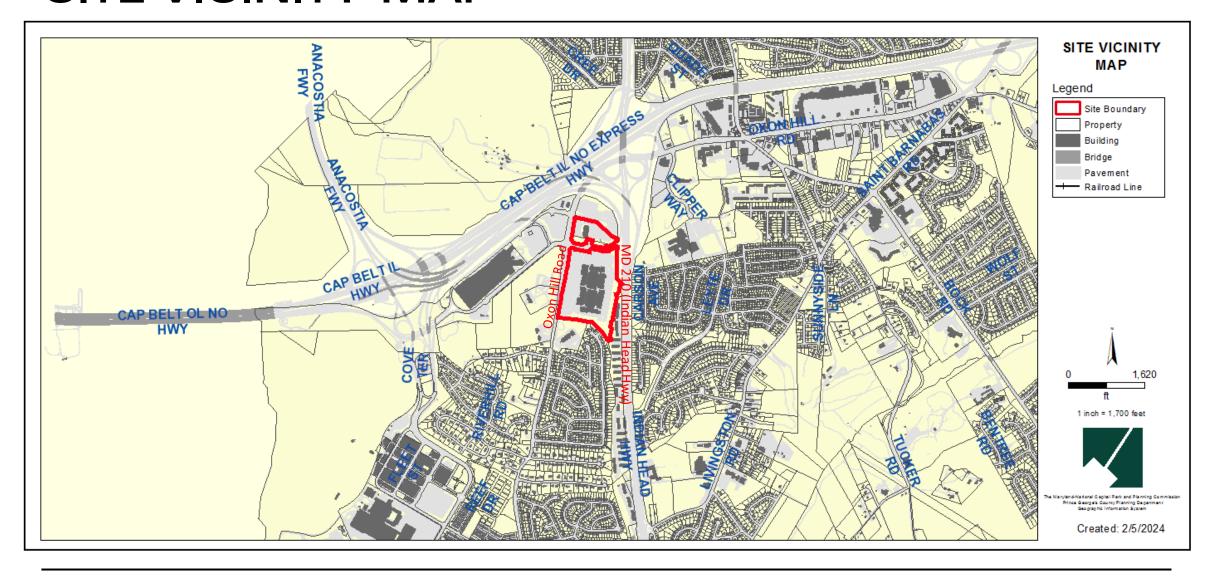
Council District: 8

Case: CSP-11006-01

Planning Area: 80



# SITE VICINITY MAP

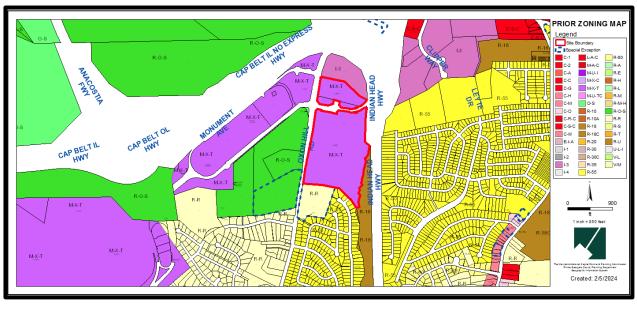


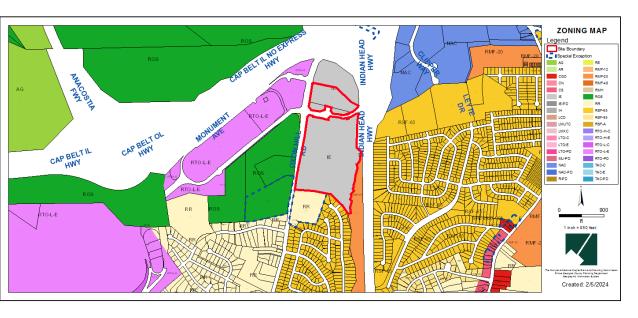
#### Case: CSP-11006-01

## **3D VICINITY MAP**



#### **ZONING MAP**





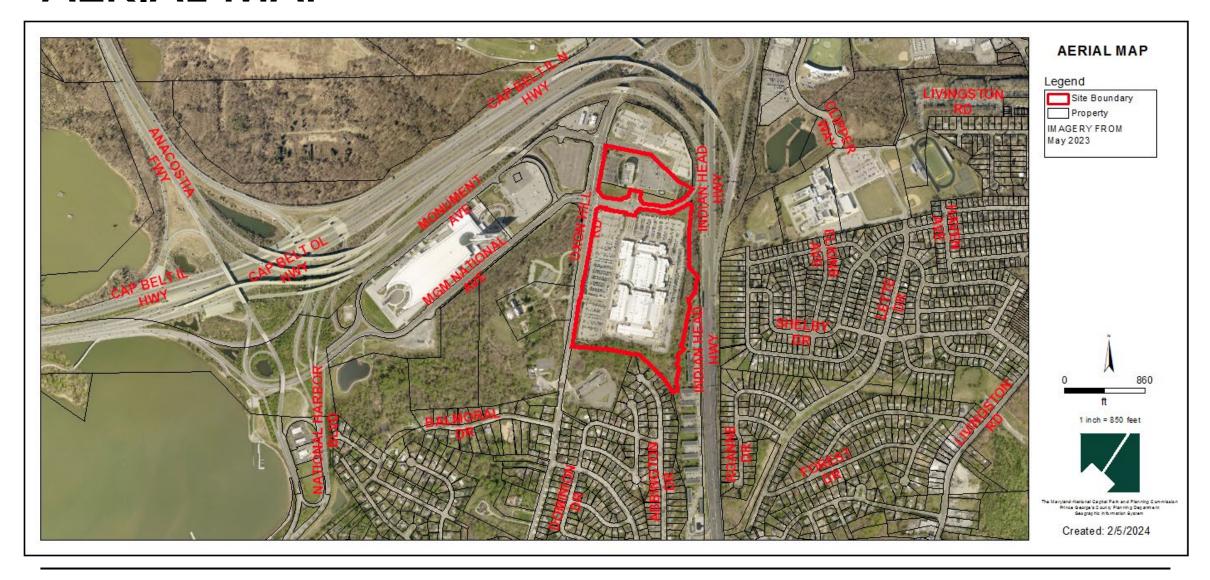
Case: CSP-11006-01

Prior Property Zone: M-X-T

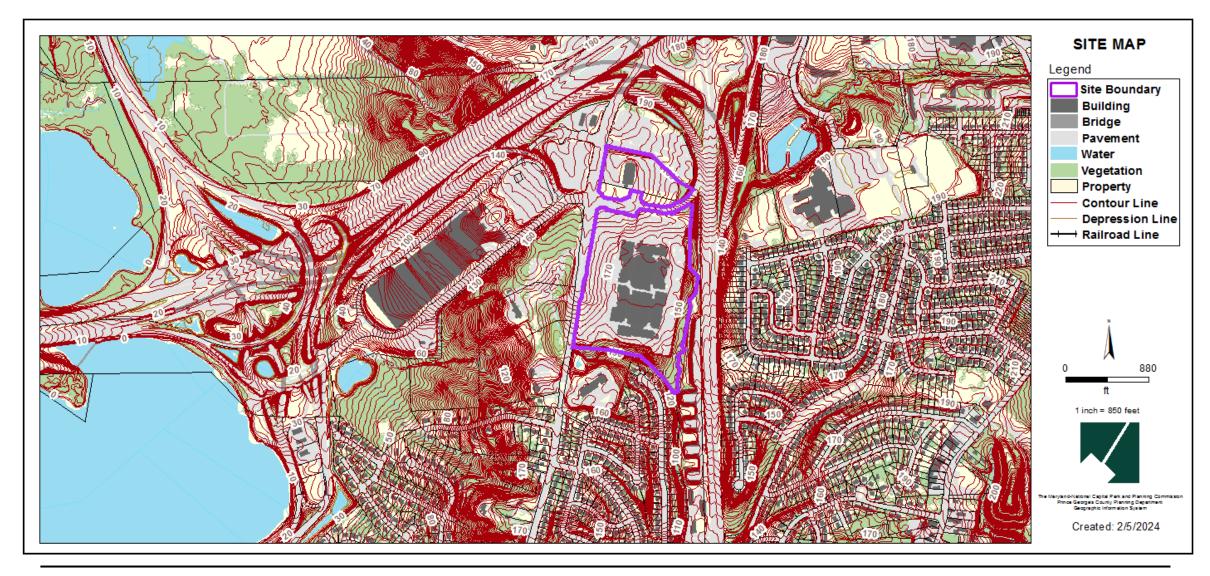
Property Zone: IE

Item: 7 Slide 5 of 13

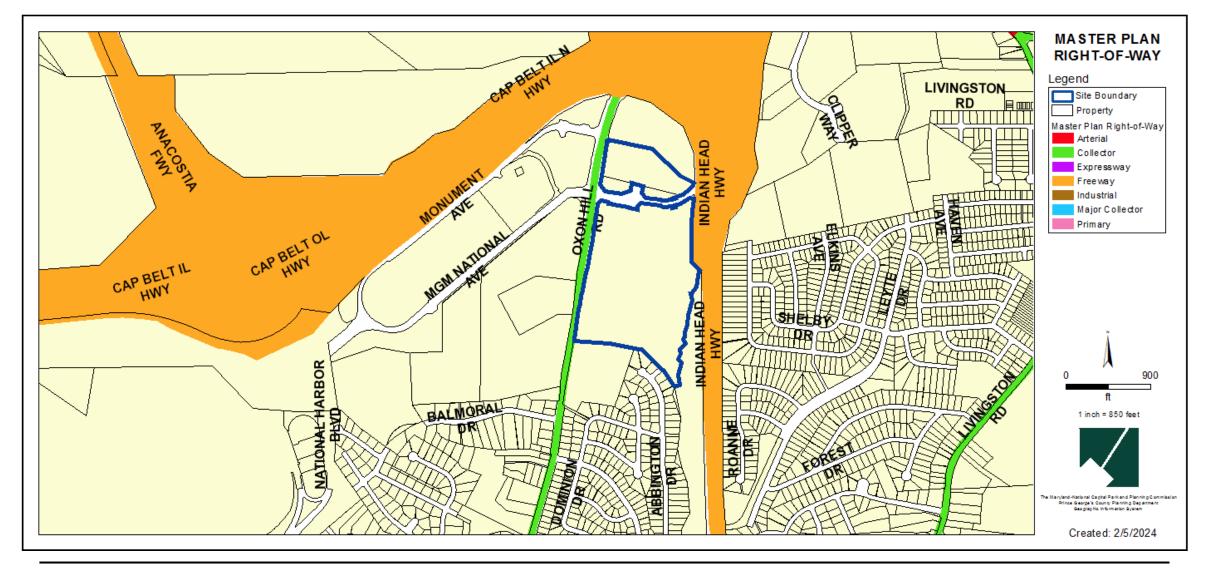
## **AERIAL MAP**



## SITE MAP



## MASTER PLAN RIGHT-OF-WAY MAP



Case: CSP-11006-01

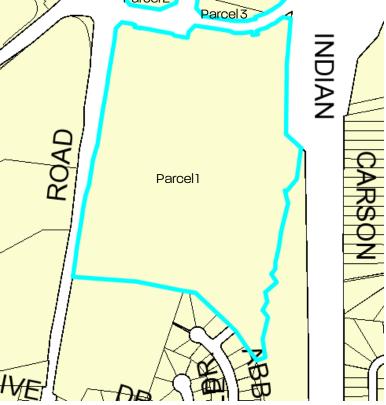
Item: 7 Slide 8 of 13

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY

**OUTLINED** 



|          | Parcel Development   |
|----------|--|
|          | 1 Tanger Outlet Center   |
|          | 2 Eating or Drinking Establishment, with drive-<br>through services (proposed) |
| Parcel 5 | 3 Day care for children (proposed)   |
|          | 5 An existing office building (added)  |
| Parcel 3 | Z /  |



#### Case: CSP-11006-01

## **CONCEPTUAL SITE PLAN**



# RETAIL/RESTAURANT/ OFFICE/INSTITUTION(DAYCARE) /PARKING GREEN/ENVIRONMENTAL AREA PRIVATE VEHICULAR CIRCULATION PUBLIC VEHICULAR CIRCULATION SITE ACCESS PROPERTY BOUNDARY 100-YEAR FLOODPLAIN PRIMARY MANAGEMENT AREA PEDESTRIAN FLOW CONSTRUCTED HISTORIC MARKER/MONUMENTATION

Item: 7 Slide 10 of 13

## LANDSCAPE AND SIGNAGE PLAN



#### LEGEND

**₩** SI

NIMUM 20' WIDE LANDSCAPE STRIP (ALONG OXON HILL ROAD) AND

Case: CSP-11006-01

MINIMUM ZV WIDE LANDSCAPE STRIP (ALONG OXON HILL ROAD) AND LANDSCAPE BUFFER AND PEDESTRIAN ZONE (ALONG HARBORVIEW AVE.)

GREEN ENVIRONMENTAL AREA (MIN. 100-FOOT WOODLAND PRESERVATION AREA TO BUFFER THE PROPOSED DEVELOPMENT AND THE RESIDENCES TO THE SOUTH)

25' TO 55' WIDE LANDSCAPE BUFFER (ON OLD PARCEL 8, SOUTH OF EXISTING PAVED DRIVEWAY ENTRANCE ALONG OXON HILL ROAD)

#### MOTES.

 SIGN IN NORTHWEST CORNER OF PROPERTY WILL HAVE A HEIGHT TO BE DETERMINED DURING THE DSP PROCESS.

Item: 7 Slide 11 of 13

## **BUILDING AND PARKING LOT LAYOUT**



#### **LEGEND**

Case: CSP-11006-01

PROPERTY BOUNDARY

100-YEAR FLOODPLAIN

PRIMARY MANAGEMENT AREA

BUILDINGS

PUBLIC SPACE AREAS

PARKING AREAS

LOADING AREAS

ACCESS TO LOADING AREAS

PRIVATE VEHICULAR CIRCULATION

PUBLIC VEHICULAR CIRCULATION

PEDESTRIAN FLOW

### STAFF RECOMMENDATION

#### **APPROVAL** with conditions

• CSP-11006-01

#### **APPROVAL**

• TCP1-014-11-01

#### [Major/Minor] Issues:

None

#### **Applicant Required Mailings:**

• Information Mailing: 05/23/2024

Case: CSP-11006-01

Acceptance Mailing: 12/15/2023

Item: 7 Slide 13 of 13