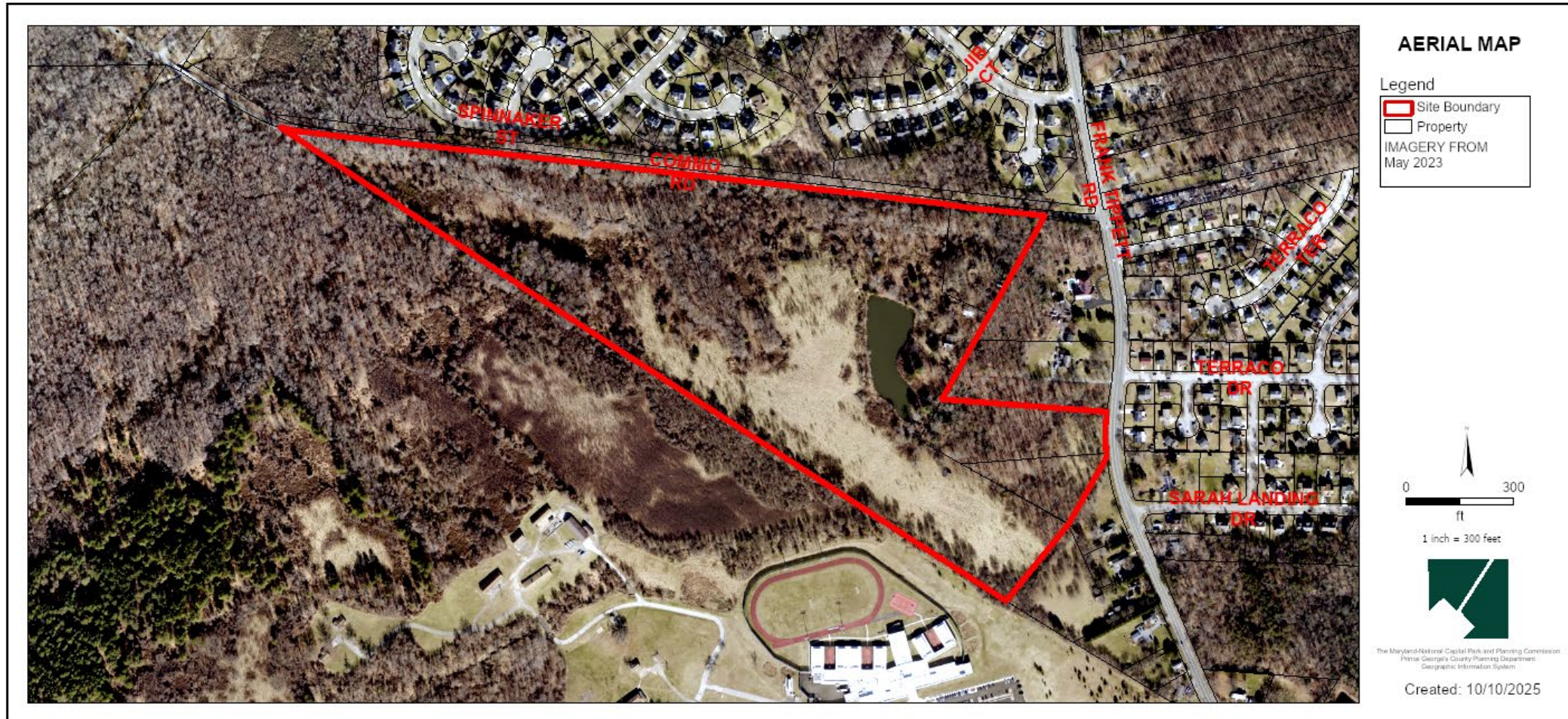


SMITH LAKE ESTATES

Detailed Site Plan

Alternative Compliance ACL-2025-0007

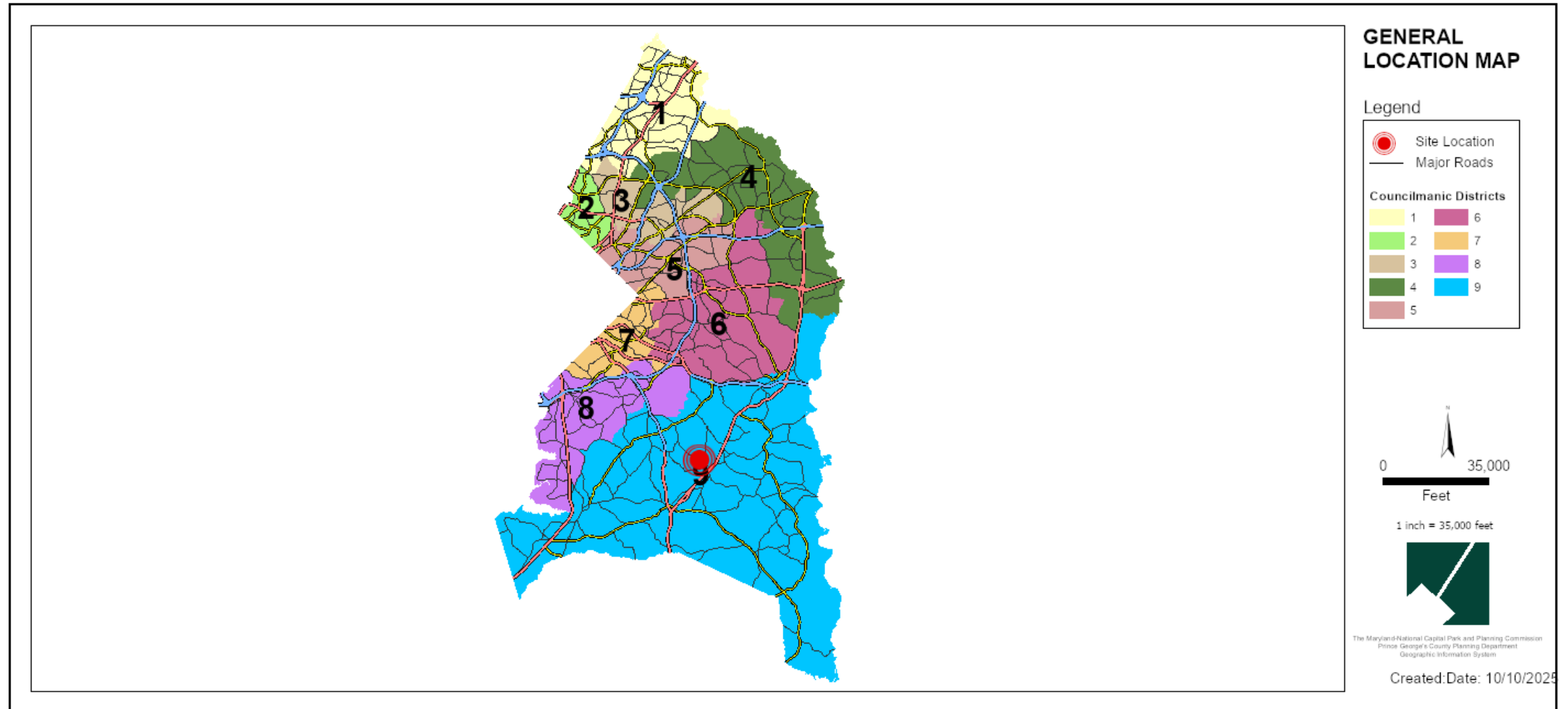
Staff Recommendation: APPROVAL with conditions



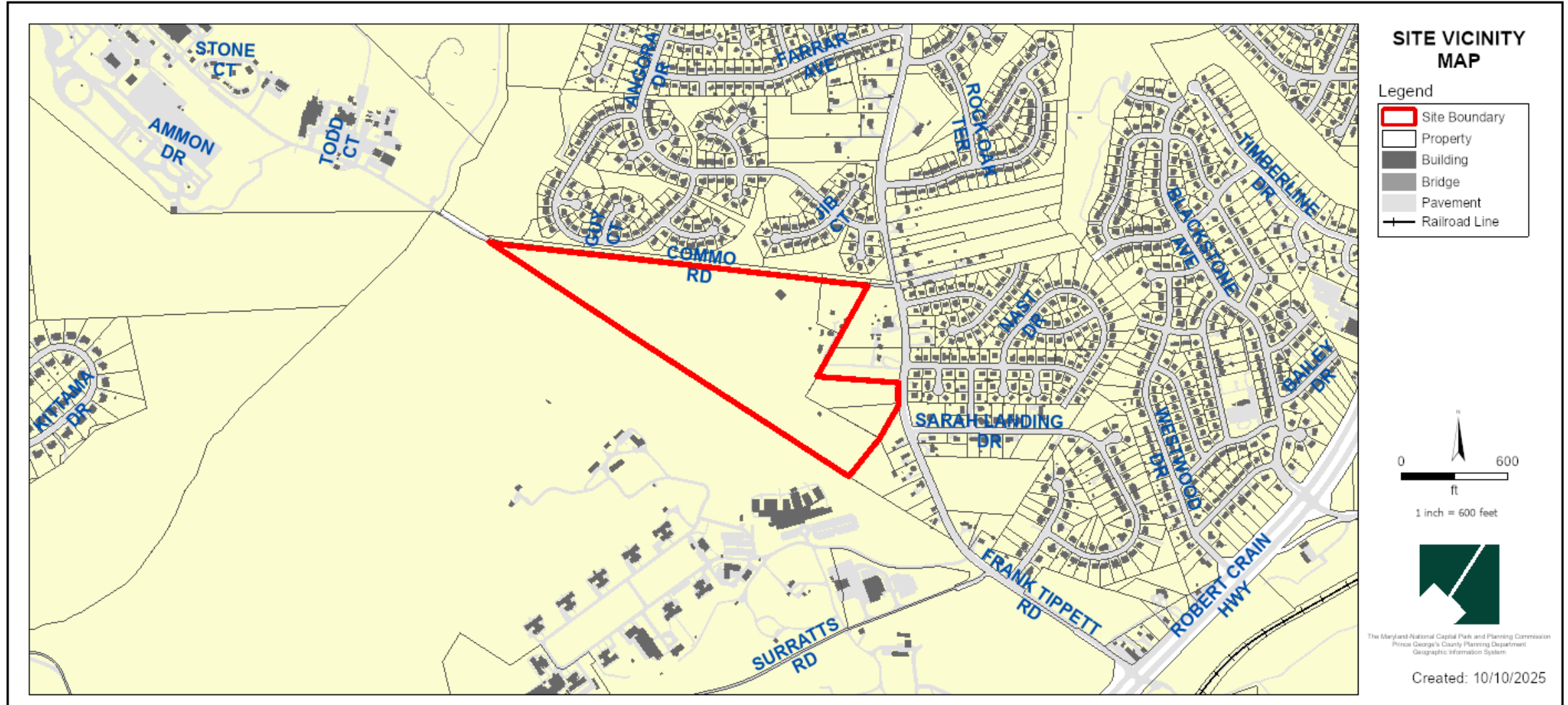
GENERAL LOCATION MAP

Council District: 09

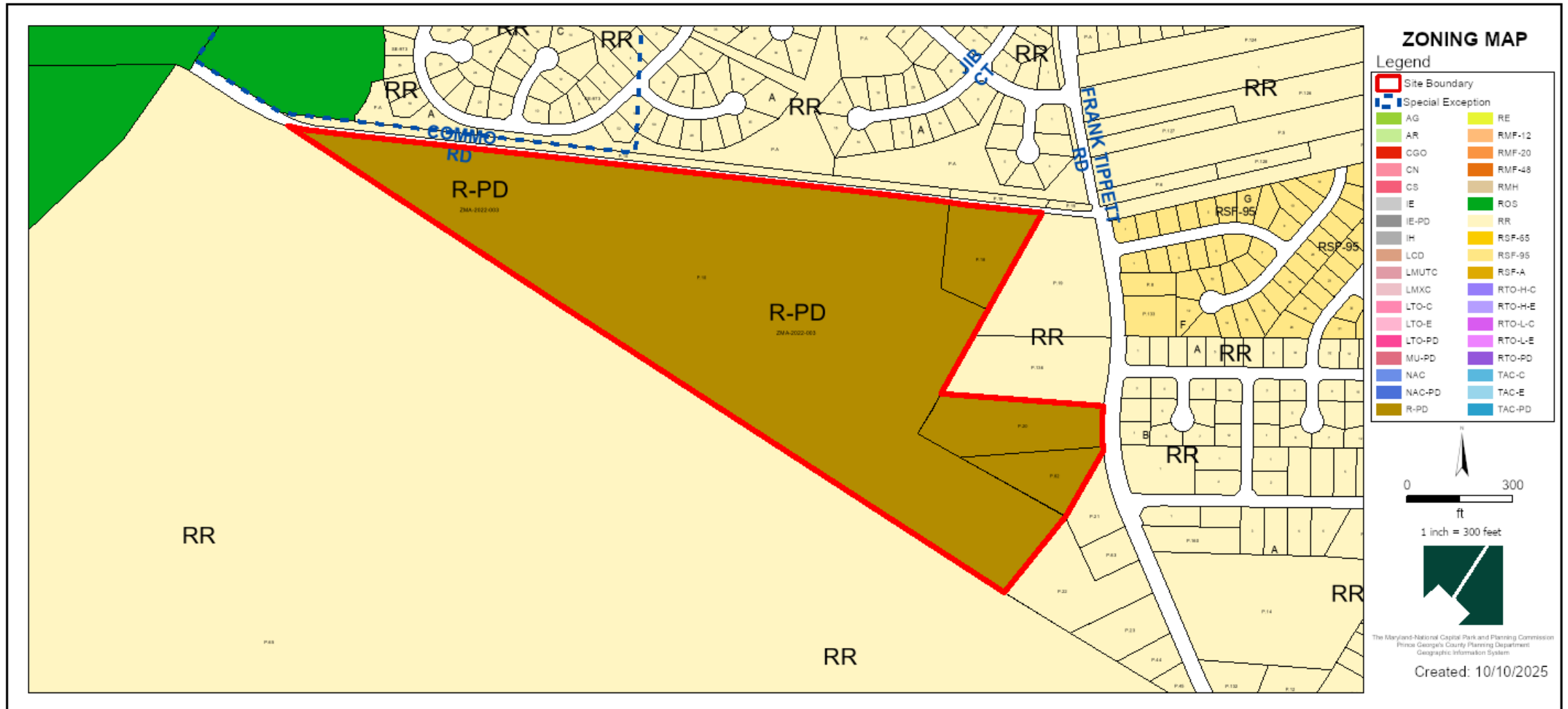
Planning Area: 82A



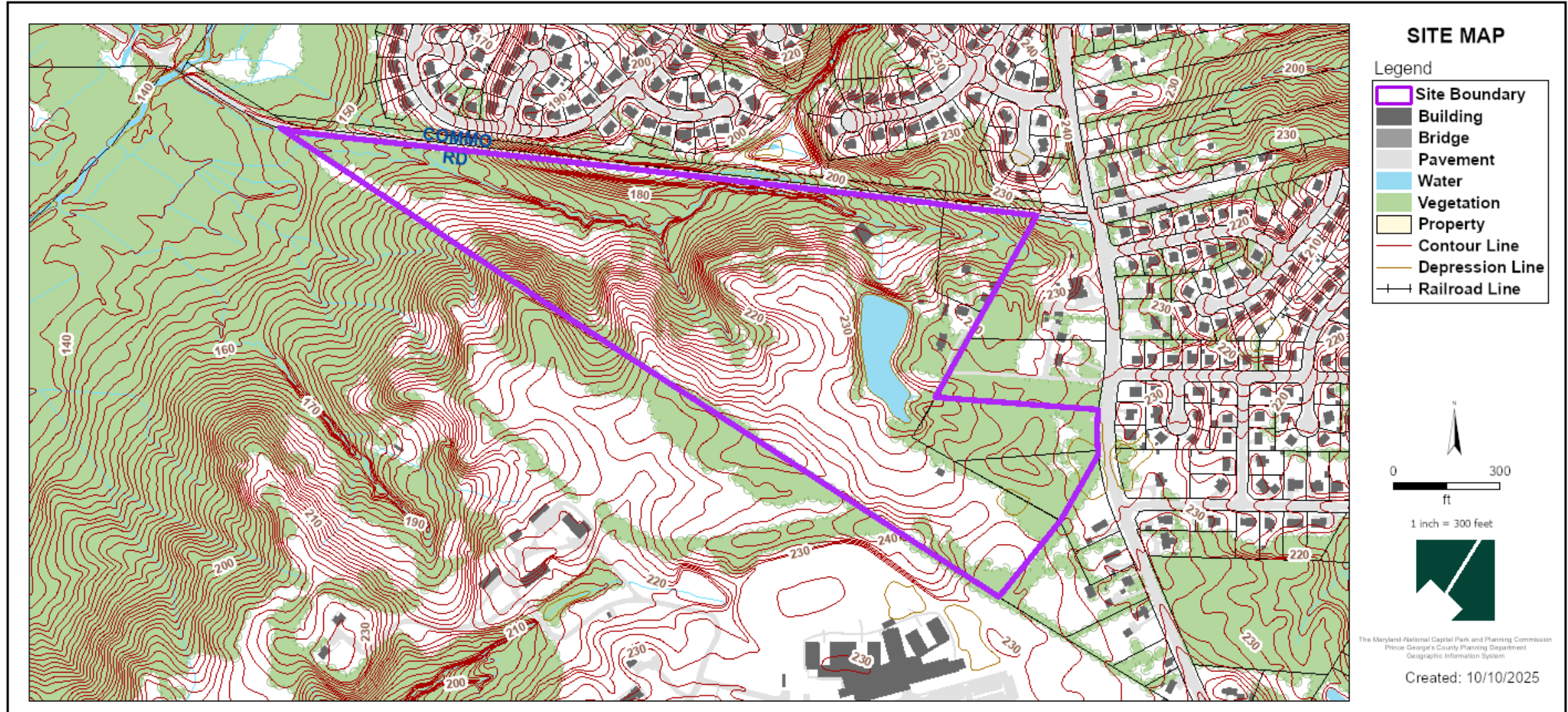
SITE VICINITY MAP



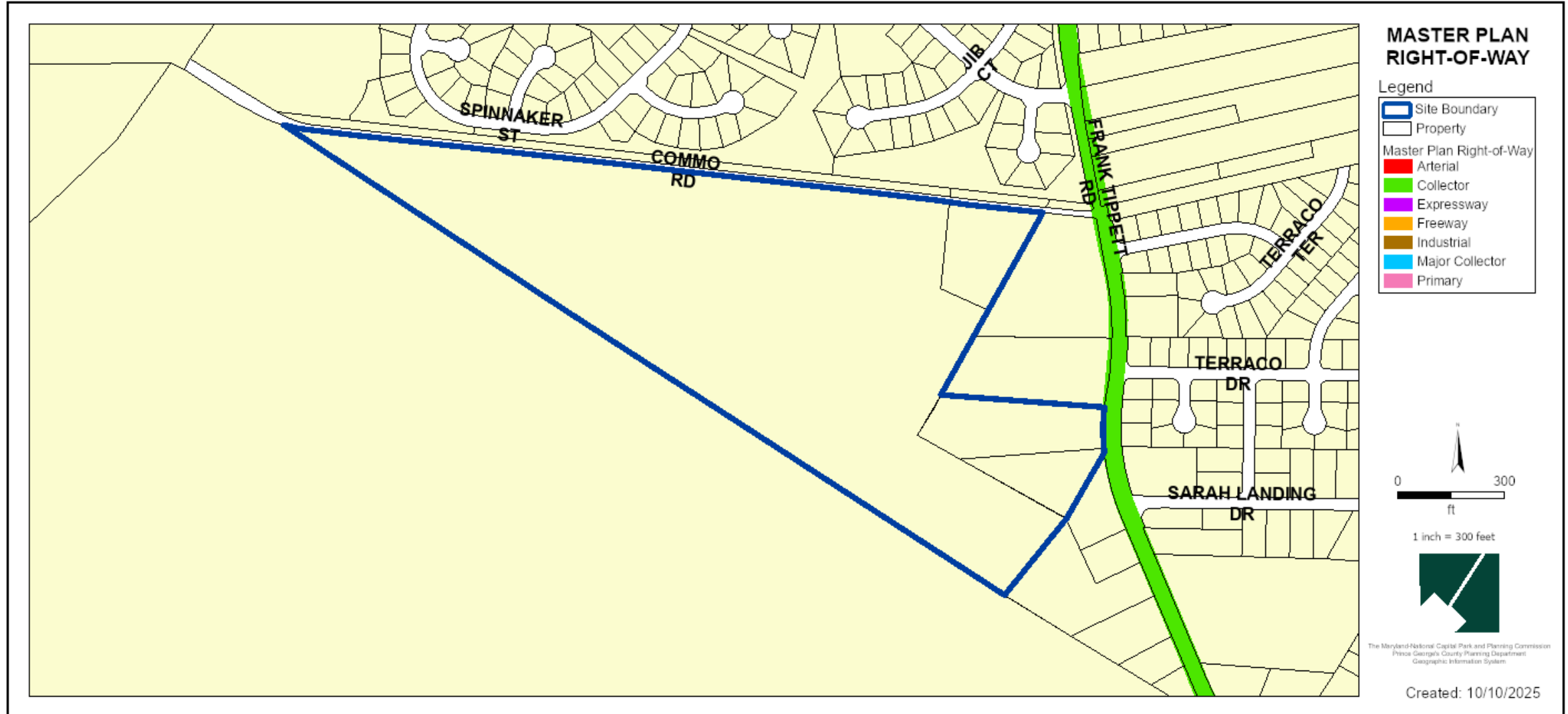
ZONING MAP (CURRENT): R-PD



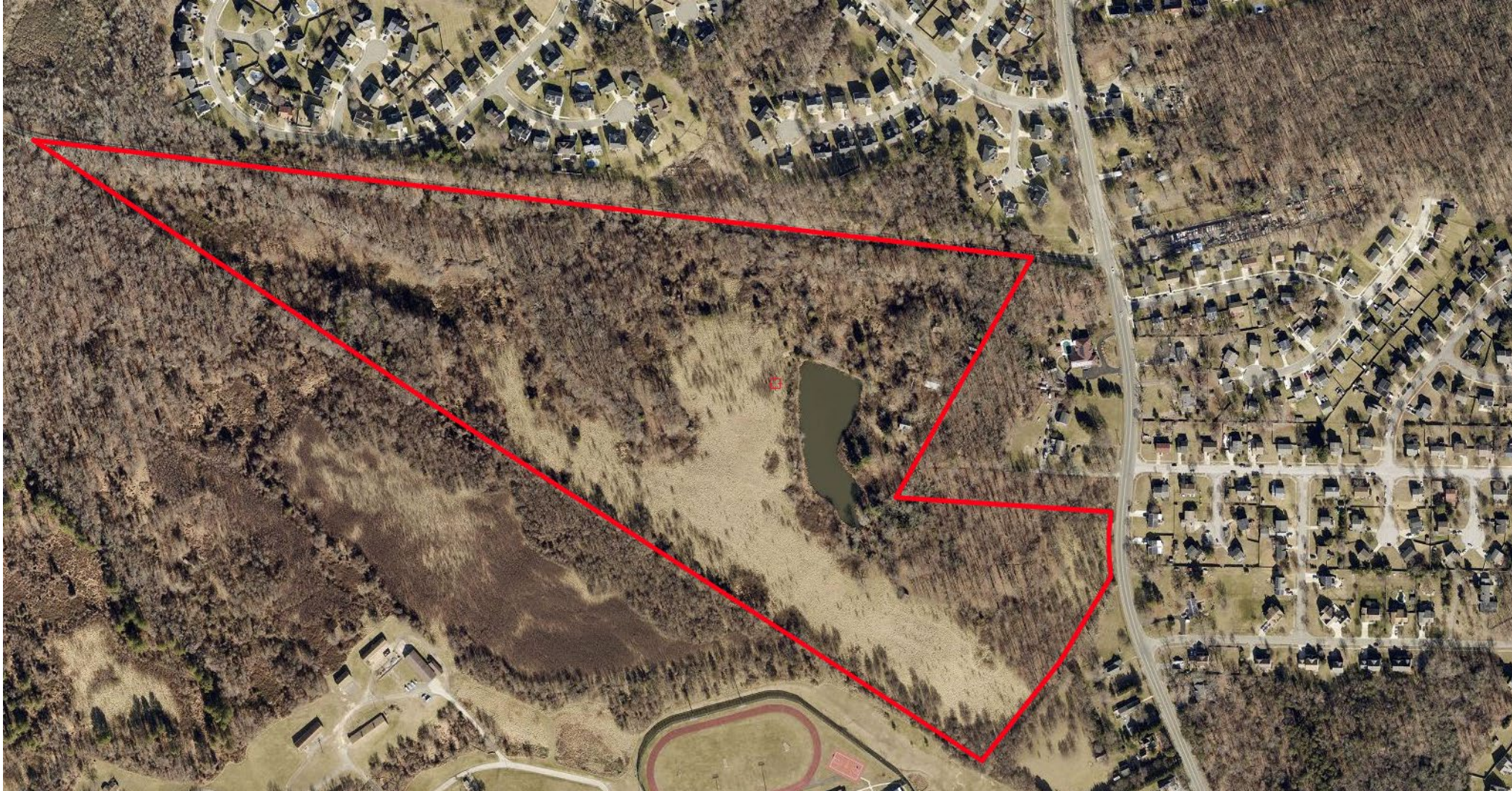
SITE MAP



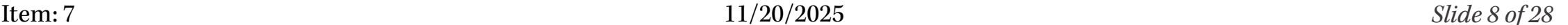
MASTER PLAN RIGHT-OF-WAY MAP



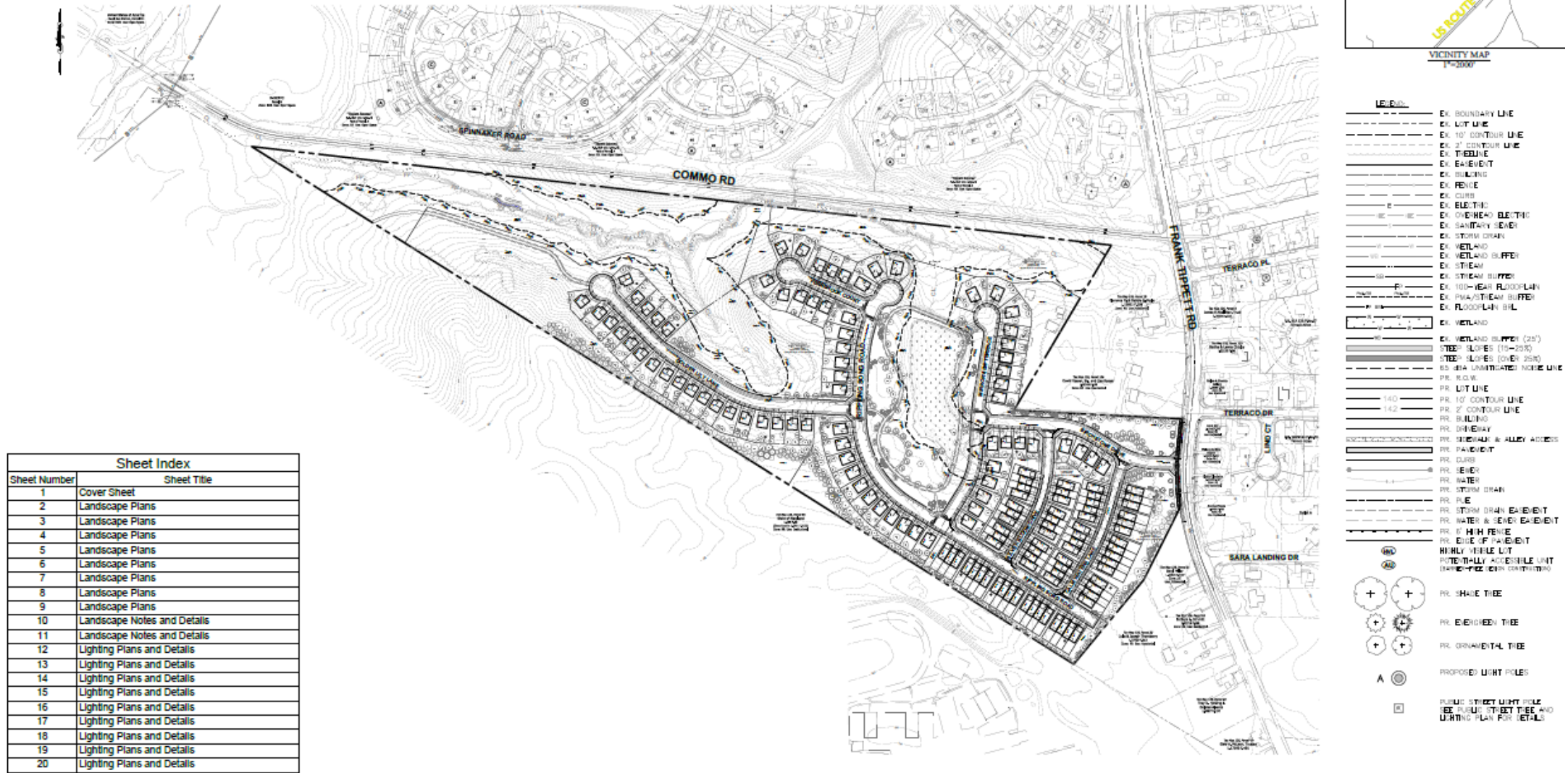
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



LANDSCAPE PLAN



AC request from Section 4.1(c)(1)(C)(II), Section 4.1(c)(1)(D)(II), and Section 4.1(c)(1)(E)(II), regarding the **alternate location** of approximately three fifths of the required understory plantings to be in shared community spaces, in strategically beneficial locations, rather than on individual single-family detached residential dwelling lots.

[illegible]

High Visibility / Corner Lot

PLANT COUNT

- SHRUBS - 11
- GRASSES - 23
- PERENNIAL - 43
- GROUND COVER - 25

Dimensions: 12' (front elevation), 15' (side elevation), 21' (side elevation), 5'-6" (front elevation), 17'-6" (side elevation).

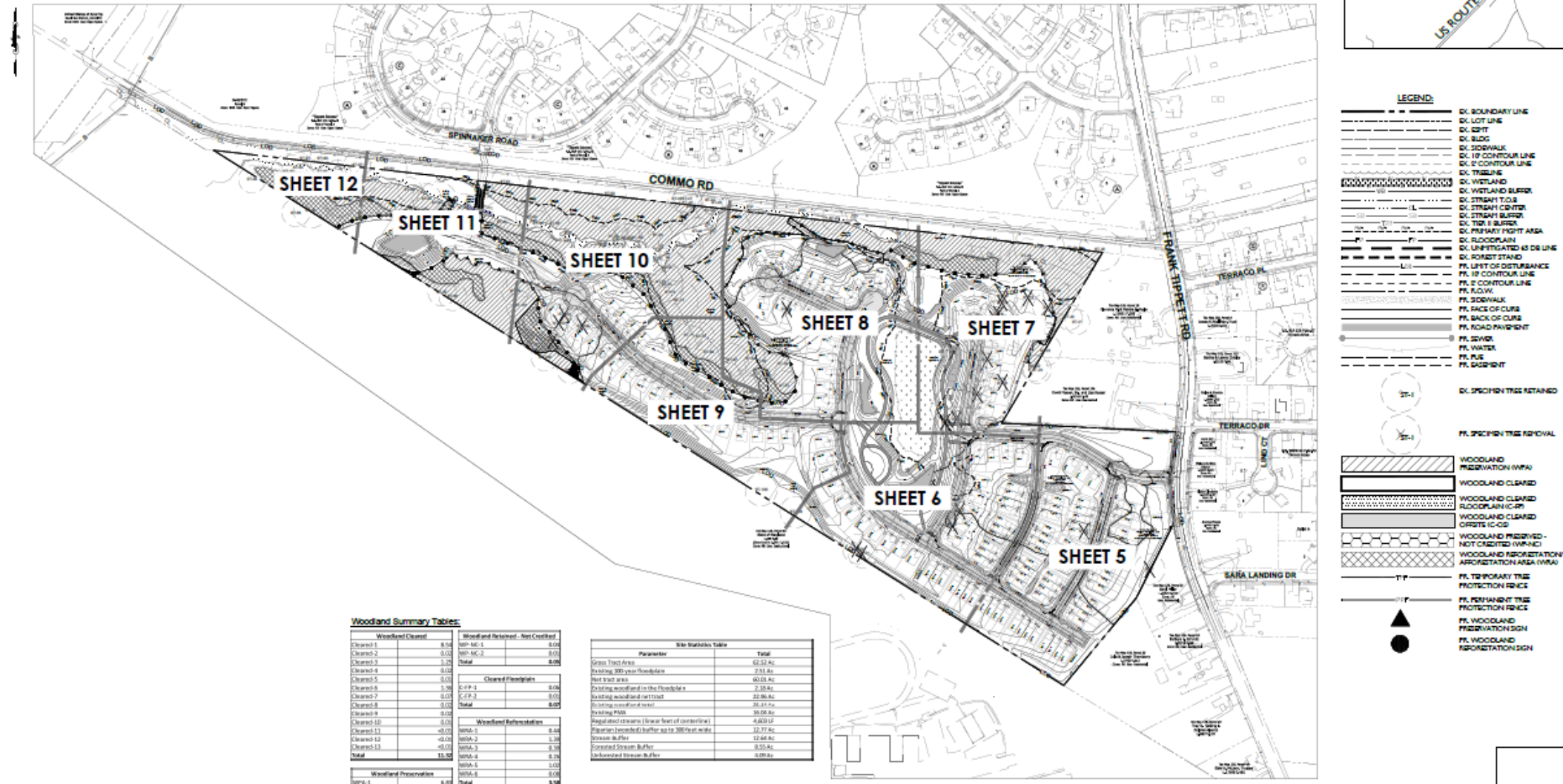
Typical Lot

PLANT COUNT

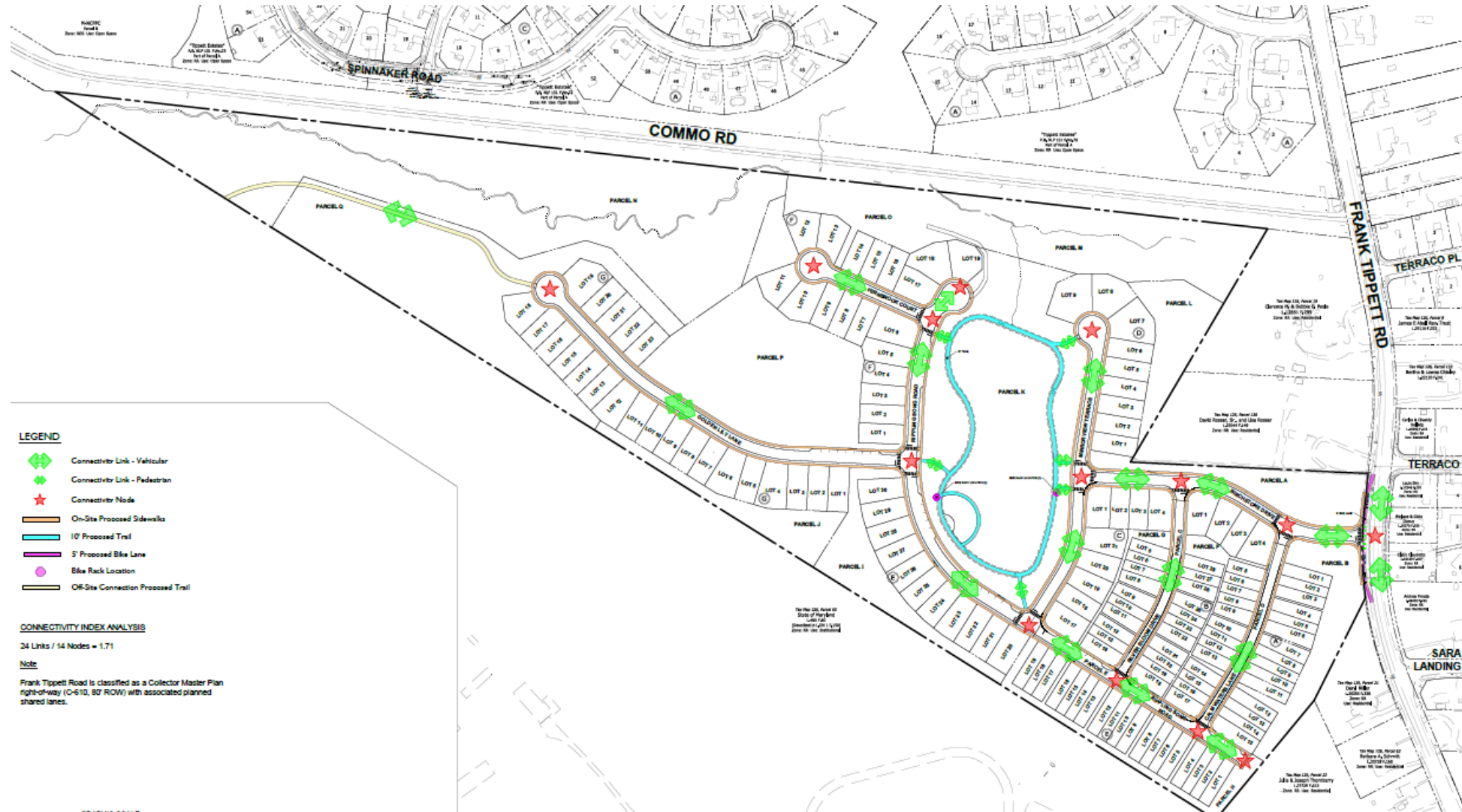
- SHRUBS - 6
- GRASSES - 17
- PERENNIAL - 19
- GROUND COVER - 50

Dimensions: 15' (side elevation), 4'-6" (front elevation), 9' (side elevation), 19'-6" (side elevation).

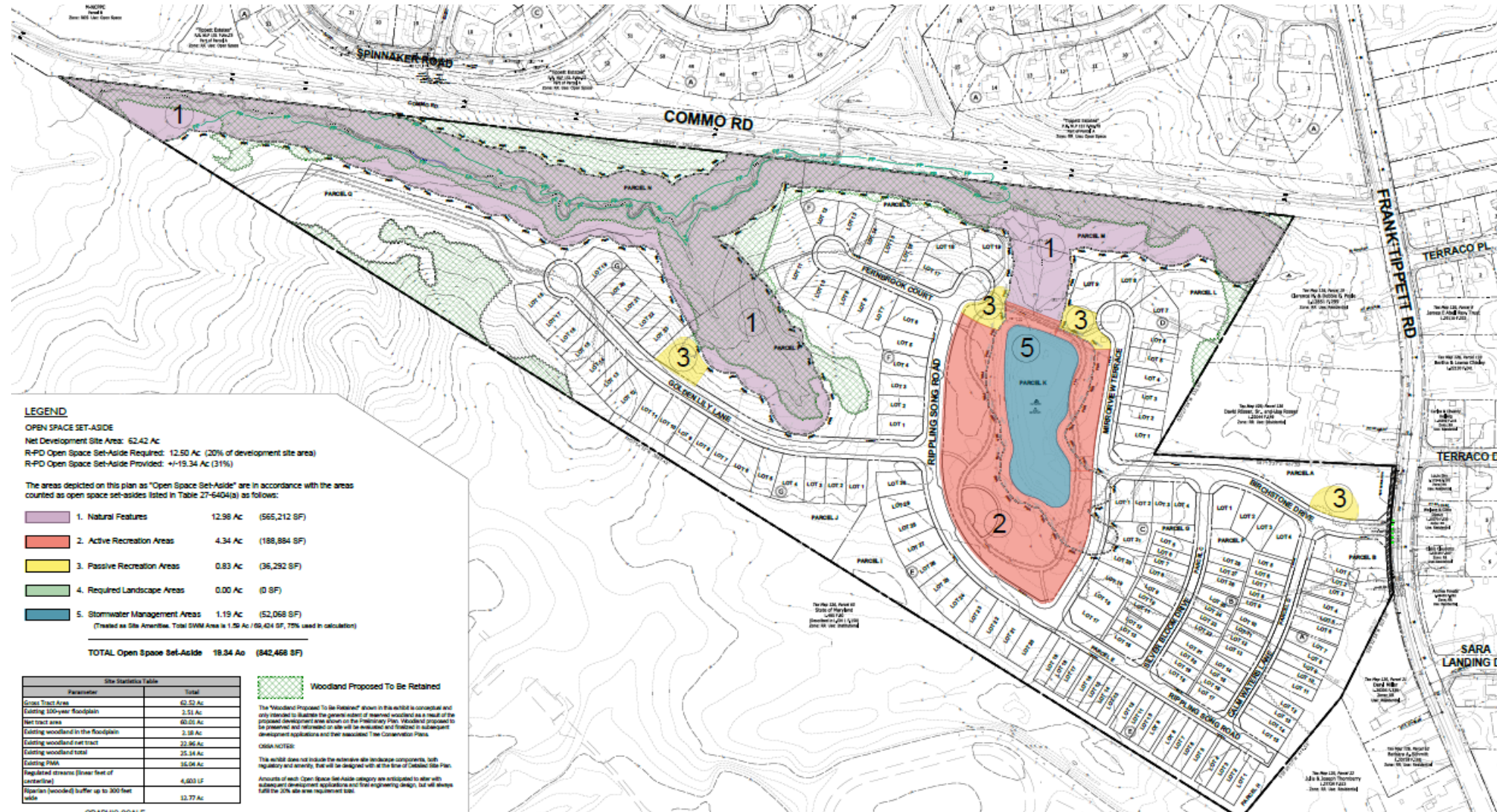
TYPE II TREE CONSERVATION PLAN



CONNECTIVITY EXHIBIT



OPEN SPACE SET-ASIDE EXHIBIT



ELEVATIONS (BRENTWOOD II)



ELEVATION A-3

ELEVATION B-1

ELEVATION E-5

ELEVATION F-5

ELEVATIONS (CROFTON)



ELEVATION F-2

ELEVATION G-2

ELEVATION J-4

ELEVATION K-4

ELEVATIONS (DENVER II)



ELEVATION T-2

ELEVATIONS (GALEN)



ELEVATIONS (HADLEY)



ELEVATIONS (HAMPSHIRE)



ELEVATIONS (HAMPTON II)



ELEVATIONS (HANOVER)



ELEVATIONS (HAYDEN)



ELEVATIONS (JAMESTOWN II)



ELEVATION (PENWELL)



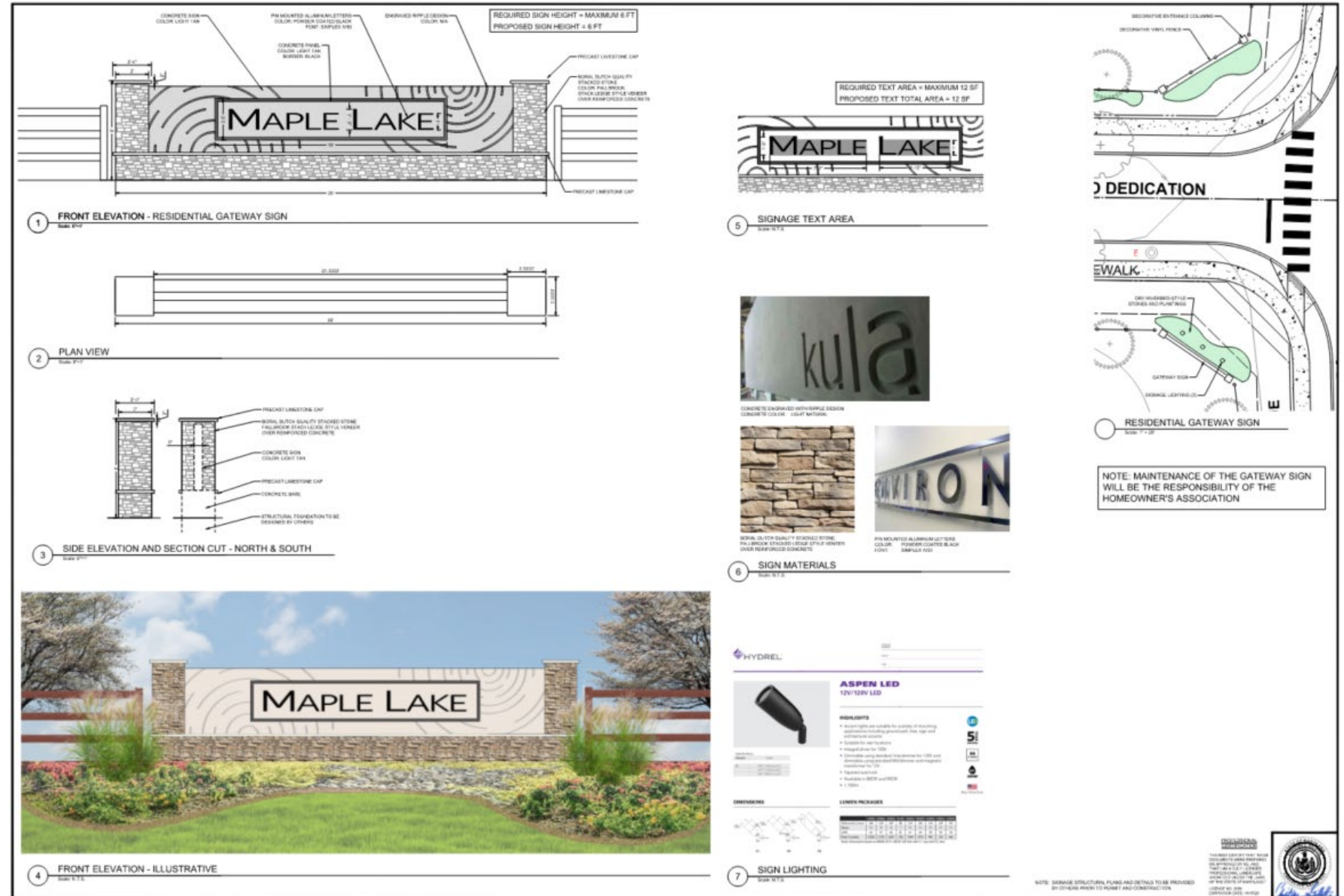
ELEVATIONS (STONEHAVEN II)



ELEVATIONS (SUMMIT)



SIGNAGE



STAFF RECOMMENDATION

APPROVAL with Conditions

- Detailed Site Plan DET-2024-015
- Alternative Compliance ACL-2025-0007
- Type 2 Conservation Plan TCP2-2025-0066

Applicant Required Mailings:

- Informational Mailing: 11/08/2024
- Acceptance Mailing: 08/29/2025