

THE MARION

Detailed Site Plan

Alternative Compliance ACL-2025-0005

Type 2 Tree Conservation Plan TCP2-2025-0067

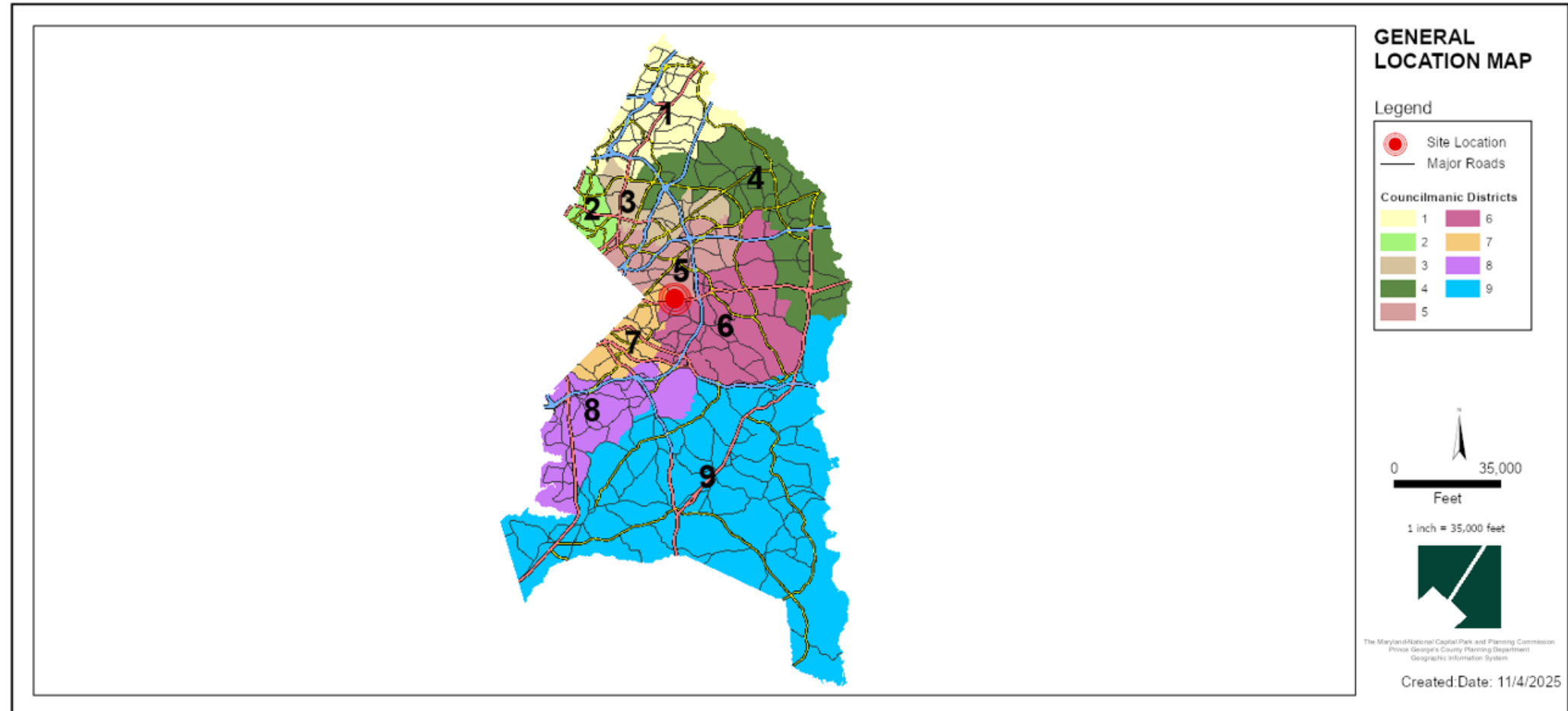
Staff Recommendation: APPROVAL with conditions



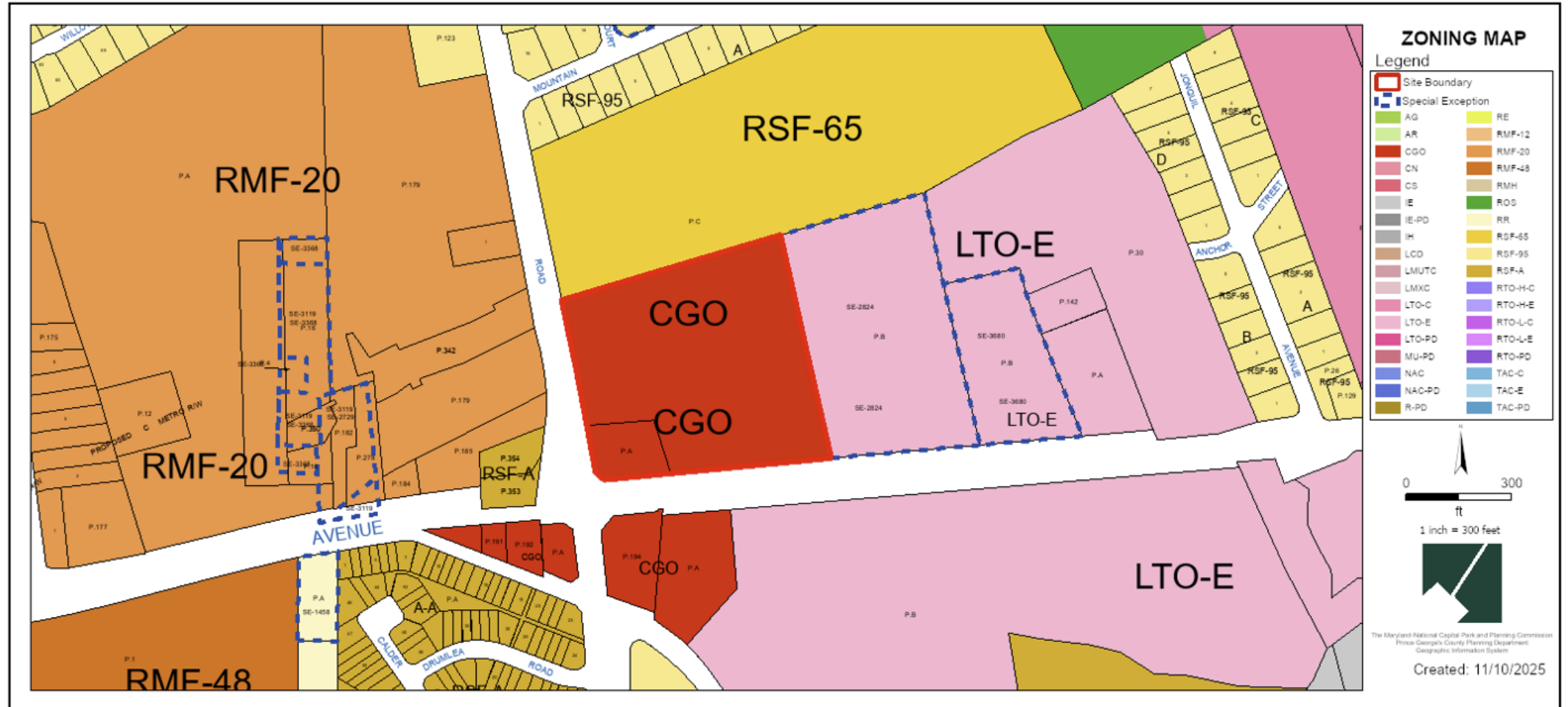
GENERAL LOCATION MAP

Council District: 05

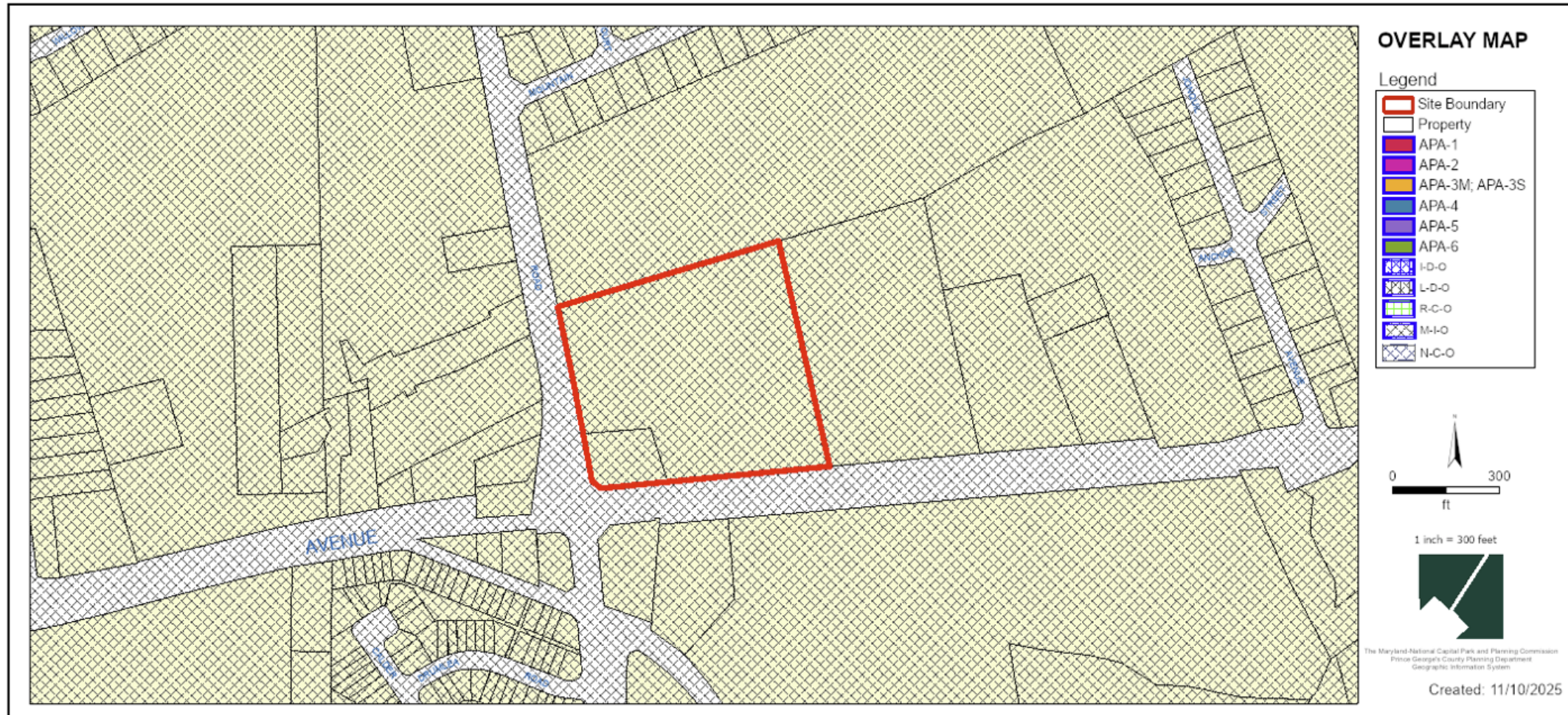
Planning Area: 72



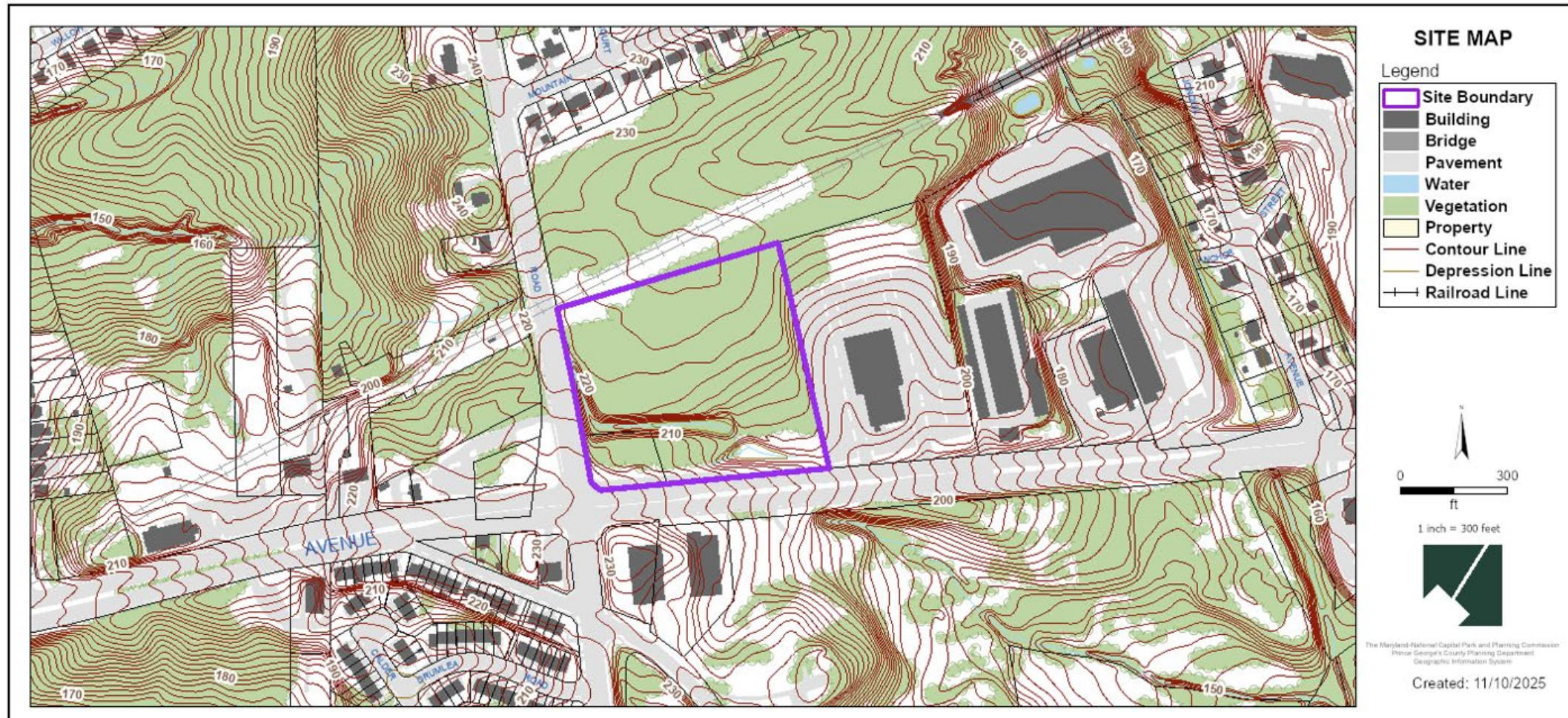
ZONING MAP



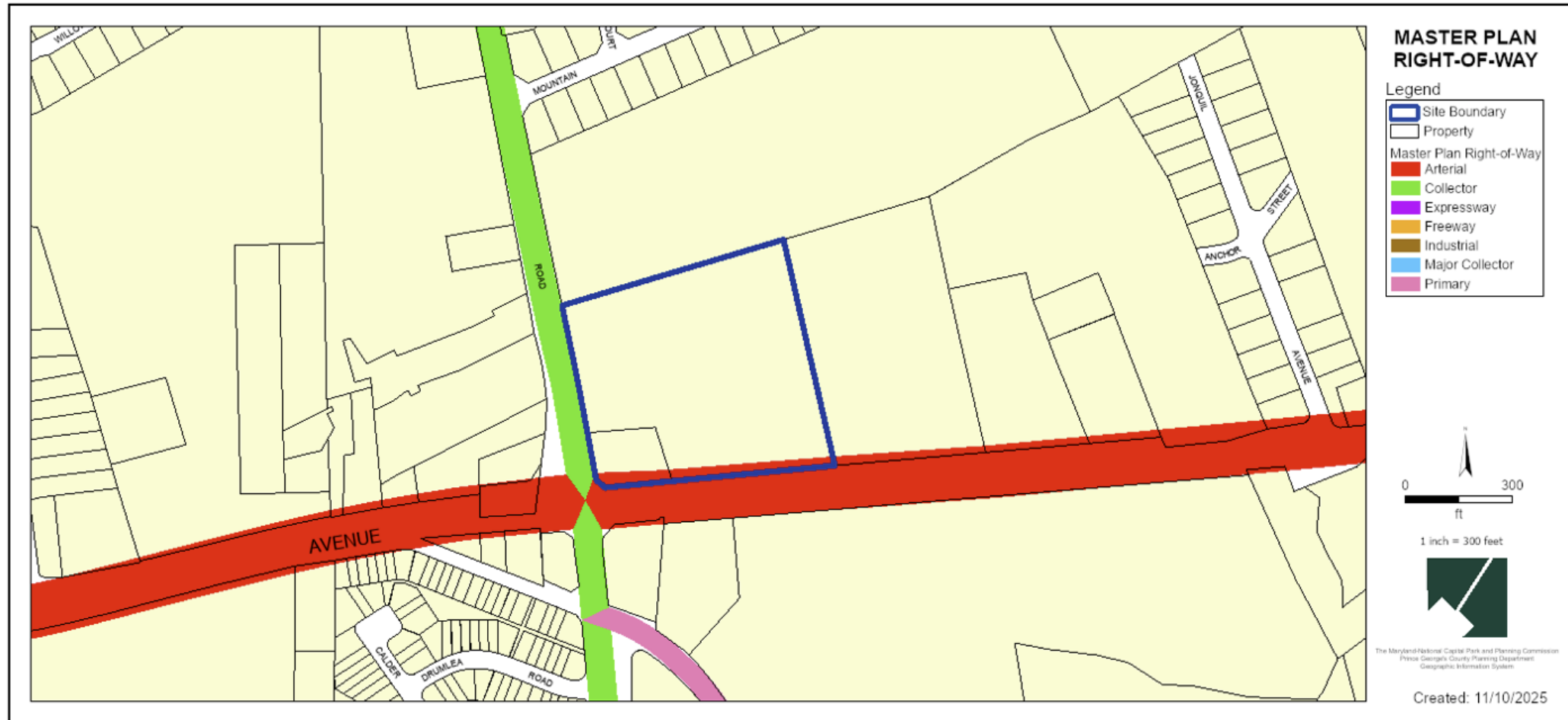
OVERLAY MAP



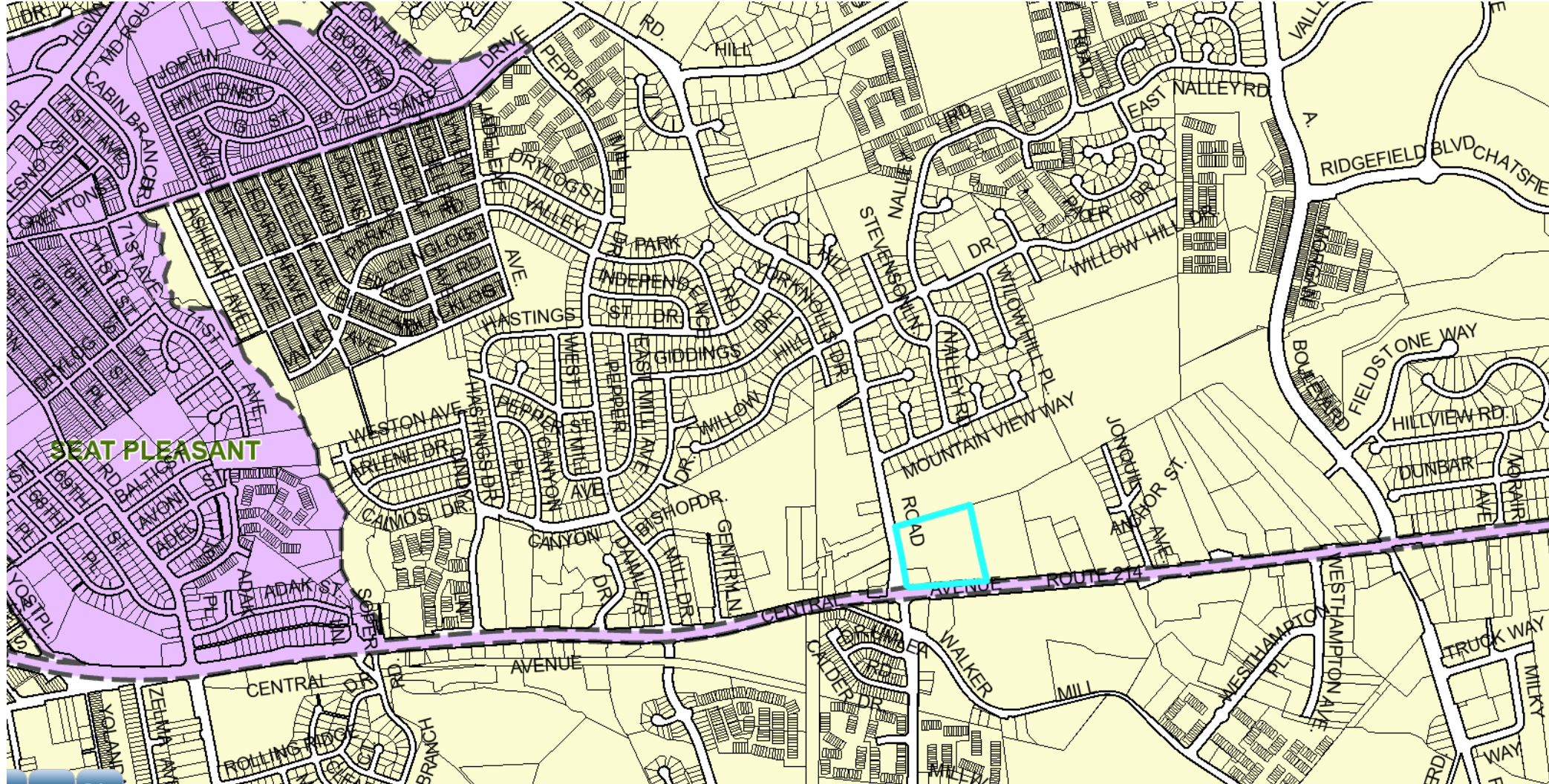
SITE TOPOGRAPHY MAP



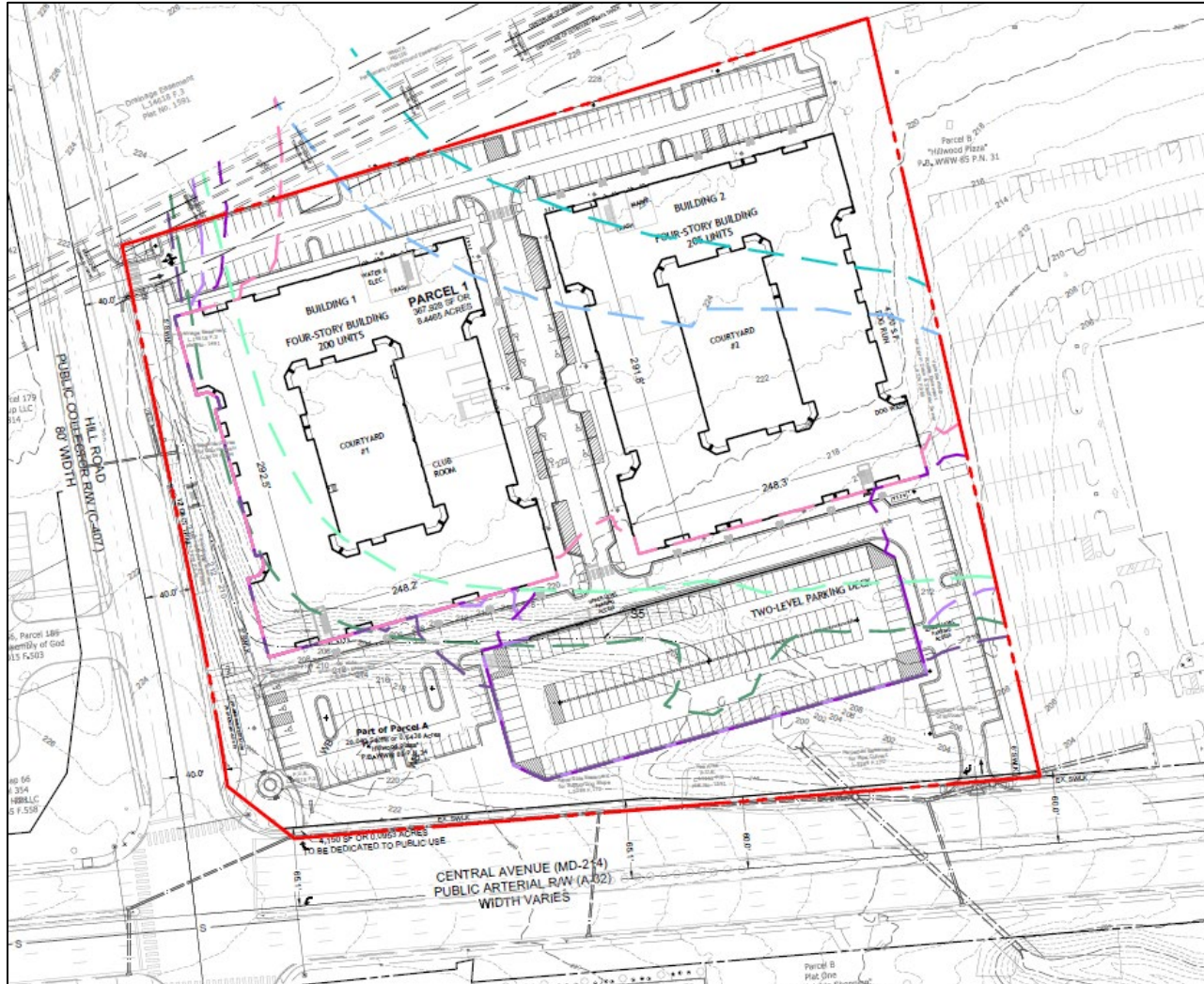
MASTER PLAN RIGHT-OF-WAY MAP



MUNICIPAL BOUNDARY

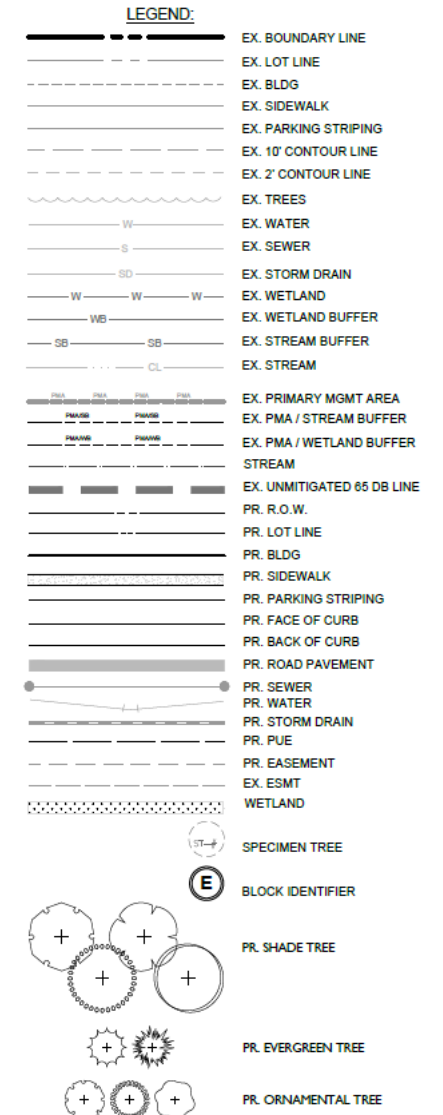
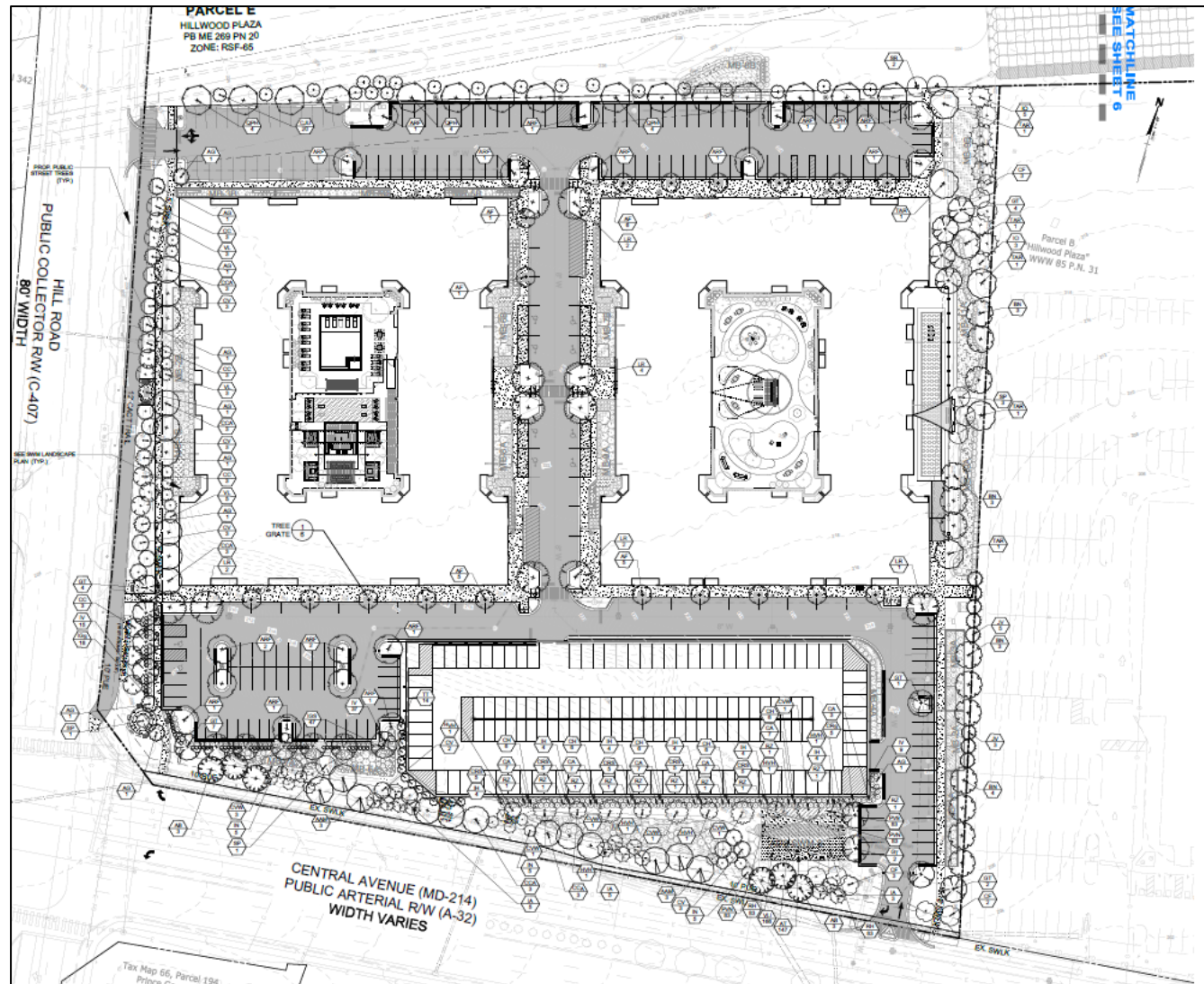


DETAILED SITE PLAN



- FUTURE DAYTIME GROUND-LEVEL UNMITIGATED 65 DB LINE FROM NOISE STUDY BY PHOENIX ACOUSTICS DATED AUG. 23, 2024
- FUTURE DAYTIME UPPER-LEVEL UNMITIGATED 65 DB LINE FROM NOISE STUDY BY PHOENIX ACOUSTICS DATED JULY 8, 2025
- FUTURE NIGHTTIME GROUND-LEVEL UNMITIGATED 55 DB LINE FROM NOISE STUDY BY PHOENIX ACOUSTICS DATED JULY 8, 2025
- FUTURE NIGHTTIME UPPER-LEVEL UNMITIGATED 55 DB LINE FROM NOISE STUDY BY PHOENIX ACOUSTICS DATED JULY 8, 2025
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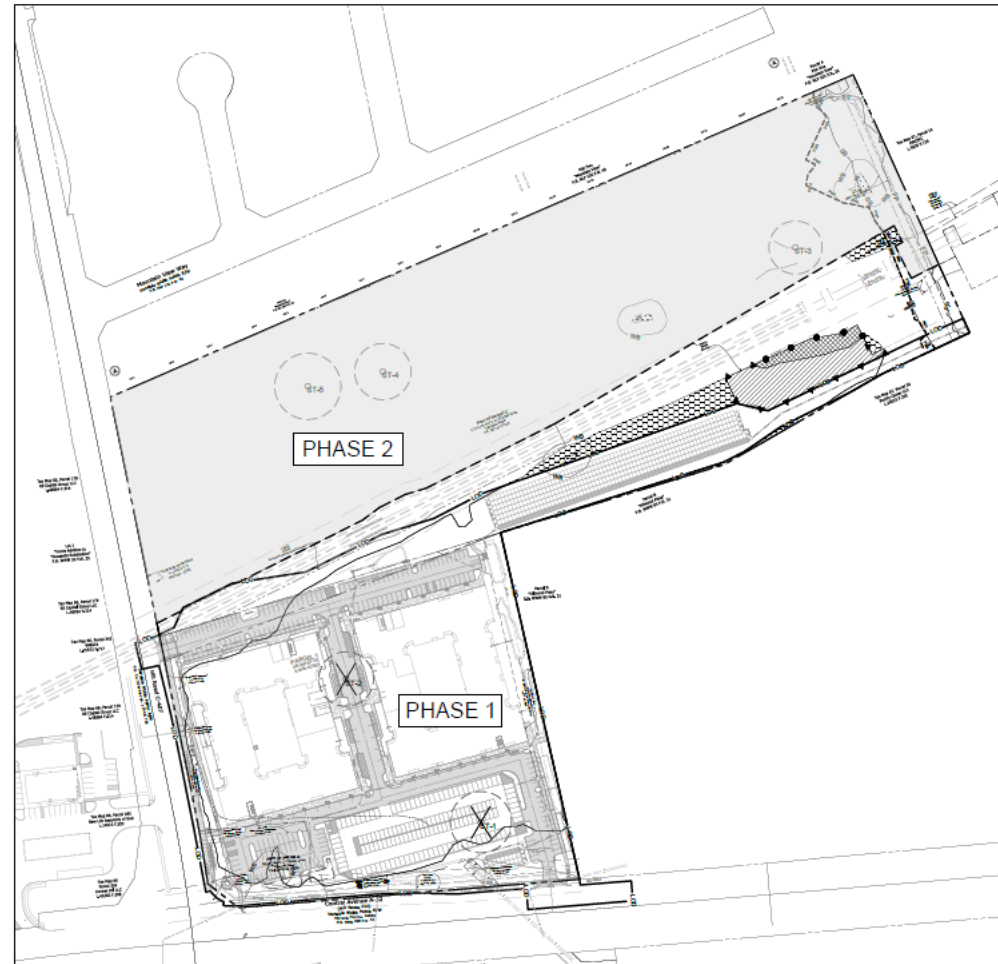
LANDSCAPE PLAN



TYPE 2 TREE CONSERVATION PLAN

THE MARION

TYPE 2 TREE CONSERVATION PLAN TCP2-2025-0067
SITE PHASING EXHIBIT



ELEVATIONS BUILDING 2 AND NORTH FAC



3 ELEVATION - BUILDING 2 INTERNAL DRIVEWAY (ELEVATION F)
A3-201 1" = 20'-0"



2 ELEVATION - EAST FACADE (ELEVATION E)
A3-201 1" = 20'-0"



1 ELEVATION - NORTH FACADE (ELEVATION D)
A3-201 1" = 20'-0"

ELEVATIONS BUILDING KEY

ELEVATION KEYNOTES

MATERIALS:

1. TIERED CEMENT PANEL:
 - A - WHITE
 - B - LIGHT GRAY
 - C - DARK GRAY
 - D - SLATE
 - E - SUNSHINE/HEAT
 - F - DEEP RED BROWN
 - G - DEEP RED BROWN
2. TIERED CEMENT (UP TURNING):
 - A - WHITE
 - B - DEEP RED BROWN
3. BRICK:
 - A - DEEP RED BROWN
 - B - SLATE
4. ARCHITECTURAL BLOCK:
 - A - SLATE
5. METAL SCREENING:
 - A - TURNING GRASS SCREEN
 - B - METAL
 - C - THE METAL DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES

DETAILS - THE FOLLOWING ARE NOT TO SCALE:

1. WINDOWS CONSTRUCTED WITH ENHANCED STC RATING
2. DOORS CONSTRUCTED WITH ENHANCED STC RATING

*REFER TO PHASE B HERE ANALYSIS

SECTION 27-6903(e) BUILDING FACADES

1. FACADES OF ALL BUILDINGS SUBJECT TO THESE STANDARDS THAT FACE A STREET SHALL INCORPORATE WALL OFFSETS. IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLANE, SPACED NO MORE THAN 30 FEET APART, UNLESS THE APPLICANT PROVIDES A DESIGN OF SIMILAR OR SUPERIOR QUALITY.
2. WALL OFFSETS SHALL HAVE A MINIMUM DEPTH OF TWO FEET.
3. IN ADDITION TO WALL OFFSETS, STREET-FACING FACADES OF MULTIFAMILY, TOWNHOUSE, AND THREE FAMILY BUILDINGS SHALL PROVIDE A MINIMUM OF THREE OF THE FOLLOWING DESIGN FEATURES FOR EACH RESIDENTIAL BUILDING FRONTING ONTO A PUBLIC STREET:
 - (A) ONE OR MORE FORMER WINDOWS OR CIRCULAR
 - (B) A RECESSED ENTRANCE
 - (C) A COVERED PORCH
 - (D) PILLARS, PORTS, OR COLUMNS NEXT TO THE DOORWAY
 - (E) ONE OR MORE BAY WINDOWS PROJECTING AT LEAST 12 INCHES FROM THE FACADE PLANE
 - (F) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (G) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (H) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (I) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (J) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (K) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (L) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (M) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (N) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (O) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (P) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (Q) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (R) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (S) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (T) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (U) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (V) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (W) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (X) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (Y) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE
 - (Z) BAYS PROJECTING AT LEAST 6 INCHES FROM THE FACADE PLANE

ARCHITECTURAL RENDERINGS



View from MD 214 and Hill Road



View from MD 214 at the east side of the site

SITE DETAILS



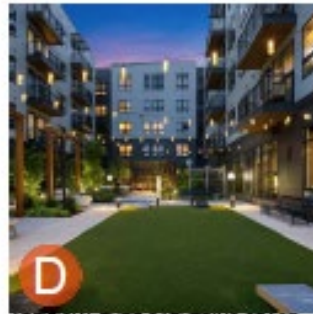
A
1,200 SF POOL WITH SUN SHELF



B
POOL FENCING



C
PERGOLA WITH LOUNGE CHAIRS



D
ARTIFICIAL TURF GATHERING SPACE
WITH BOARDWALK PATIO BOOKENDS



E
SEAT WALL



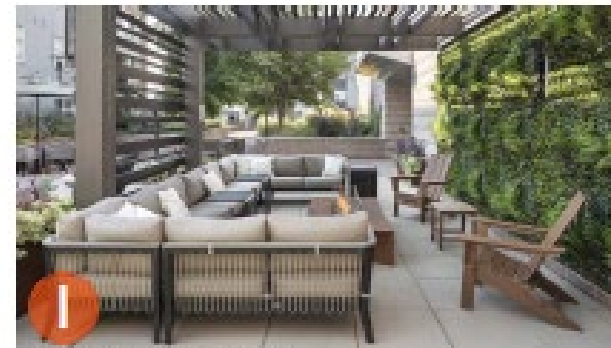
G
OUTDOOR LIVING ROOM



H
DECORATIVE SCREEN



F
GRILL STATION AND DINING TABLES



I
PERGOLA AND SEATING AREA

PHOTOGRAPH BY JEFFREY M. HARRIS

SITE DETAILS



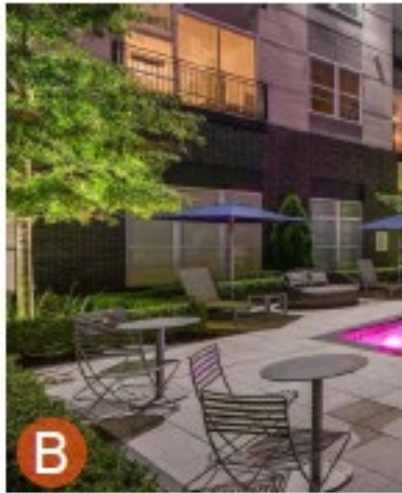
A
FIRE TABLE



D
GRILL STATION WITH PERGOLA AND
DINING AREA



E
SEAT WALL



B
OUTDOOR WORK SPACE



C
QUIET LOUNGE SPACE



F
MOVABLE LAWN FURNITURE

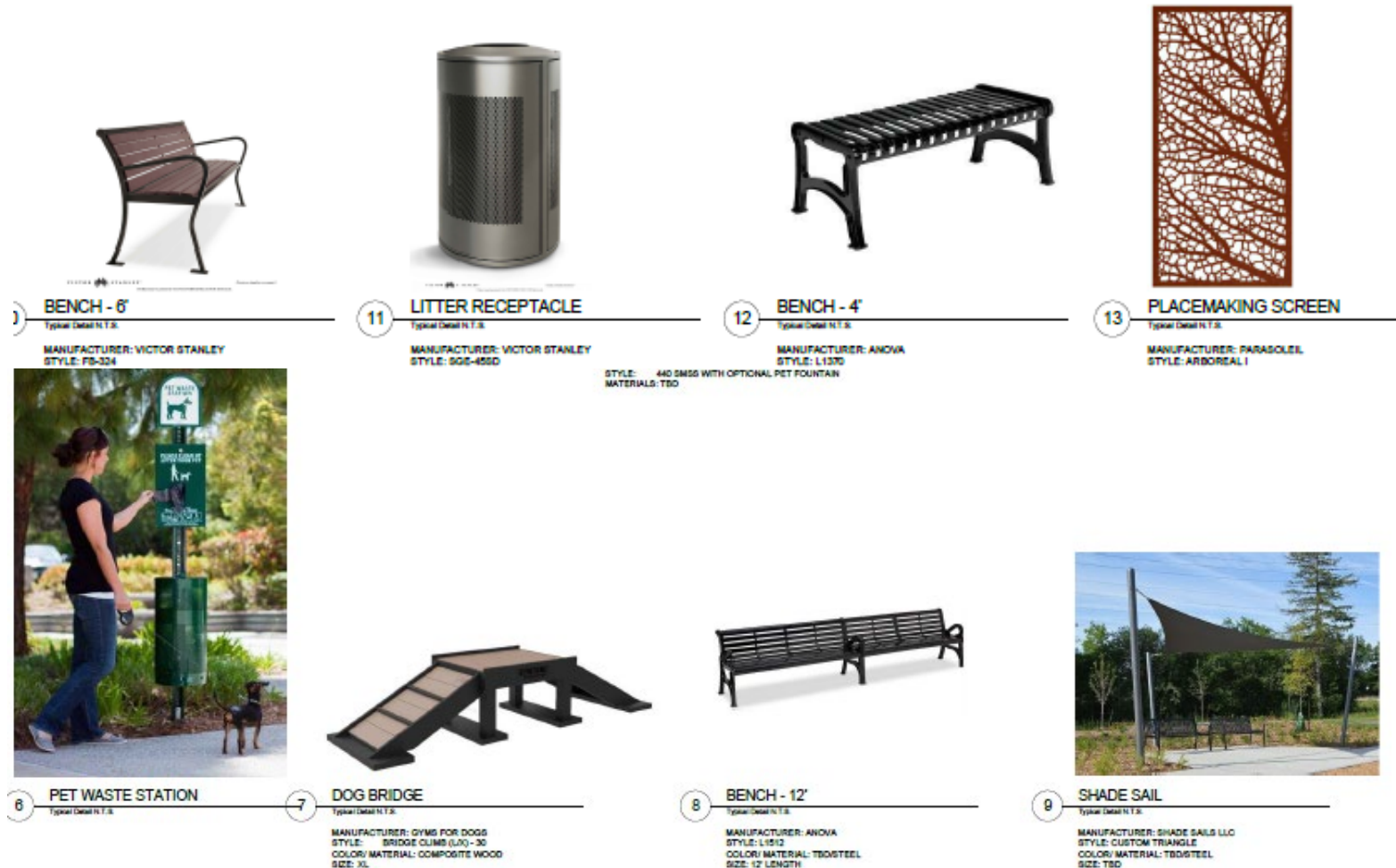


G
HAMMOCK



H
ARTIFICIAL TURF AREA

SITE DETAILS



STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DET-2024-007
- Departure DPT-2025-0001
- Alternative Compliance ACL-2025-0005
- Type 2 Tree Conservation Plan TCP2-2025-0067

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 8/07/2024
- Acceptance Mailing: 9/03/2025