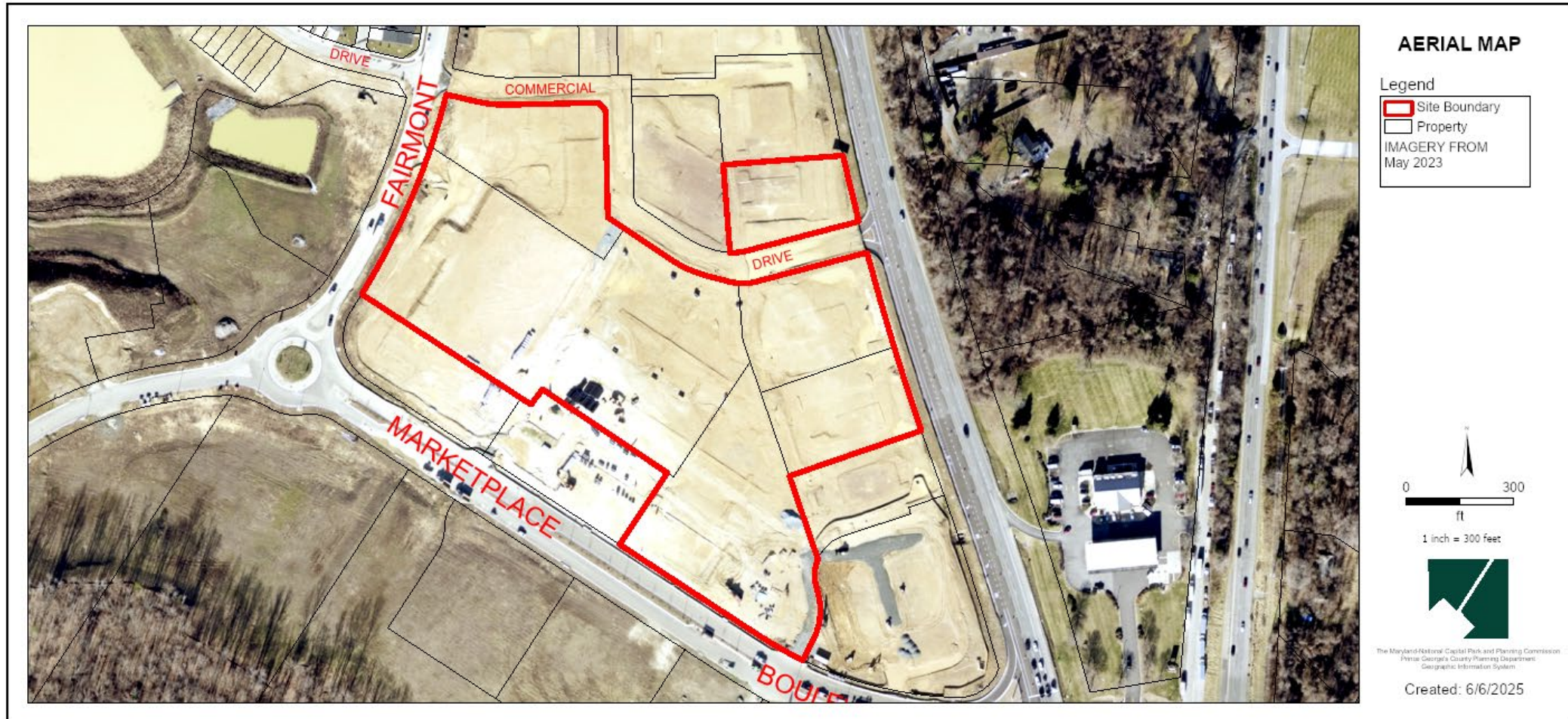


SOUTH LAKE COMMERCIAL - PHASE 1

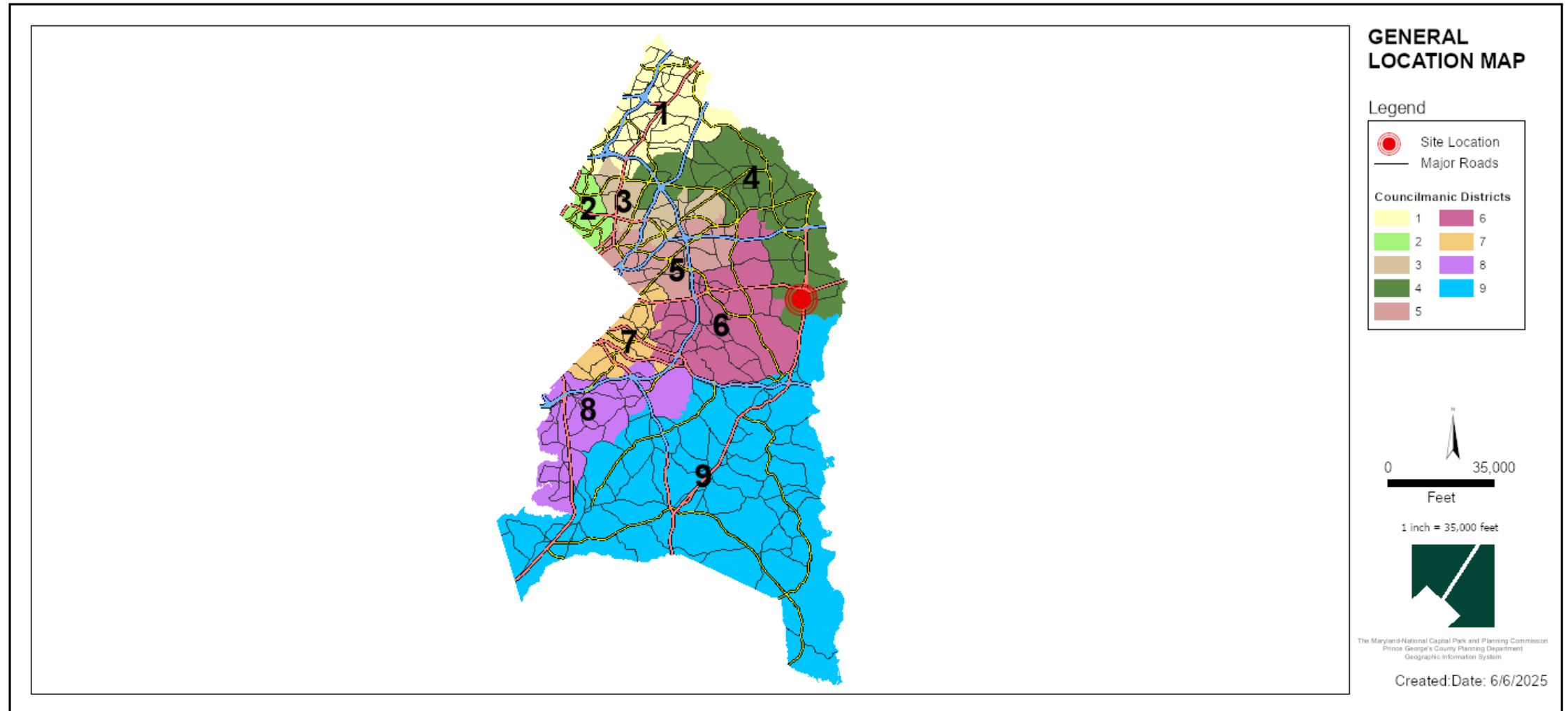
Detailed Site Plan
Staff Recommendation: APPROVAL with conditions



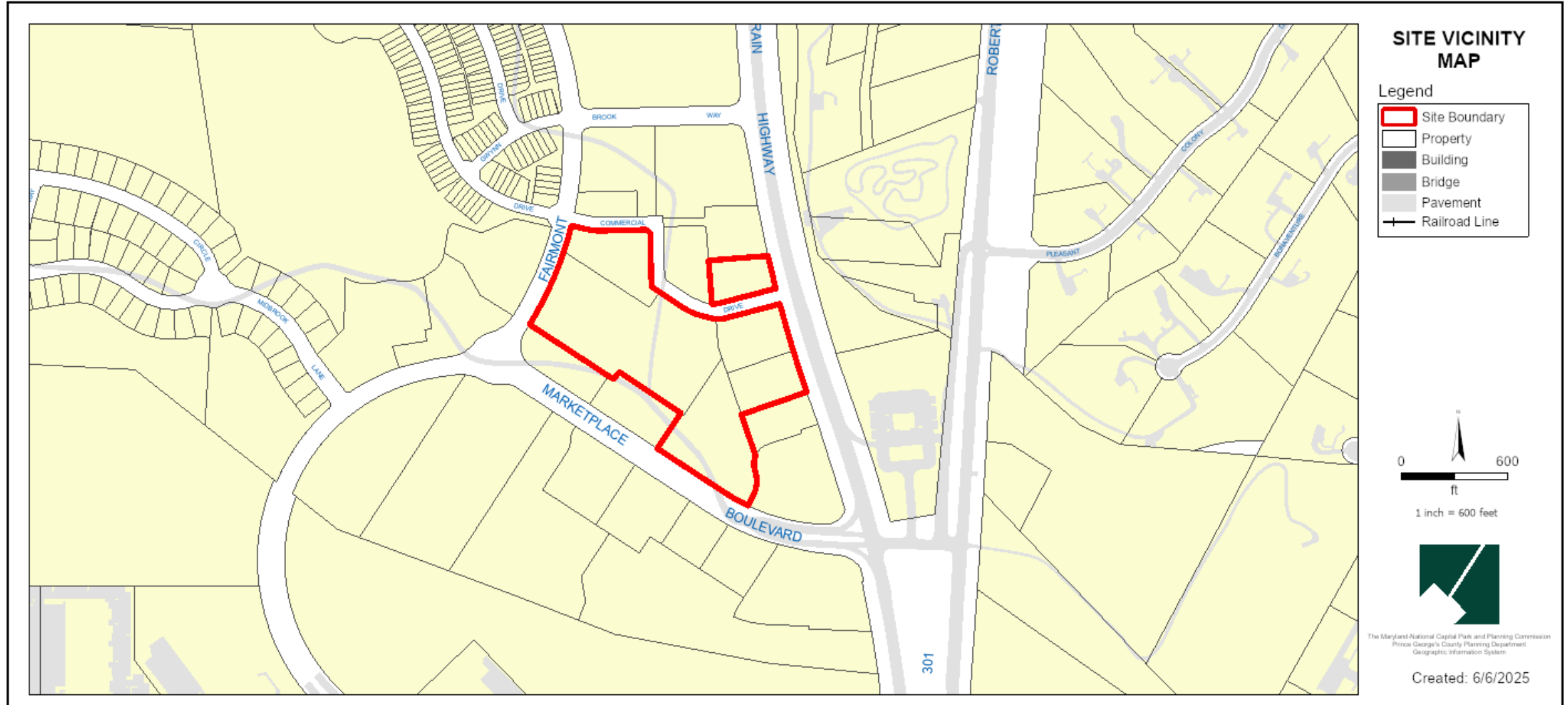
GENERAL LOCATION MAP

Council District: 04

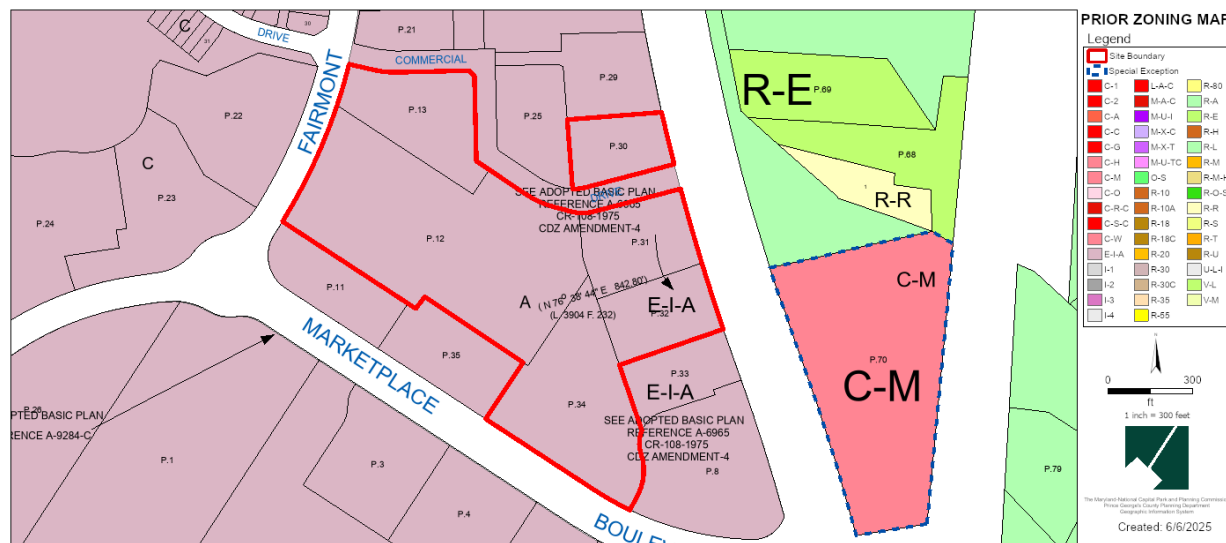
Planning Area: 74A



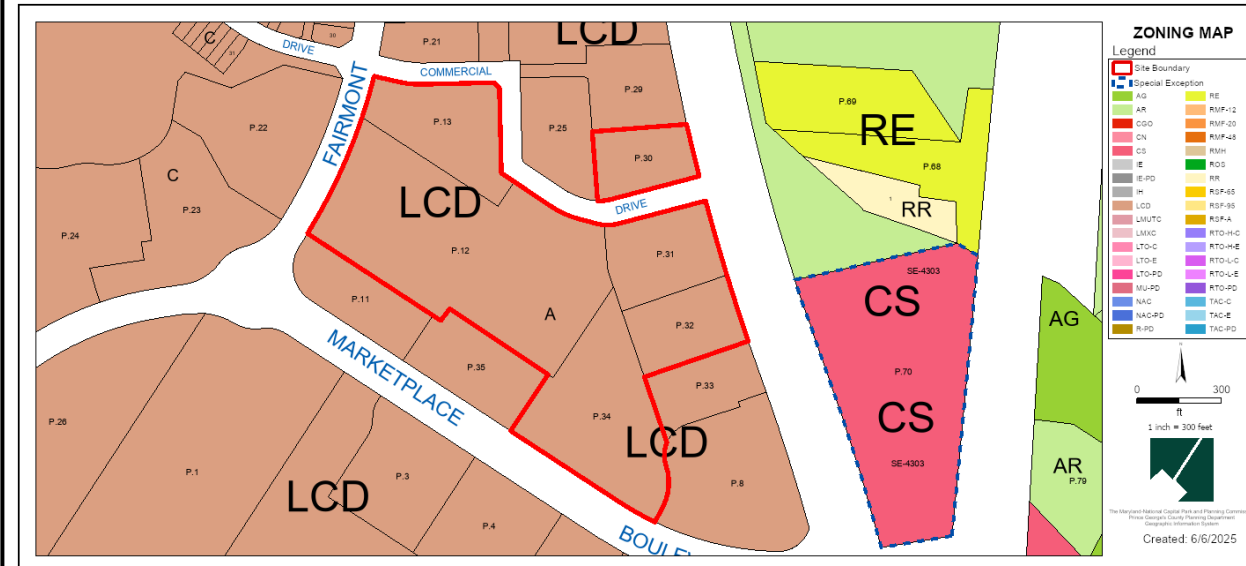
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

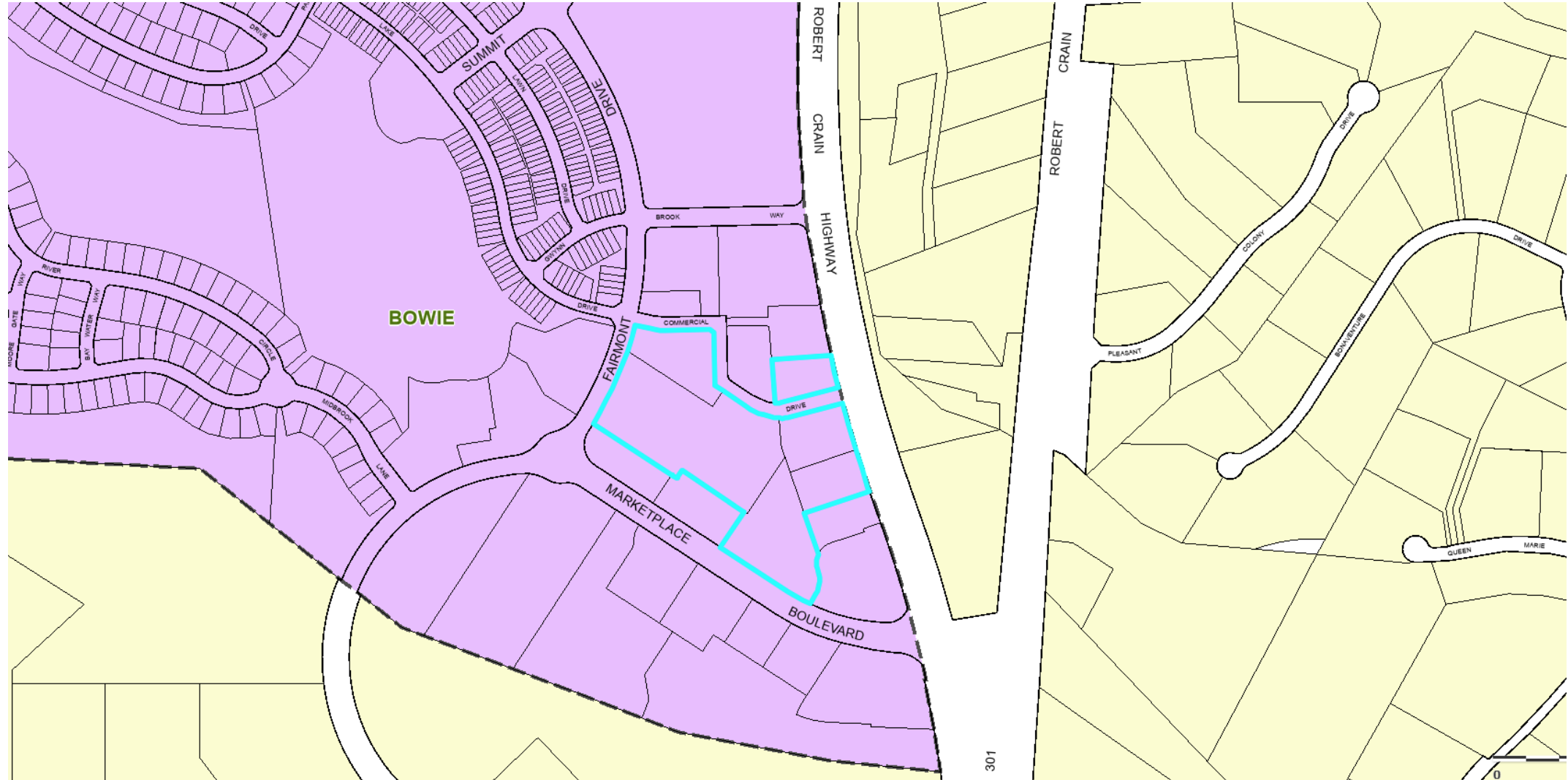


Prior Zoning Map: E-I-A

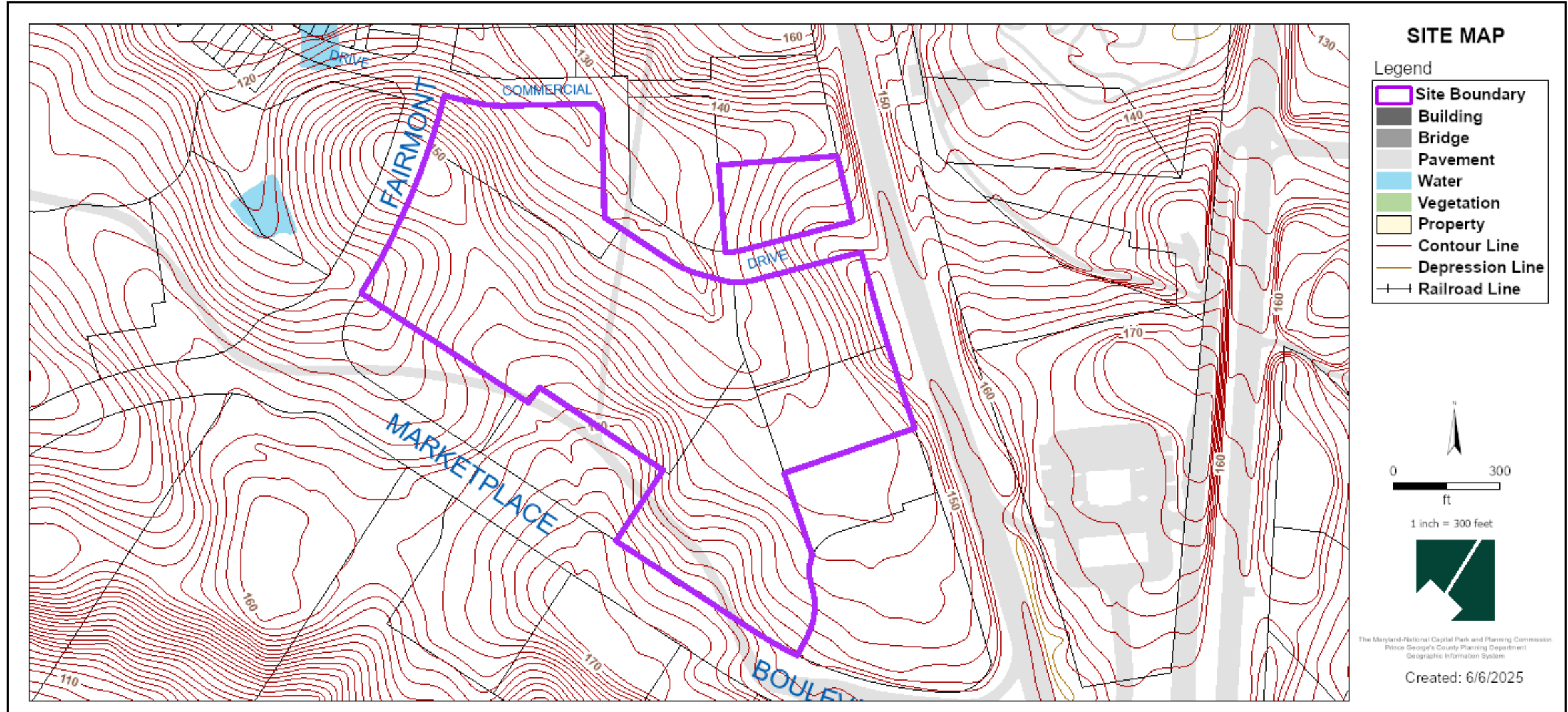


Current Zoning Map: LCD

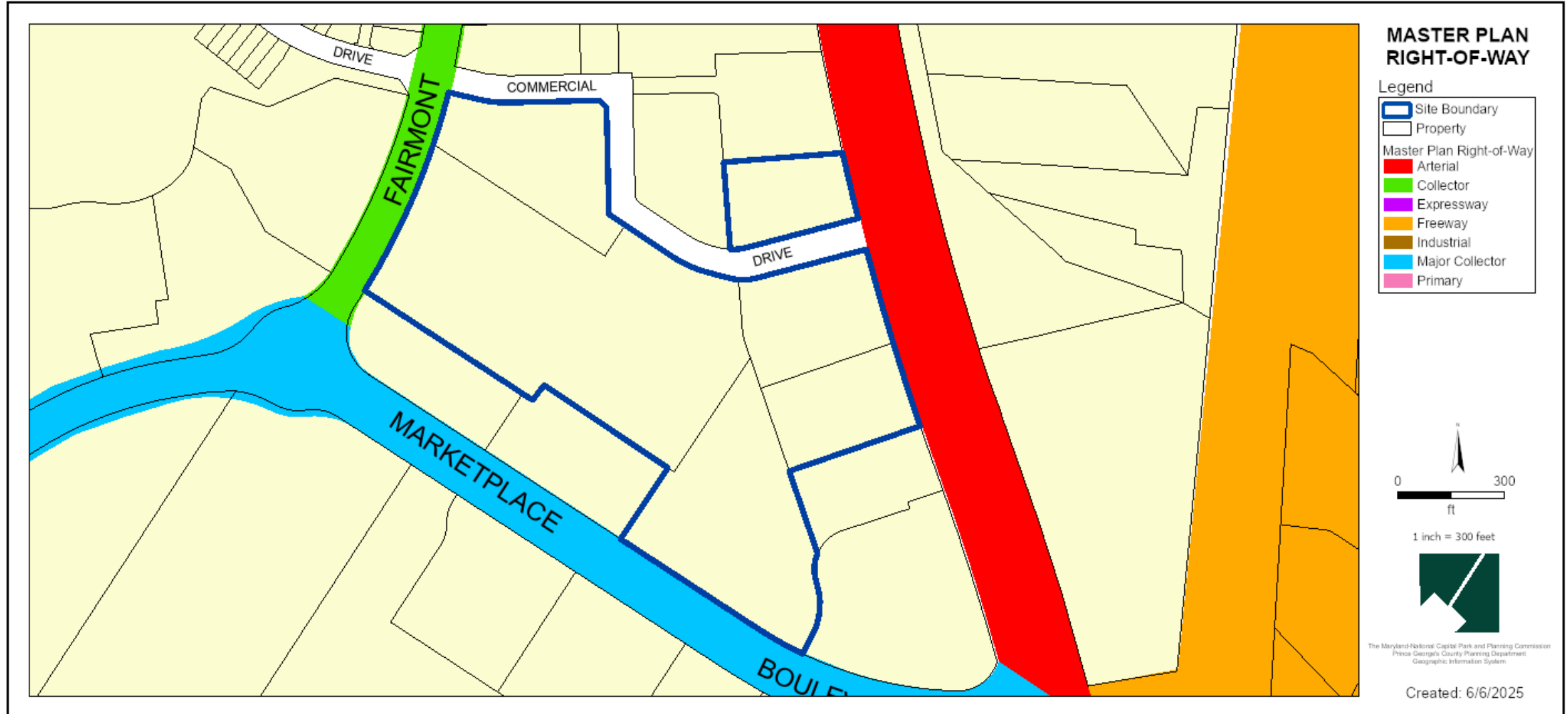
MUNICIPAL BOUNDARY (BOWIE)



SITE MAP



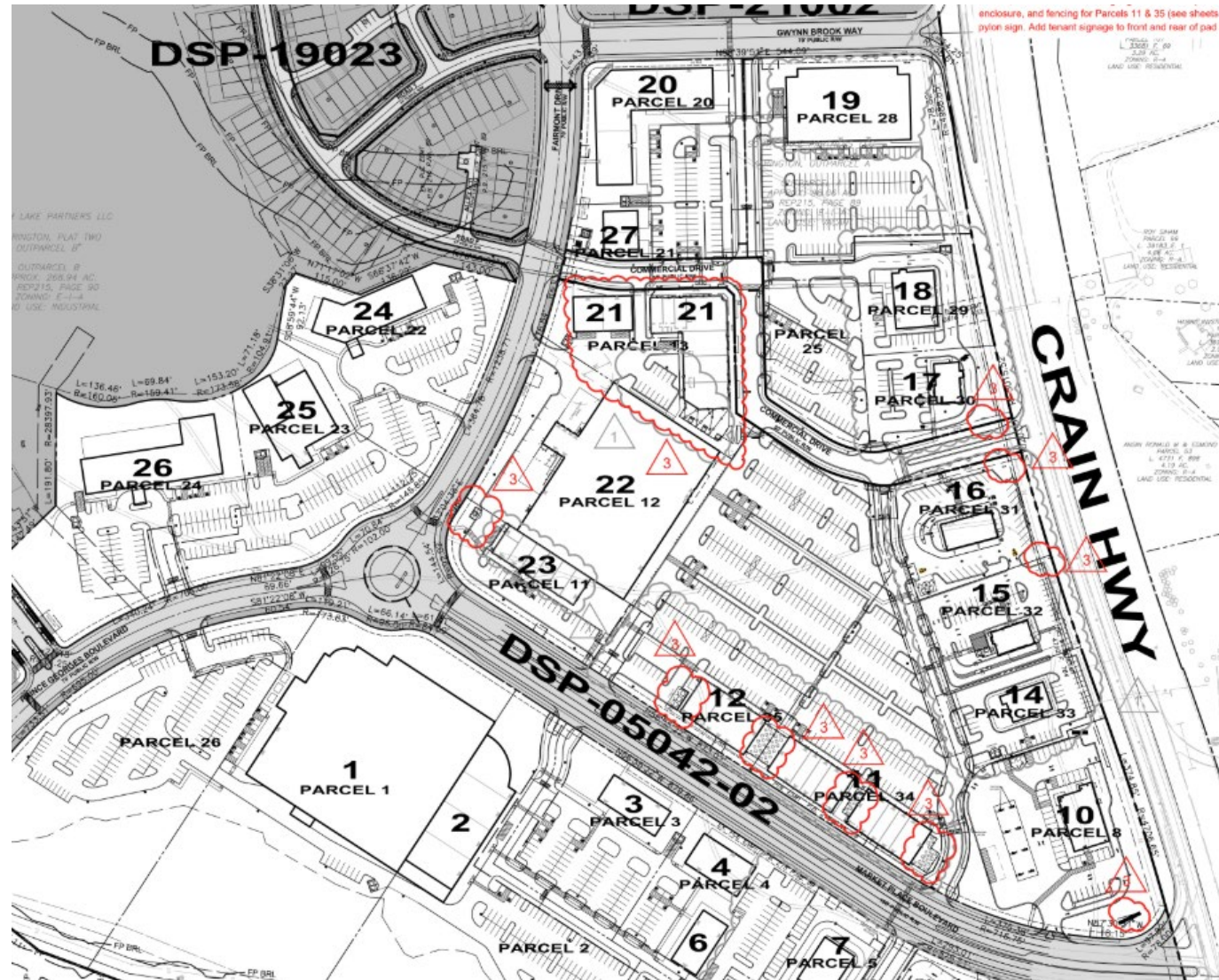
MASTER PLAN RIGHT-OF-WAY MAP



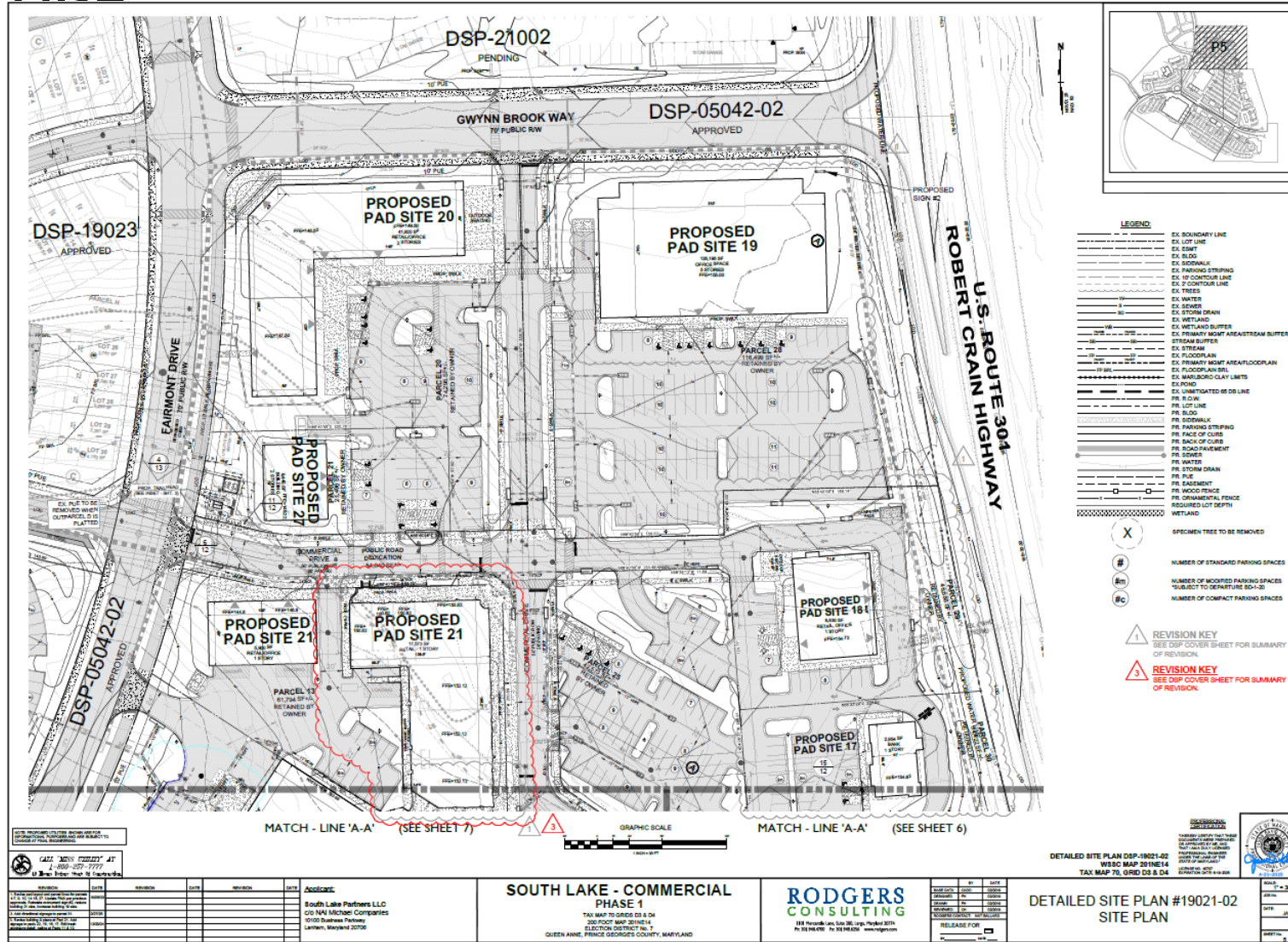
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN – OVERALL SITE



DETAILED SITE PLAN – PAD SITE WITH REVISED ARCHITECTURE

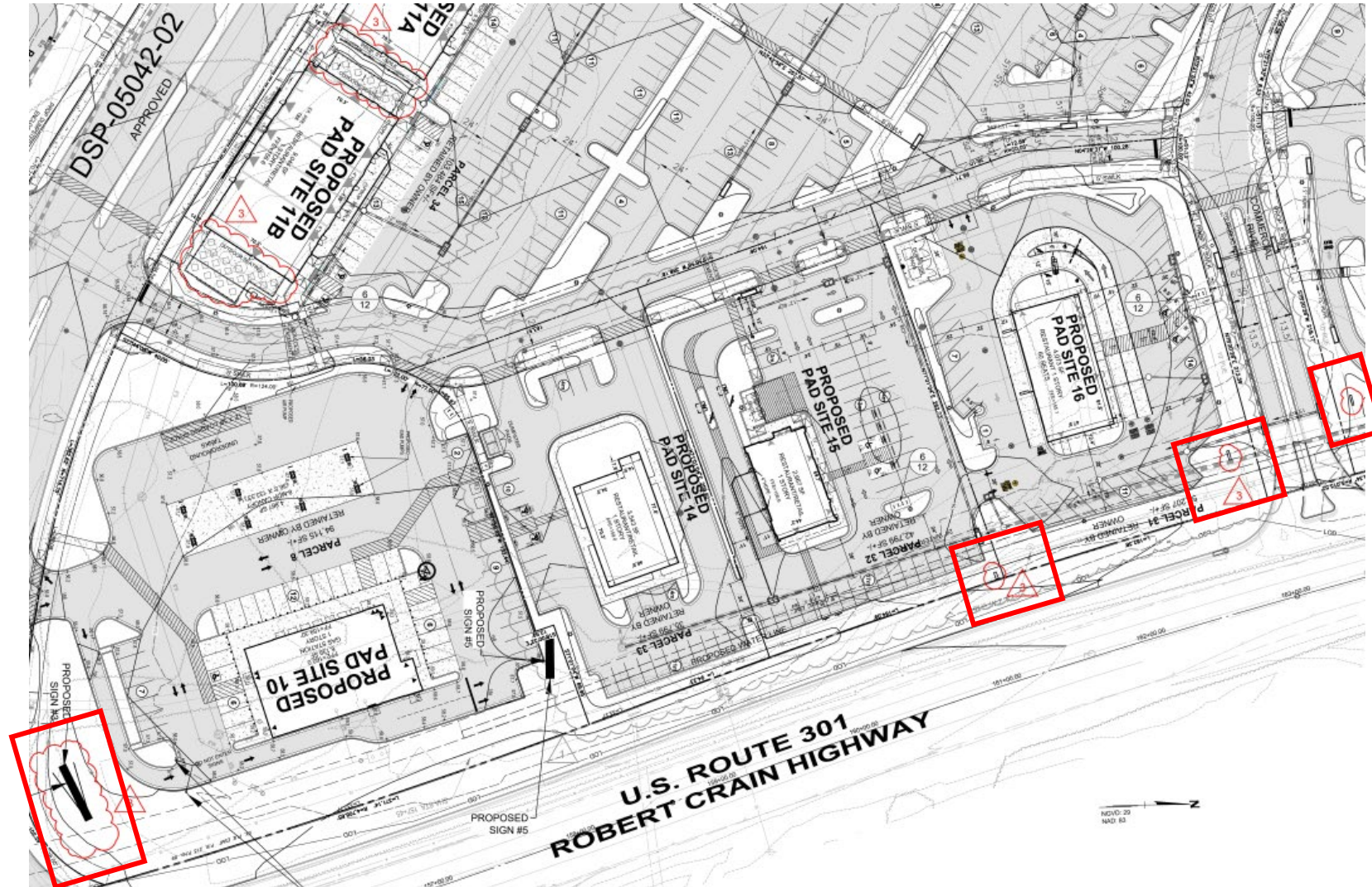


REVISED ARCHITECTURE – PAD SITE 21



ARCHITECTURAL ELEVATION 0'-0" = 152.1' CIVIL

DETAILED SITE PLAN – PAD SITES WITH NEW/REVISED SIGNS

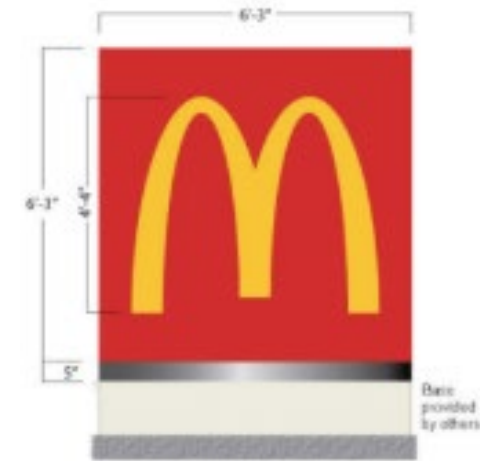


PROPOSED NEW SIGNS



1 LETTER DETAIL G-4.5 100.45 SQ FT
SCALE: 3/8" = 1'-0"

Pad Site 22 – Building-Mounted Sign



Pad Site 16 - Freestanding Sign



Pad Site 15 - Freestanding Sign

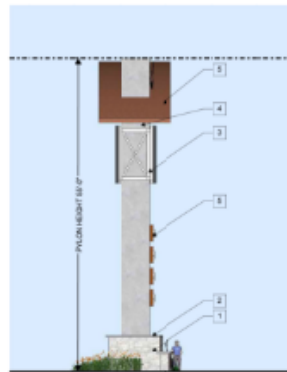


NOTE: Stone base to match building.

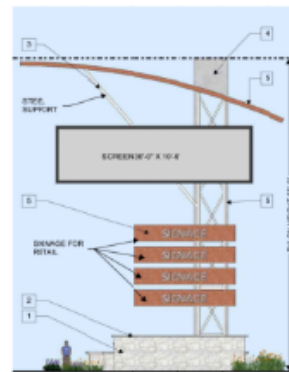
G01	
M-12-RE	Double-Faced Illuminated Monument 13.9 SF

Pad Site 17 - Freestanding Sign

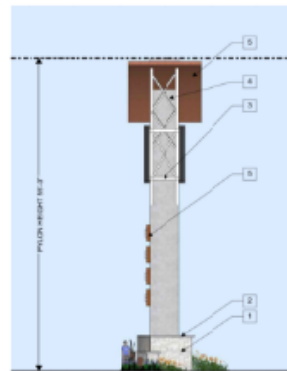
PROPOSED REVISED GATEWAY SIGN



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

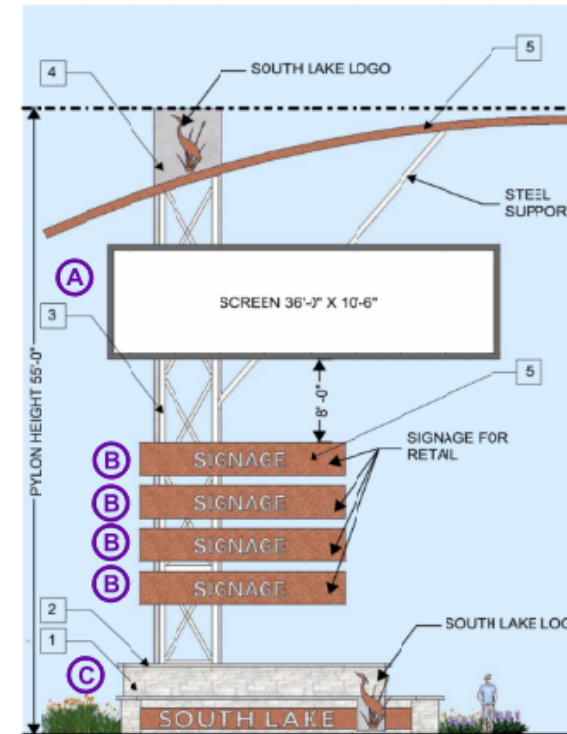


BACK ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SIGN #3
Type 250 575 E
Signs are to be set by signs mounted between the sign
wall and the sign face.

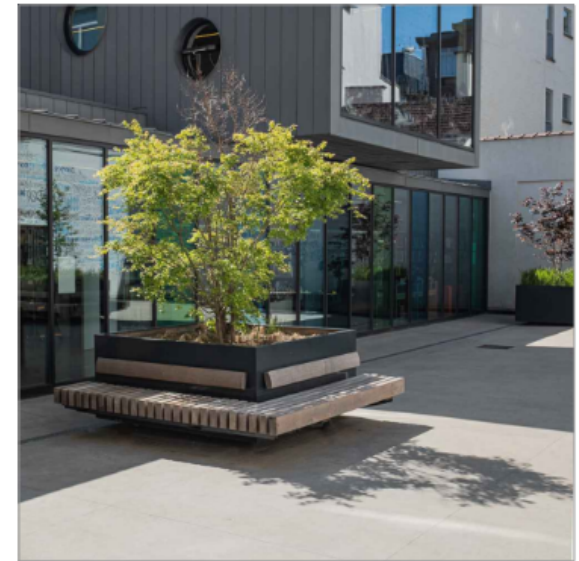
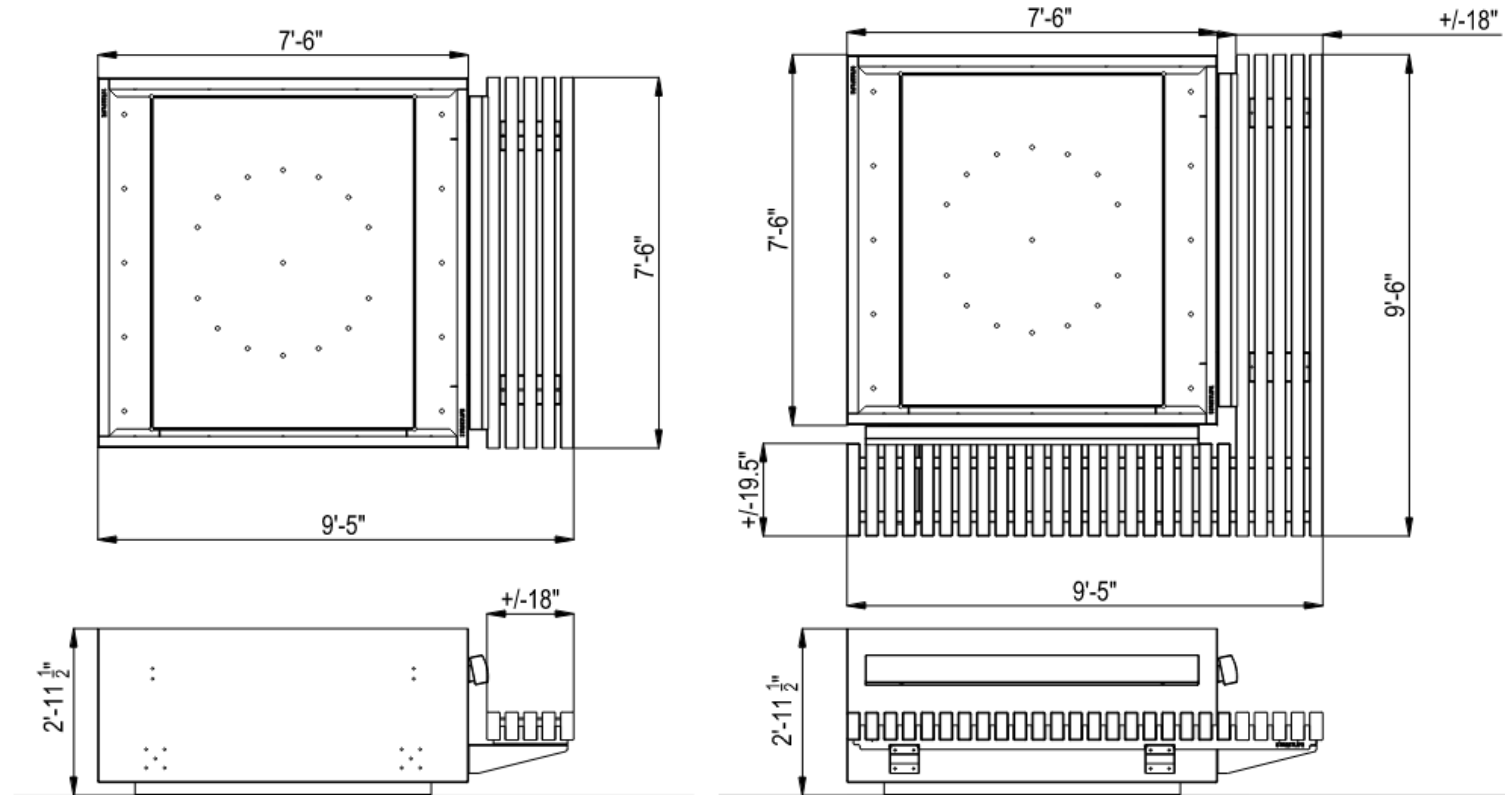


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SIGN #3 AREA CHART			
SIGN TYPE	QUANTITY	AREA (SQ FT)	TOTAL AREA (SQ FT)
A	1	100	100
B	4	28.5	114
C	1	25	25

1	MANUFACTURED STONE
2	MANUFACTURED STONE SILL
3	GALVANIZED PAINTED STEEL
4	FIBER CEMENT PANEL
5	POWDER COATED METAL

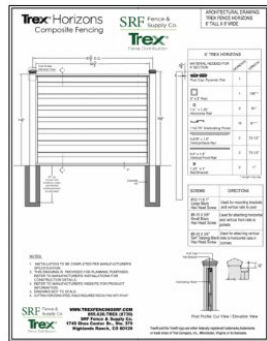
PROPOSED NEW SITE DETAILS – BENCH PLANTER



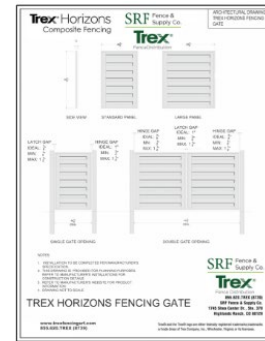
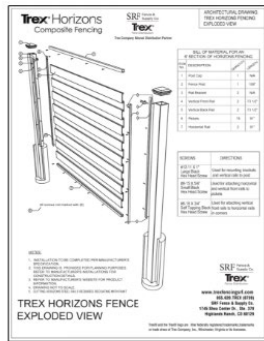
4 BENCH PLANTER
NOT TO SCALE
MANUFACTURER: STREETLIFE
MODEL: R&R HUG A TUB

5

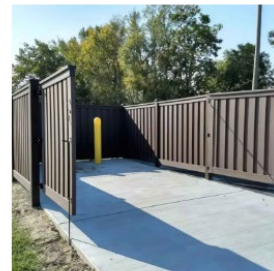
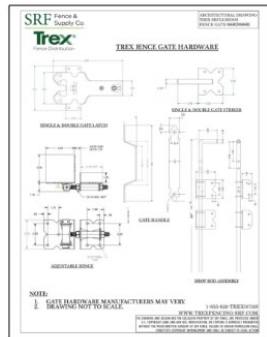
PROPOSED NEW SITE DETAILS – TRASH ENCLOSURE



1 Trash Enclosure Details
Typical Detail 1.1
Type: Trash Enclosure
Style: Trex Fence



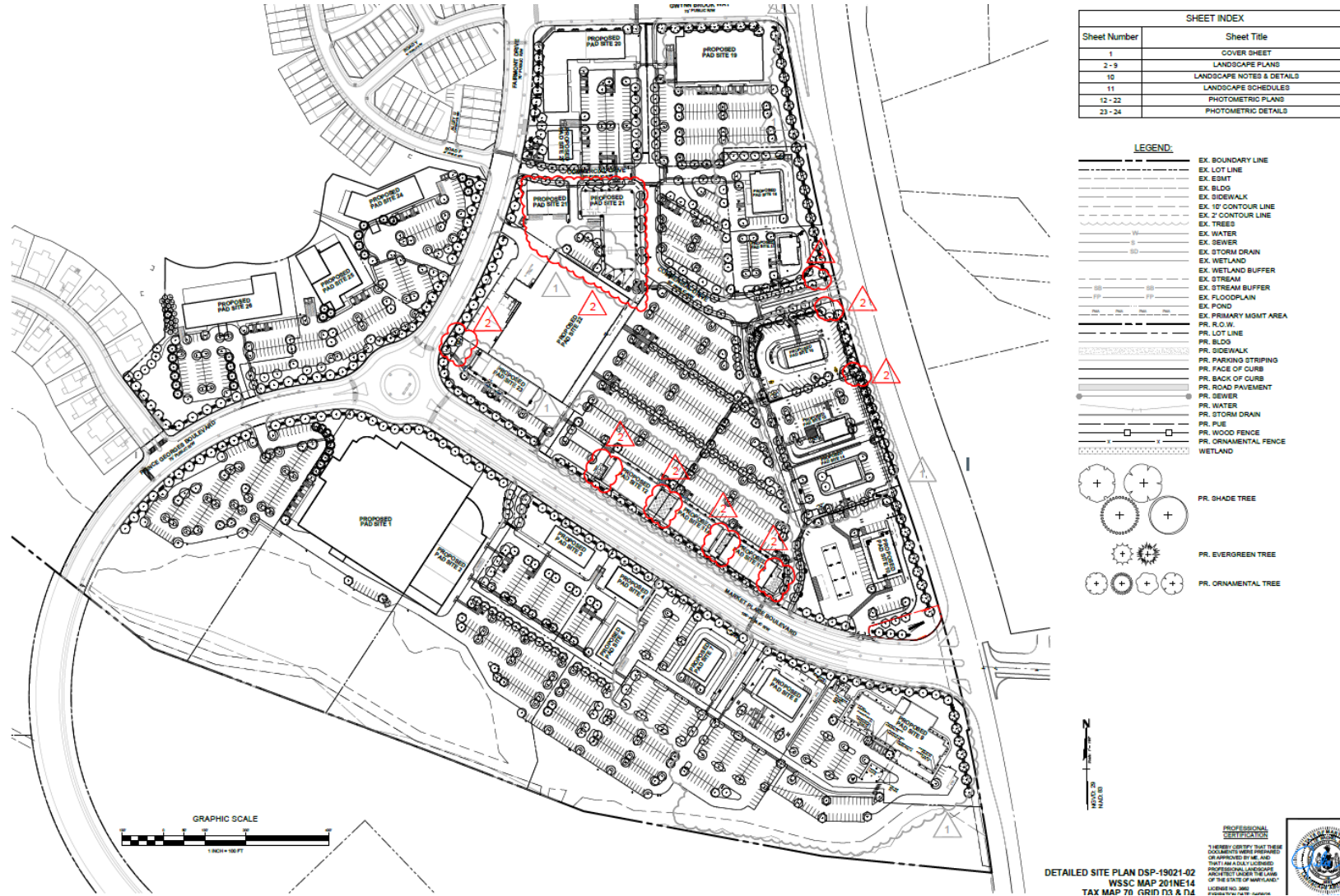
2 Trash Enclosure Gate
Typical Detail 1.2



Manufacturer: Trex
Color: Winchester Gray



LANDSCAPE PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-19021-02

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/09/2024
- Acceptance Mailing: 04/29/2025