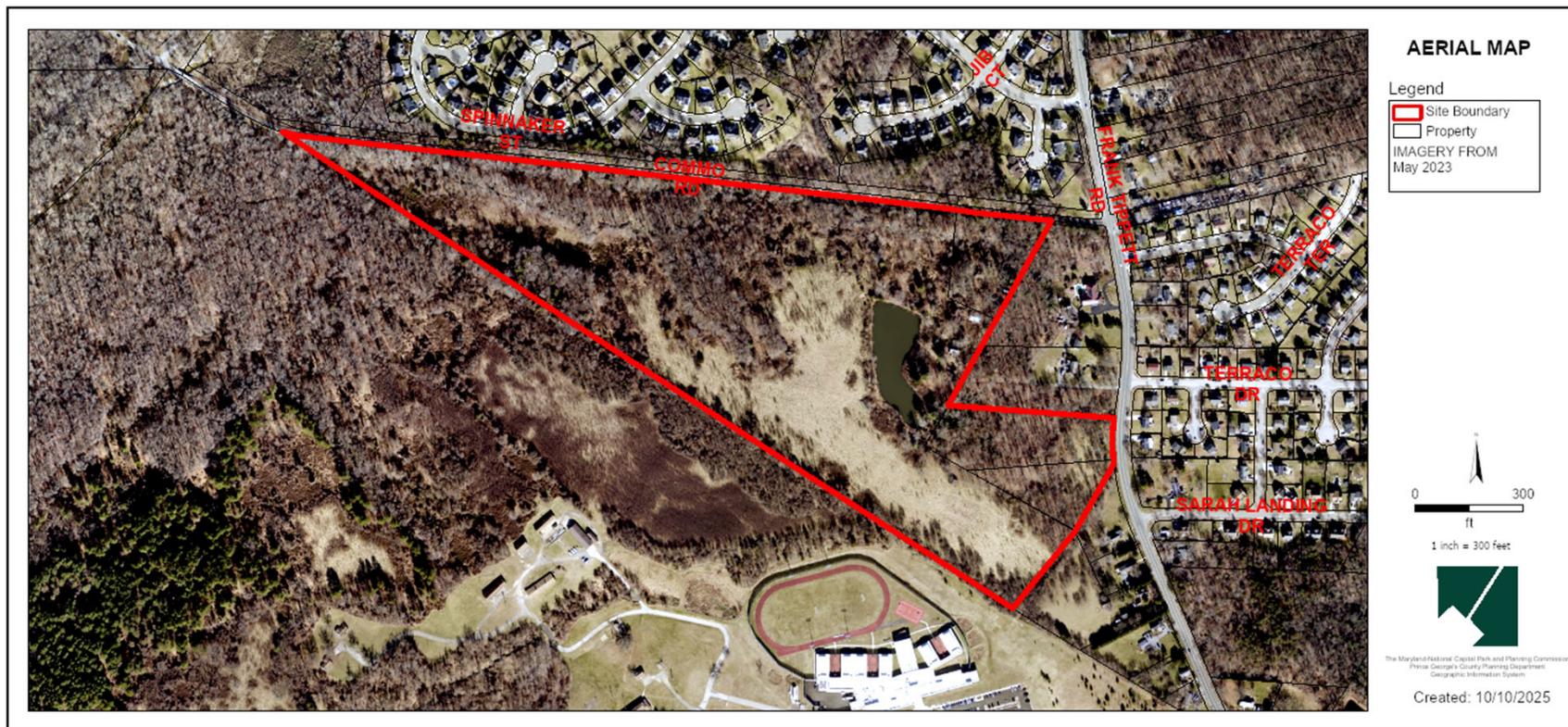


SMITH LAKE ESTATES

Detailed Site Plan

Alternative Compliance ACL-2025-0007

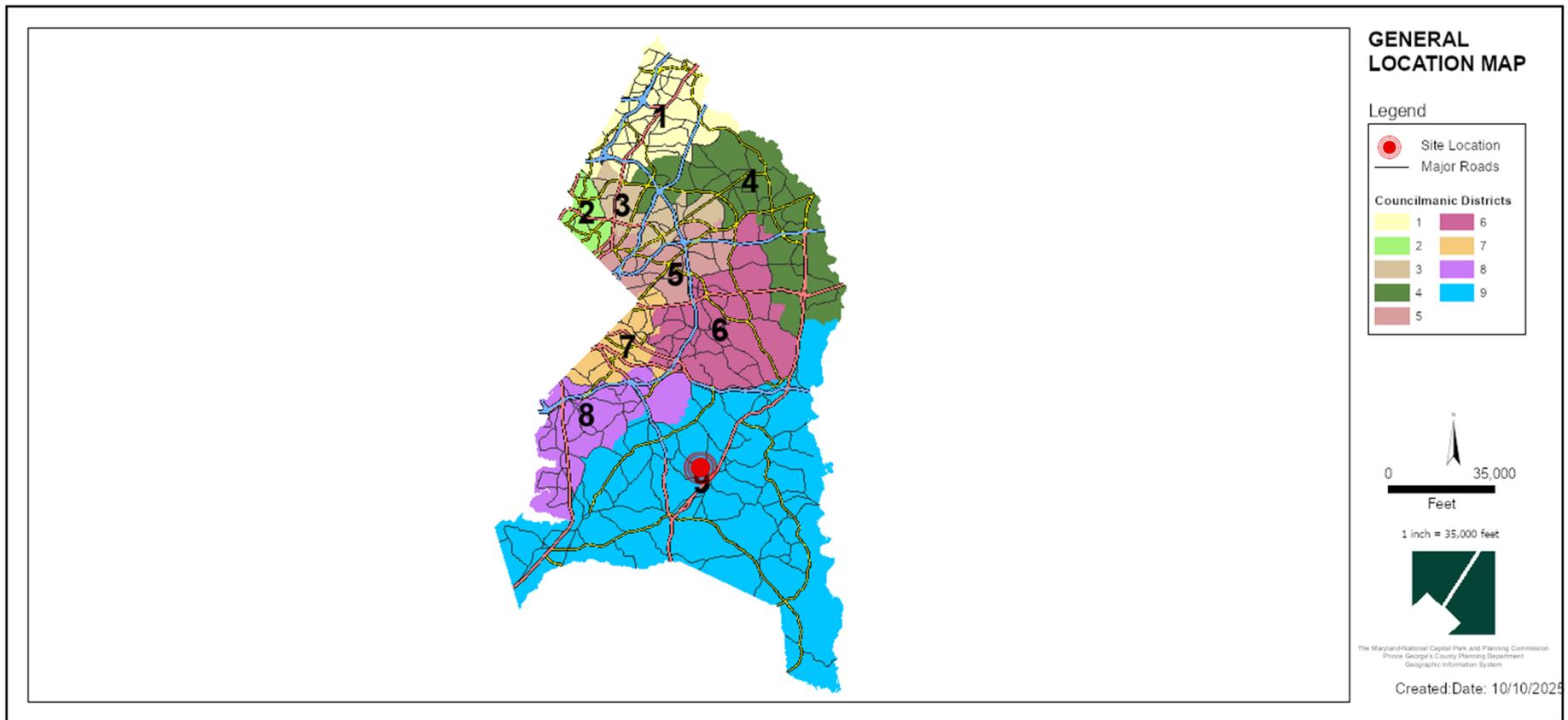
Staff Recommendation: APPROVAL with conditions



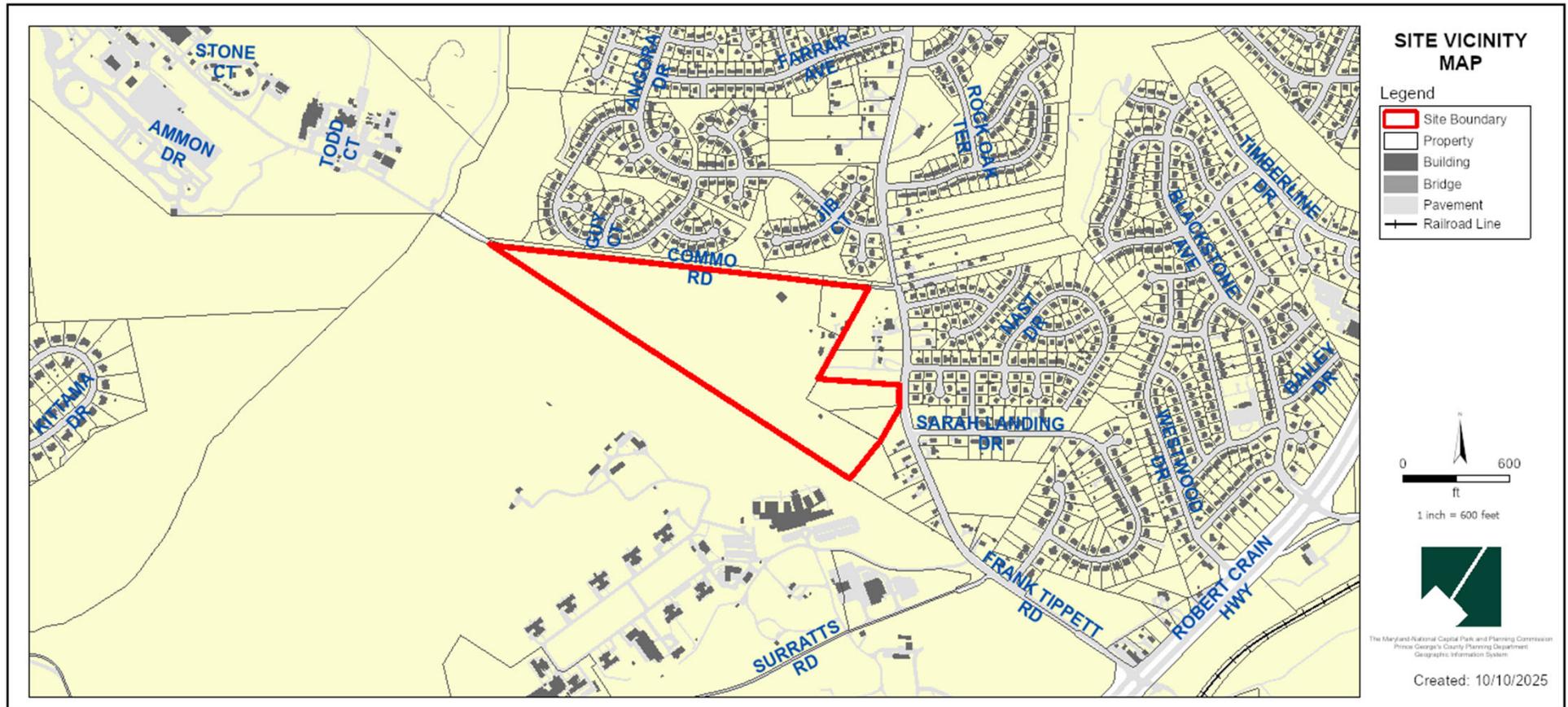
GENERAL LOCATION MAP

Council District: 09

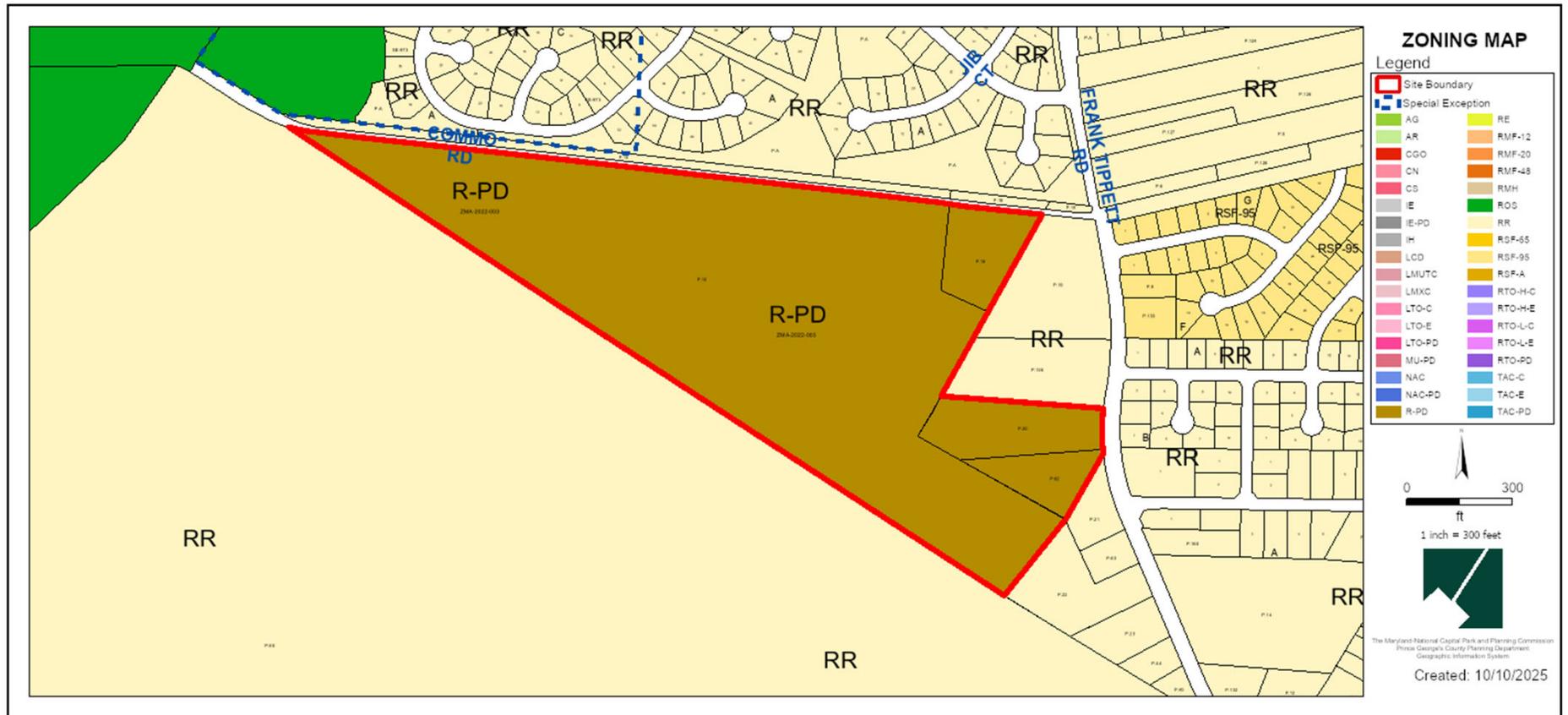
Planning Area: 82A



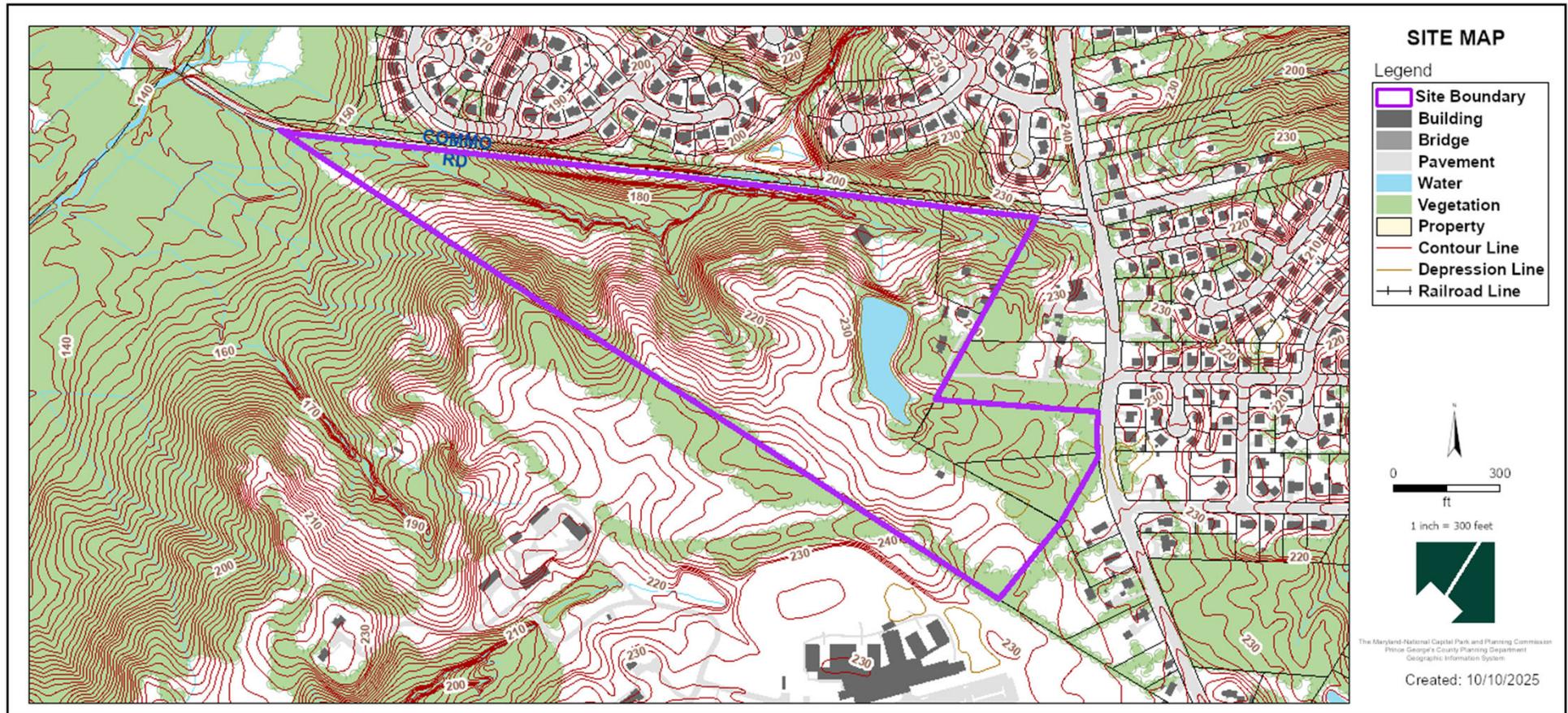
SITE VICINITY MAP



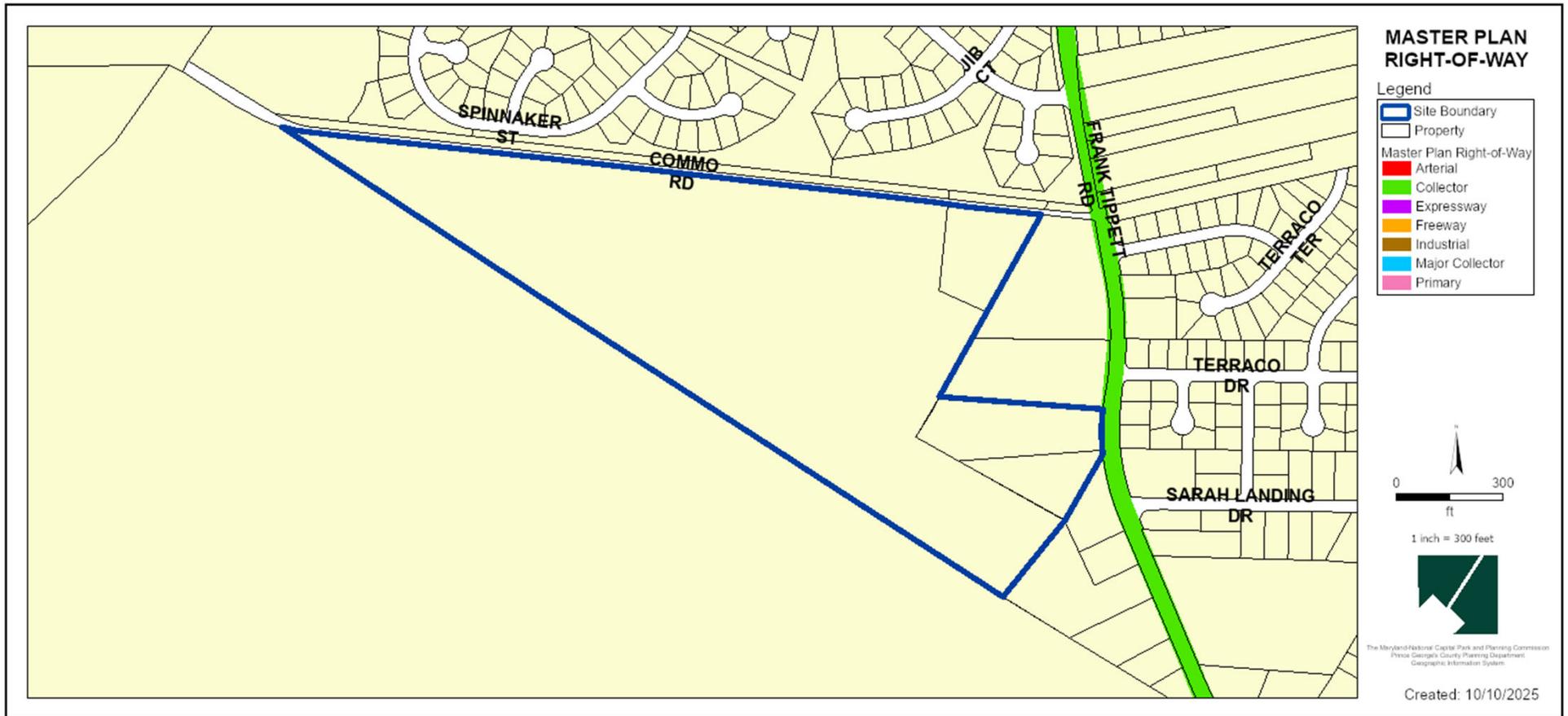
ZONING MAP (CURRENT): R-PD



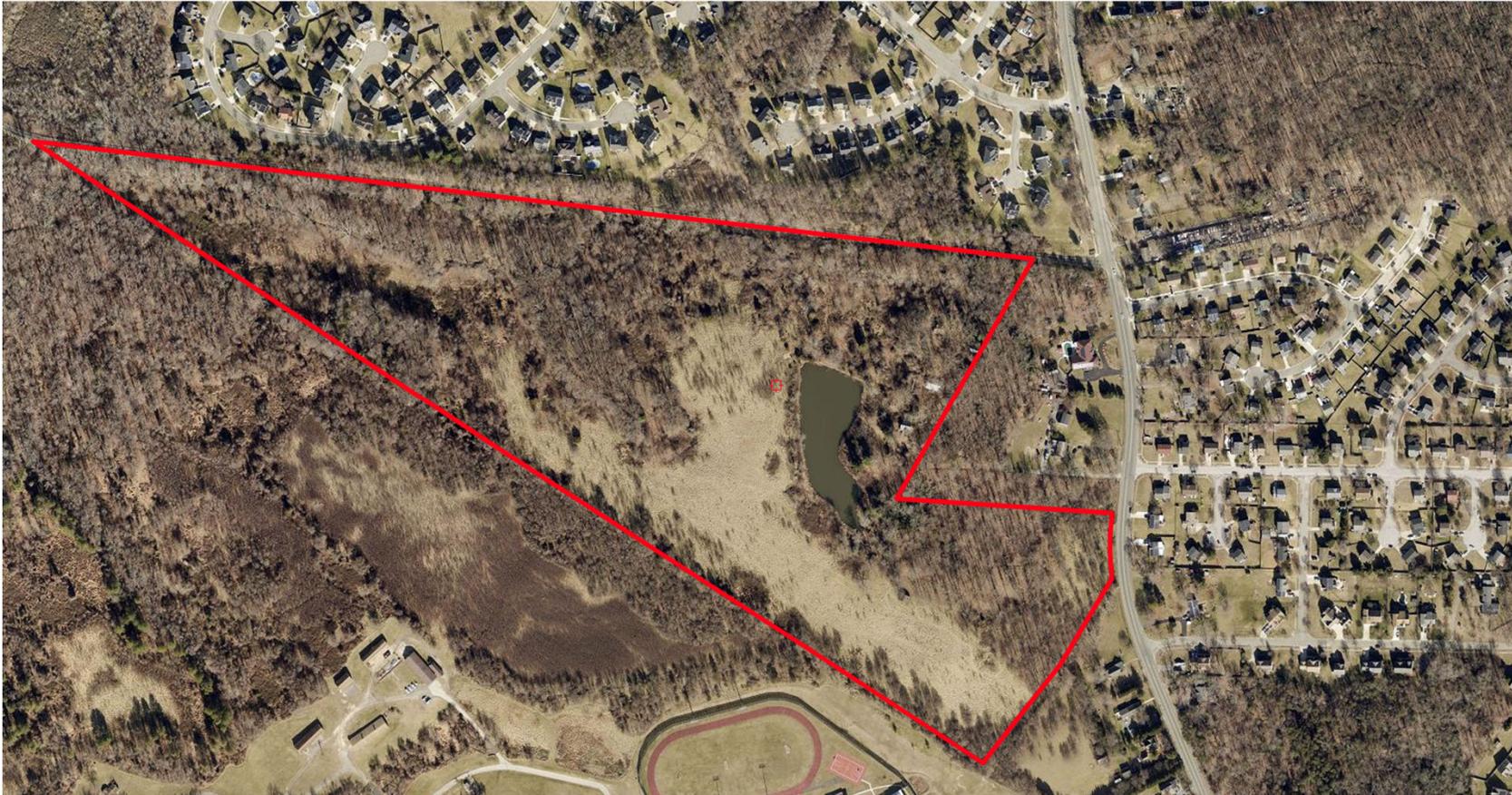
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



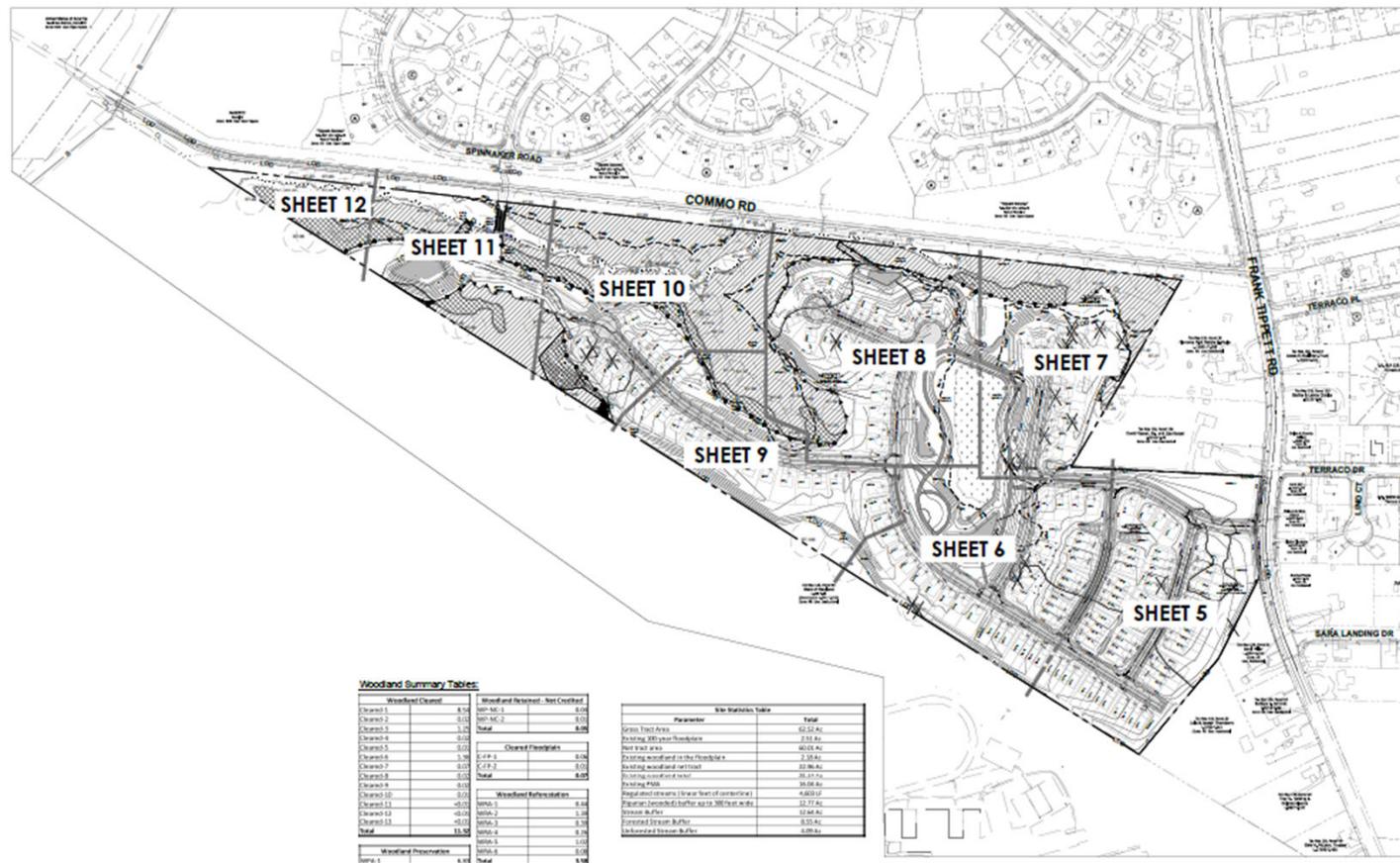
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



Woodland Summary Tables:

Woodland Element	Area (Ac)	Woodland Retention - Net Credit	Area (Ac)
Sheet 1	8.14	WPA-1	8.08
Sheet 2	0.01	WPA-2	0.01
Sheet 3	1.32	WPA	0.00
Sheet 4	0.01		
Sheet 5	0.01	Woodland Preservation	0.00
Sheet 6	5.38	C-1-P-1	0.06
Sheet 7	0.01	C-1-P-2	0.01
Sheet 8	0.02	WPA	0.00
Sheet 9	0.01		
Sheet 10	0.01	Woodland Preservation	0.00
Sheet 11	-0.01	WPA-1	0.04
Sheet 12	-0.01	WPA-2	0.04
Sheet 13	-0.01	WPA-1	0.04
Sheet 14	-0.01	WPA-1	0.04
Total	15.42		0.17
Woodland Preservation	8.14	WPA-1	0.08
WPA-1		Total	0.18

Site Statistics Table

Parameter	Total
Grass Tract Area	14.12 Ac.
Existing 200 Year Woodlands	7.91 Ac.
Net site area	40.84 Ac.
Existing woodland in the floodplain	2.38 Ac.
Existing woodland not in flood	55.46 Ac.
Existing woodland in flood	26.44 Ac.
Existing PWS	36.69 Ac.
Regulated stream (linear feet of stream)	4,483 LF
Regulated stream buffer area to 300 feet width	112.27 Ac.
Stream Buffer	12.46 Ac.
Conserved Stream Buffer	0.55 Ac.
Unconserved Stream Buffer	0.91 Ac.

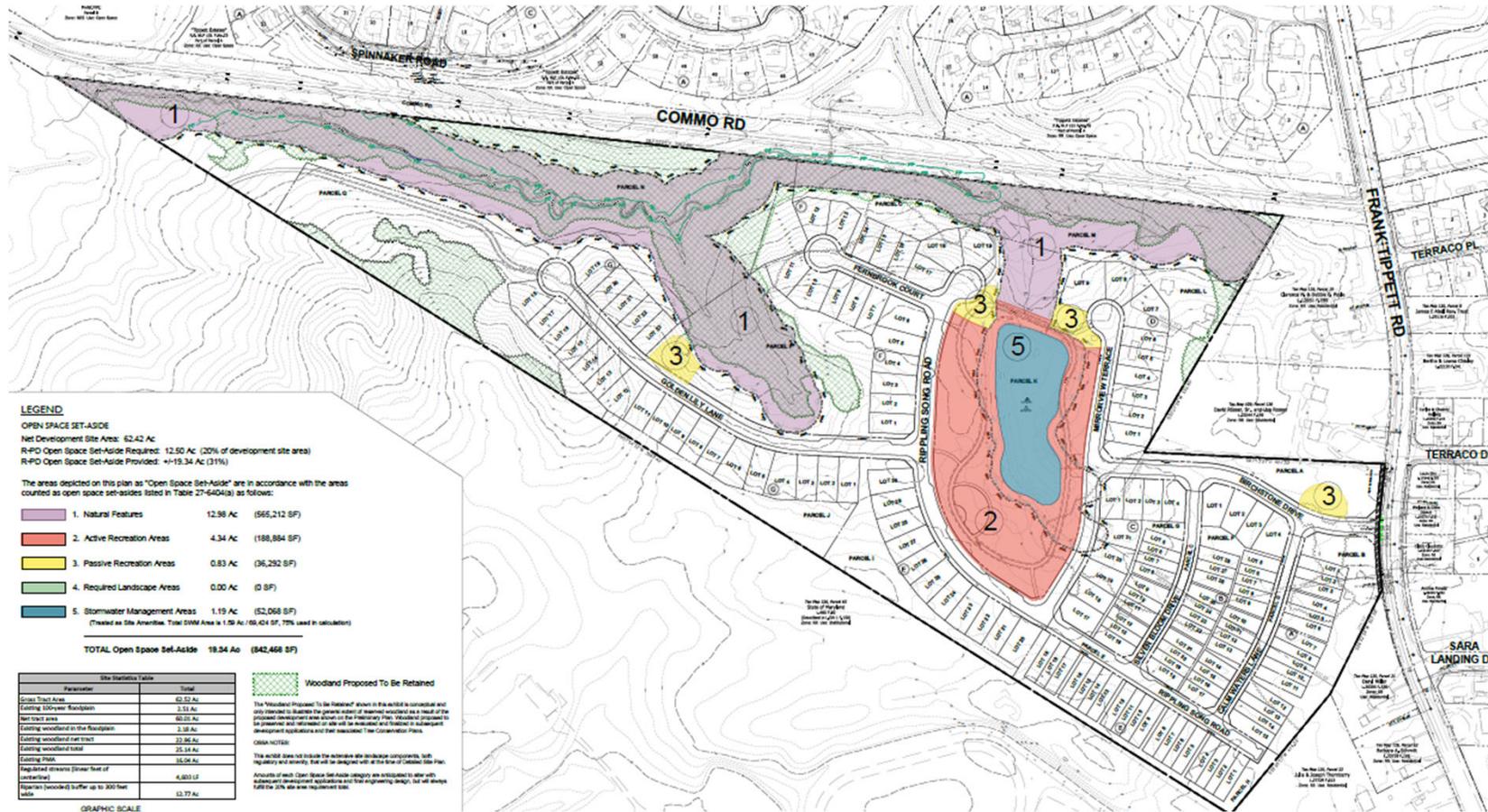
LEGEND

- DK BOUNDARY LINE
- DL LOT LINE
- DK SDT
- DK BLDG
- DK SIDEWALK
- DL 10' CONTOUR LINE
- DL 2' CONTOUR LINE
- DK TRSING
- DK WETLAND
- DK WETLAND BUFFER
- DK STREAM T.O.S
- DK STREAM CENTER
- DK STREAM BUFFER
- DK TOP 3 BUFFER
- DK PERMANENT PROTECT AREA
- DK FLOODPLAIN
- DK UNPAVED AS DR LINE
- DK FOREST STAND
- PL LEFT OF DISTURBANCE
- PL 10' CONTOUR LINE
- PL 2' CONTOUR LINE
- PL FLOOR
- PL SIDEWALK
- PL FACE OF CURB
- PL BACK OF CURB
- PL ROAD PAVEMENT
- PL DRIVE
- PL WALKER
- PL PLE
- PL BASEMENT
- DK SPECIEN TREE RETAINED
- PL SPECIEN TREE REMOVAL
- WOODLAND PRESERVATION (WPA)
- WOODLAND CLEARED
- WOODLAND CLEARED FLOODPLAIN ONLY
- WOODLAND CLEARED DITCH (C-OS)
- WOODLAND PRESERVED - NOT CREDITED (WPA-N)
- PL TEMPORARY TREE PROTECTION FENCE
- PL PERMANENT TREE PROTECTION FENCE
- PL WOODLAND PRESERVATION SIGN
- PL WOODLAND PRESERVATION SIGN

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

1 FRONT ELEVATION - RESIDENTIAL GATEWAY SIGN
 Scale: 1/8" = 1'-0"

2 PLAN VIEW
 Scale: 1/8" = 1'-0"

3 SIDE ELEVATION AND SECTION CUT - NORTH & SOUTH
 Scale: 1/4" = 1'-0"

4 FRONT ELEVATION - ILLUSTRATIVE
 Scale: 1/8" = 1'-0"

5 SIGNAGE TEXT AREA
 Scale: 1/8" = 1'-0"

6 SIGN MATERIALS
 Scale: 1/8" = 1'-0"

7 SIGN LIGHTING
 Scale: 1/8" = 1'-0"

DEDICATION

RESIDENTIAL GATEWAY SIGN
 Scale: 1/8" = 1'-0"

NOTE: MAINTENANCE OF THE GATEWAY SIGN WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION

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