

ALTA WOODMORE

Detailed Site Plan

AC-23001 & DDS-22002

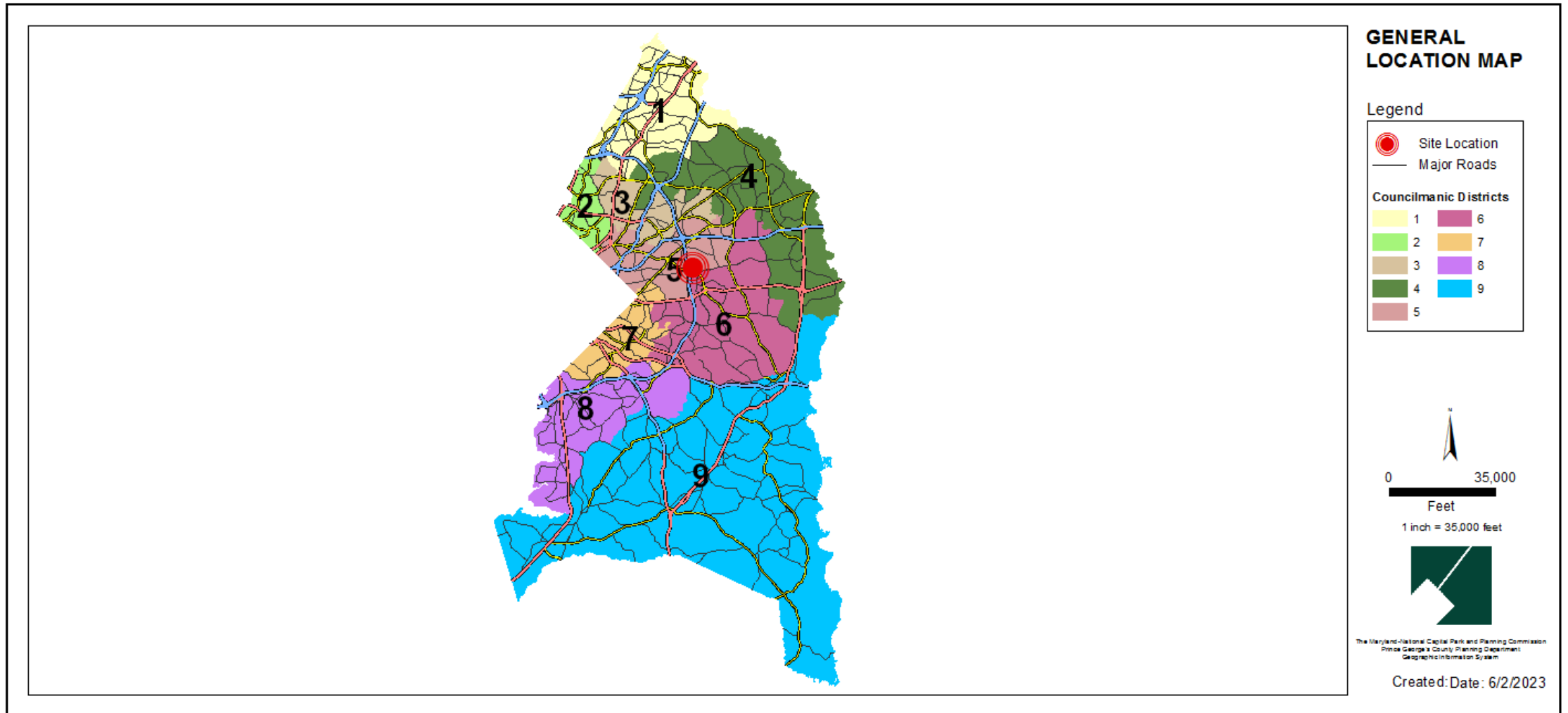
Staff Recommendation: Approval with Conditions



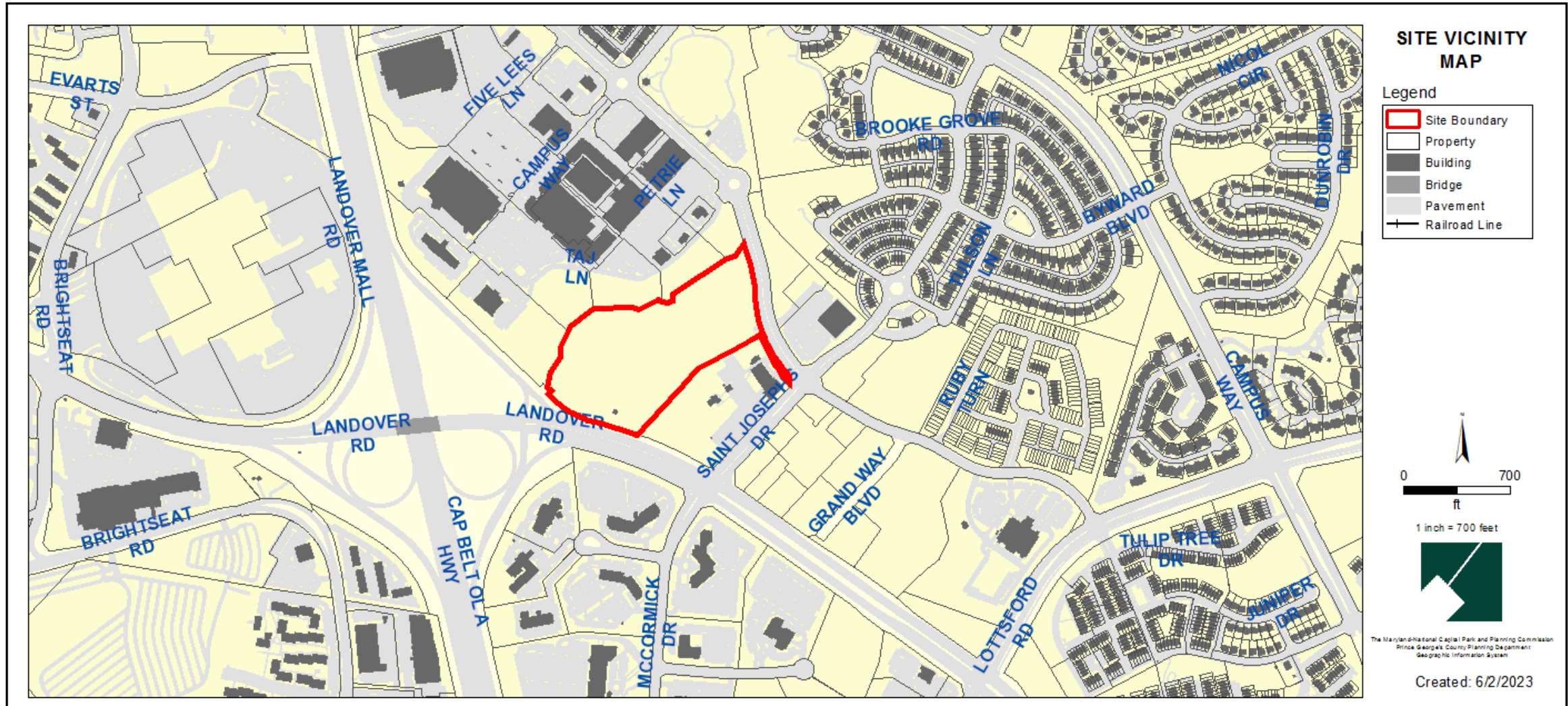
GENERAL LOCATION MAP

Council District: 05

Planning Area: 73



SITE VICINITY MAP

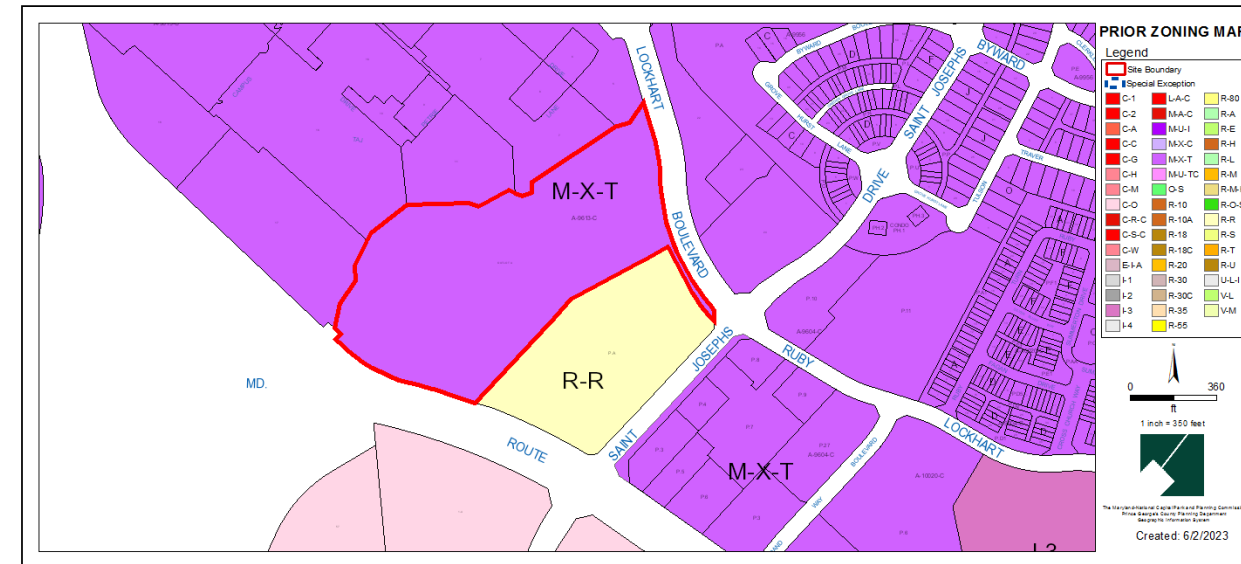
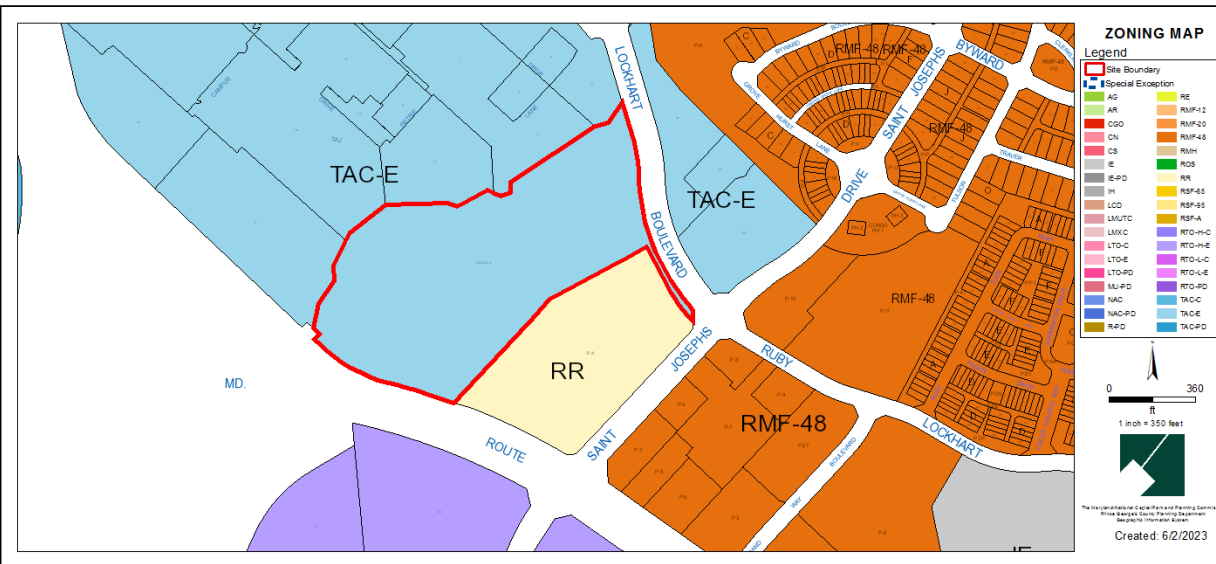


ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-E (Prior M-X-T)

CURRENT ZONING MAP

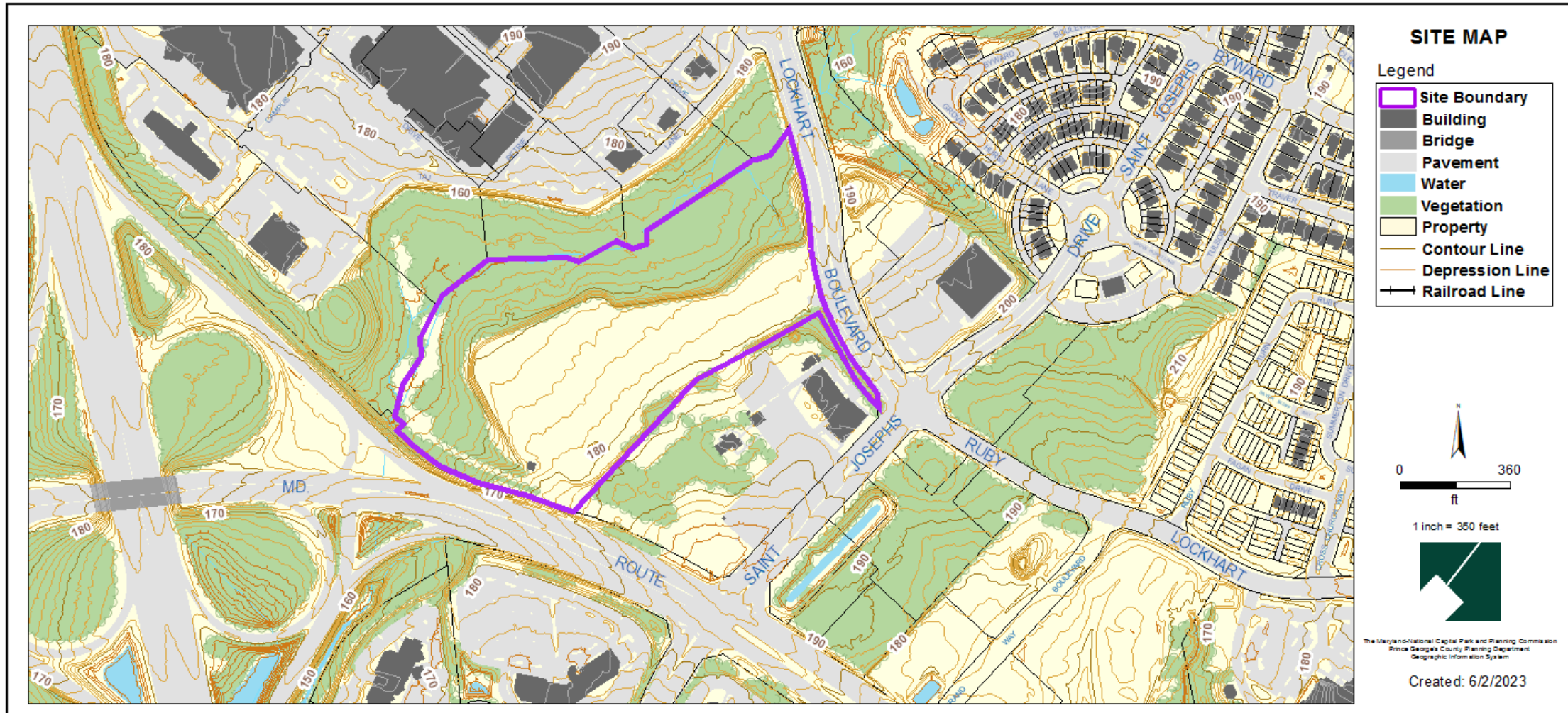
PRIOR ZONING MAP



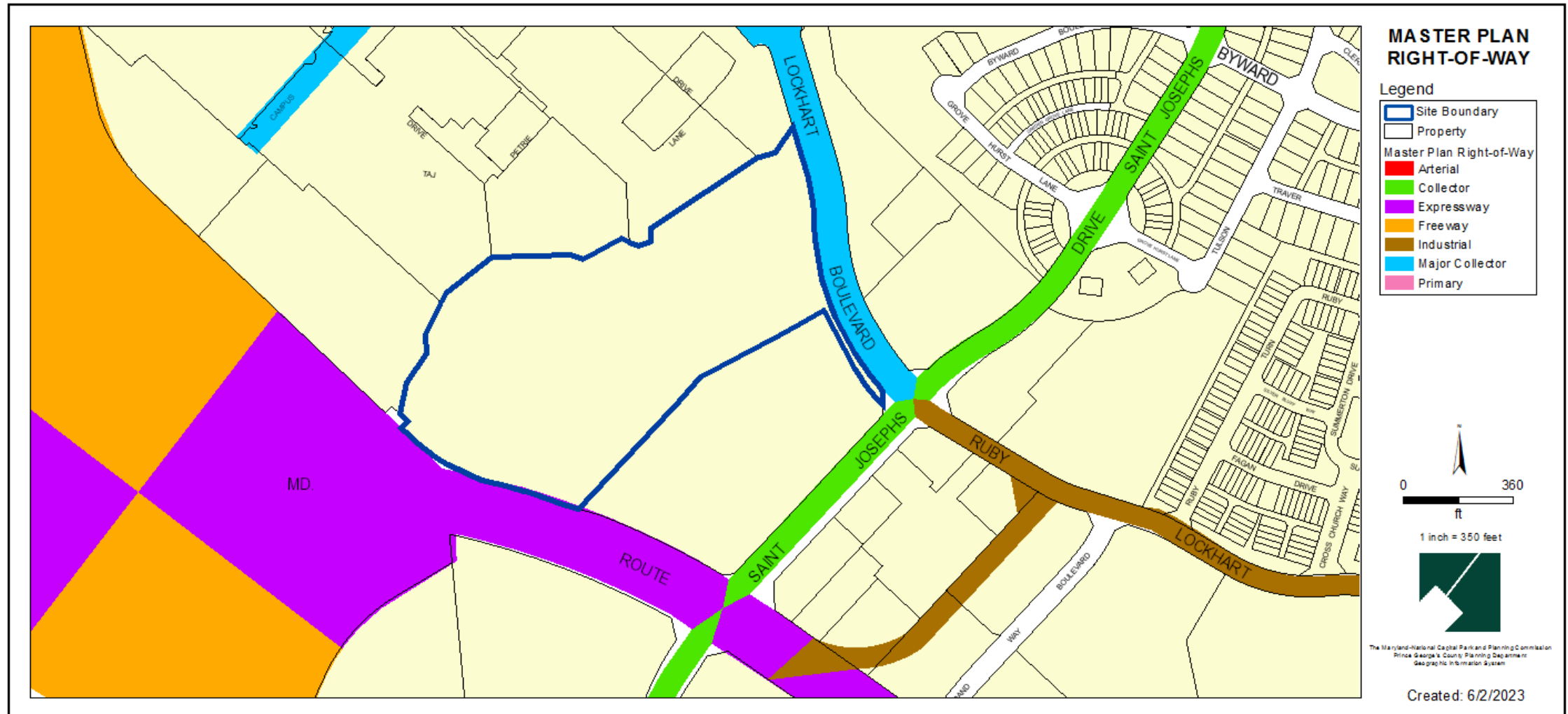
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



RENDERED SITE PLAN & LANDSCAPE PLAN



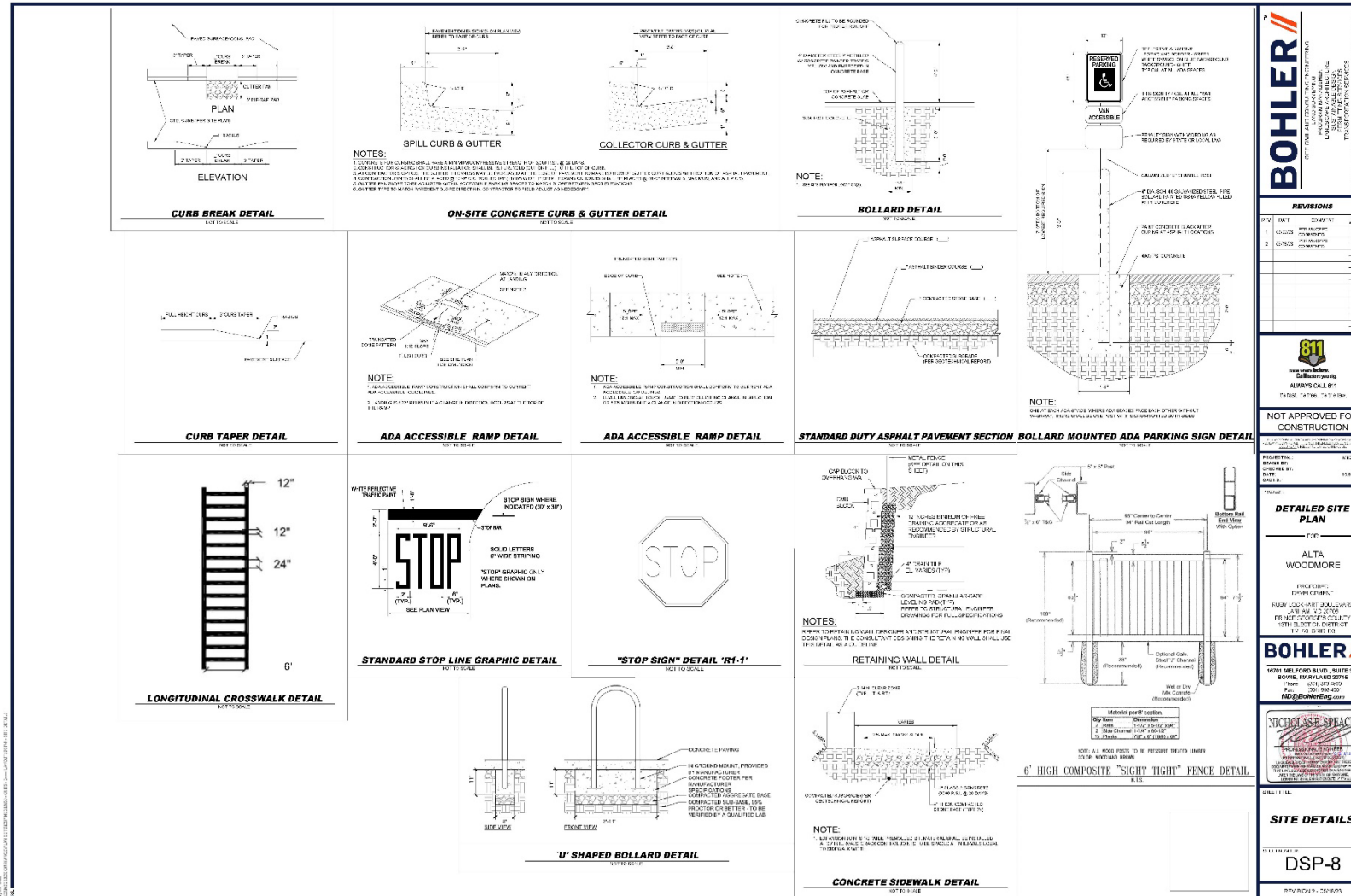
ALTA WOODMORE PRINCE GEORGE'S COUNTY, MARYLAND • SITE RENDERING
11/11/2022/2026 | 06/22/2023 | WS WOODMORE LLC

LandDesign.

3D MODEL VIDEO



SITE DETAILS



ALTERNATIVE COMPLIANCE

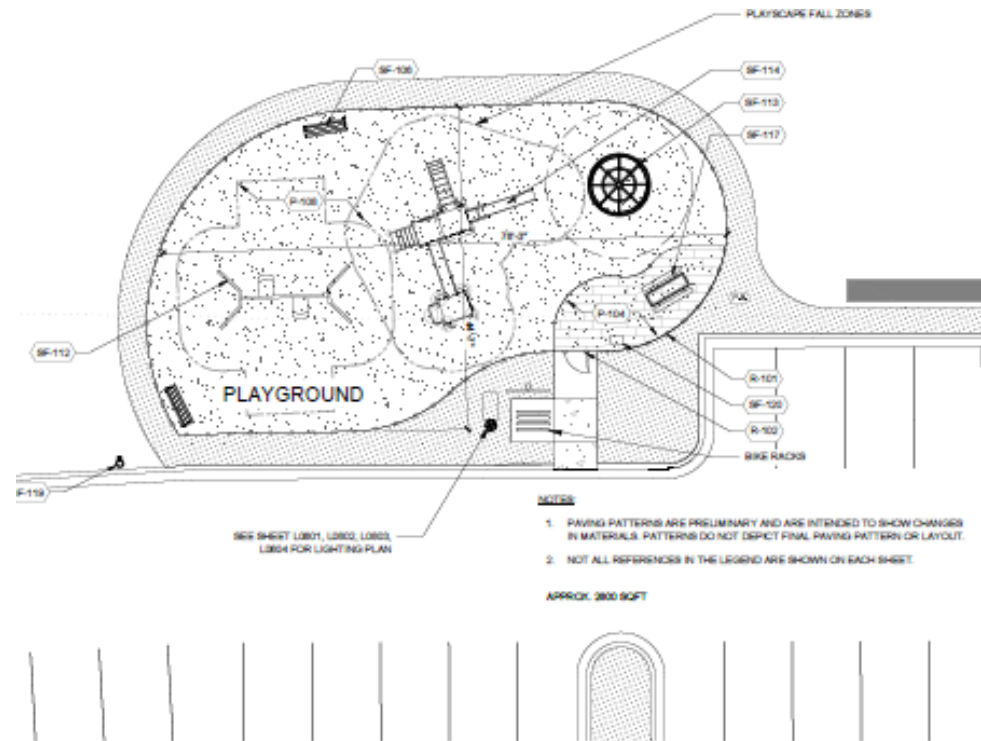
REQUIRED: Section 4.3-2 Interior Planting for Parking Lots 7,000 Square Feet or Larger

Total Parking Lot Area	212,372 sq. ft.
Interior Landscape Area (15% of Parking Lot Area)	31,856 sq. ft.
Shade trees (1 per 300 square feet of landscape area)	107

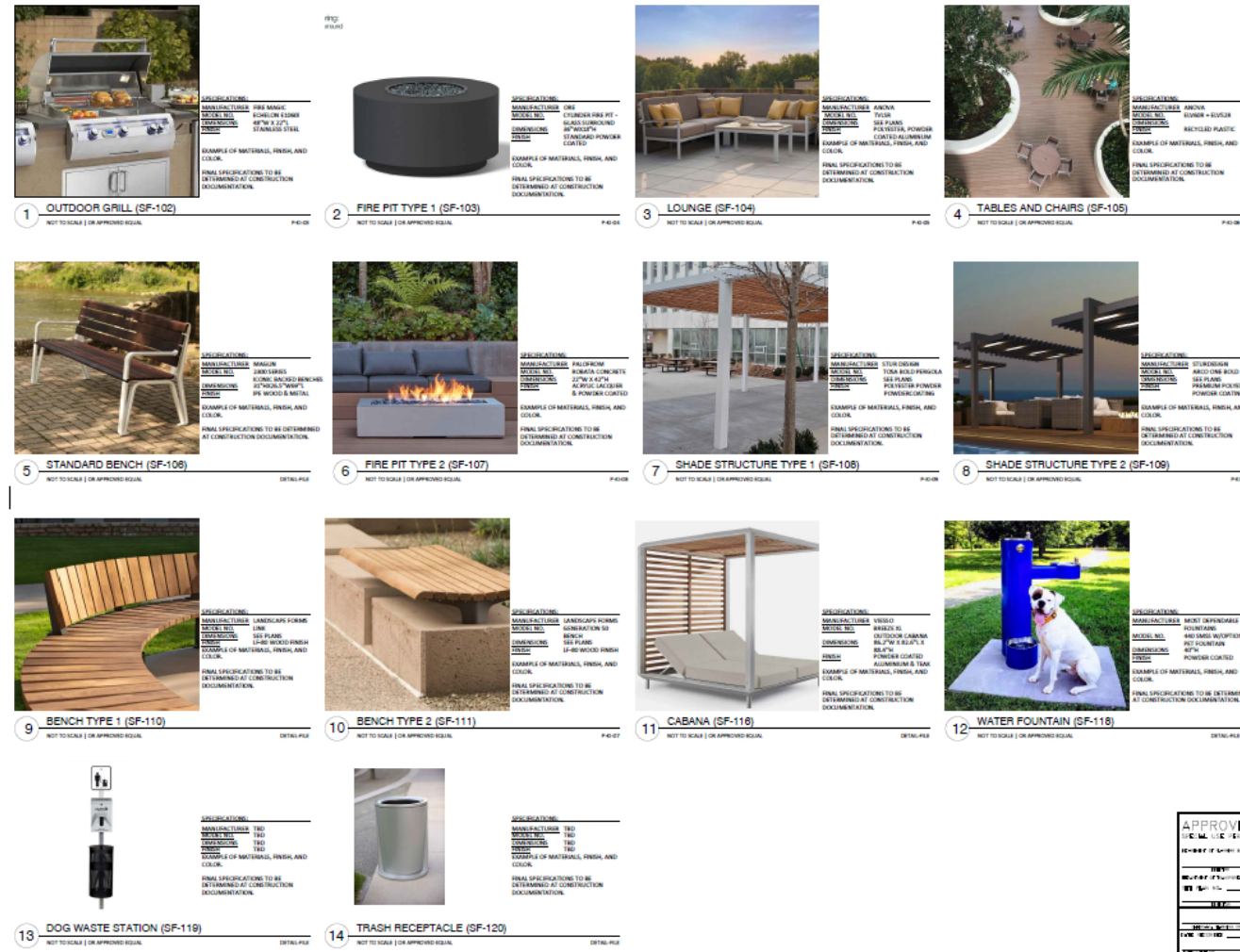
PROVIDED: Section 4.3-2 Interior Planting for Parking Lots 7,000 Square Feet or Larger

Total Parking Lot Area	212,372 sq. ft.
Interior Landscape Area (16% of Parking Lot Area)	34,288 sq. ft.
Shade trees (1/300 sq. ft. = 115 required)	49

PLAYGROUND AND DOG PARK FACILITIES



RECREATION FACILITY SITE DETAILS



RECREATION FACILITY SITE DETAILS

CONTINUED



01 PLAYGROUND SWING (SF-112)
NOT TO SCALE | OR APPROVED EQUAL

SPECIFICATIONS:
MANUFACTURER TBD
MATERIAL TBD
DIMENSIONS TBD
COLOR TBD
EXAMPLE OF MATERIALS, FINISH, AND COLOR.
FINAL SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

DETAIL FILE



02 PLAYGROUND SPINNER (SF-113)
NOT TO SCALE | OR APPROVED EQUAL

SPECIFICATIONS:
MANUFACTURER TBD
MATERIAL TBD
DIMENSIONS TBD
COLOR TBD
EXAMPLE OF MATERIALS, FINISH, AND COLOR.
FINAL SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

DETAIL FILE

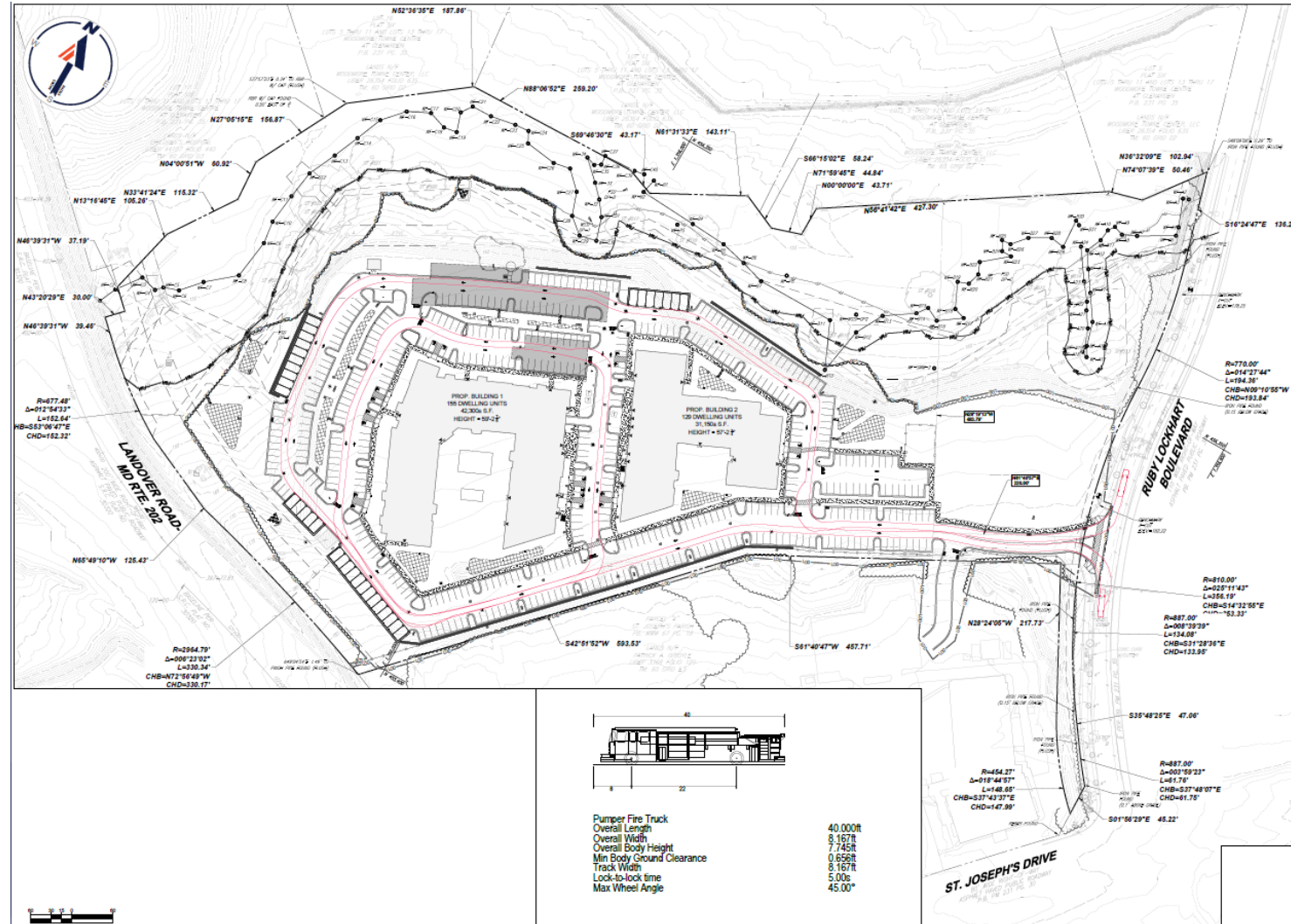


03 PLAYGROUND TOWER (SF-114)
NOT TO SCALE | OR APPROVED EQUAL

SPECIFICATIONS:
MANUFACTURER TBD
MATERIAL TBD
DIMENSIONS TBD
COLOR TBD
EXAMPLE OF MATERIALS, FINISH, AND COLOR.
FINAL SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

DETAIL FILE

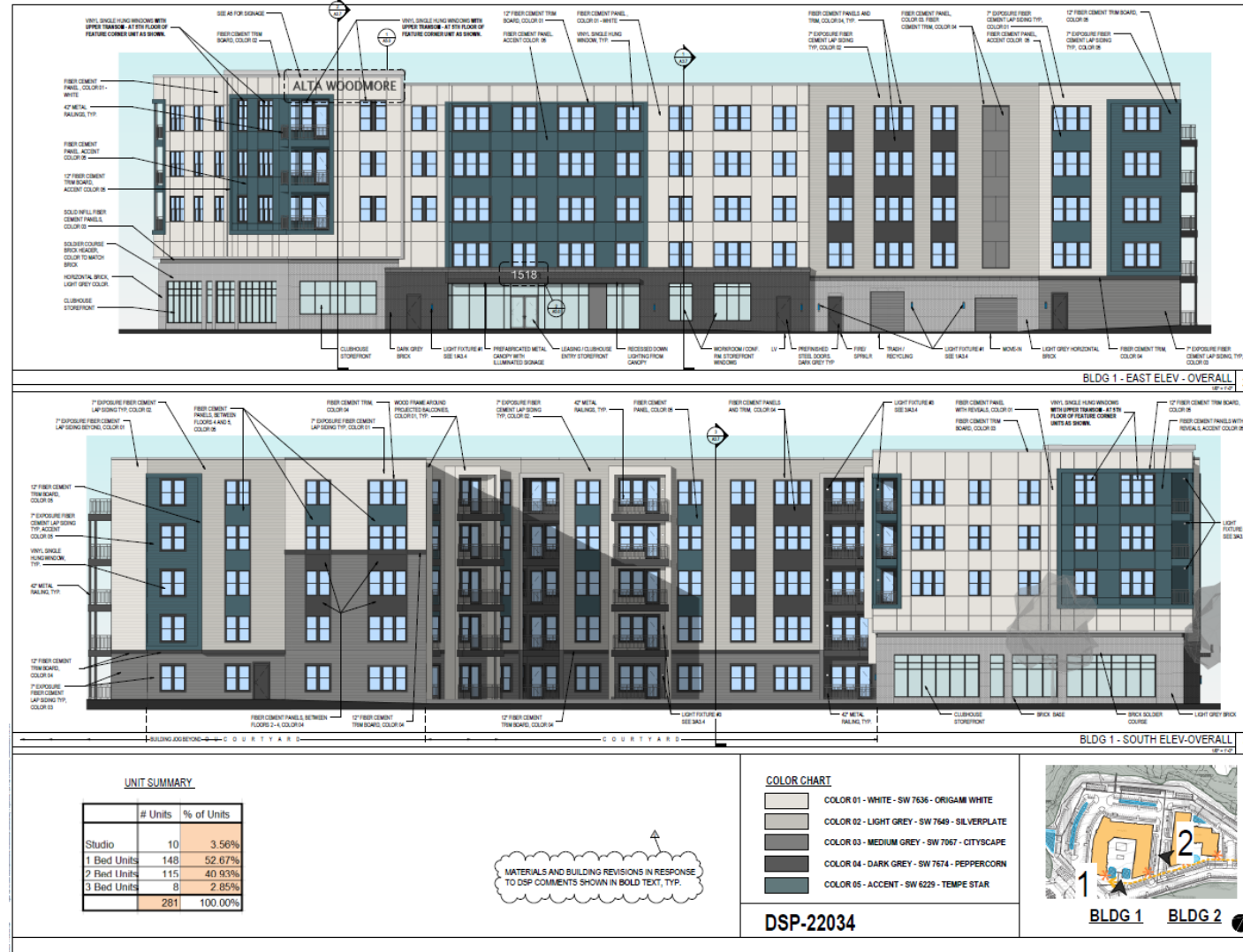
TRUCK TURN EXHIBIT



FRONT BUILDING ELEVATIONS



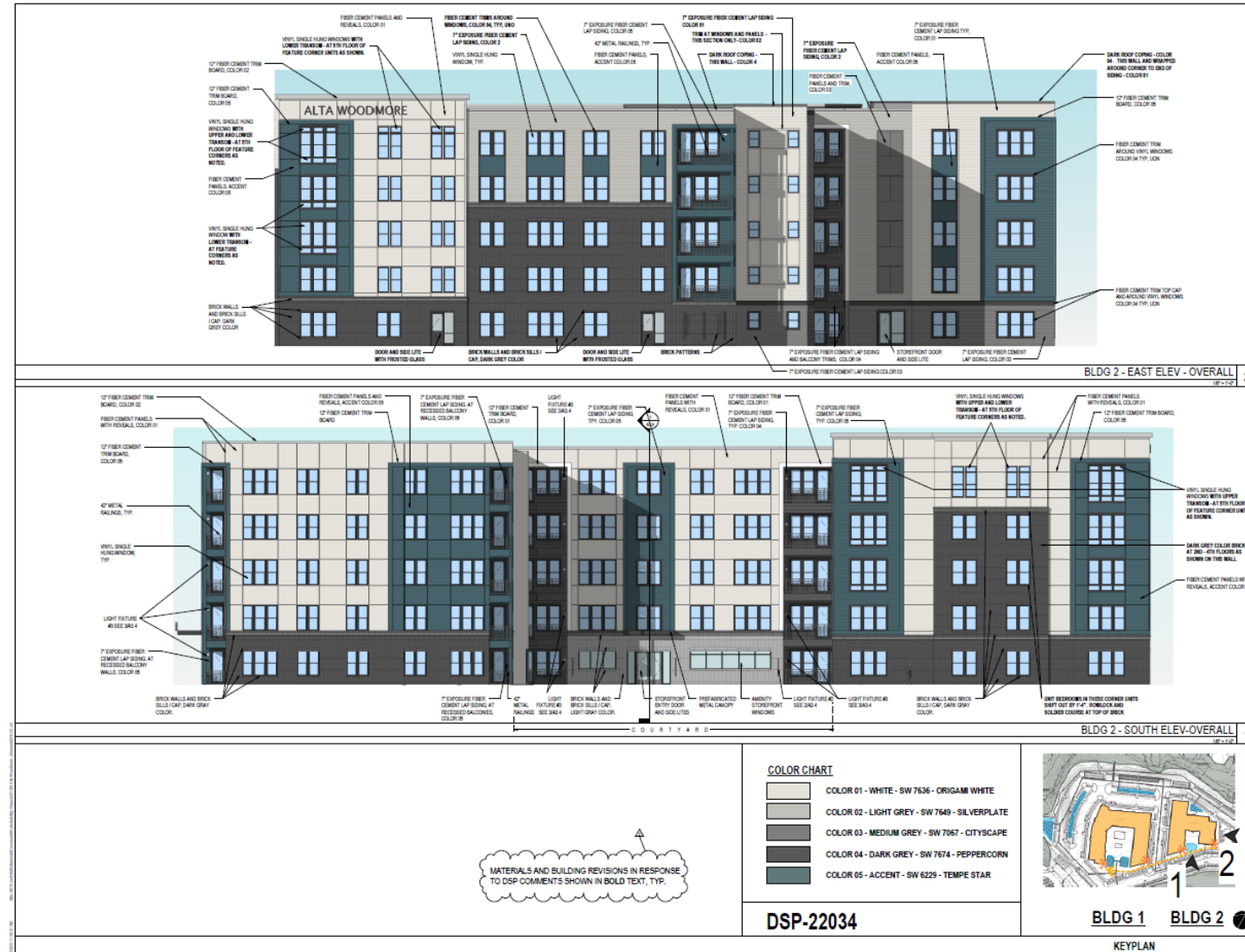
BUILDING 1 ELEVATIONS CONTINUED



BUILDING 1 COURTYARD ELEVATIONS



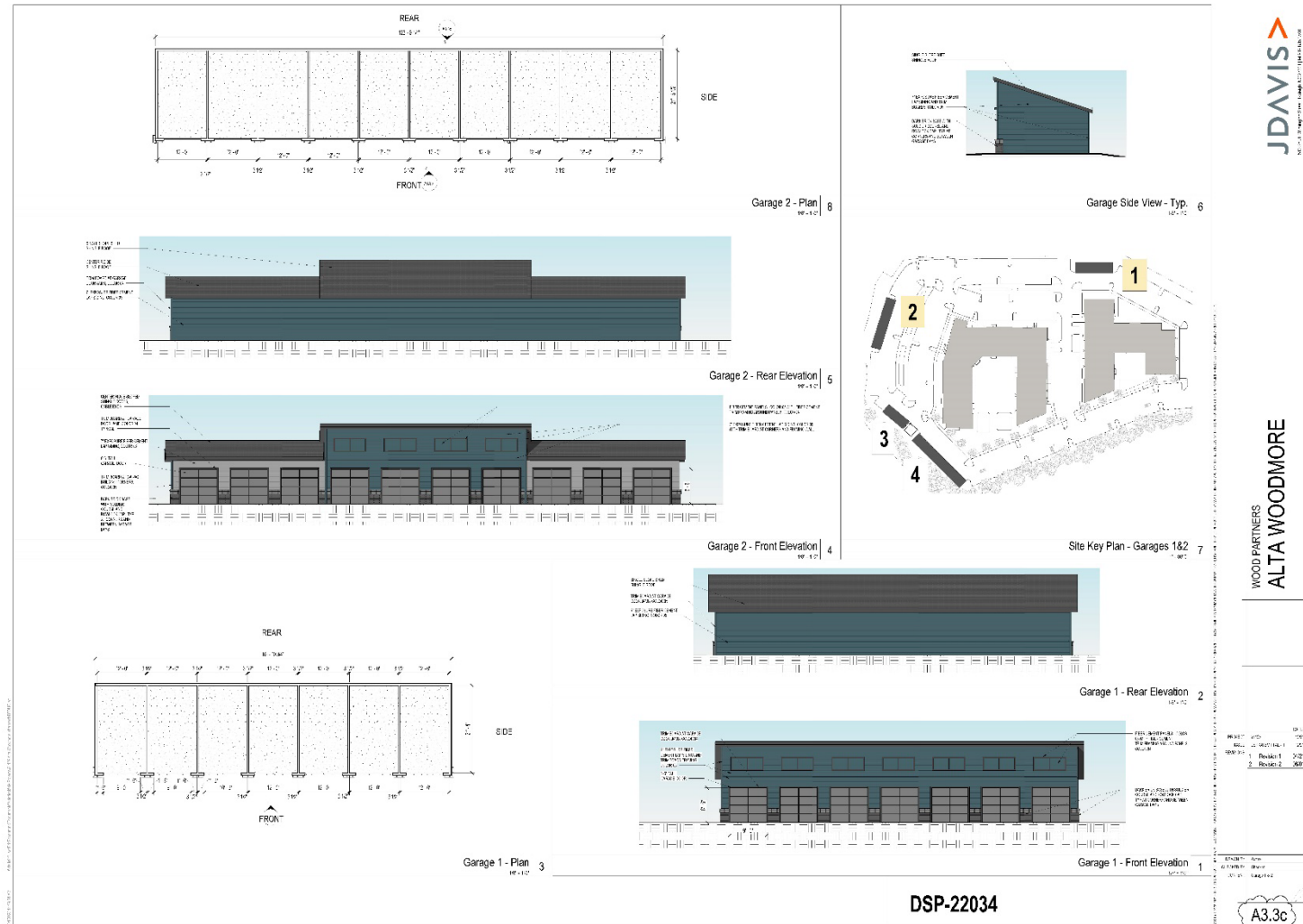
BUILDING 2 ELEVATIONS CONTINUED



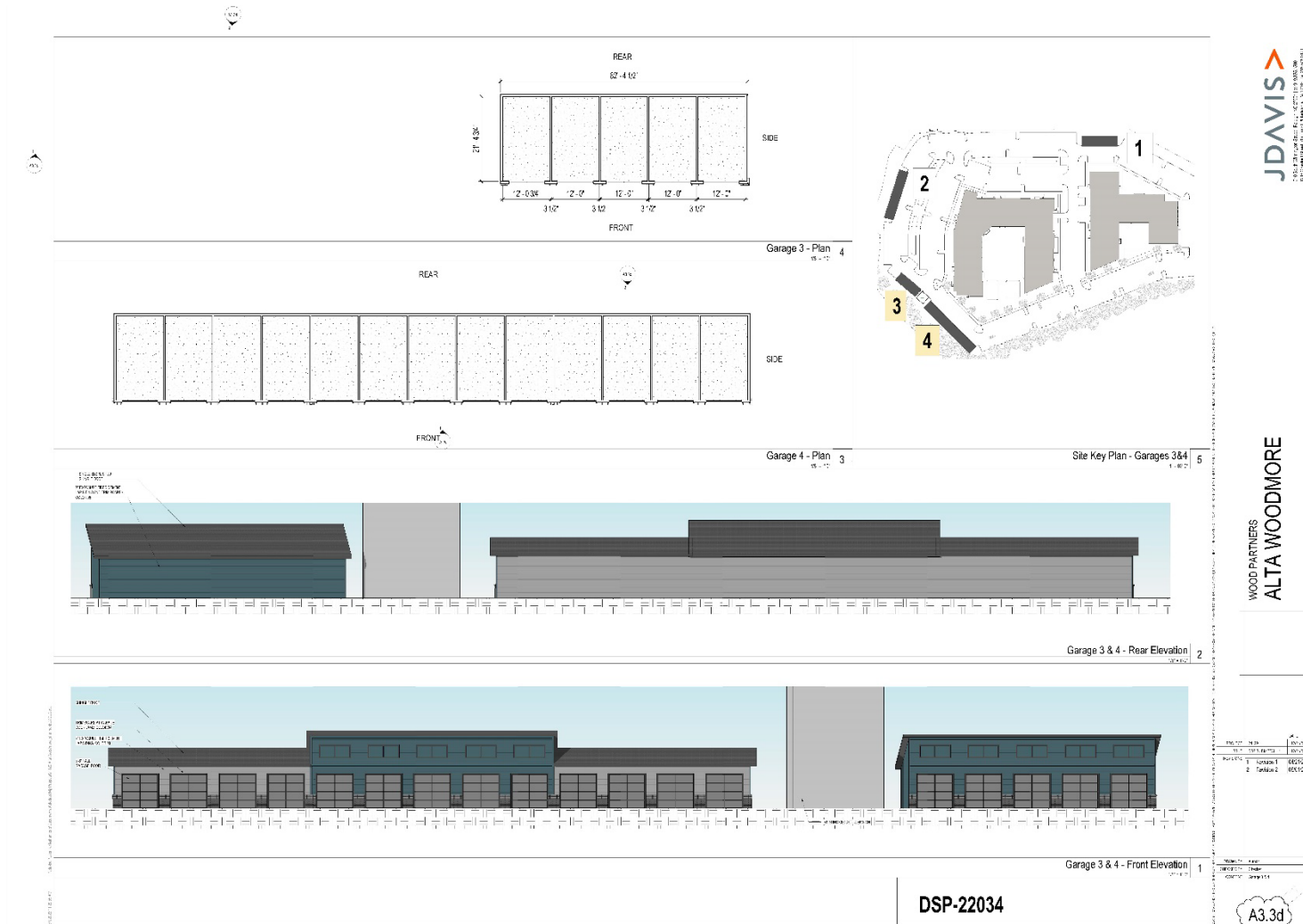
BUILDING 2 COURTYARD ELEVATIONS



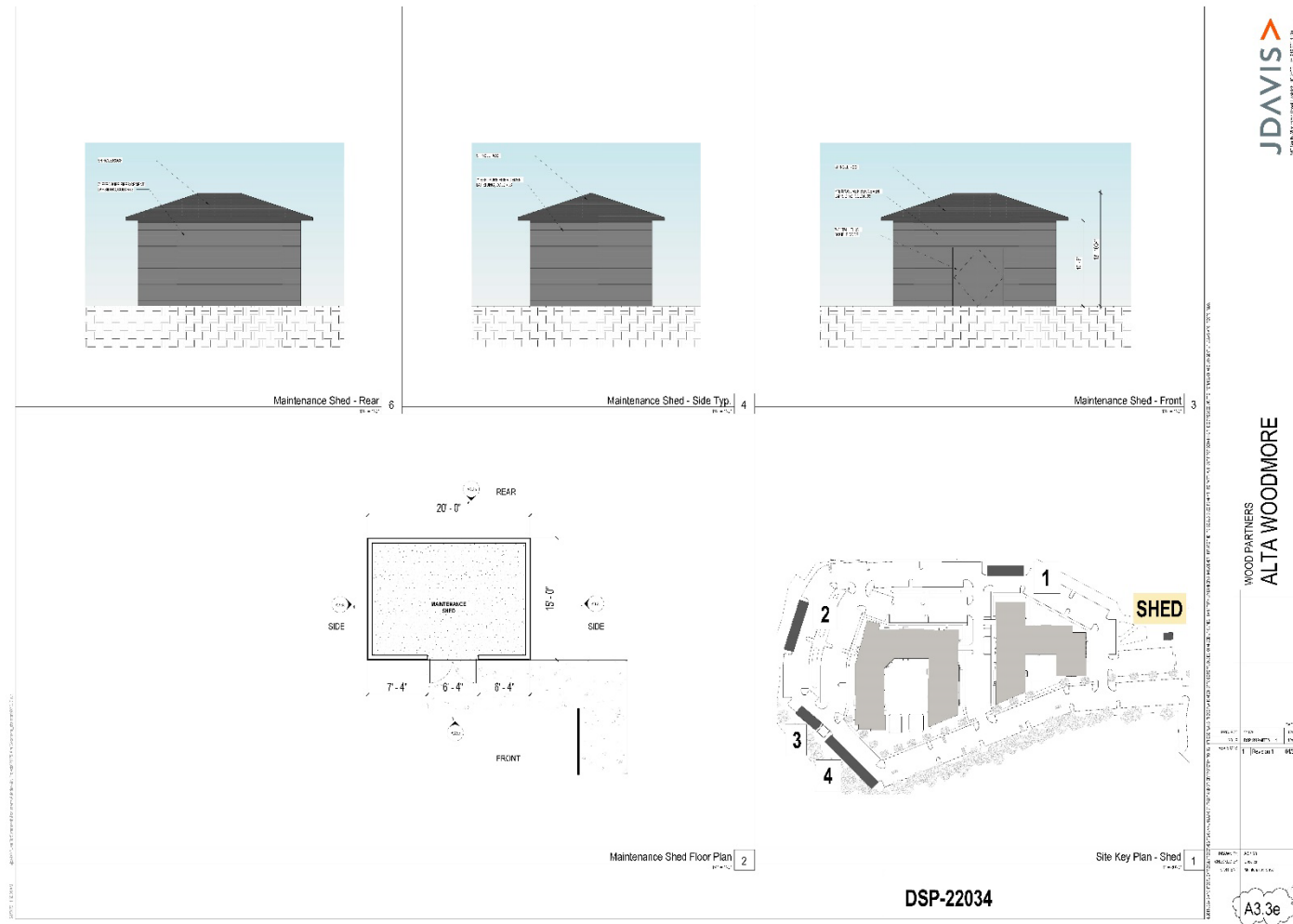
GARAGE ARCHITECTURE



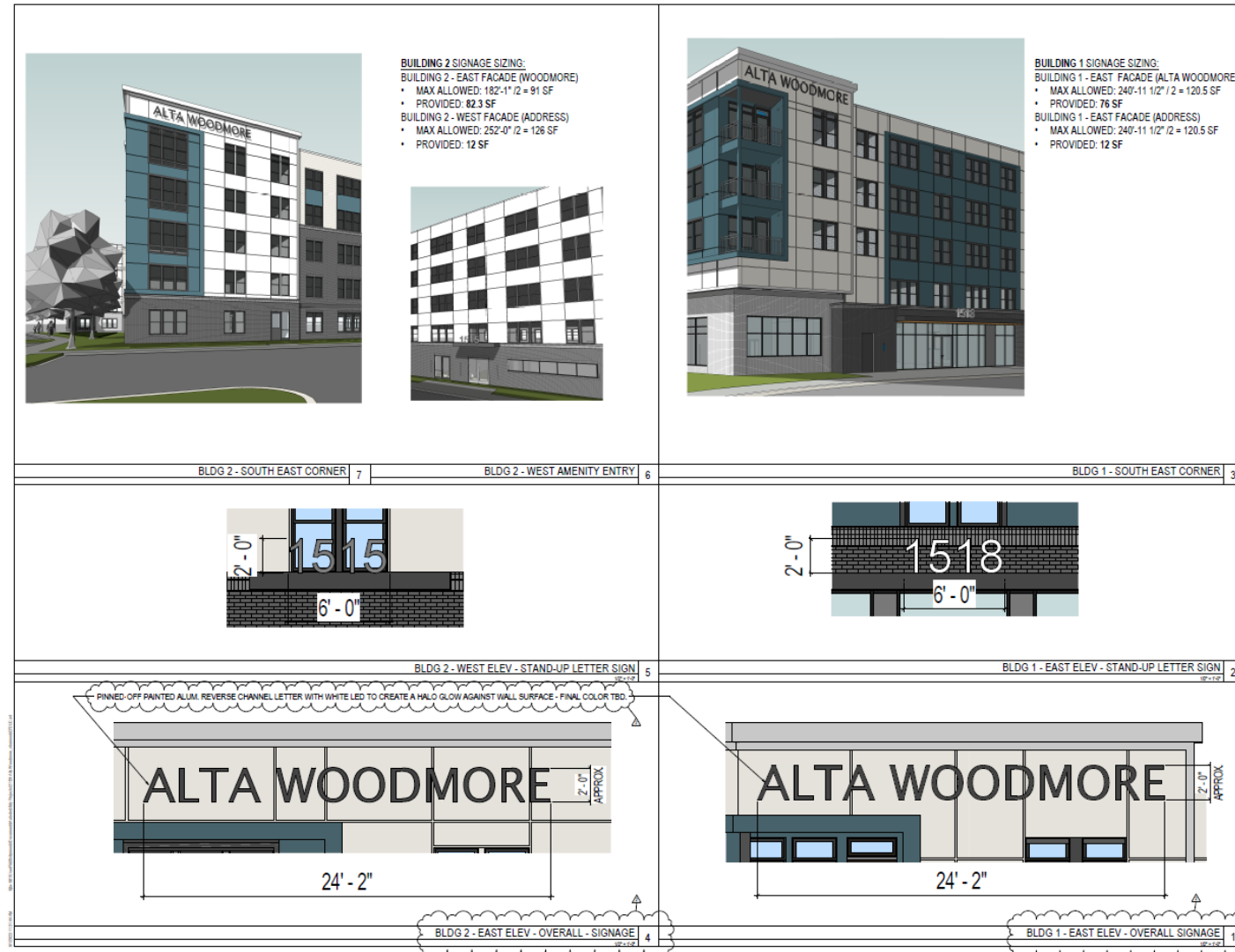
GARAGE ARCHITECTURE CONTINUED



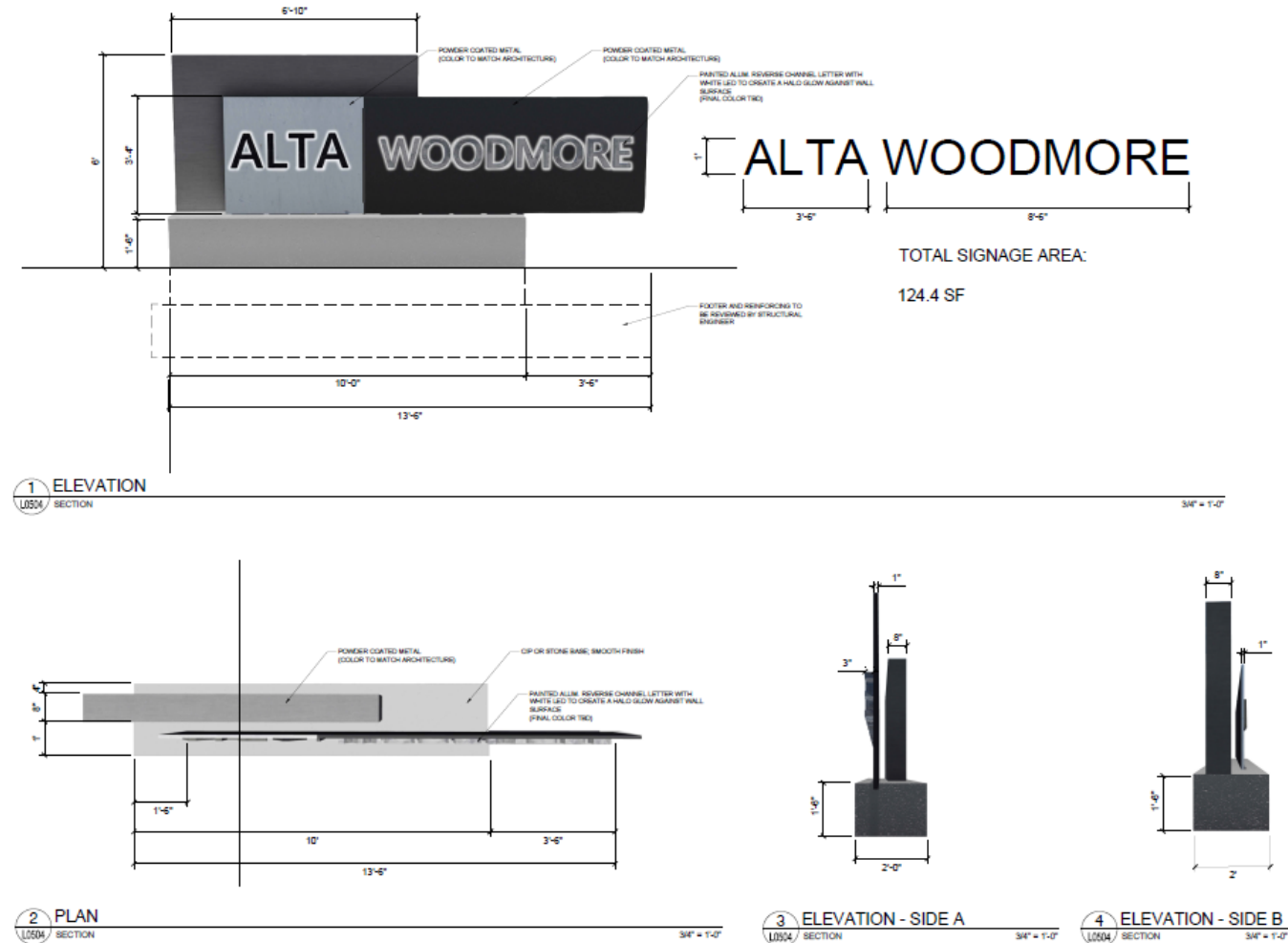
MAINTENANCE SHED ARCHITECTURE



BUILDING-MOUNTED SIGNAGE DETAILS



FREESTANDING SIGNAGE DETAILS



STAFF RECOMMENDATION

APPROVAL of DSP-22014 with Conditions

APPROVAL of TCP2-053-07-06 with Conditions

APPROVAL of AC-23001 with Conditions

APPROVAL of DDS-22002

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Information Mailing – 12/02/2022
- Acceptance Mailing – 04/25/2023