

NEW CARROLLTON MULTIFAMILY IV

Detailed Site Plan

TCP2-009-2024-01 and DDS-24001

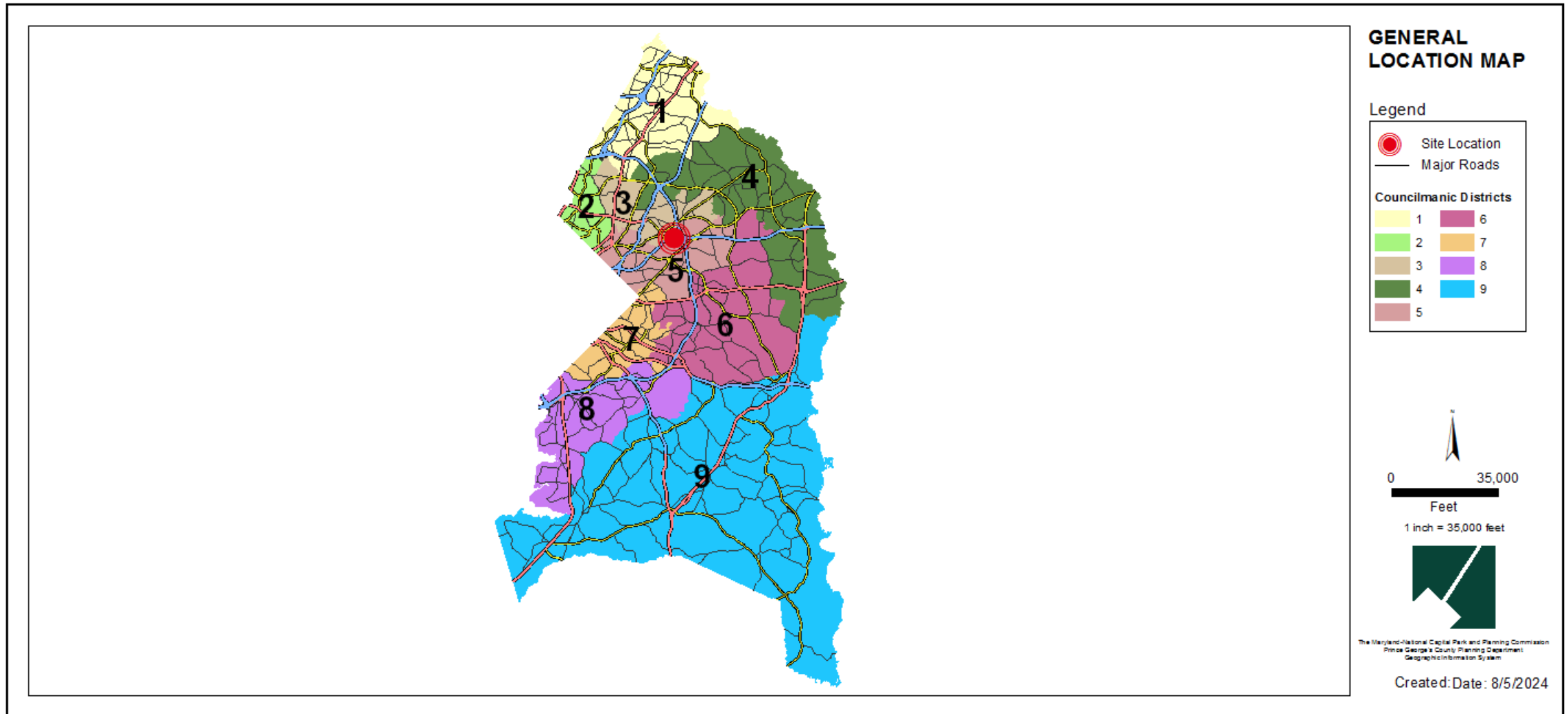
Staff Recommendation: APPROVAL with conditions



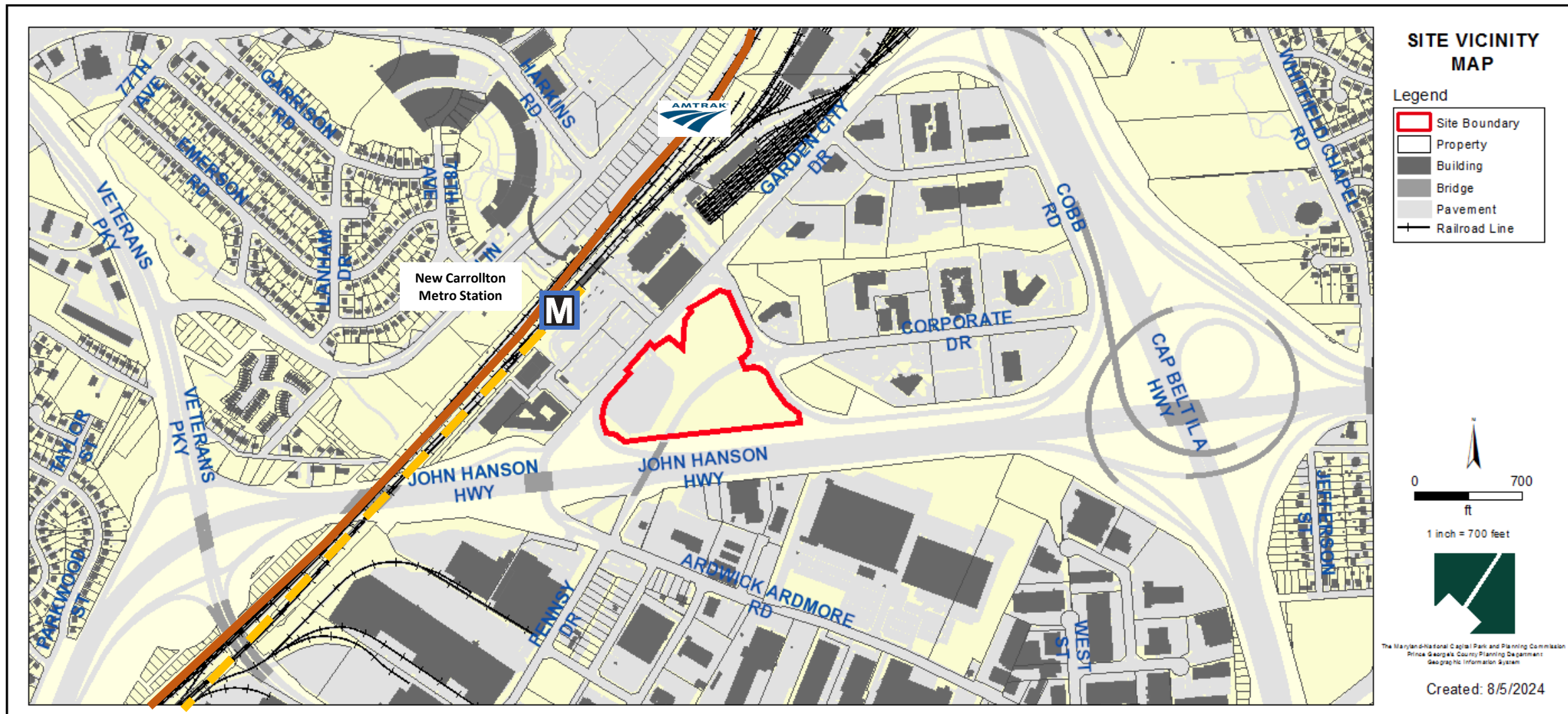
GENERAL LOCATION MAP

Council District: 05

Planning Area: 072



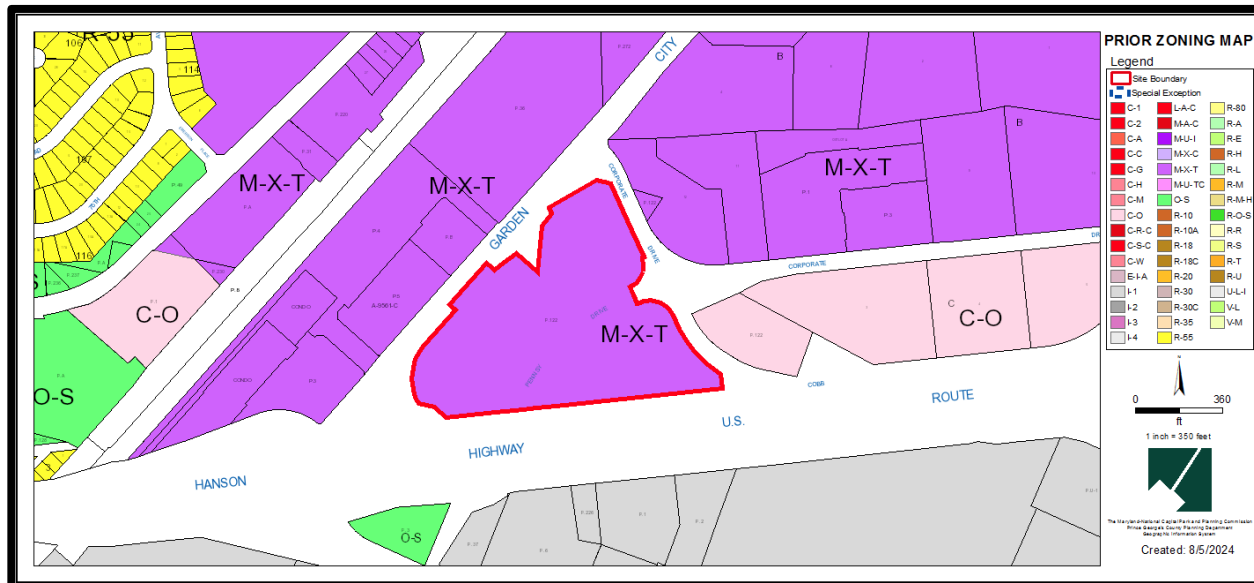
SITE VICINITY MAP



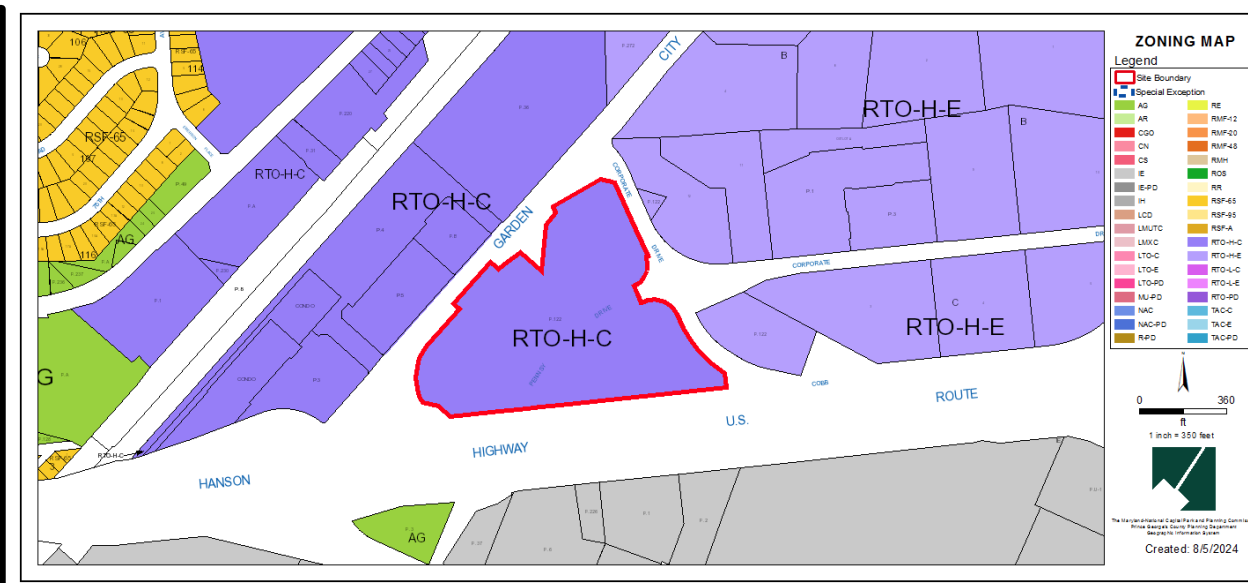
3D VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

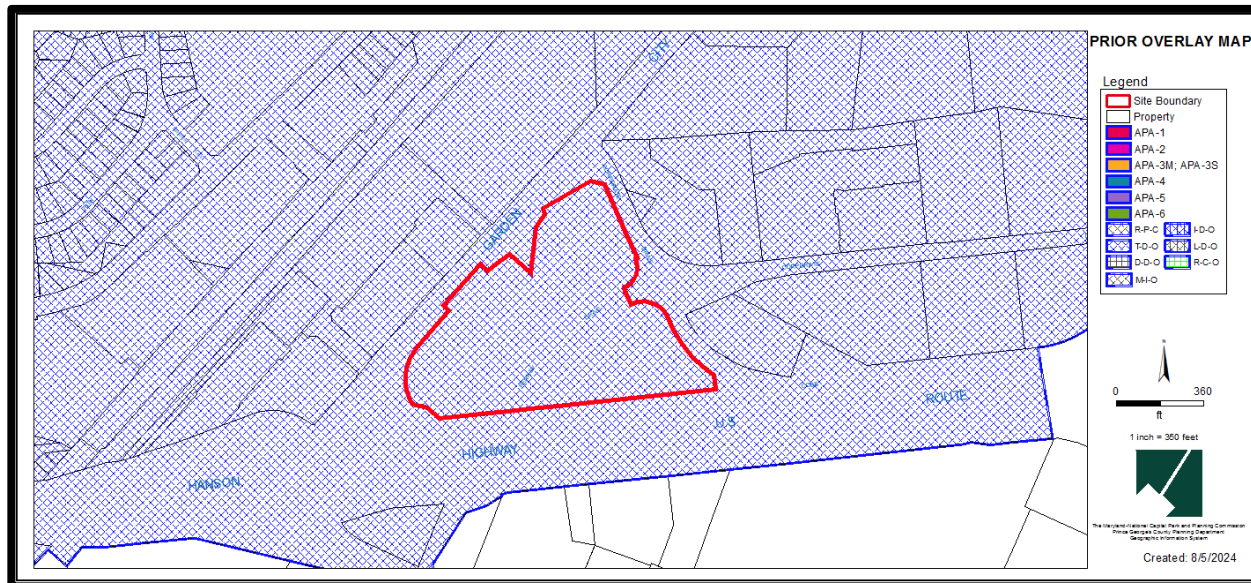


Prior Zoning: M-X-T

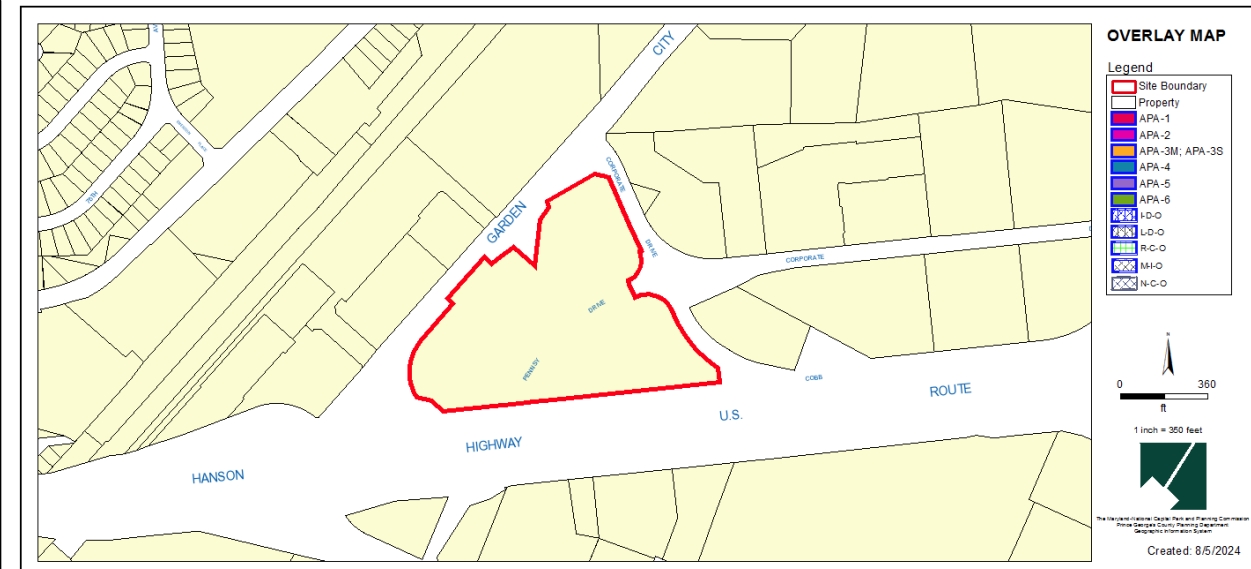


Current Zoning: RTO-H-C

OVERLAY MAP (PRIOR AND CURRENT)

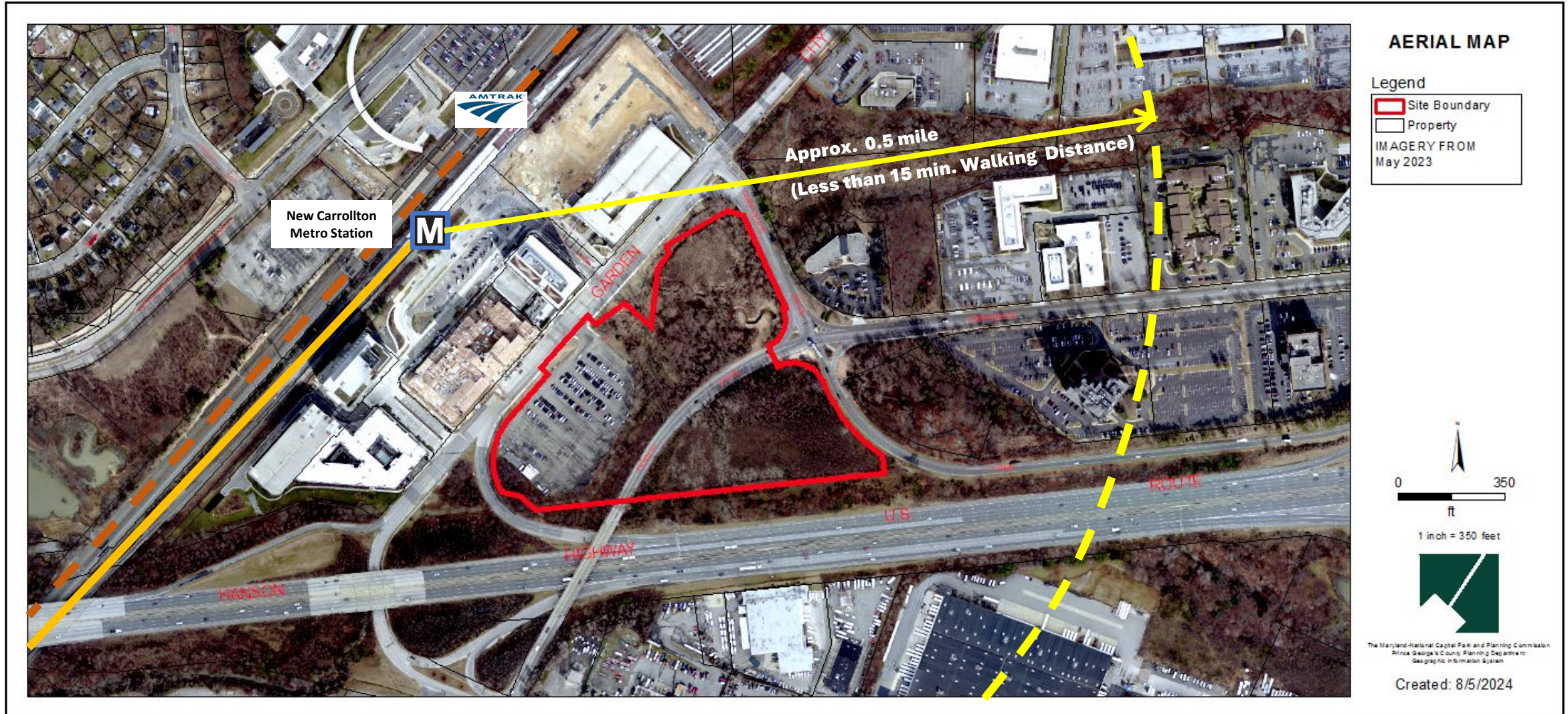


Prior Property Zone: T-D-O

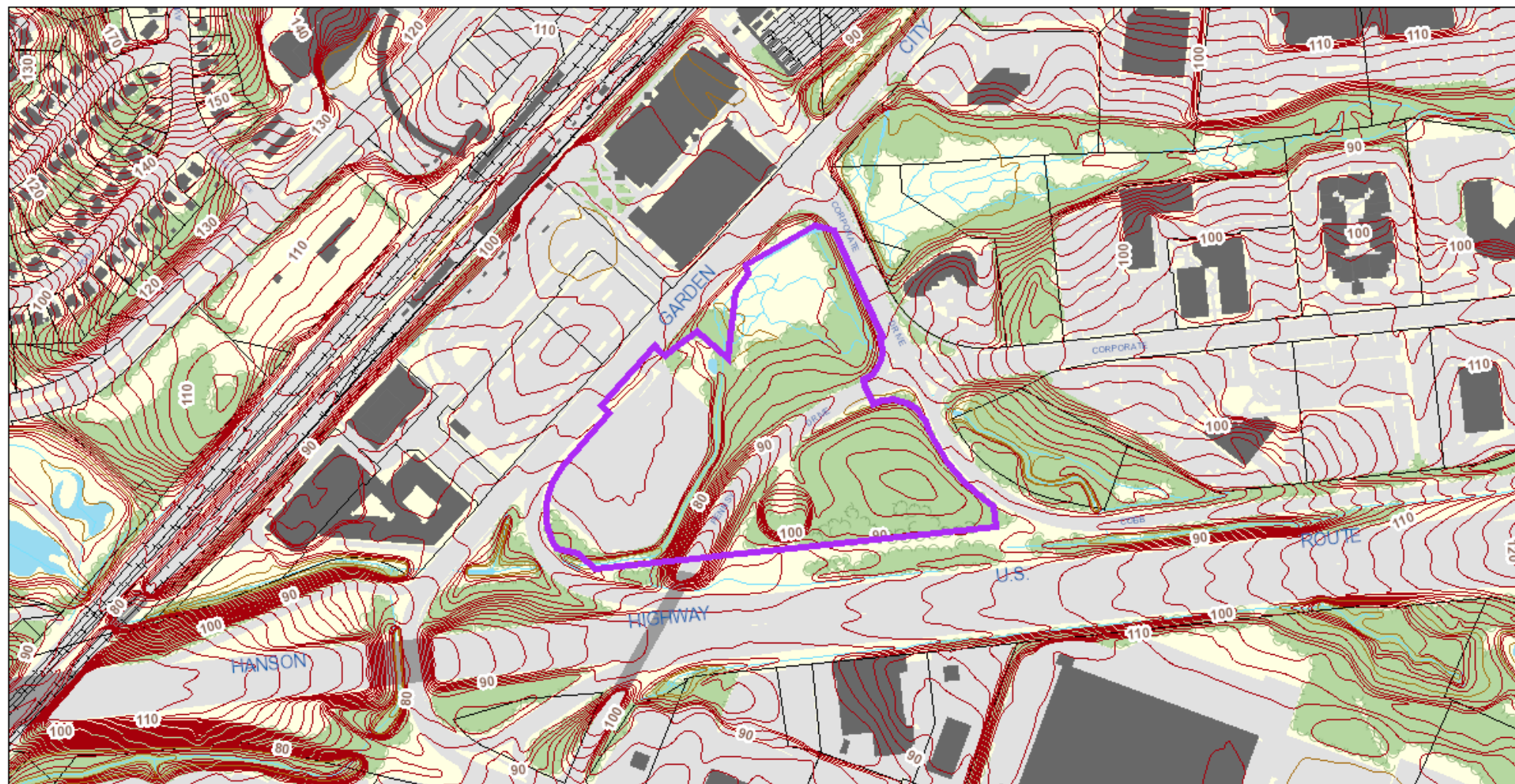


Current Property Zone: None

AERIAL MAP



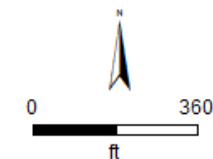
SITE MAP



SITE MAP

Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



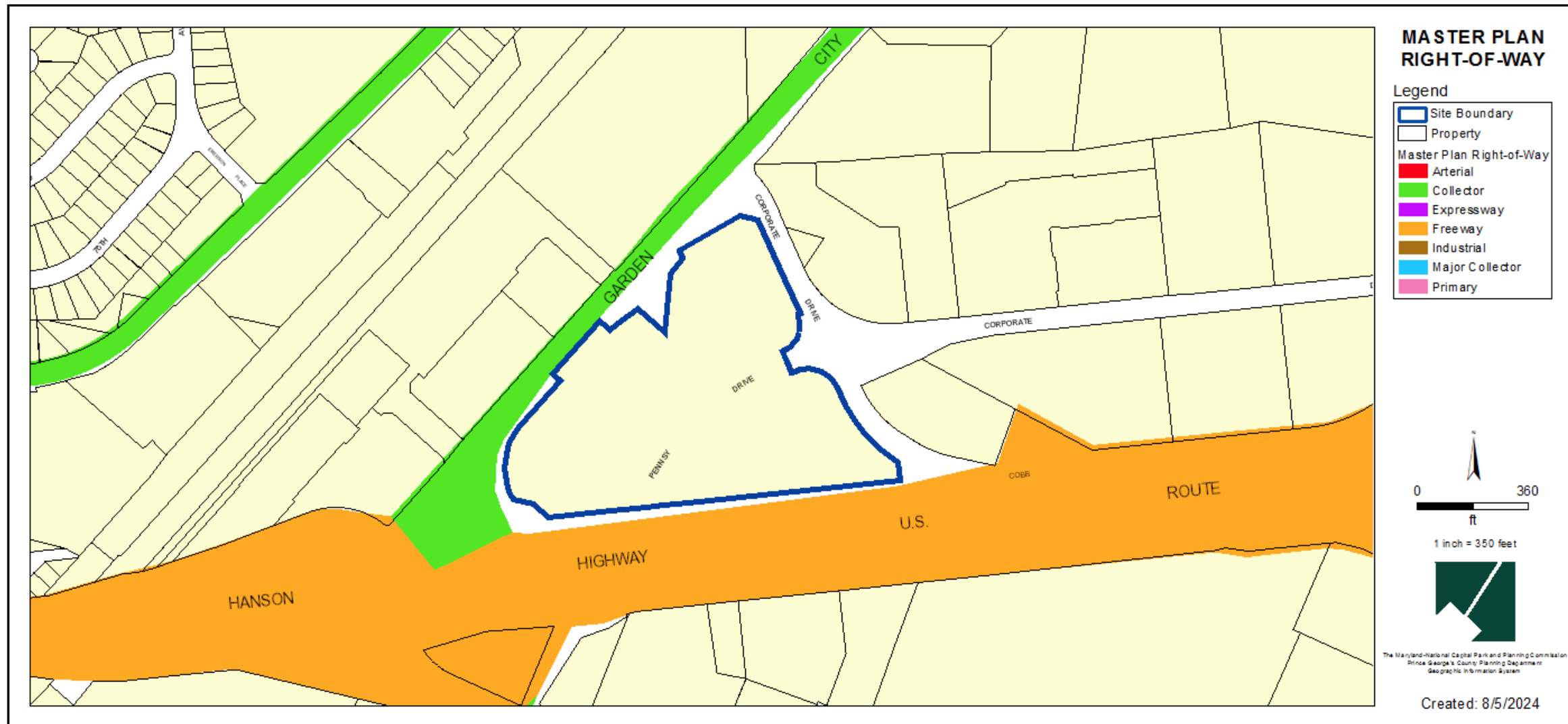
1 inch = 350 feet



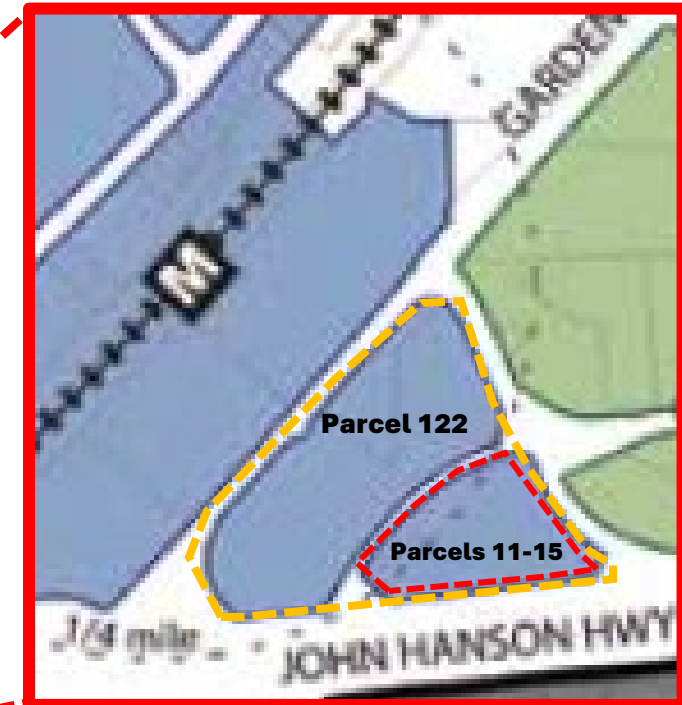
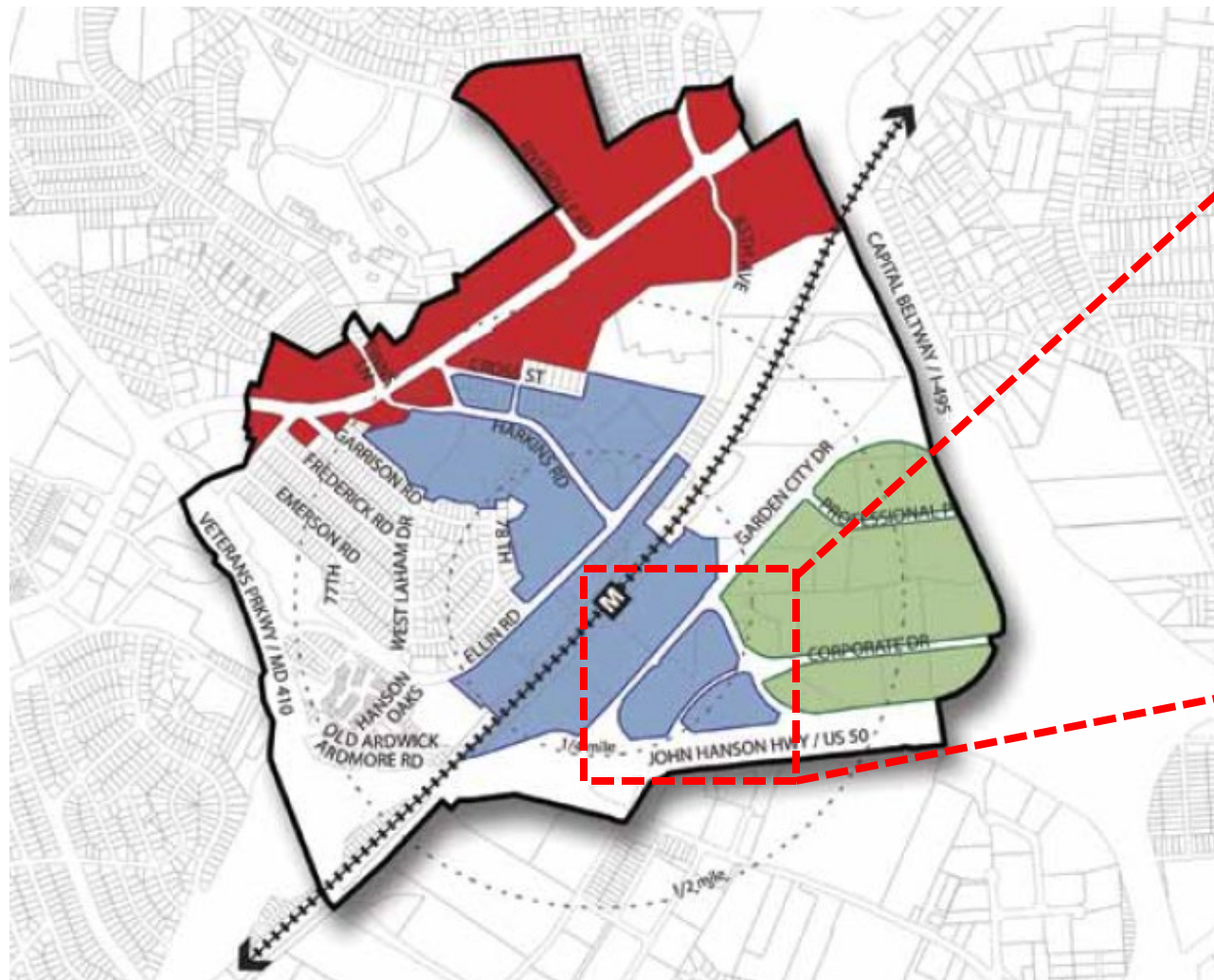
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 8/5/2024

MASTER PLAN RIGHT-OF-WAY MAP



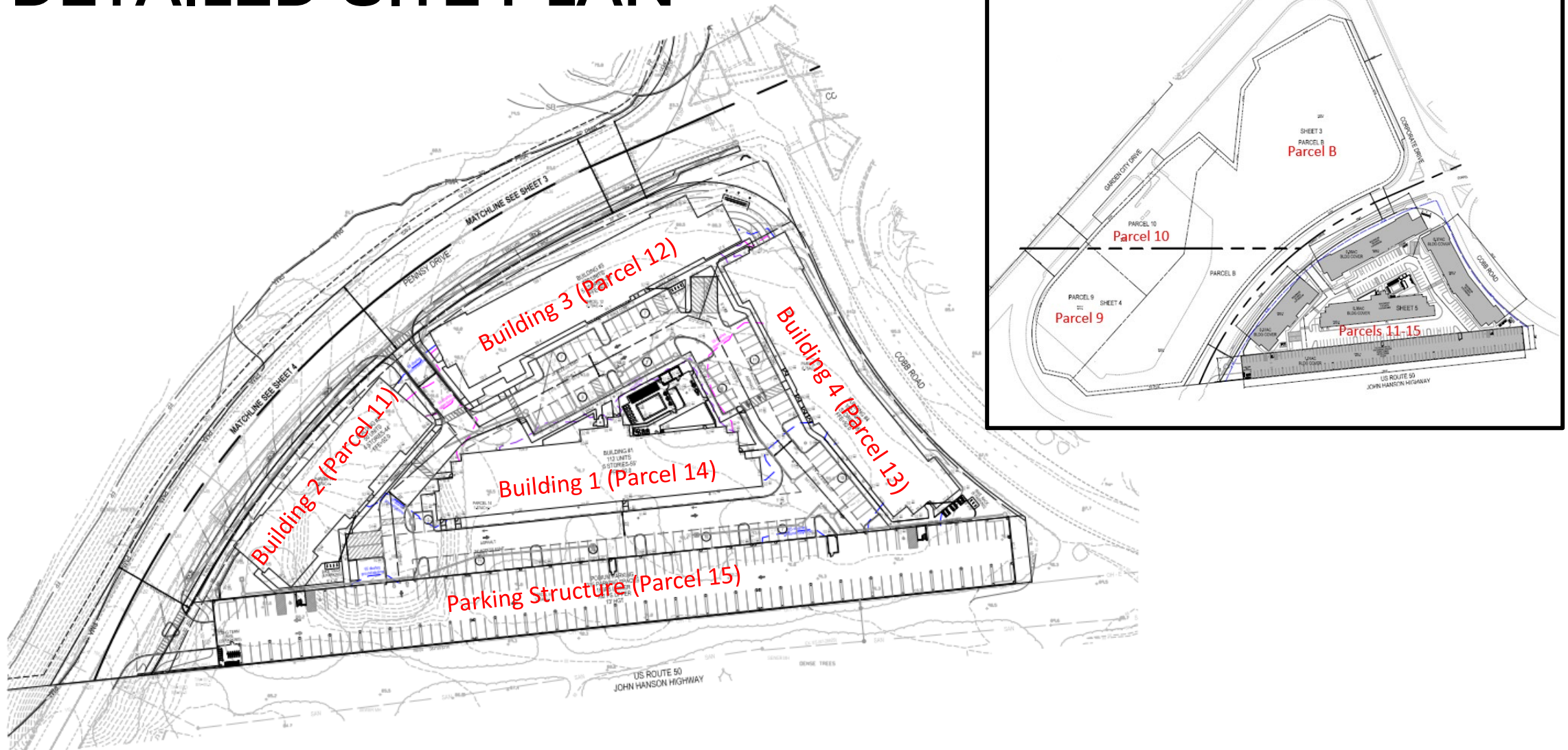
NEW CARROLLTON TDDP SECTOR PLAN



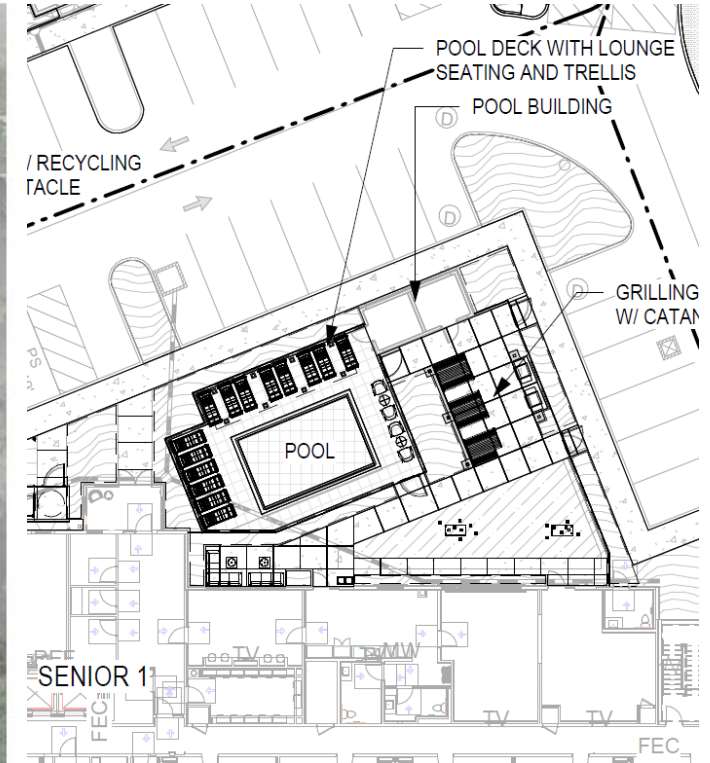
Phasing Plan

- | | | | |
|---|-----------------------------------|---|-----------------------------|
|  | Phase 1 - Metro Core |  | Intermodal Transfer Station |
|  | Phase 2 - Annapolis Road Corridor |  | TDDP and TDOZ Boundary |
|  | Phase 3 - Garden City |  | Property Boundary |

DETAILED SITE PLAN



LANDSCAPE PLAN



KEY

- 1. Outdoor recreational facilities**
- 2. A dog run**
- 3. Indoor creational facilities in various locations**

PERSPECTIVE VIEWS



EXTERIOR ELEVATIONS – BUILDING 2



2 NORTH ELEVATION
1" = 10'-0"

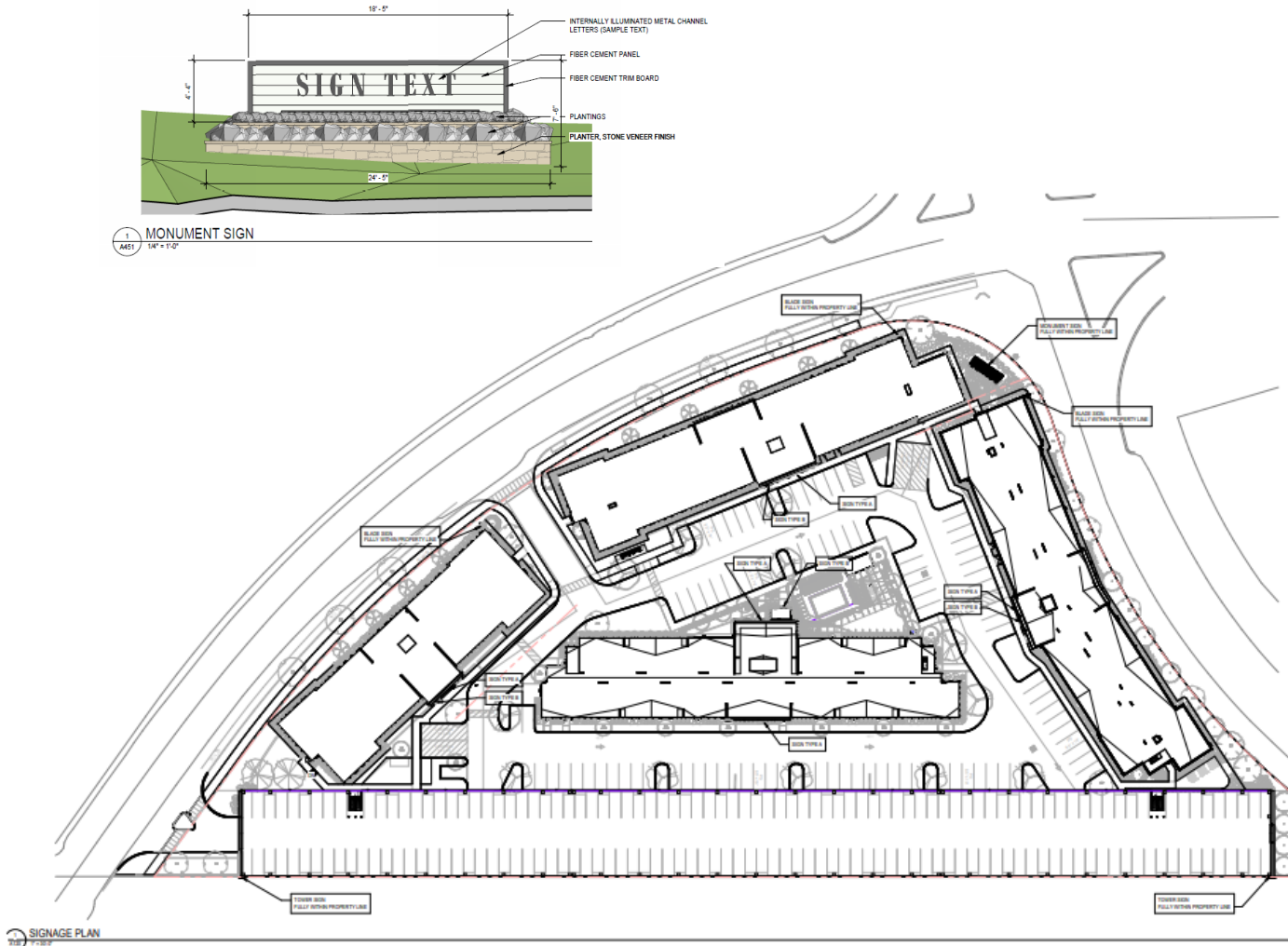


1 SOUTH ELEVATION
1" = 10'-0"

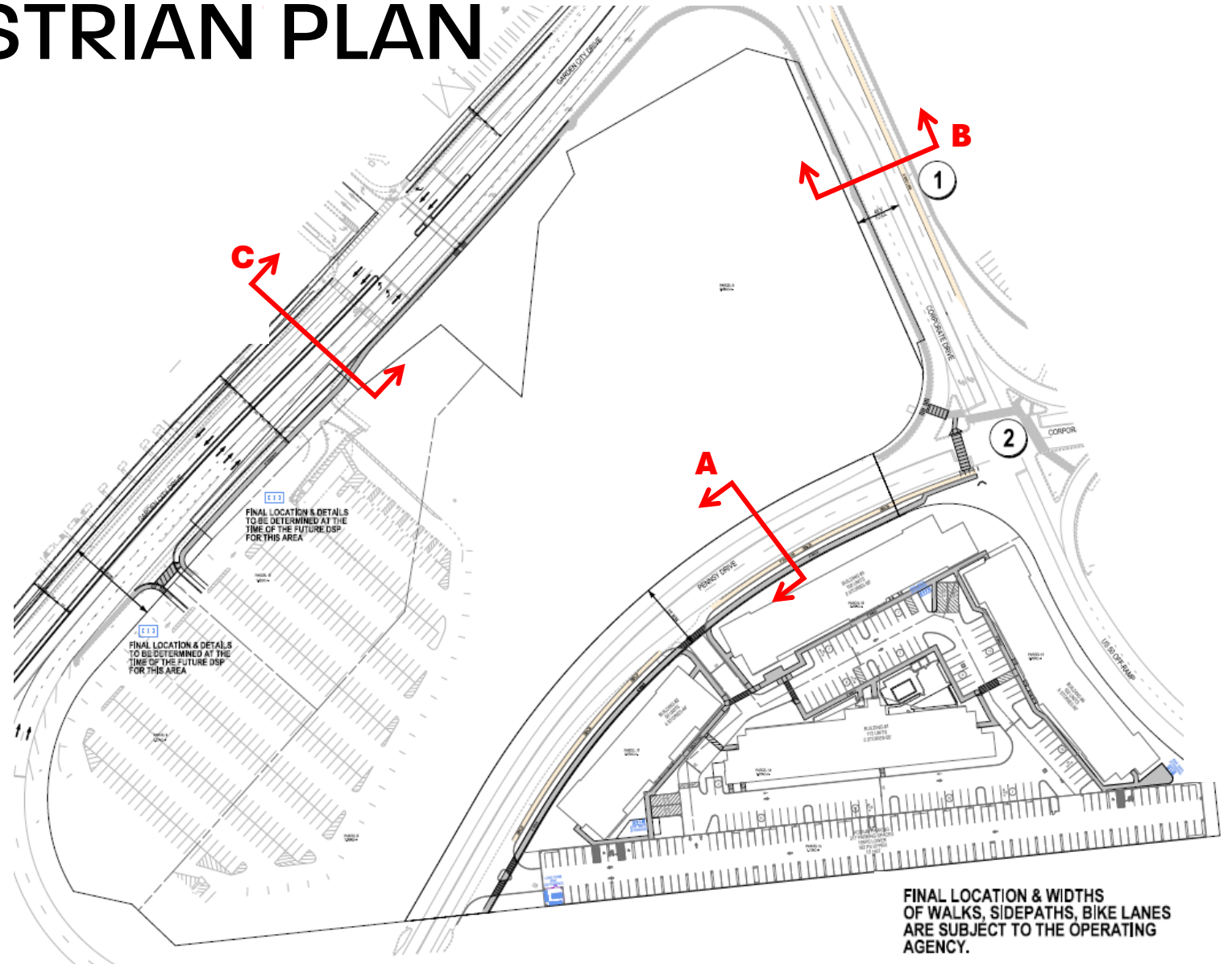
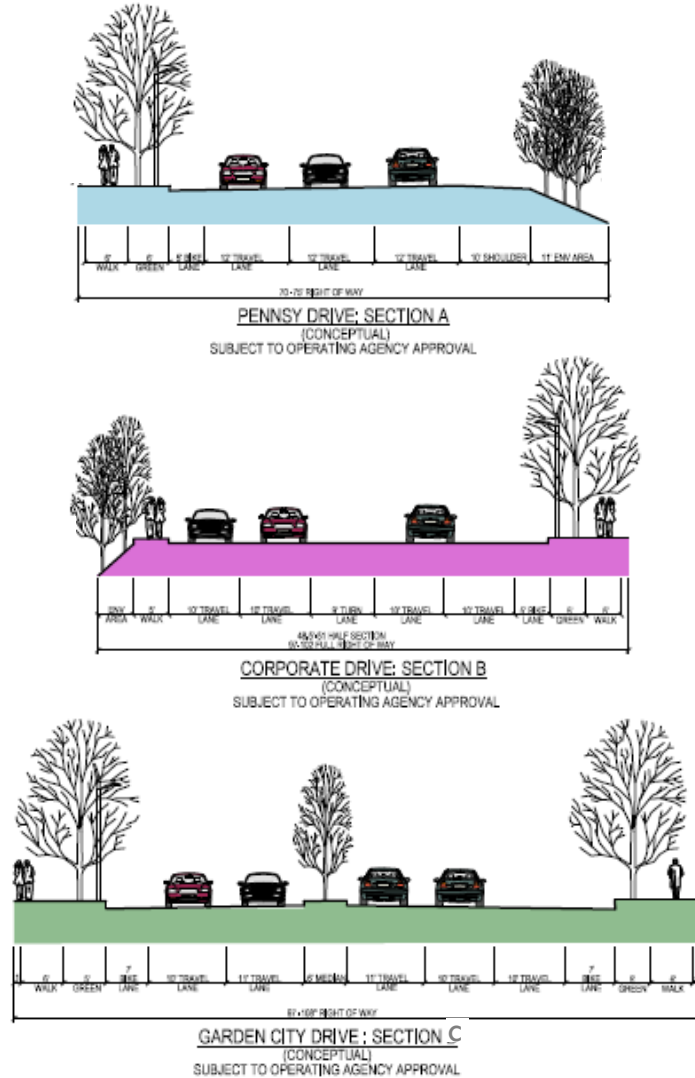
EXTERIOR MATERIAL LEGEND	
	FSDG-1 FIBER CEMENT SIDING
	FSDG-1B FIBER CEMENT SIDING
	FSDG-2 FIBER CEMENT SIDING
	FSDG-2B FIBER CEMENT SIDING
	FSDG-3 FIBER CEMENT SIDING
	FSDG-3B FIBER CEMENT SIDING
	FSDG-4 FIBER CEMENT SIDING
	FSDG-4B FIBER CEMENT SIDING
	FCP-1 FIBER CEMENT PANEL
	FCP-2 FIBER CEMENT PANEL
	SMF-1 SHEET MTL FLASHING
	SMF-2 SHEET MTL FLASHING
	AVM-1 ADHERED VENEER MASONRY
	AVM-2 ADHERED VENEER MASONRY
	FBR-1 FACE BRICK
	FBR-2 FACE BRICK
	WPS-1 WOOD PLANK SOFFIT

NOTE: ALL WALLS ARE DESIGNED TO ATTENUATE EXTERIOR SOUND SO INDOOR NOISE LEVELS DO NOT EXCEED 45dBA.

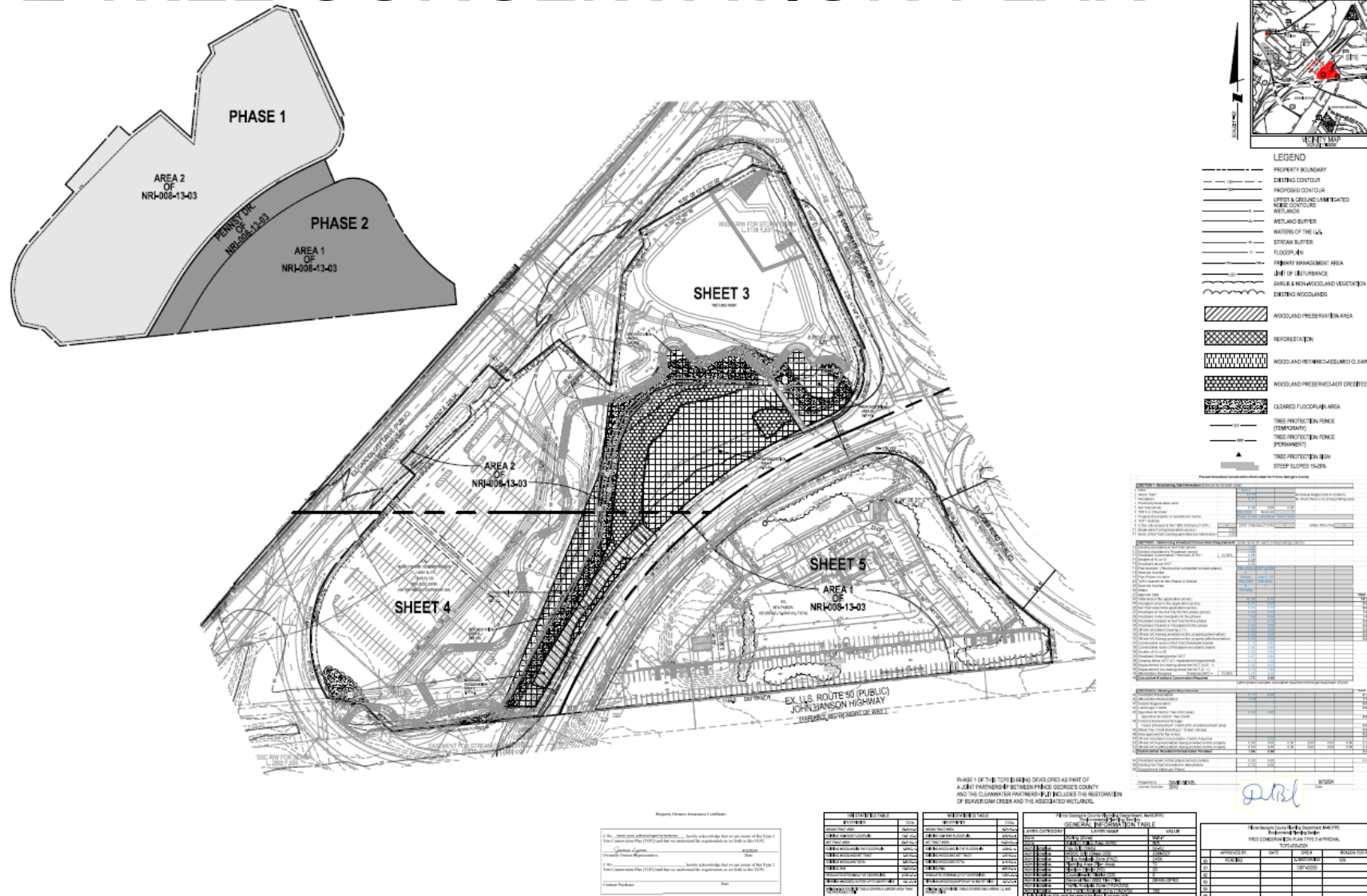
SIGNAGE PLAN



BICYCLE & PEDESTRIAN PLAN



TYPE 2 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22030
- DDS-24001
- TCP2-009-2024-01

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 05/26/2023
- Acceptance Mailing: 07/24/2024