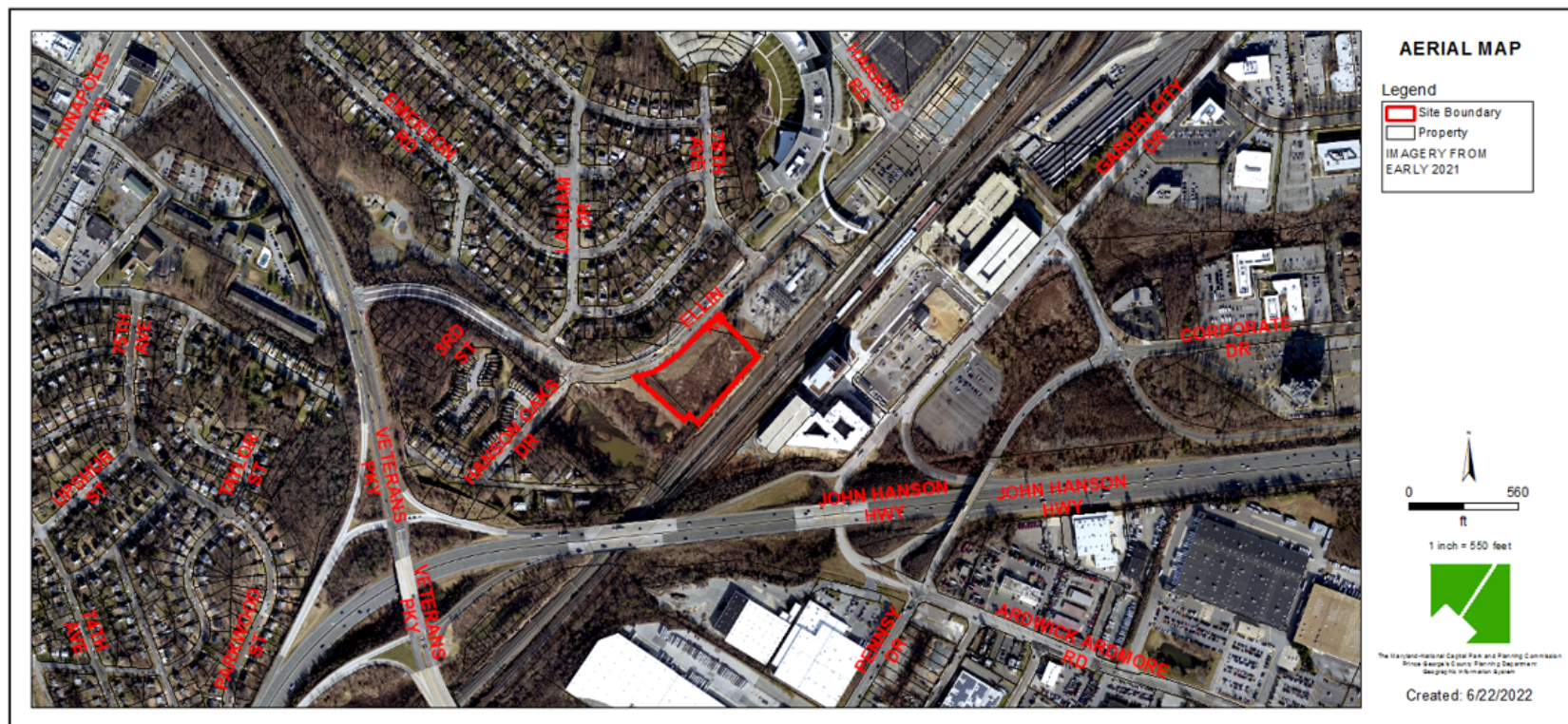


ALTA NEW CARROLLTON-WOOD PARTNERS (ETOD)

Detailed Site Plan

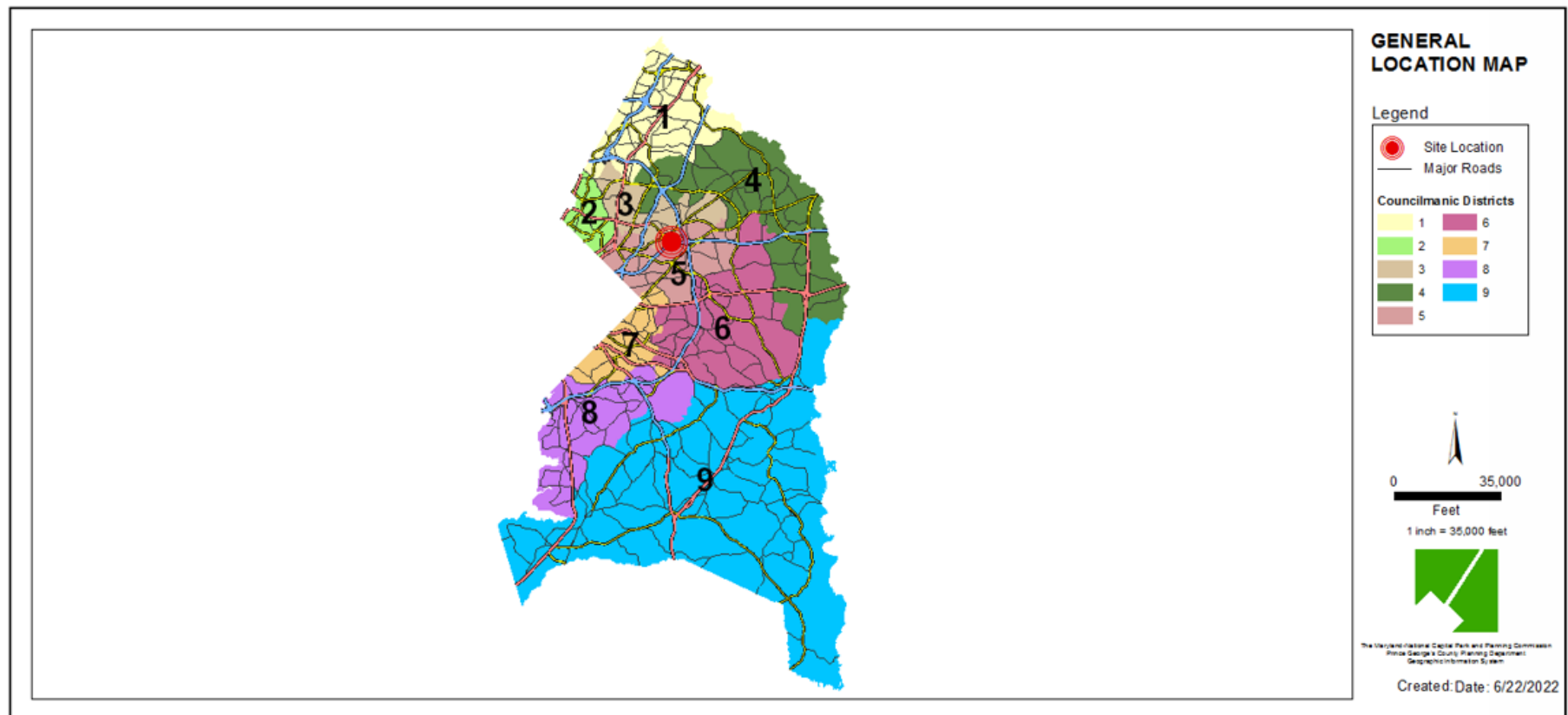
Staff Recommendation: [APPROVAL with conditions]



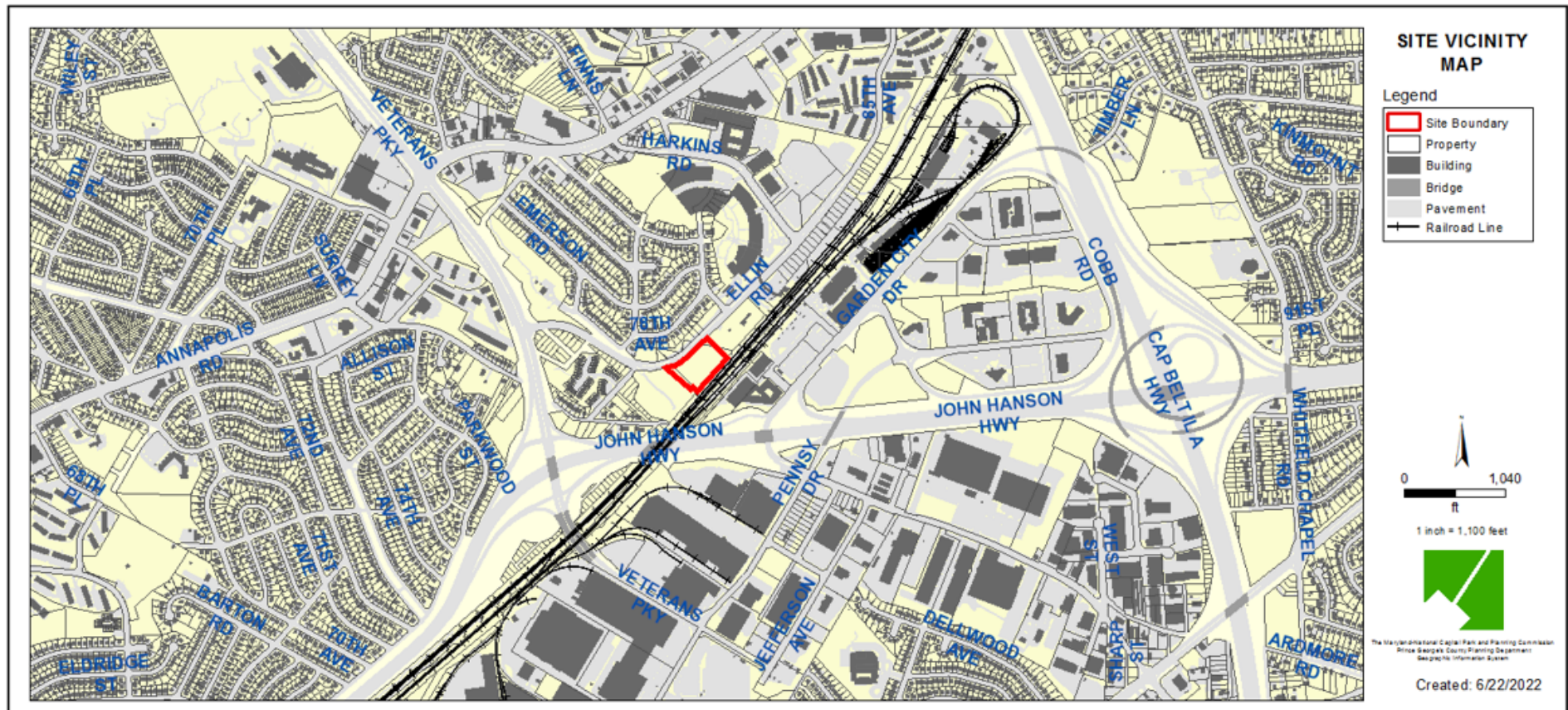
GENERAL LOCATION MAP

Council District: 03

Planning Area: 69

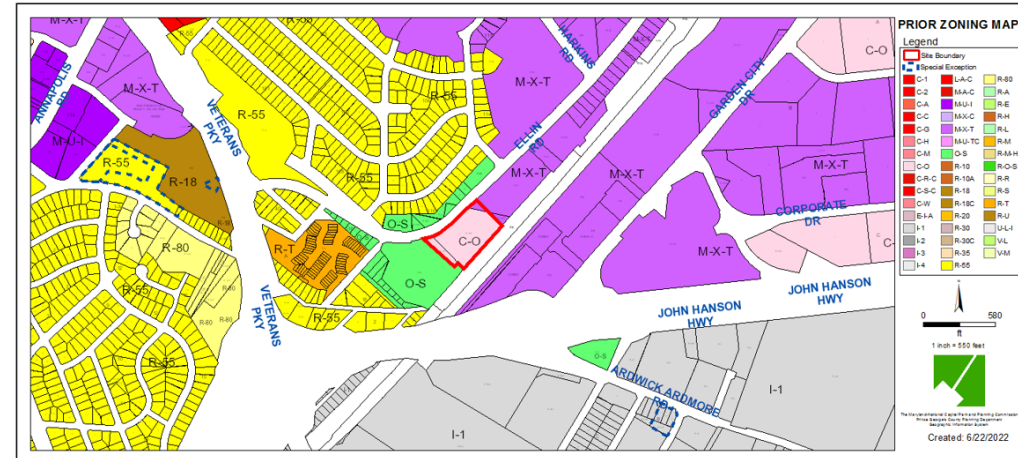


SITE VICINITY MAP



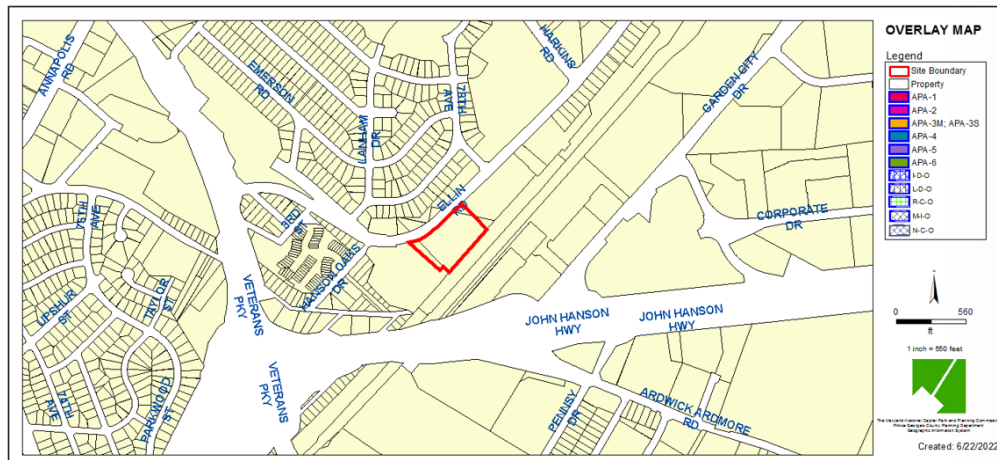
Property Zone: RTO-H-C

PRIOR ZONING MAP

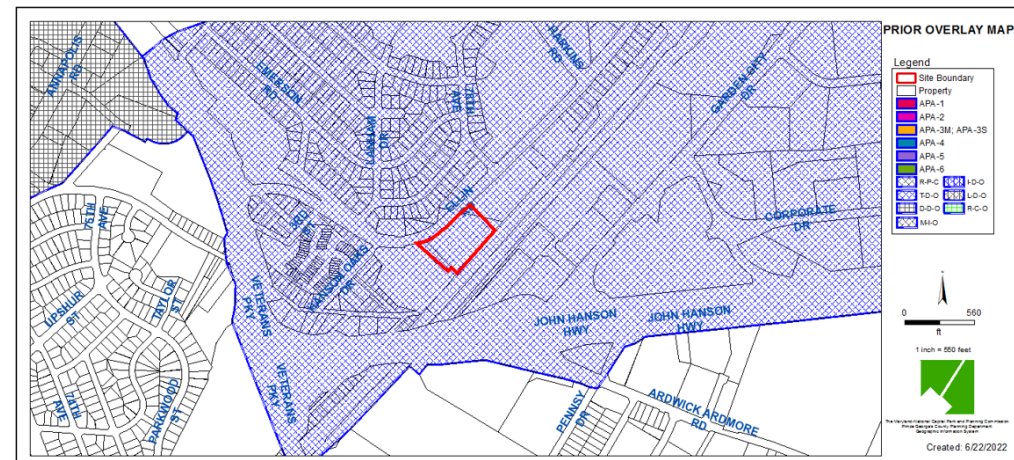


OVERLAY MAP (NEW & PRIOR)

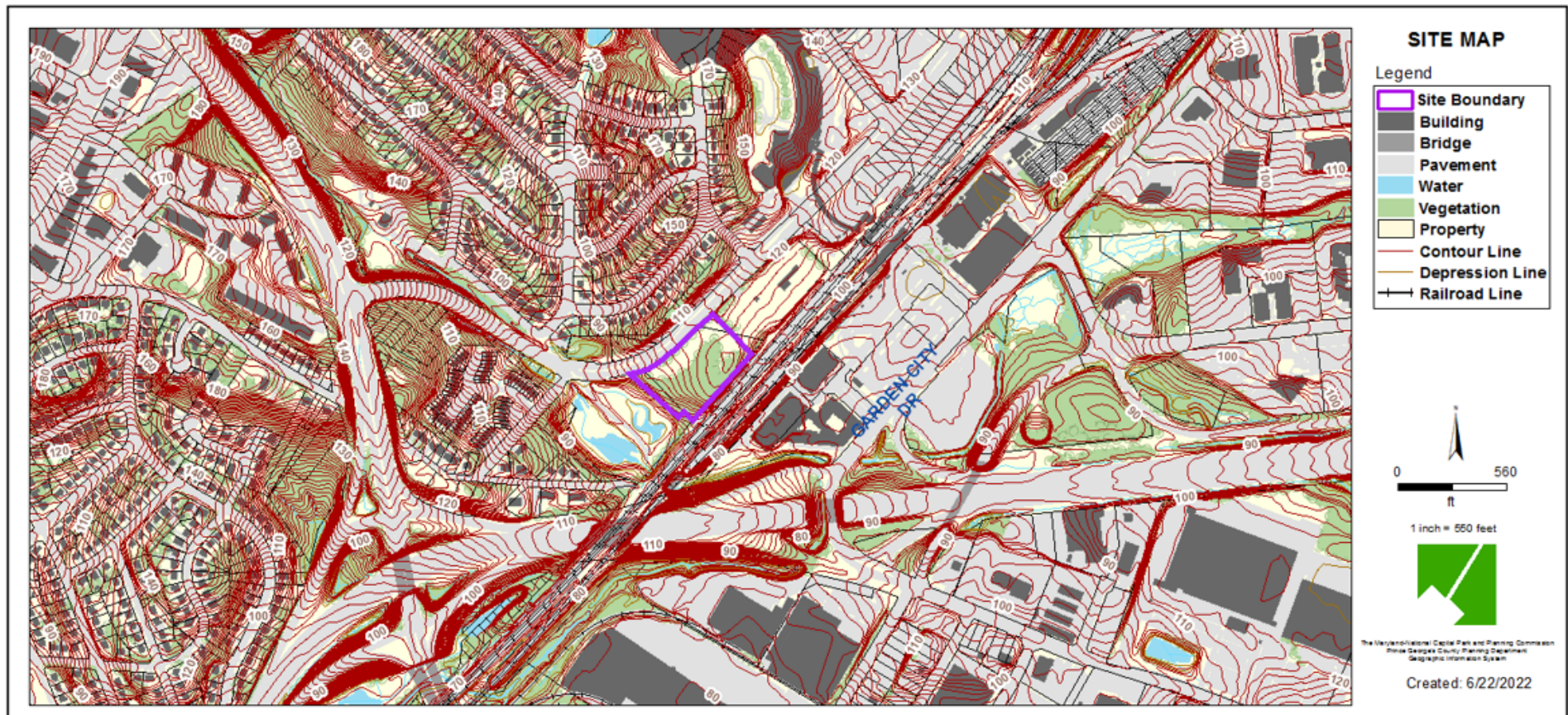
NEW OVERLAY MAP



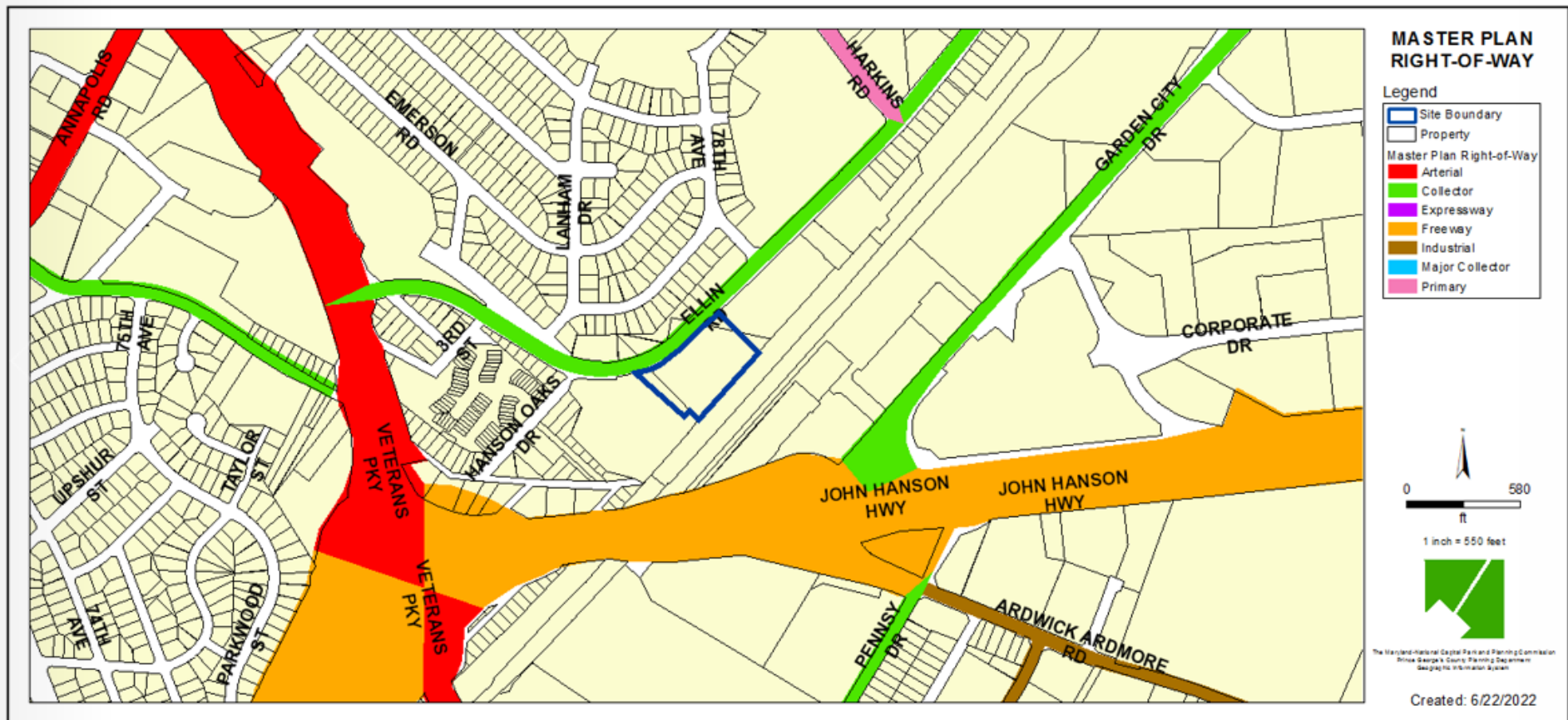
PRIOR OVERLAY MAP



SITE MAP



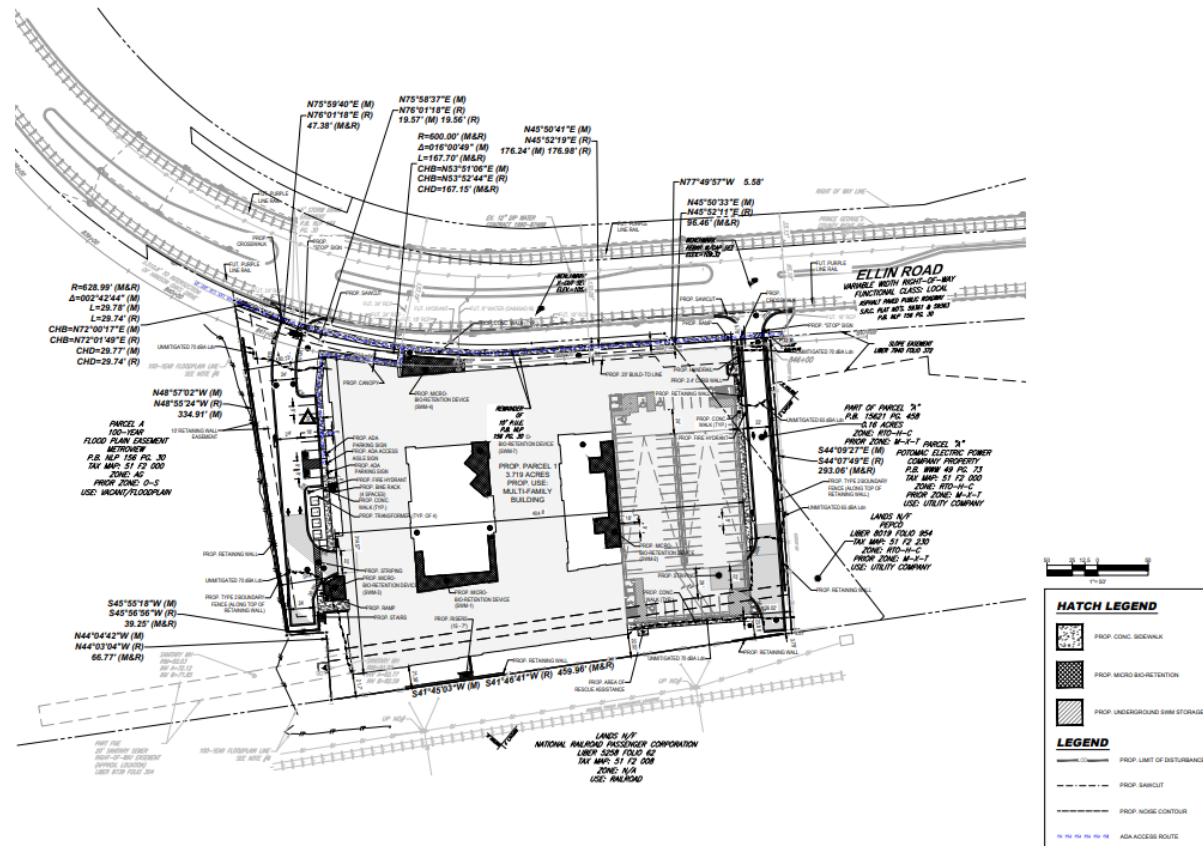
MASTER PLAN RIGHT-OF-WAY MAP



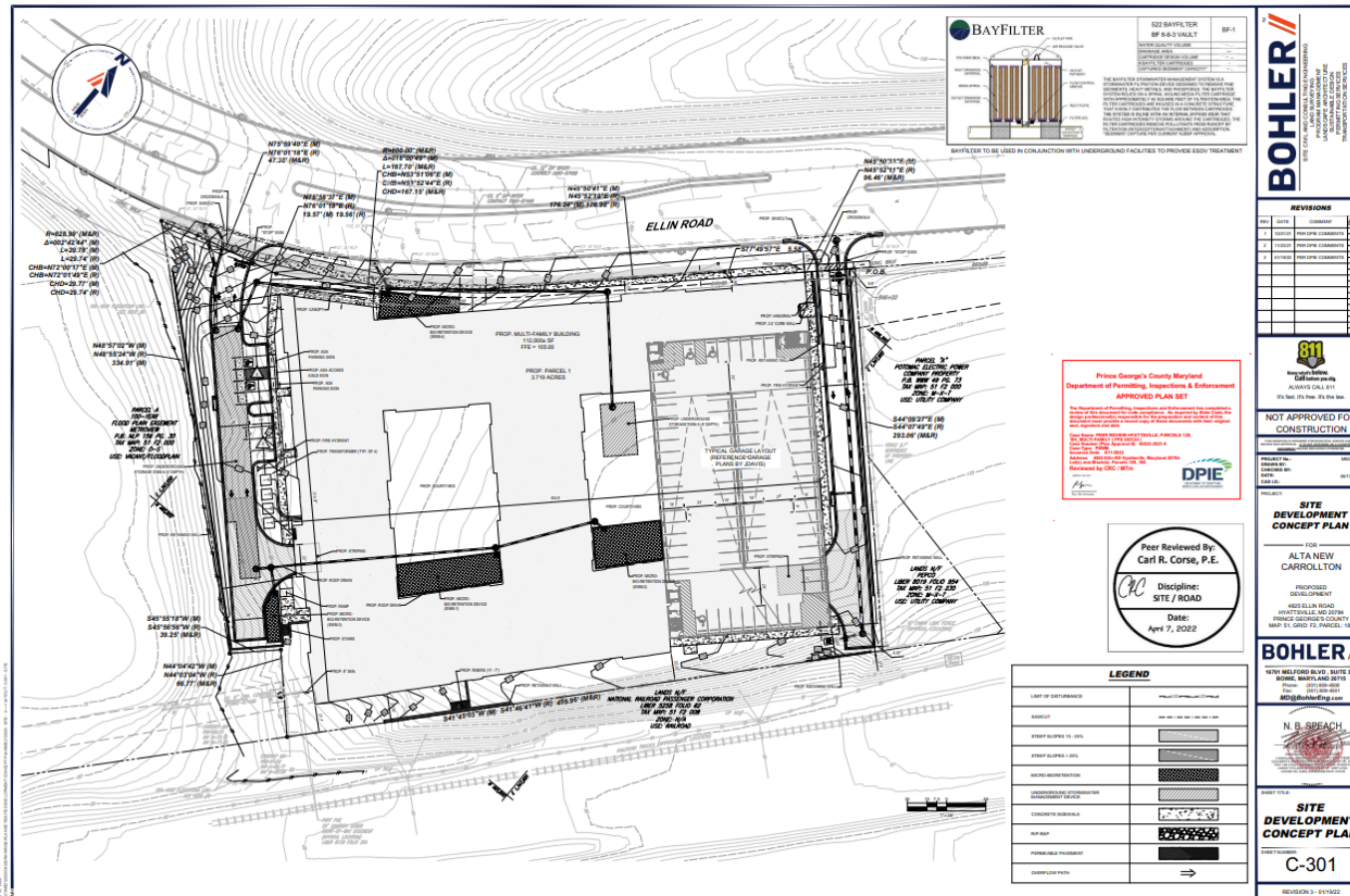
BIRD'S-EYE VIEW



DETAILED SITE PLAN



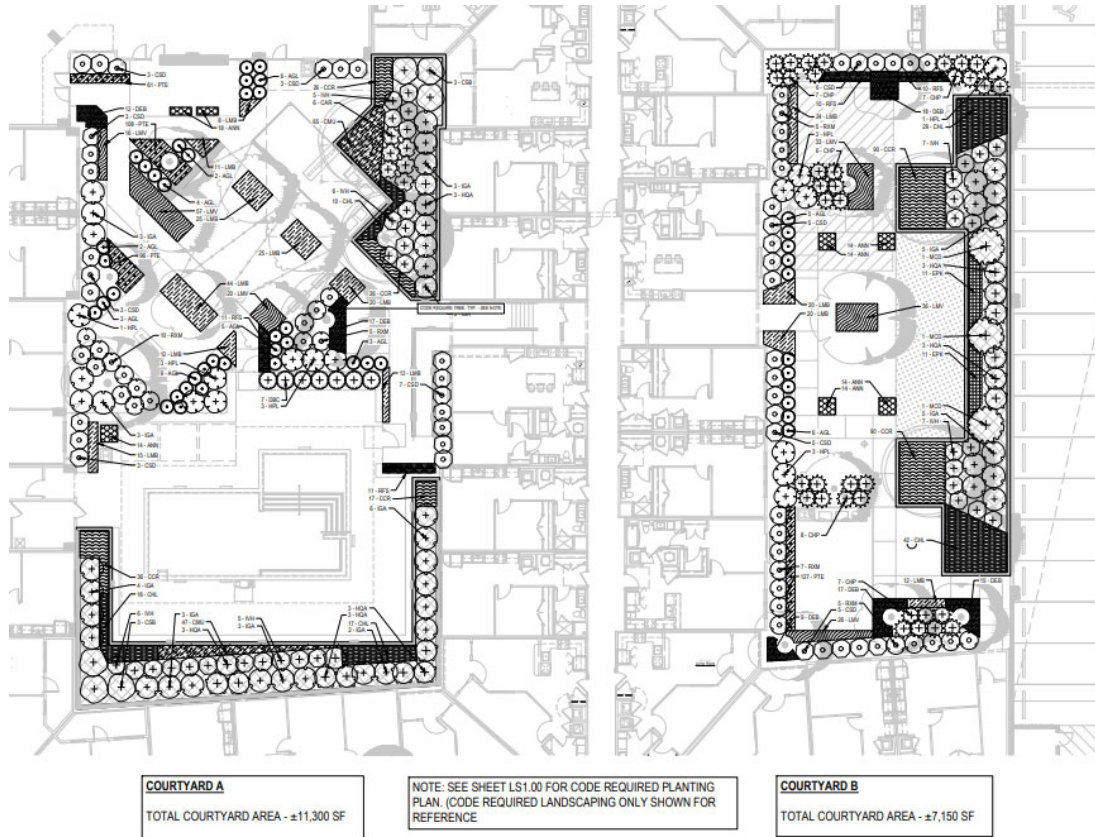
SITE DEVELOPMENT CONCEPT PLAN



LANDSCAPE PLAN

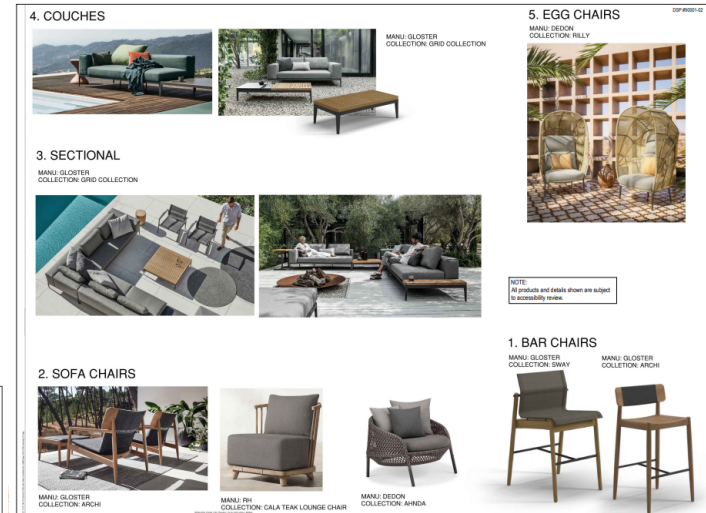
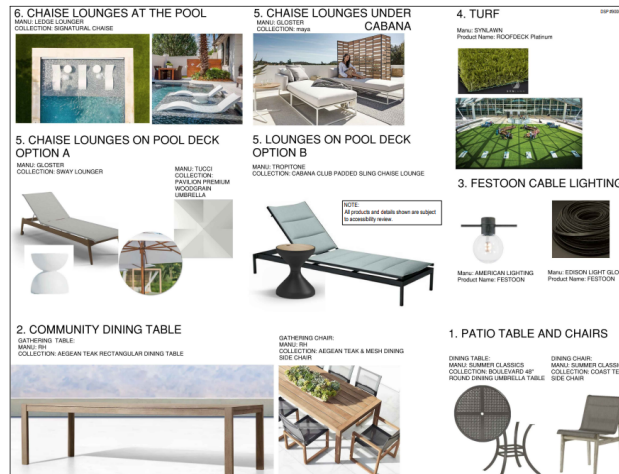


LANDSCAPE PLAN



PLANT SCHEDULE				
SUBURB	CODE	QTY	BOTANICAL / COMMON NAME	CONT.
SHRUBS	AGL	45	Abies x grandifolia 'Little Richard' / Little Richard Glauca Abies	3 GAL 18" HT
	CSD	43	Camellia sasanqua 'October Magic' / October Magic Camellia	3 GAL 18" HT
	CHP	35	Cephaelis x hartwegii 'Prostrate' / Prostrate Plum Yew	3 GAL 12" HT, 18" SP. MIN.
	DBC	7	Daylily x 'FROST' / TM / Blue Cascade Daylily	3 GAL 18" HT
	HPL	14	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	5 GAL
	HQA	18	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	3 GAL 18" HT MIN
	MCD	3	Monarda canadensis 'Dor's Dwarf' / Dor's Dwarf Monarda	7 GAL 2' - 3'
	KOR	32	Rhododendron x 'Mildred May' / Mildred May Azalea	3 GAL 18" HT
	CKR	6	Celastrus x 'Ruby Spice' / Ruby Spice Summerweet	3 GAL 18" HT
	CSB	6	Cornus sericea 'Salem' / Bayley's Red Twig Dogwood	5 GAL
GROUND COVERS	GA	40	Galium x 'Hiberry Holly'	5 GAL 2' - 3'
	HN	36	Hebe x 'Henry's Garnet' / Henry's Garnet Sweetgale	3 GAL 18" HT MIN
	DBS	88	Dryopteris x 'Brilliance' / Brilliance Autumn Fern	1 Gal 18" o.c.
	SPK	22	Scilla x 'Kiss Me' / Kiss Me Purple Cornflower	1 Gal 24" o.c.
	LMB	248	Lilium x 'Big Blue' / Big Blue Lily	1 Gal 18" o.c.
	LMV	188	Lilium x 'Viking' / Viking Lily	1 Gal 18" o.c.
	PTE	352	Pachysandra x 'terrestris' / Japanese Spurge	4" POT 8" o.c.
	RFS	42	Rubus x 'Sulfur' / Sulfur Black-eyed Susan	1 Gal 18" o.c.
	AMN	88	Anemone x 'Penny' / Penny Anemone	4" POT 12" o.c.
	CCR	385	Carex x 'Fringed Sedge' / Fringed Sedge	1 Gal 18" o.c.
BIOTENTATION	CMU	112	Carex x 'muhlenbergii' / Muhlenberg Sedge	1 Gal 18" o.c.
	CHL	116	Chamaecrista x 'Northern Sea Gate' / Northern Sea Gate	1 Gal 24" o.c.

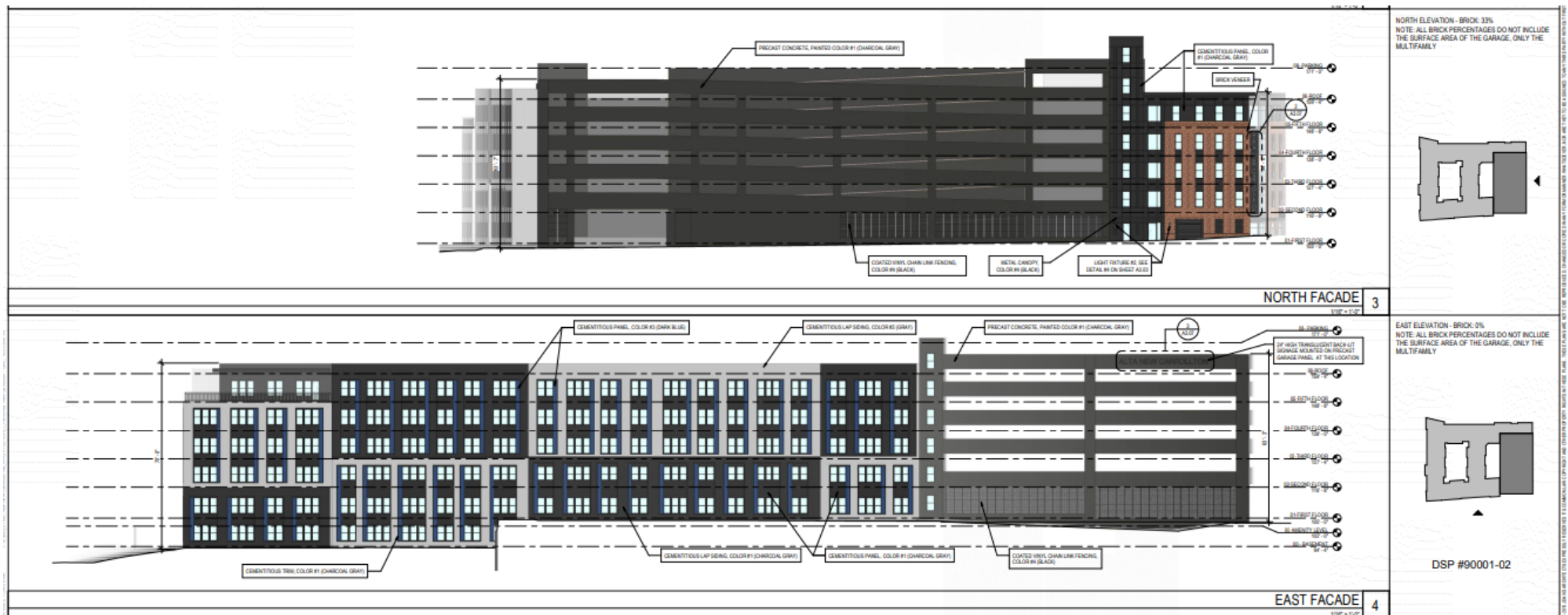
LANDSCAPE PLAN – EXTERIOR FEATURES



EXTERIOR ELEVATIONS (WEST & SOUTH)



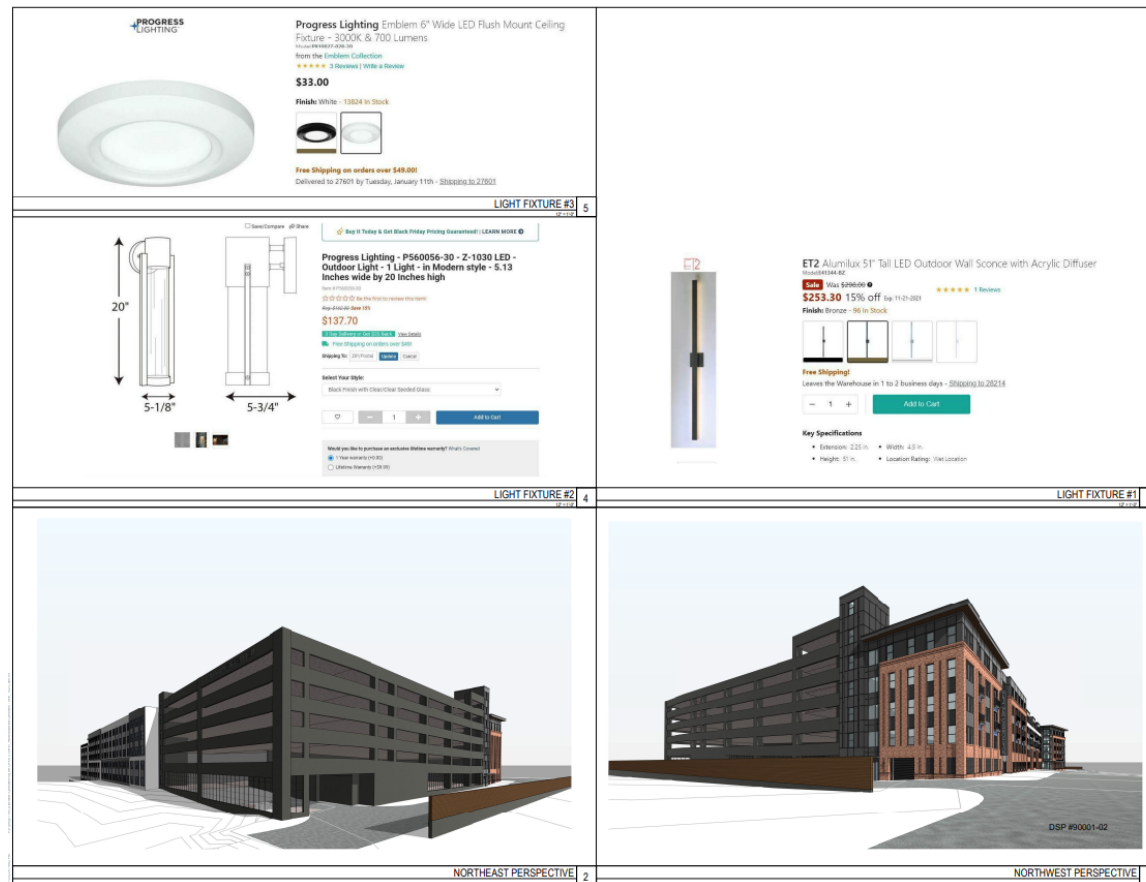
EXTERIOR ELEVATIONS (NORTH & EAST)



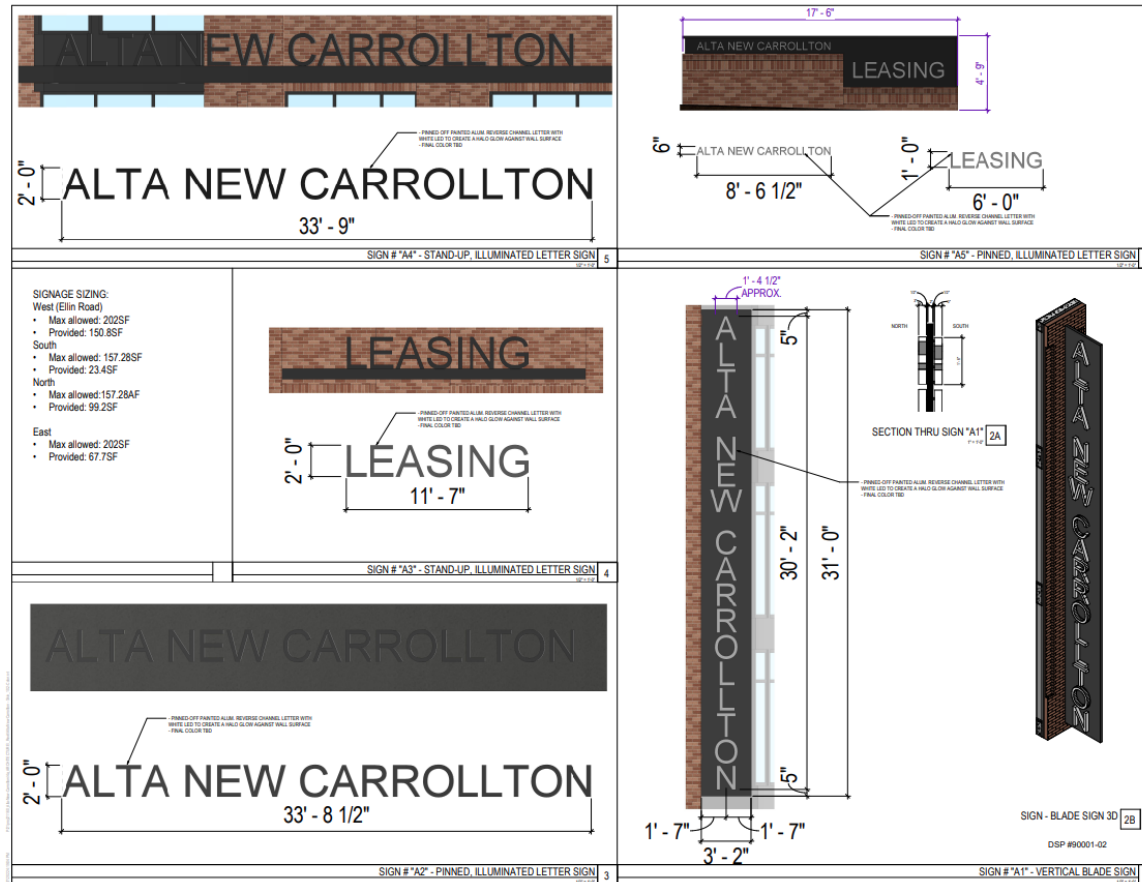
EXTERIOR ELEVATIONS (SOUTH, SOUTHEAST & SOUTHWEST PERSPECTIVES)



EXTERIOR ELEVATIONS (NORTHEAST & NORTHWEST PERSPECTIVES)



EXTERIOR SIGNAGE



STAFF RECOMMENDATION

[APPROVAL with 4 conditions
of 15 Alternative Transit District Overlay Zone Standards

[Major/Minor] Issues:

- No

Applicant Community Engagement:

- Informational Mailing on 1/7/2022