

# ALTA WOODMORE

Detailed Site Plan  
AC-23001 & DDS-22002

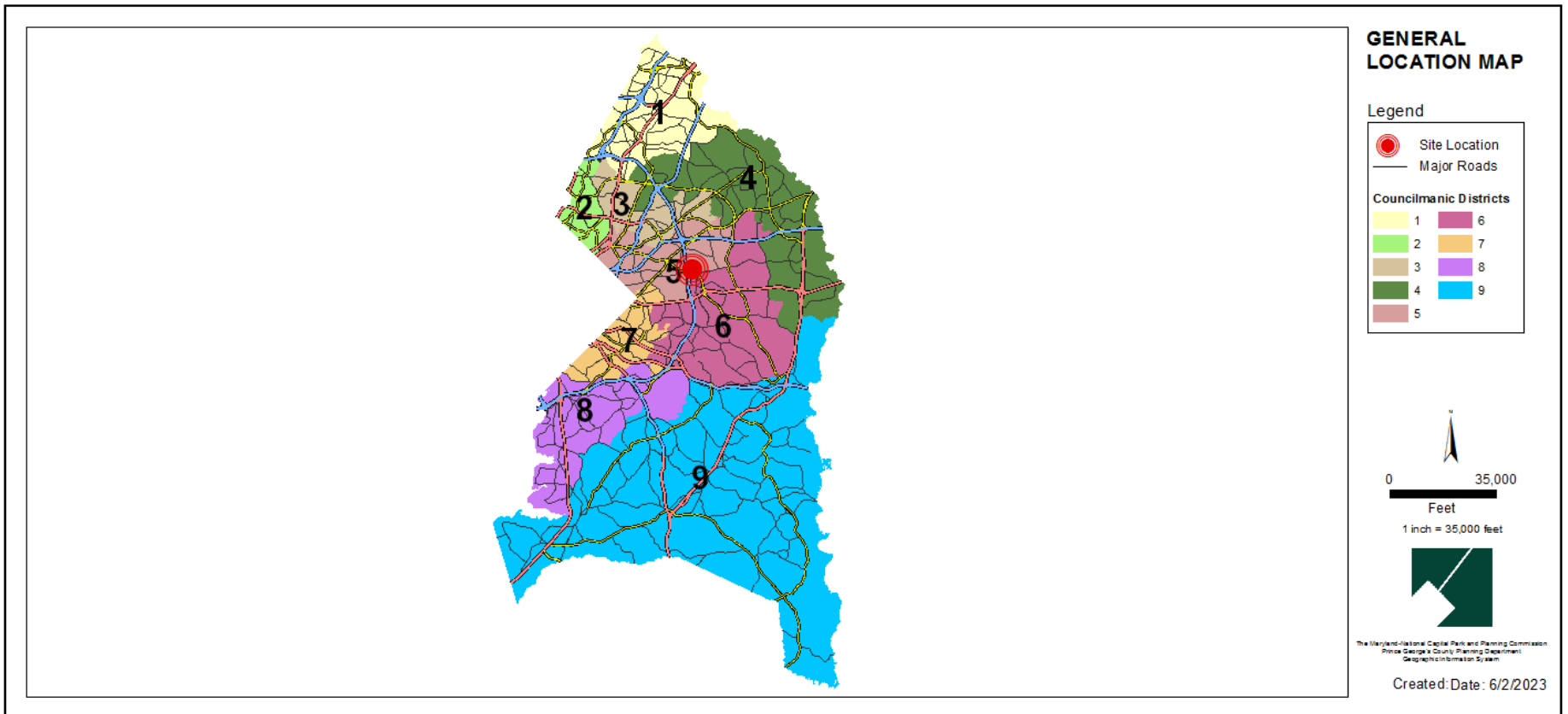
Staff Recommendation: Approval with Conditions



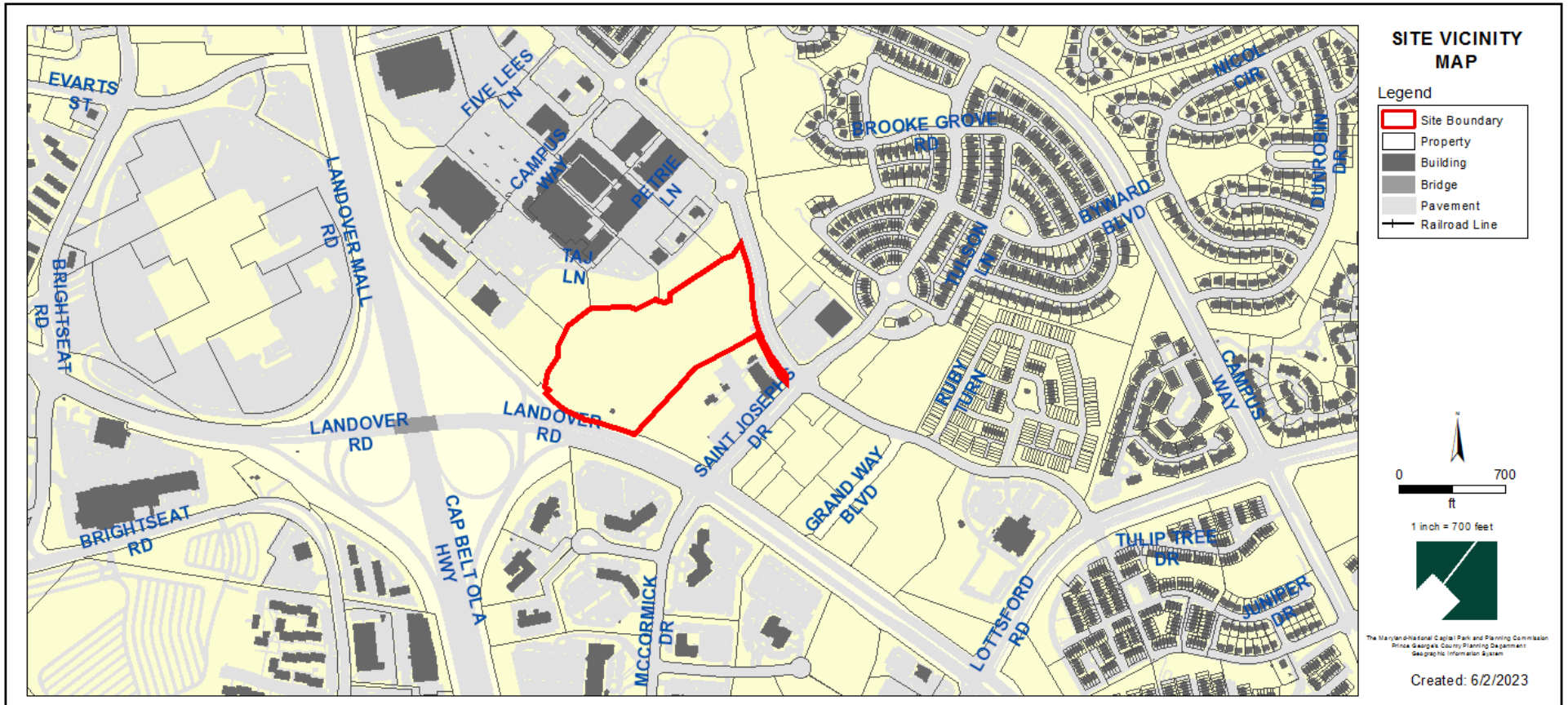
# GENERAL LOCATION MAP

Council District: 05

Planning Area: 73



# SITE VICINITY MAP

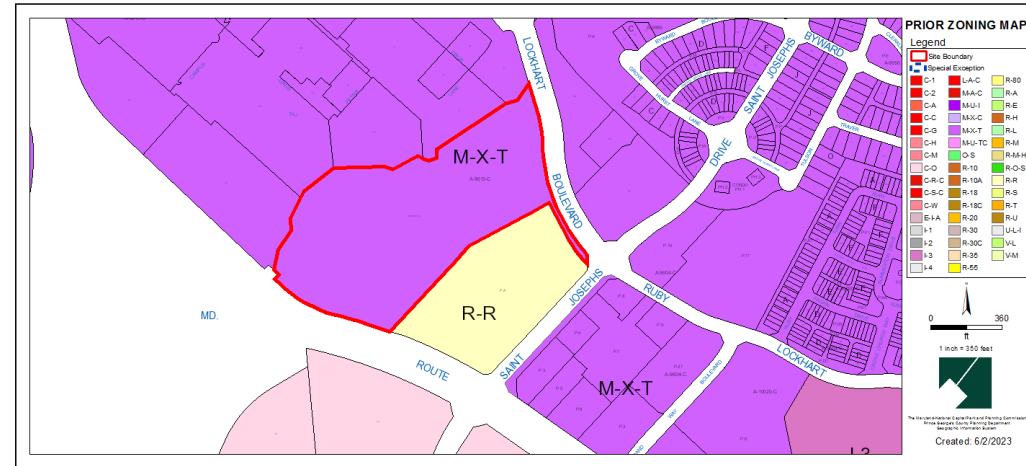
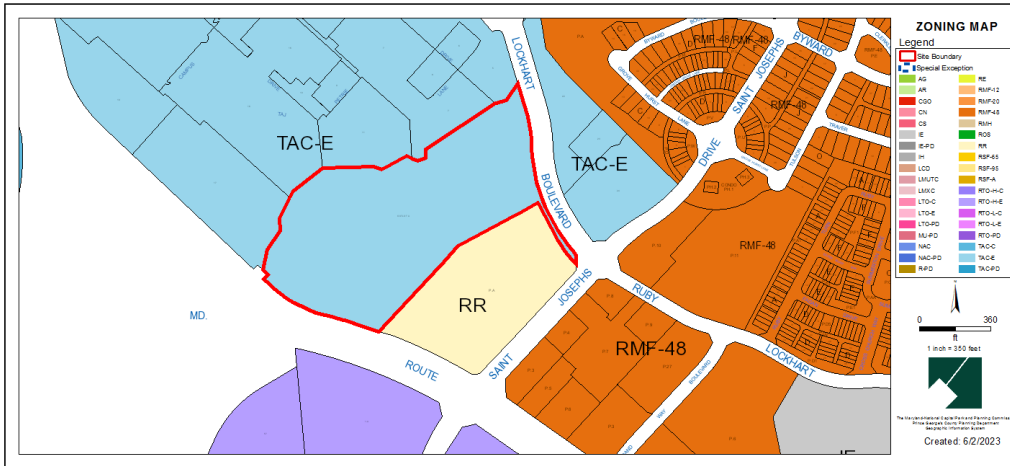


# ZONING MAP (CURRENT & PRIOR)

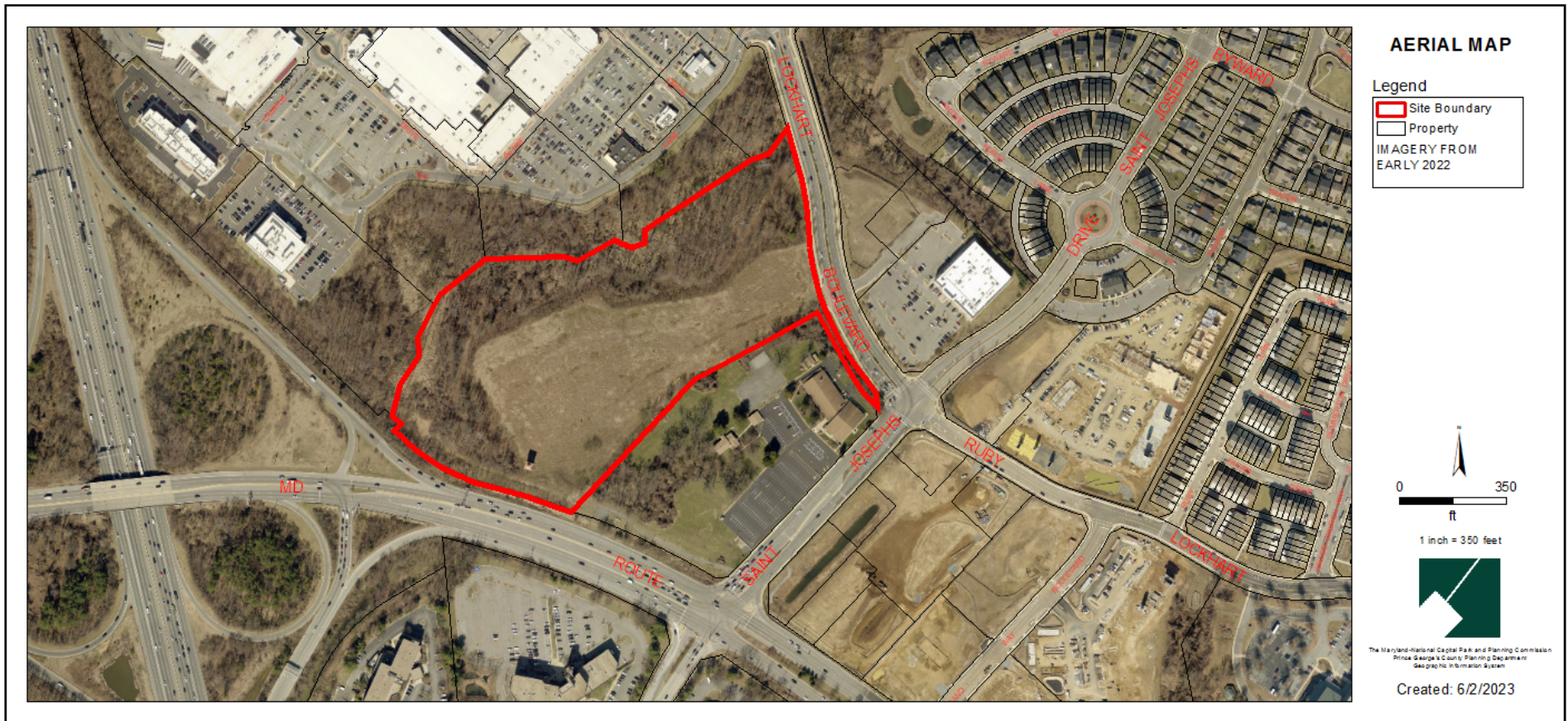
Property Zone: TAC-E (Prior M-X-T)

CURRENT ZONING MAP

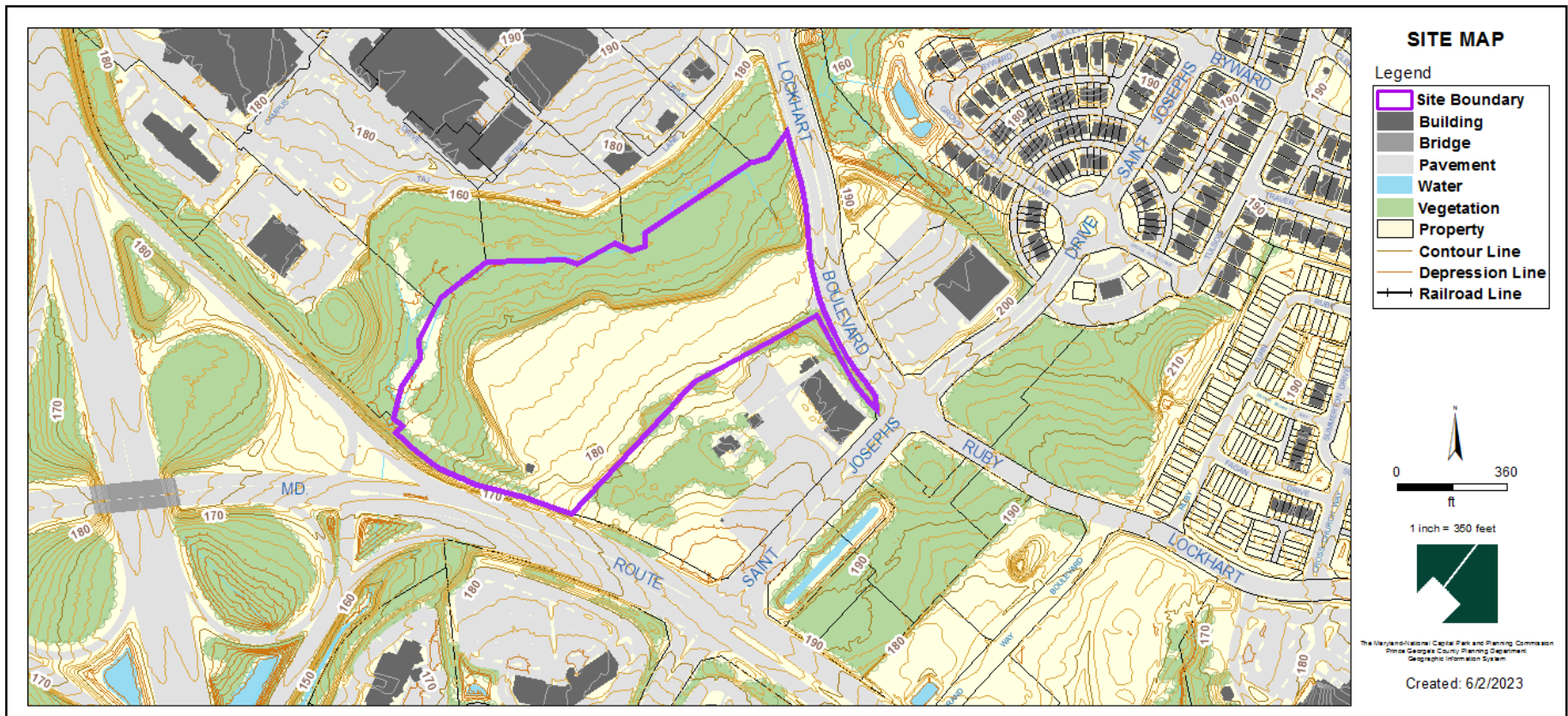
PRIOR ZONING MAP



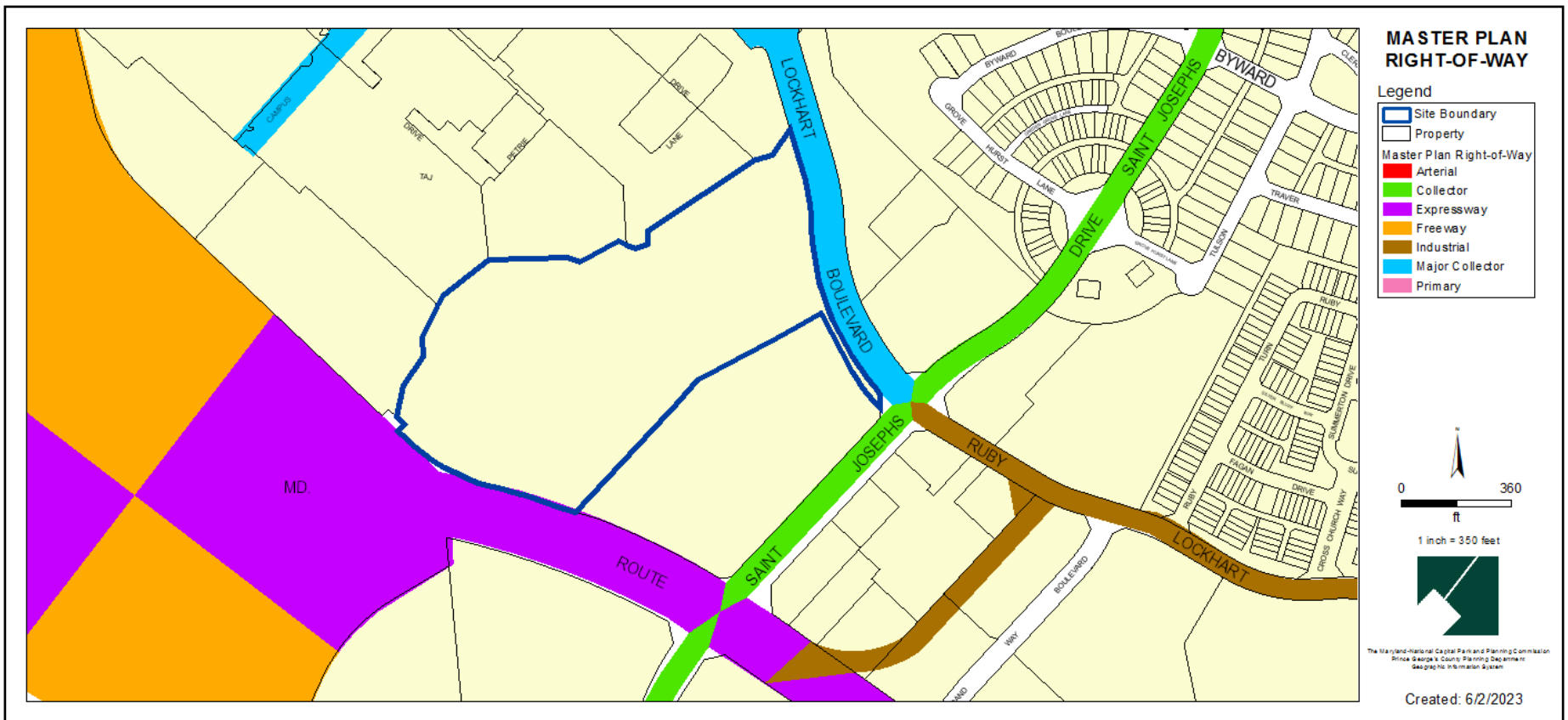
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# RENDERED SITE PLAN & LANDSCAPE PLAN



NOT FOR CONSTRUCTION  
RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY  
FINAL DESIGN SUBJECT TO CHANGE PER OWNER'S REQUEST  
COUNTY RESUBMITTAL OR SUPERVISION REQUIRED PER REGS. 17-101.02

**ALTA WOODMORE** PRINCE GEORGE'S COUNTY, MARYLAND • SITE RENDERING  
\*N 2022/2026 | 06.22.2023 | WS WOODMORE LLC

LandDesign.



# 3D MODEL VIDEO



# SITE DETAILS

**CURB BREAK DETAIL**  
NOT TO SCALE

**ON-SITE CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE

**COLLECTOR CURB & GUTTER**  
NOT TO SCALE

**BOLLARD DETAIL**  
NOT TO SCALE

**CURB TAPER DETAIL**  
NOT TO SCALE

**ADA ACCESSIBLE RAMP DETAIL**  
NOT TO SCALE

**ADA ACCESSIBLE RAMP DETAIL**  
NOT TO SCALE

**STANDARD DUTY ASPHALT PAVEMENT SECTION**  
NOT TO SCALE

**BOLLARD MOUNTED ADA PARKING SIGN DETAIL**  
NOT TO SCALE

**LONGITUDINAL CROSSWALK DETAIL**  
NOT TO SCALE

**STANDARD STOP LINE GRAPHIC DETAIL**  
NOT TO SCALE

**"STOP SIGN" DETAIL "R1-1"**  
NOT TO SCALE

**RETAINING WALL DETAIL**  
NOT TO SCALE

**U' SHAPED BOLLARD DETAIL**  
NOT TO SCALE

**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE

**BOHLER**  
 811  
 MARYLAND  
 SUBMITTALS  
 ALWAYS CALL 811  
 Before You Dig  
 1-800-4-A-DAWG  
 www.811.org

**NOT APPROVED FOR CONSTRUCTION**

**DETAILED SITE PLAN**

**ALTA WOODMORE**

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**SITE DETAILS**

**DSP-8**

REV. NO. 03/2020

# ALTERNATIVE COMPLIANCE

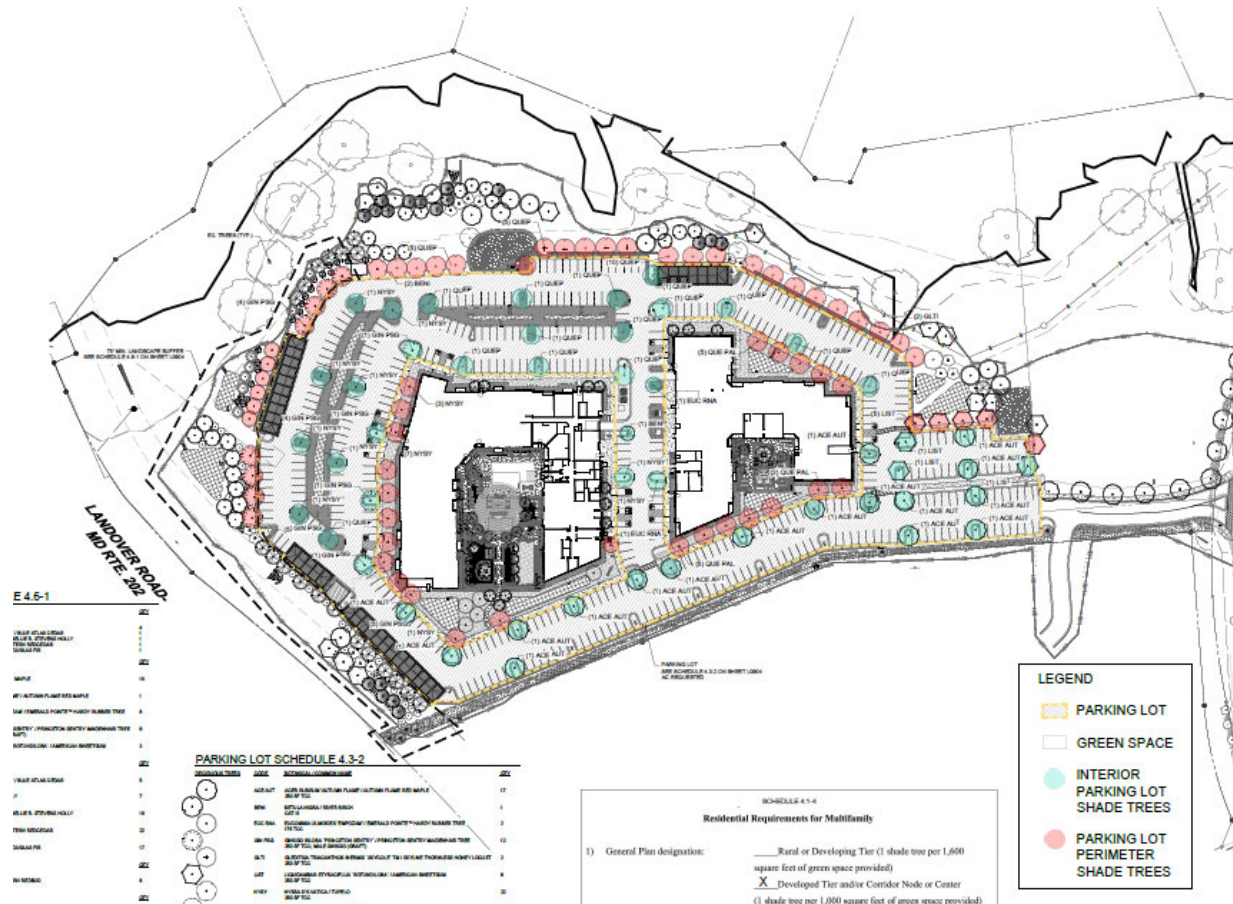
**REQUIRED: Section 4.3-2 Interior Planting for Parking Lots 7,000 Square Feet or Larger**

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**

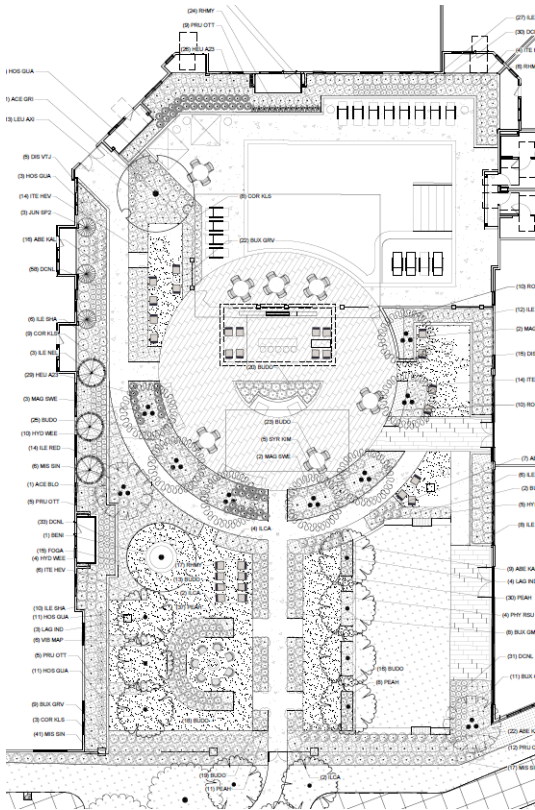
Total Parking Lot Area	212,372 sq. ft.
Interior Landscape Area (16% of Parking Lot Area)	34,288 sq. ft.
Shade trees (1/300 sq. ft. = 115 required)	49

# ALTERNATIVE COMPLIANCE CONTINUED



# LANDSCAPE & AMENITY PLAN

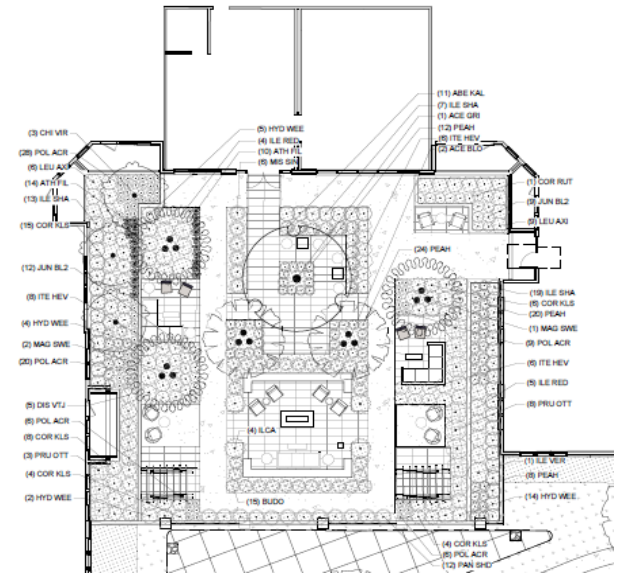
BLDG. 1 COURTYARD



OVERALL SITE



BLDG. 2 COURTYARD







# RECREATION FACILITY SITE DETAILS CONTINUED



01 PLAYGROUND SWING (SF-112)

NOT TO SCALE | OR APPROVED EQUAL

DETAIL FILE

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



02 PLAYGROUND SPINNER (SF-113)

NOT TO SCALE | OR APPROVED EQUAL

DETAIL FILE

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



03 PLAYGROUND TOWER (SF-114)

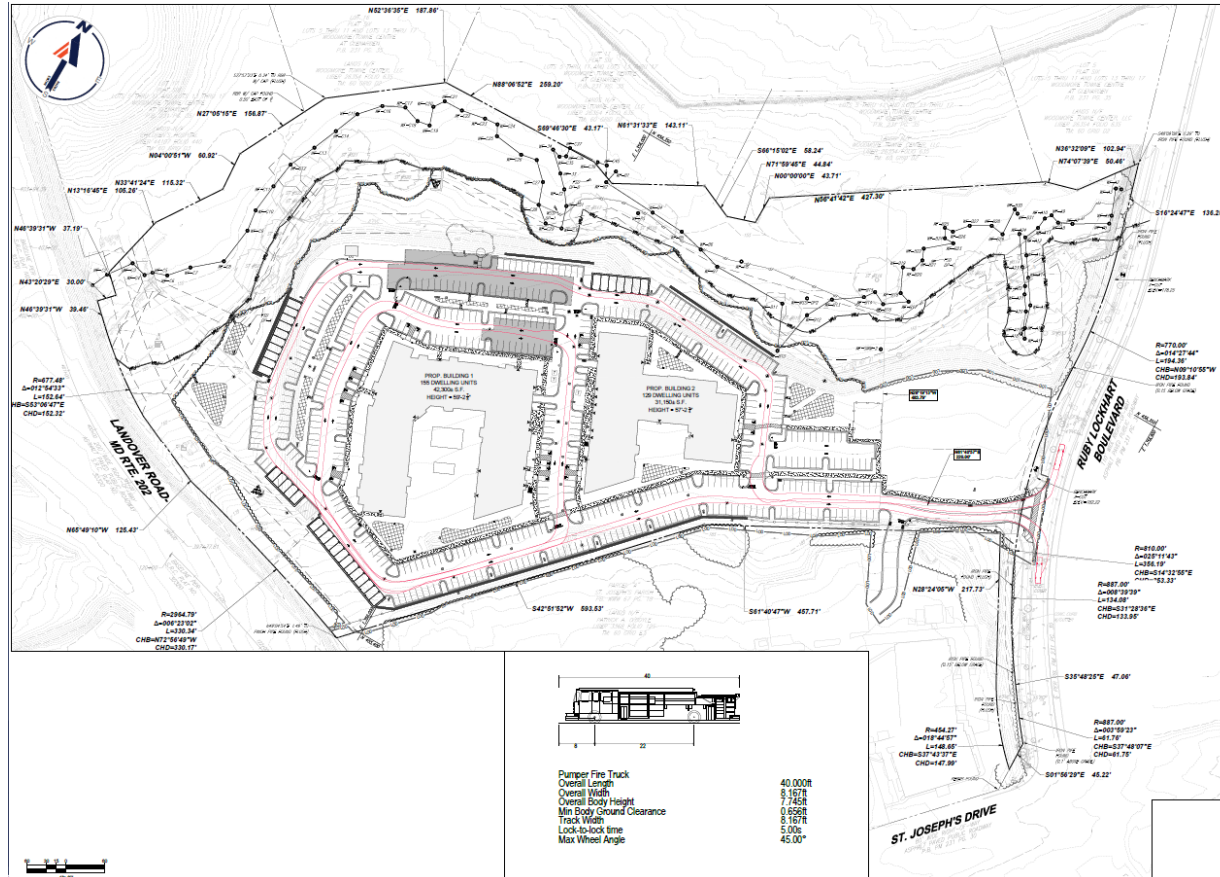
NOT TO SCALE | OR APPROVED EQUAL

DETAIL FILE

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



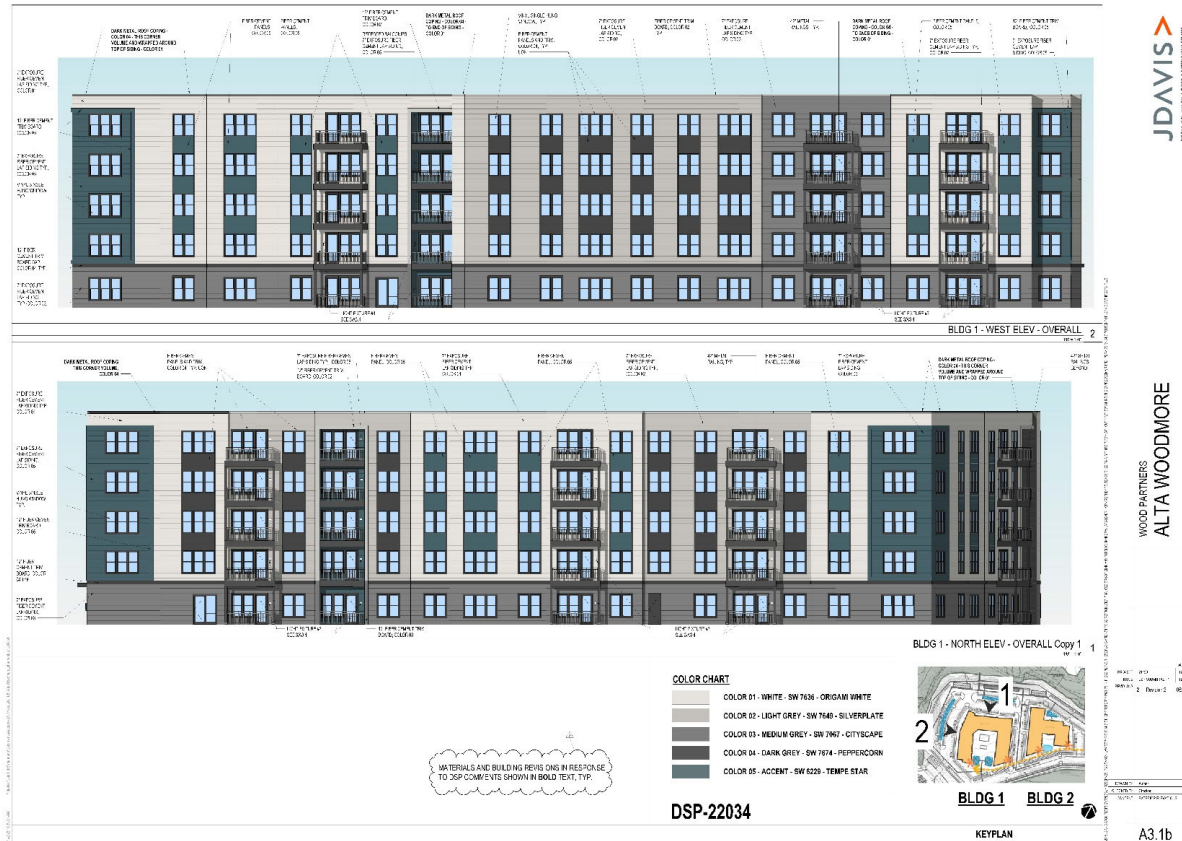
# TRUCK TURN EXHIBIT



# FRONT BUILDING ELEVATIONS



# BUILDING 1 ELEVATIONS



# BUILDING 1 ELEVATIONS CONTINUED

**BLDG 1 - EAST ELEV-OVERALL** 2

**BLDG 1 - SOUTH ELEV-OVERALL** 1

**UNIT SUMMARY**

	# Units	% of Units
Studio	10	3.56%
1 Bed Units	148	52.67%
2 Bed Units	115	40.93%
3 Bed Units	8	2.85%
<b>Total</b>	<b>281</b>	<b>100.00%</b>

**COLOR CHART**

- COLOR 01 - WHITE - SW 7636 - ORIGAM WHITE
- COLOR 02 - LIGHT GREY - SW 7649 - SILVERPLATE
- COLOR 03 - MEDIUM GREY - SW 7067 - CITYSCAPE
- COLOR 04 - DARK GREY - SW 7674 - PEPPERCORN
- COLOR 05 - ACCENT - SW 6229 - TEMPE STAR

**DSP-22034**

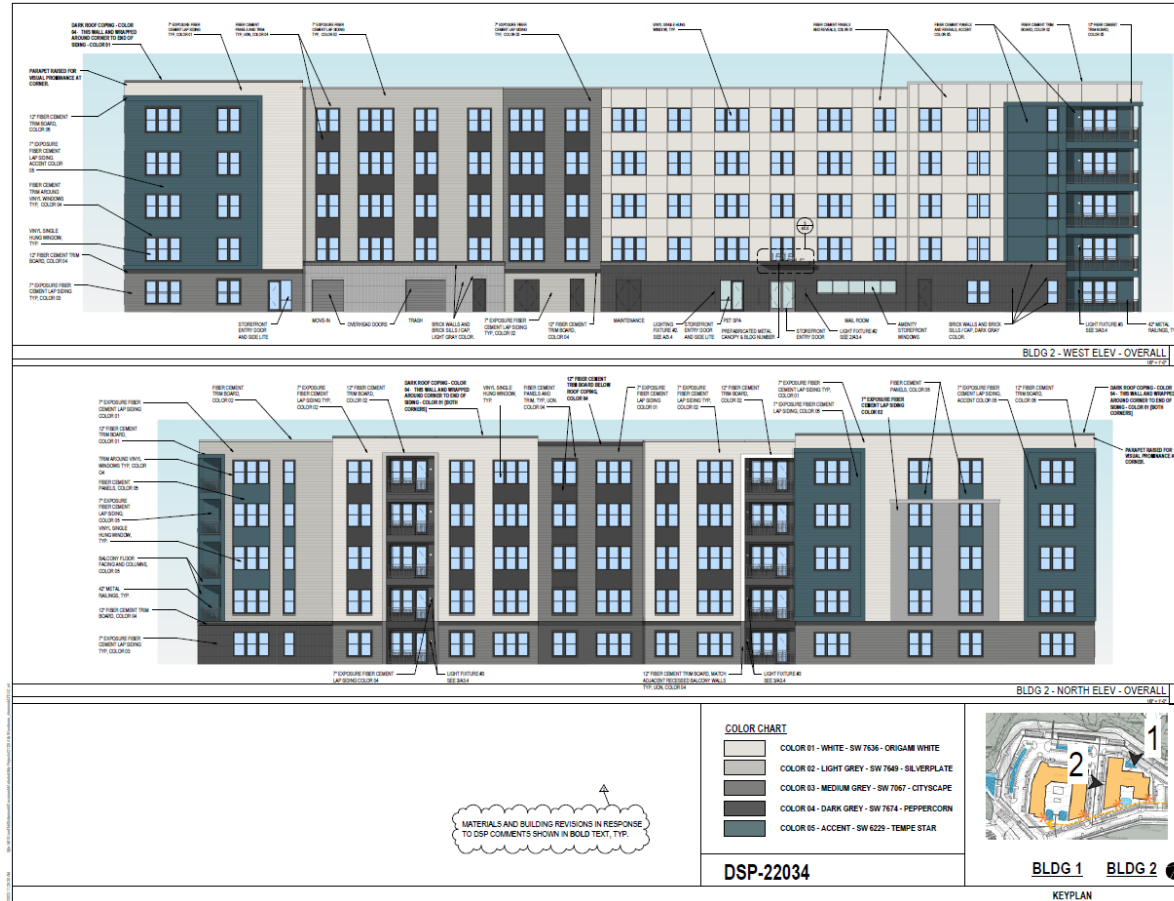
**BLDG 1** **BLDG 2**

**MATERIALS AND BUILDING REVISIONS IN RESPONSE TO DSP COMMENTS SHOWN IN BOLD TEXT, TYP.**

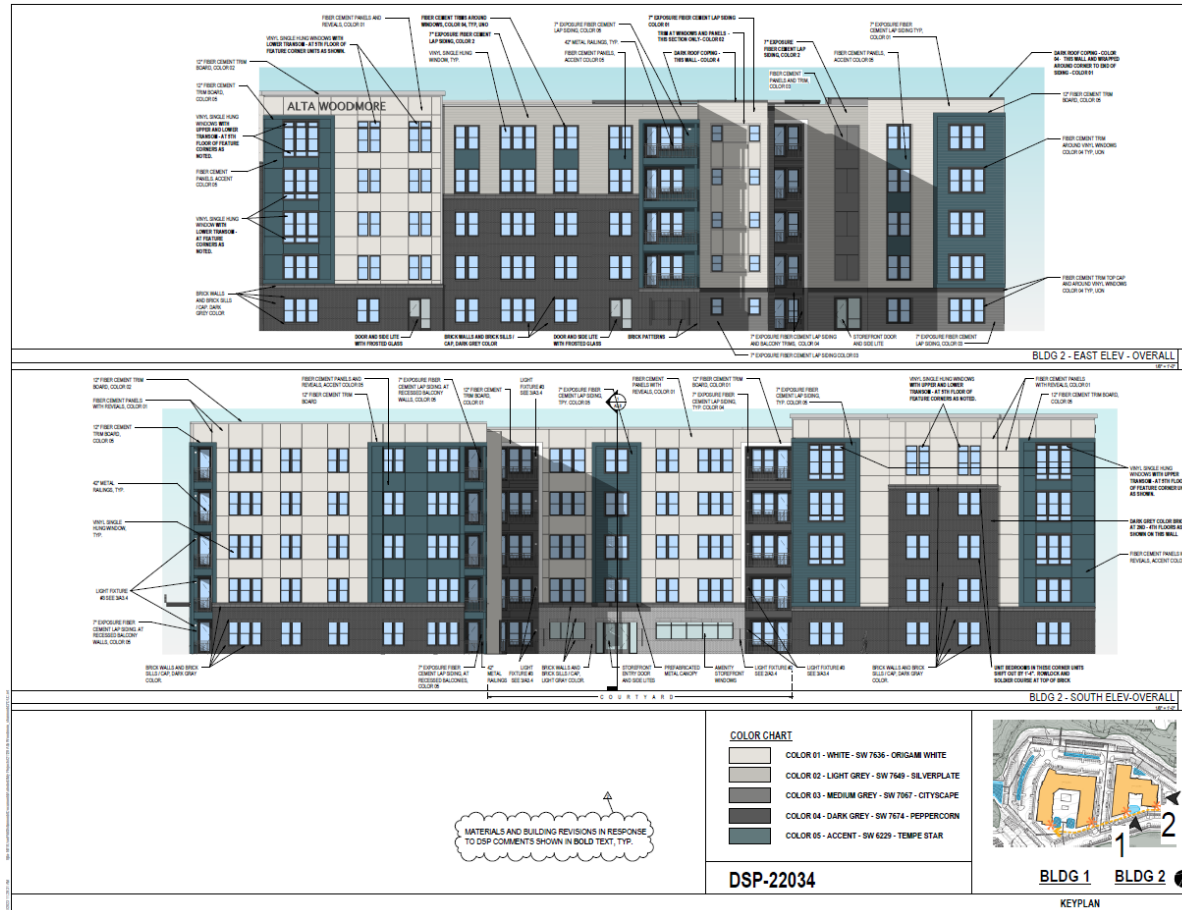
# BUILDING 1 COURTYARD ELEVATIONS



# BUILDING 2 ELEVATIONS



# BUILDING 2 ELEVATIONS CONTINUED

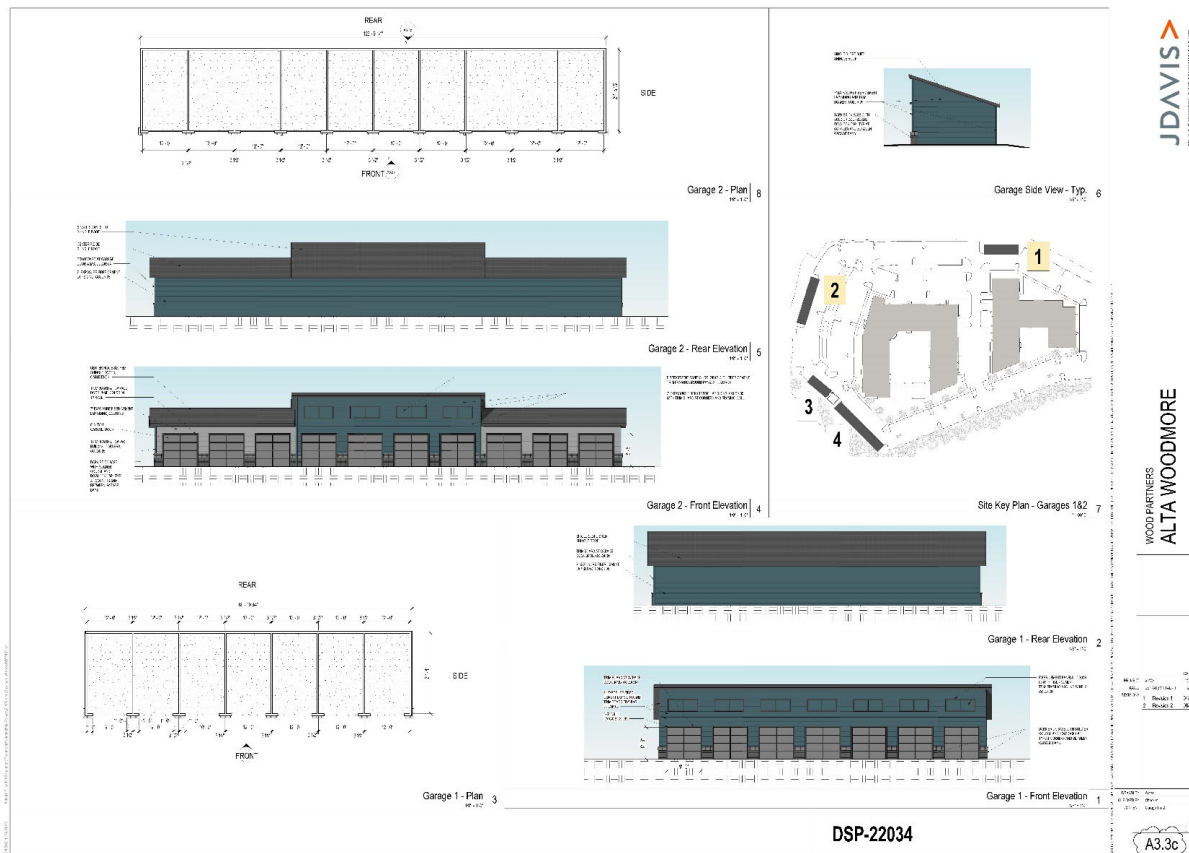


# BUILDING 2 COURTYARD ELEVATIONS

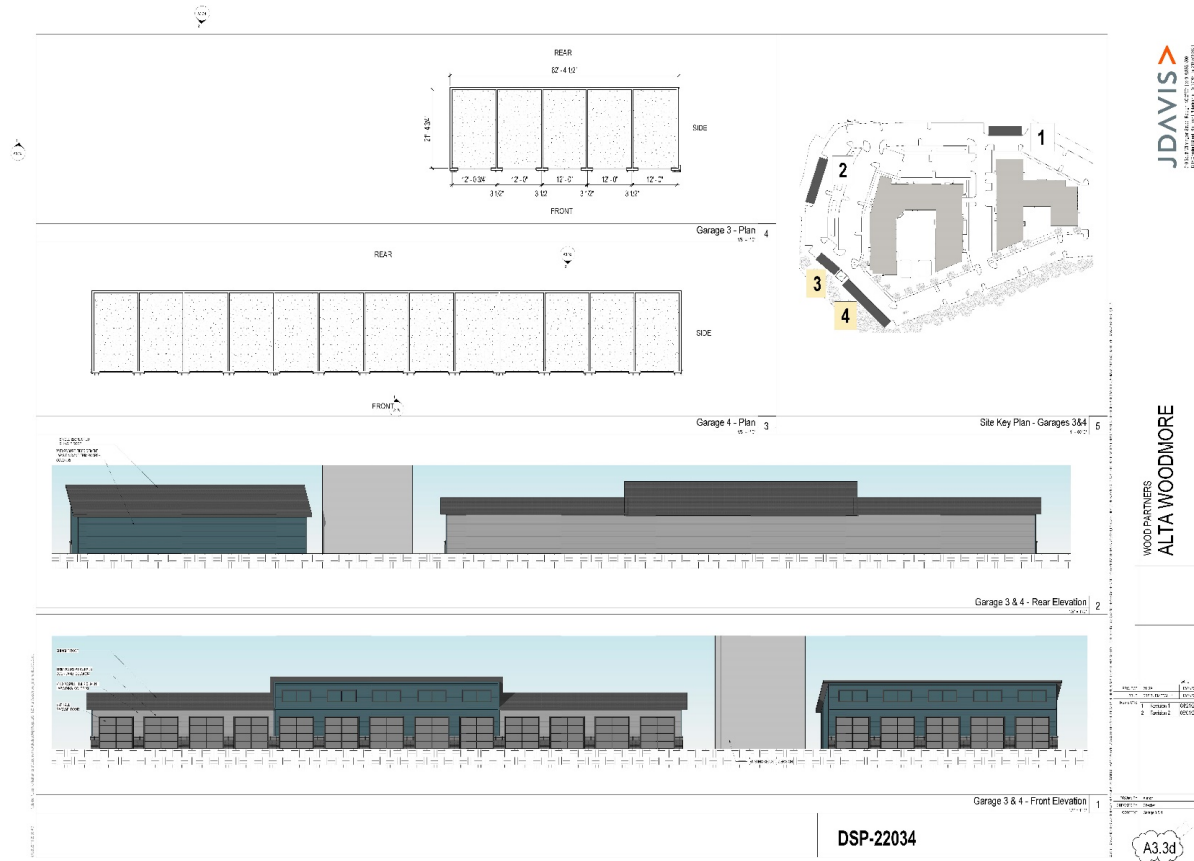




# GARAGE ARCHITECTURE



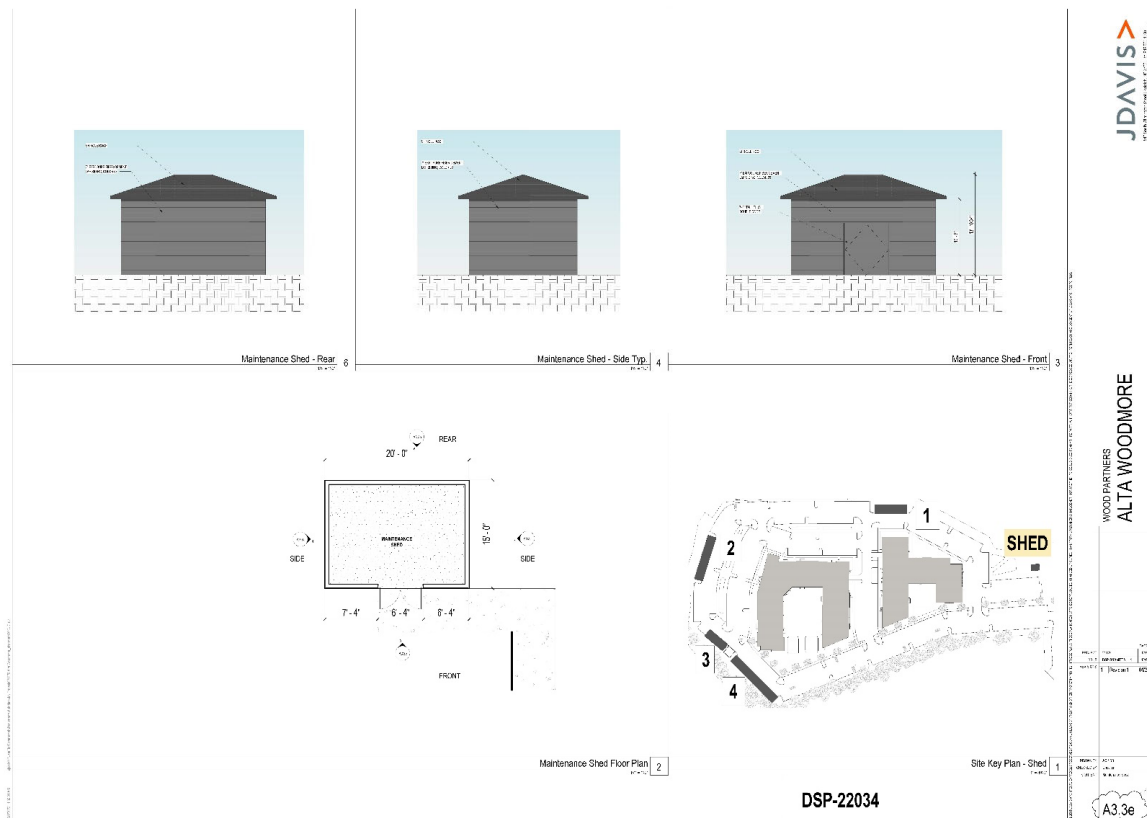
# GARAGE ARCHITECTURE CONTINUED



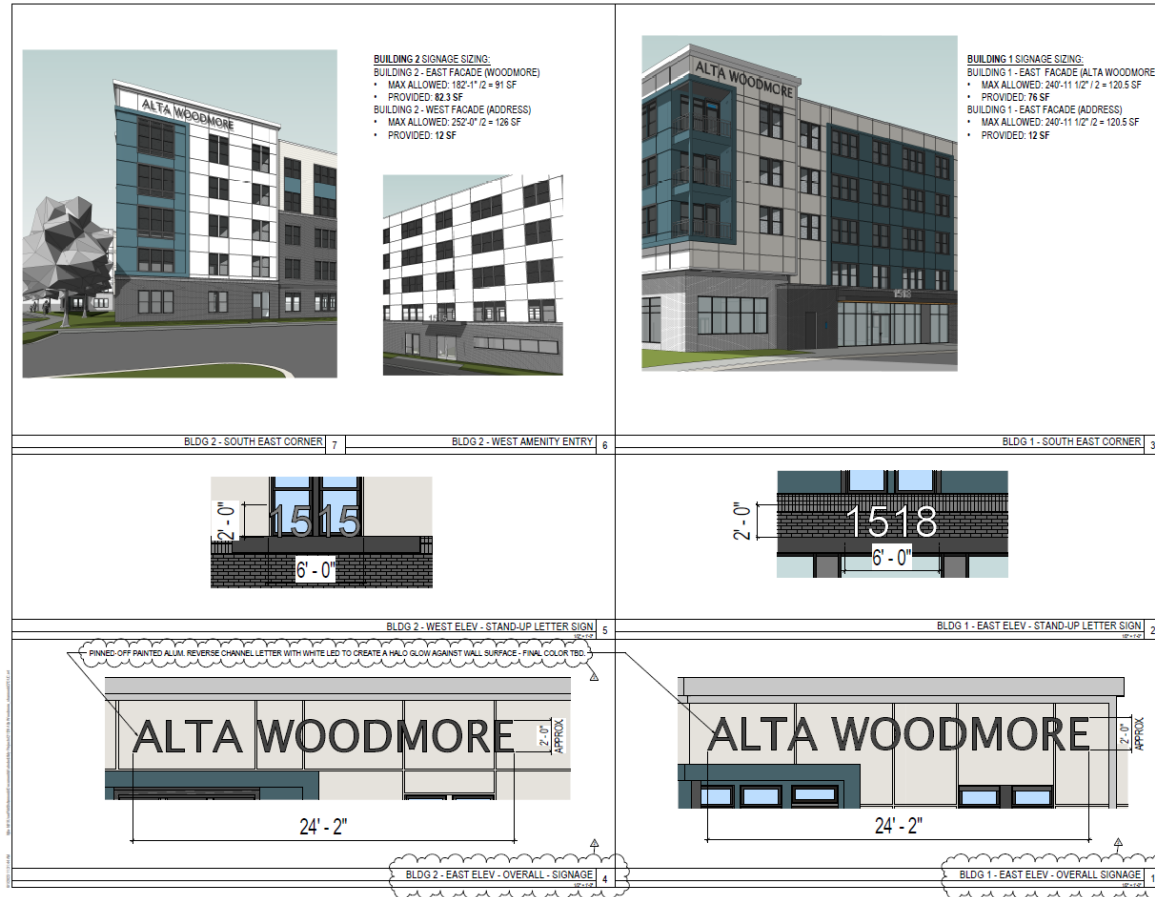
DSP-22034

A3.3d

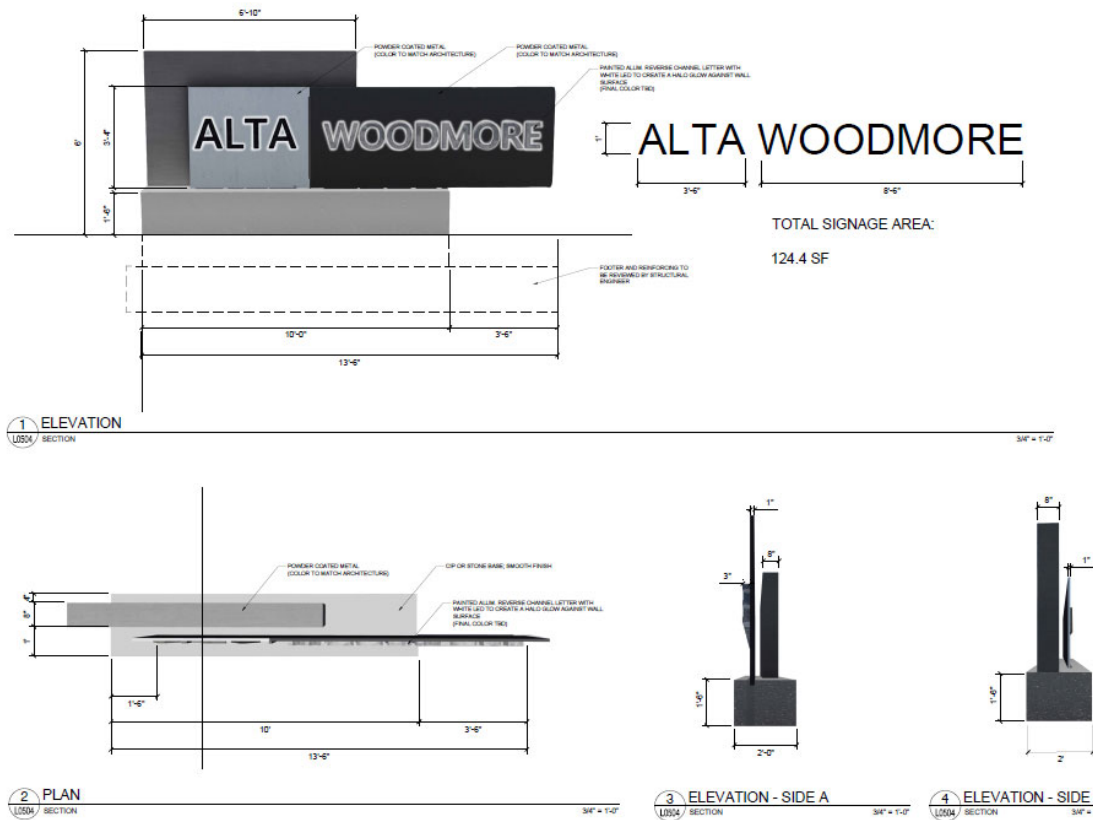
# MAINTENANCE SHED ARCHITECTURE



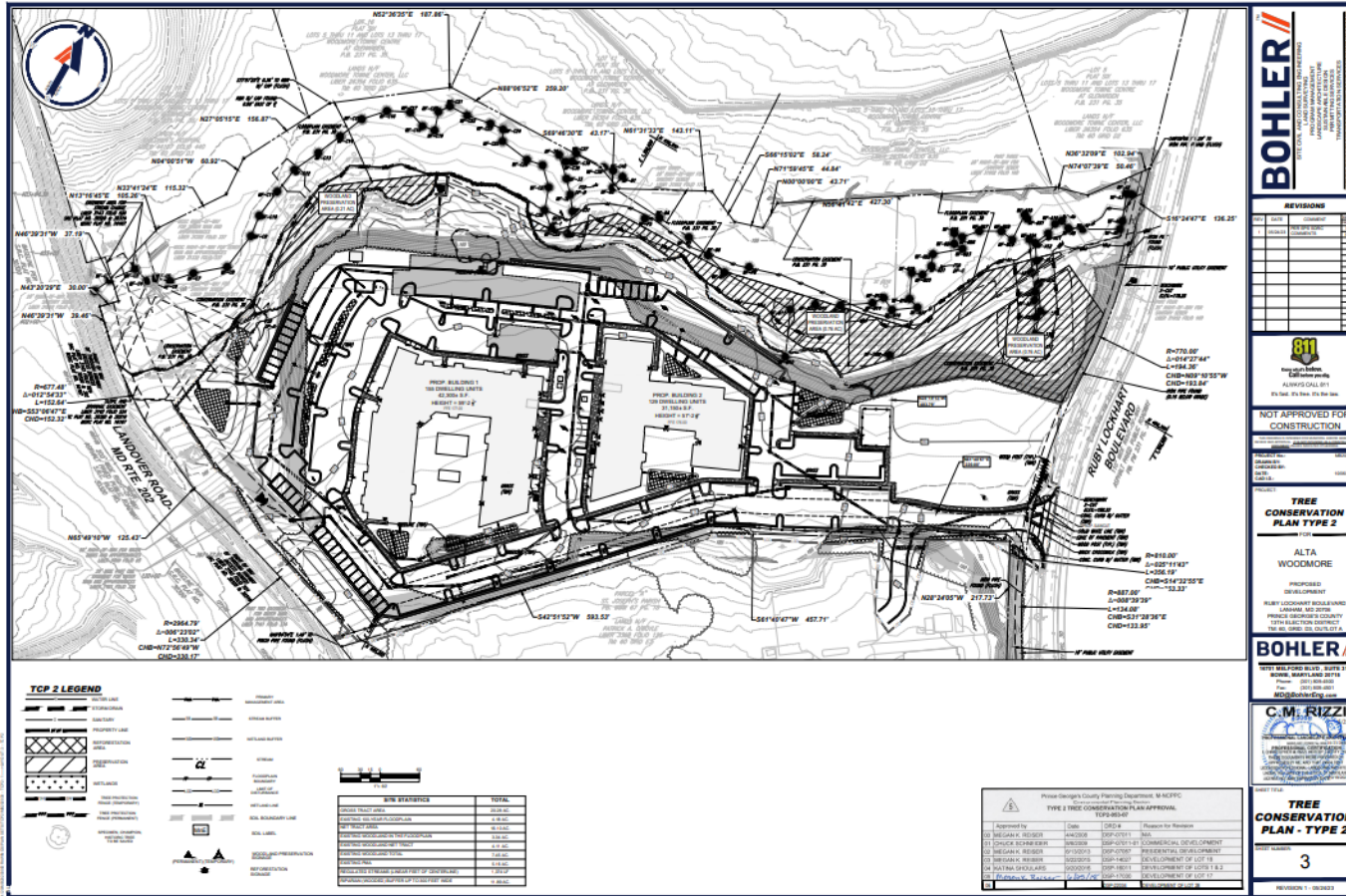
# BUILDING-MOUNTED SIGNAGE DETAILS



# FREESTANDING SIGNAGE DETAILS



# TYPE II TREE CONSERVATION PLAN



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# 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