

ALTA WOODMORE

Detailed Site Plan
AC-23001 & DDS-22002

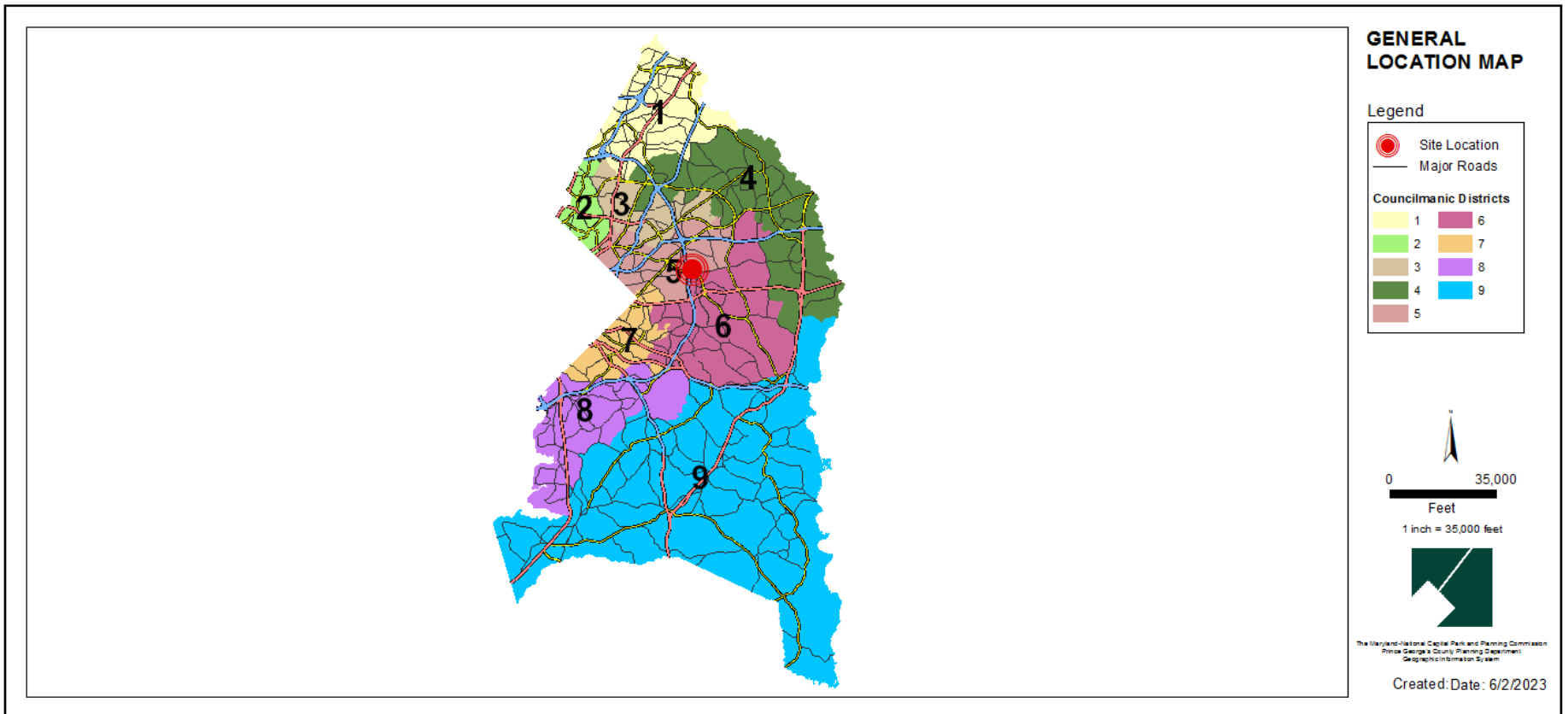
Staff Recommendation: Approval with Conditions



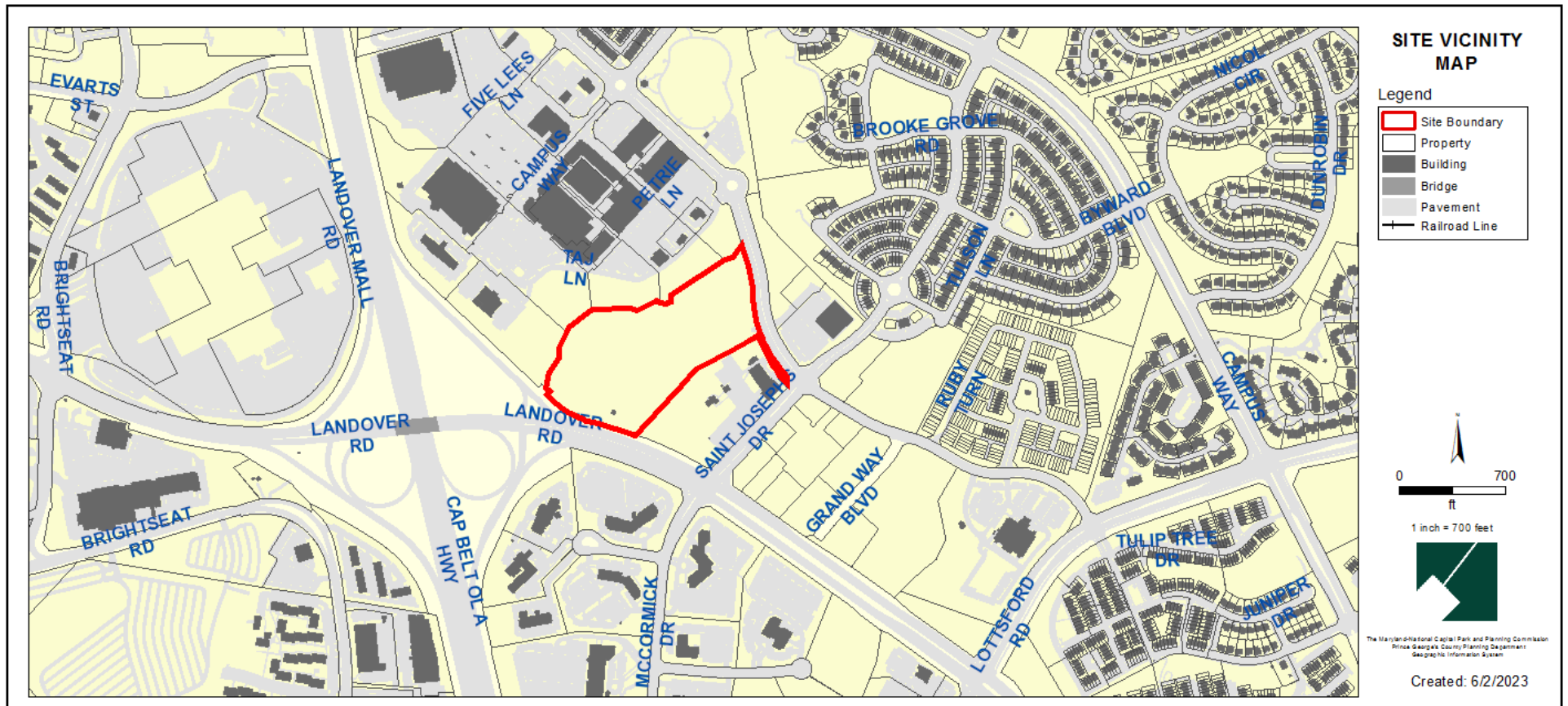
GENERAL LOCATION MAP

Council District: 05

Planning Area: 73



SITE VICINITY MAP

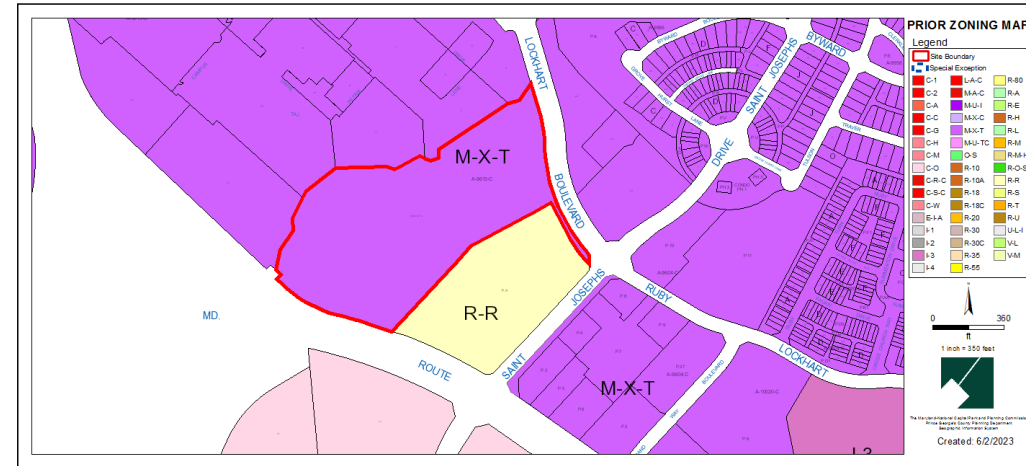
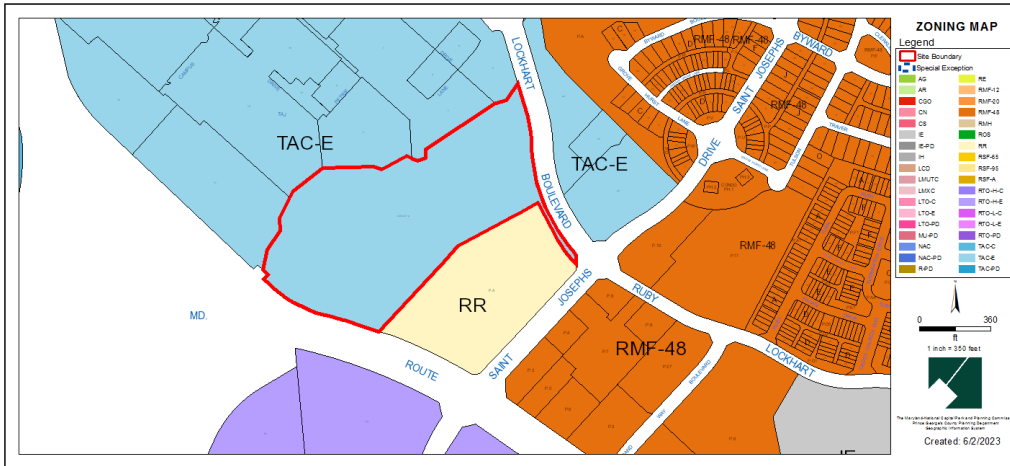


ZONING MAP (CURRENT & PRIOR)

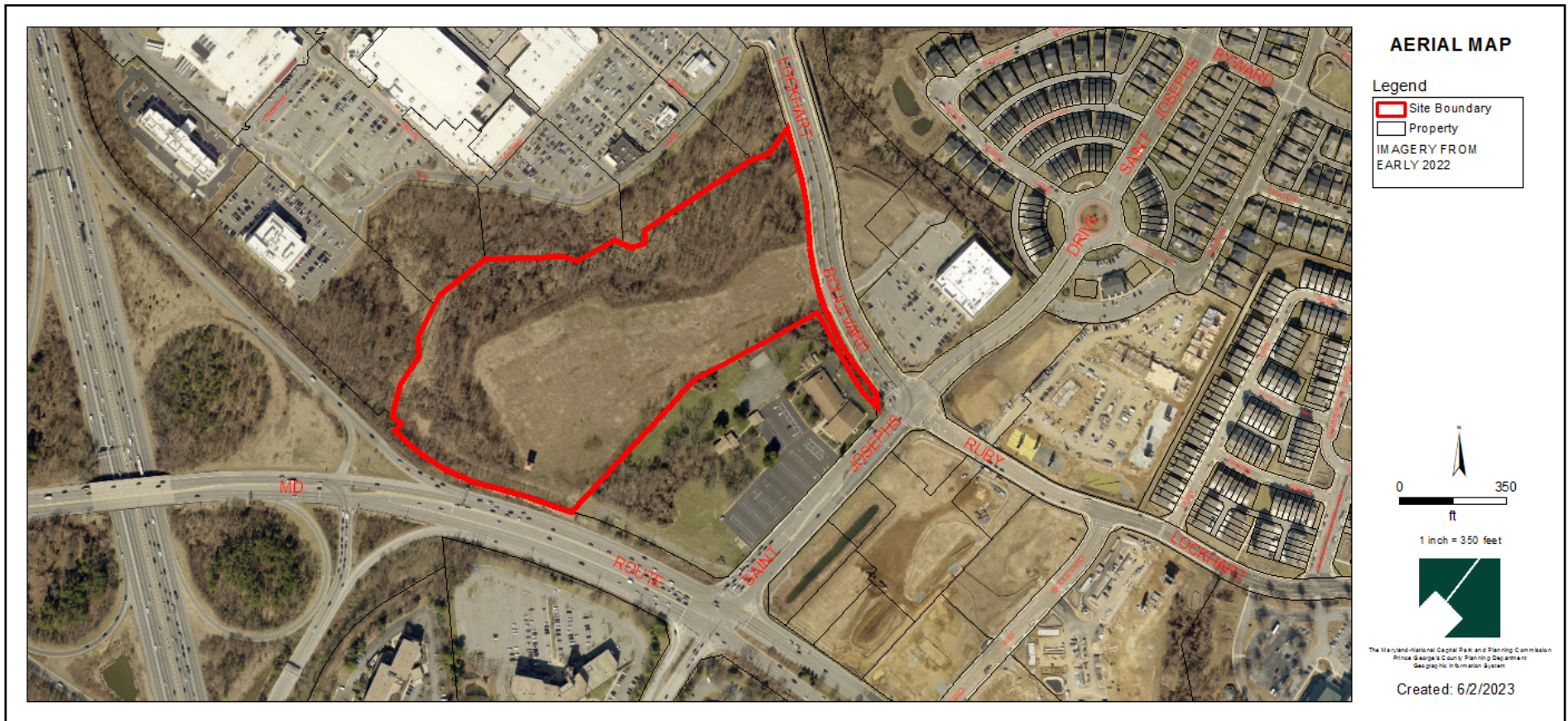
Property Zone: TAC-E (Prior M-X-T)

CURRENT ZONING MAP

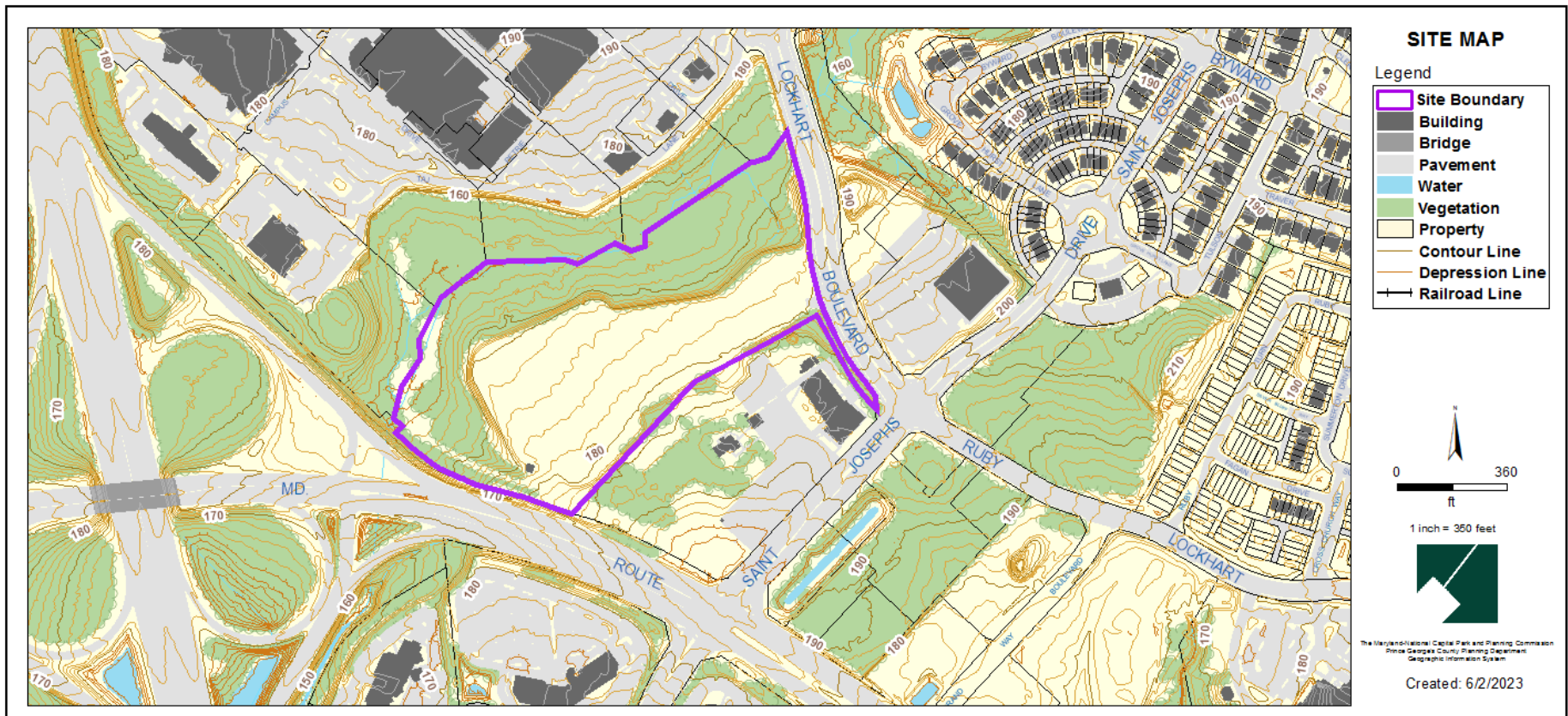
PRIOR ZONING MAP



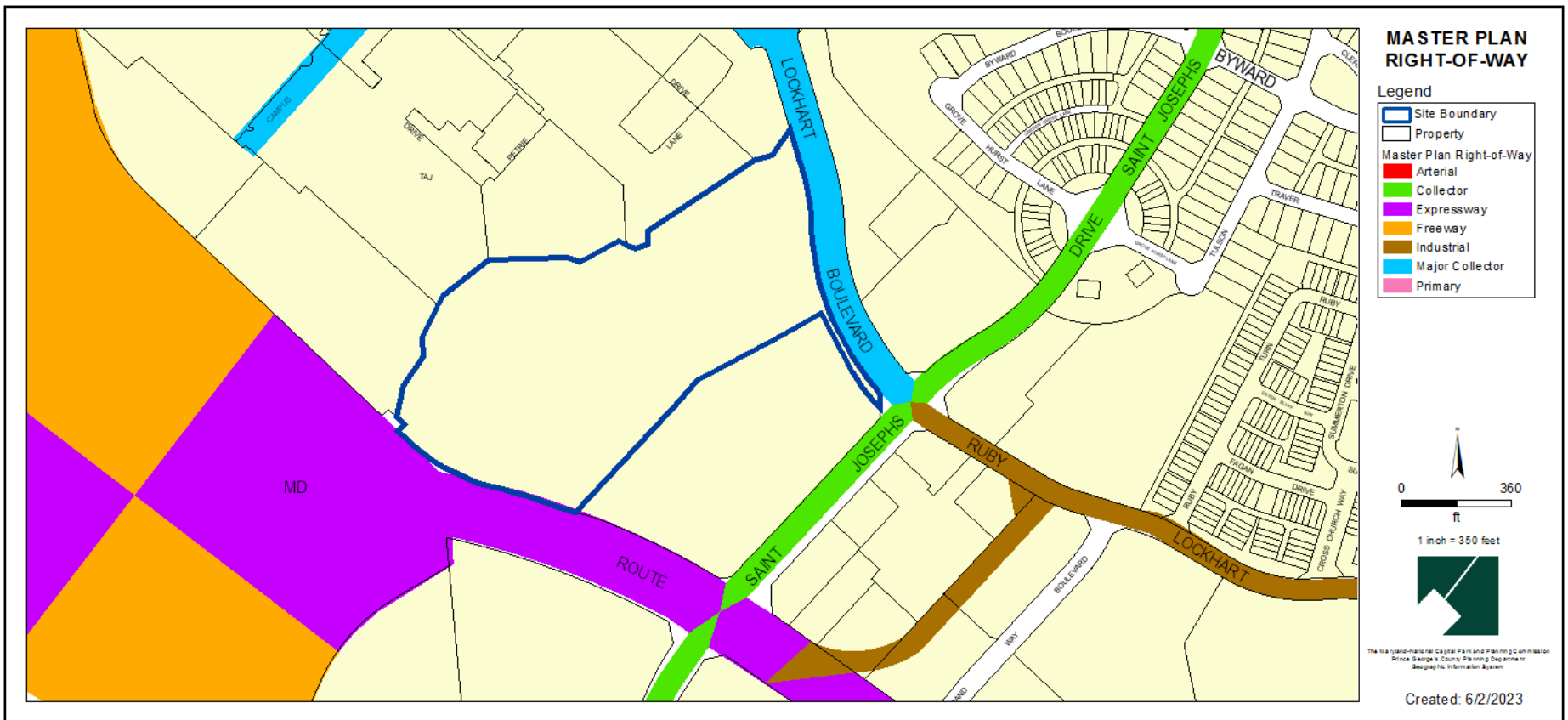
AERIAL MAP



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 FOR INSTALLATION

ALTA WOODMORE PRINCE GEORGE'S COUNTY, MARYLAND • SITE RENDERING
*N 2022/2026 | 06.22.2022 | 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

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 MARYLAND
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DETAILED SITE PLAN

ALTA WOODMORE

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SITE DETAILS

DSP-8

ALTERNATIVE COMPLIANCE

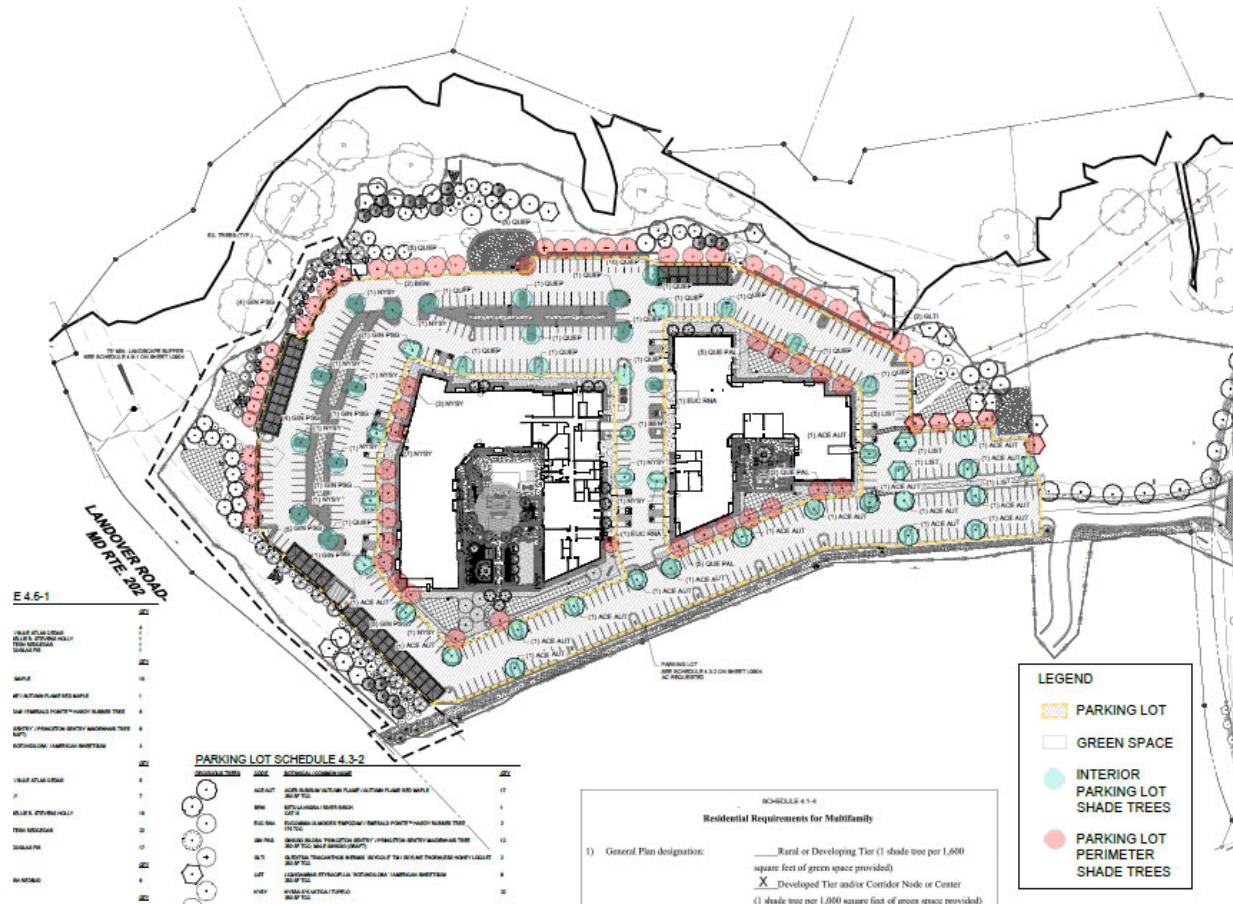
REQUIRED: Section 4.3-2 Interior Planting for Parking Lots 7,000 Square Feet or Larger

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

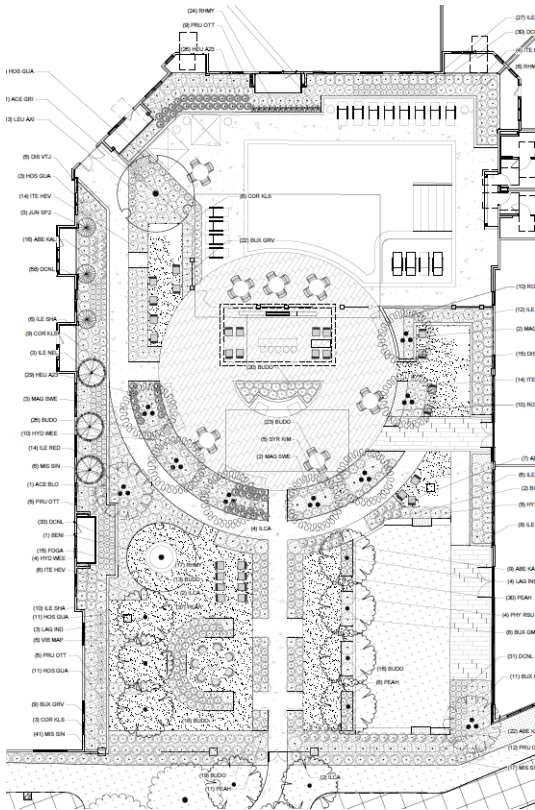
Total Parking Lot Area	212,372 sq. ft.
Interior Landscape Area (16% of Parking Lot Area)	34,288 sq. ft.
Shade trees (1/300 sq. ft. = 115 required)	49

ALTERNATIVE COMPLIANCE CONTINUED

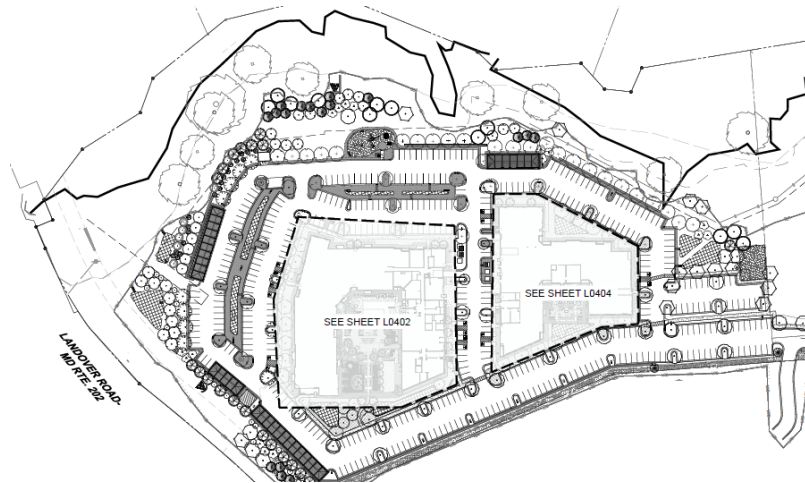


LANDSCAPE & AMENITY PLAN

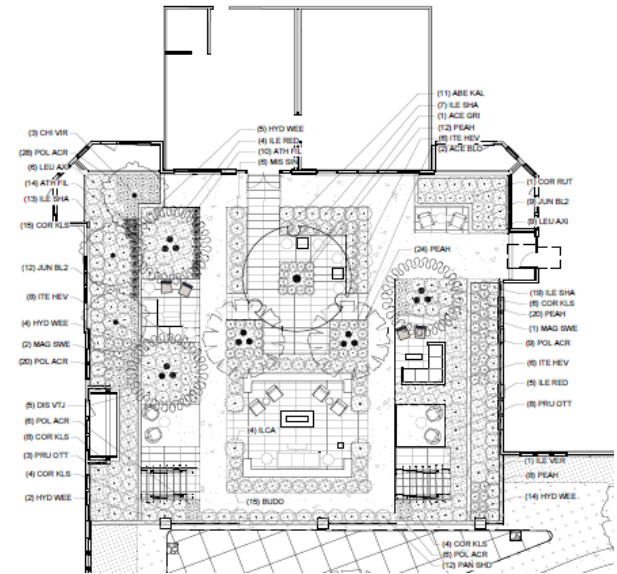
BLDG. 1 COURTYARD



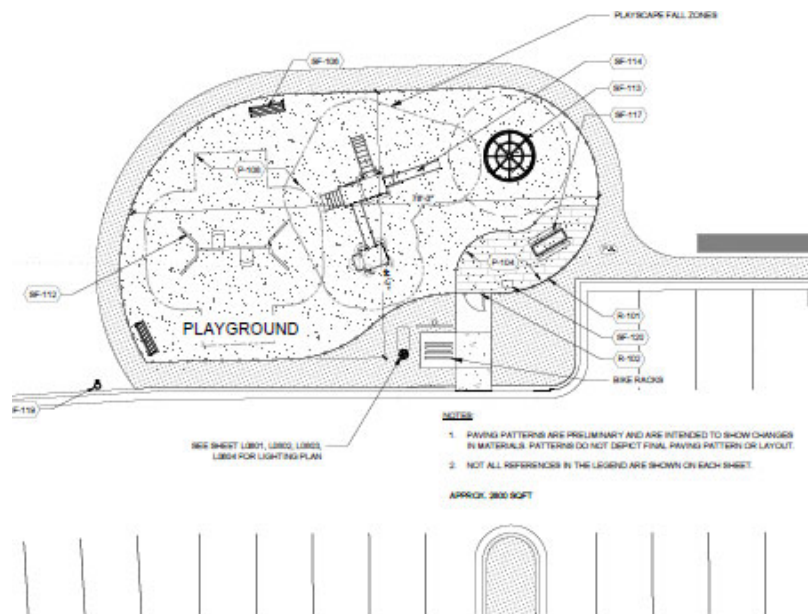
OVERALL SITE



BLDG. 2 COURTYARD

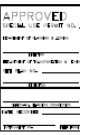


PLAYGROUND AND DOG PARK FACILITIES



RECREATION FACILITY SITE DETAILS

<p>1 OUTDOOR GRILL (SF-102) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: FIRE WANG MODEL NO.: FWS-100 FINISH: STAINLESS STEEL COLOR: STAINLESS STEEL</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>2 FIRE PIT TYPE 1 (SF-103) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: ONE MODEL NO.: ONE-100 FINISH: STAINLESS STEEL COLOR: STAINLESS STEEL</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>3 LOUNGE (SF-104) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: KONA MODEL NO.: KONA-100 FINISH: ALUMINUM COLOR: POLYURETHANE EXAMPLES OF MATERIAL, FINISH, AND COLOR:</small></p> <p><small>FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>4 TABLES AND CHAIRS (SF-105) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: KONA MODEL NO.: KONA-100 FINISH: ALUMINUM COLOR: POLYURETHANE EXAMPLES OF MATERIAL, FINISH, AND COLOR:</small></p> <p><small>FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>
<p>5 STANDARD BENCH (SF-106) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD & METAL COLOR: WOOD & METAL</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>6 FIRE PIT TYPE 2 (SF-107) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD & METAL COLOR: WOOD & METAL</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>7 SHADE STRUCTURE TYPE 1 (SF-108) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: TONER MODEL NO.: TONER-100 FINISH: ALUMINUM COLOR: POLYURETHANE EXAMPLES OF MATERIAL, FINISH, AND COLOR:</small></p> <p><small>FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>8 SHADE STRUCTURE TYPE 2 (SF-109) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: TONER MODEL NO.: TONER-100 FINISH: ALUMINUM COLOR: POLYURETHANE EXAMPLES OF MATERIAL, FINISH, AND COLOR:</small></p> <p><small>FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>
<p>9 BENCH TYPE 1 (SF-110) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD COLOR: WOOD</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>10 BENCH TYPE 2 (SF-111) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD COLOR: WOOD</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>11 CABANA (SF-116) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD COLOR: WOOD</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>12 WATER FOUNTAIN (SF-118) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD COLOR: WOOD</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>
<p>13 DOG WASTE STATION (SF-119) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD COLOR: WOOD</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>	<p>14 TRASH RECEPTACLE (SF-120) <small>NOT TO SCALE (OR APPROVED EQUAL)</small></p> <p><small>MANUFACTURER: HANSON MODEL NO.: HANSON-100 FINISH: WOOD COLOR: WOOD</small></p> <p><small>EXAMPLES OF MATERIAL, FINISH, AND COLOR: FINISH SPECIFICATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION.</small></p> <p><small>DETAIL FILE</small></p>		



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.



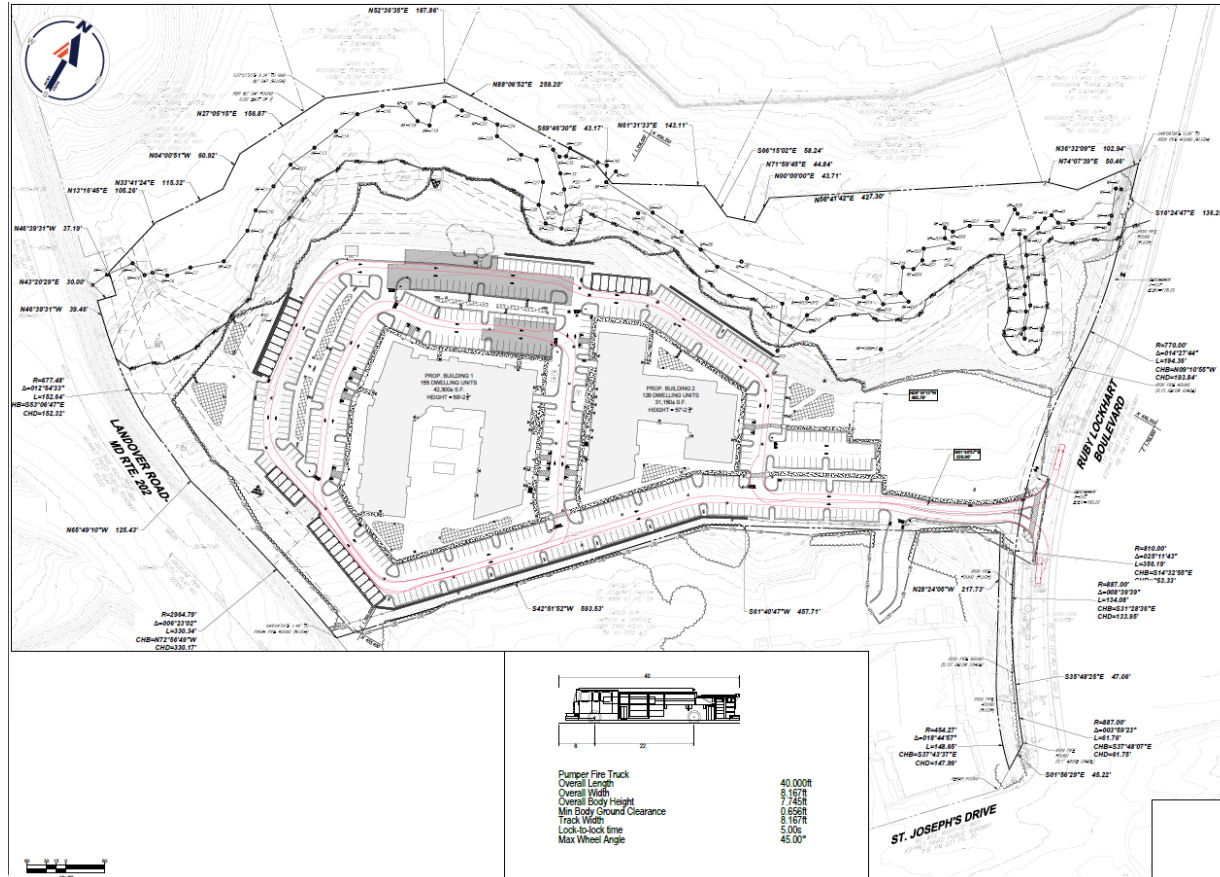
03 PLAYGROUND TOWER (SF-114)

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.

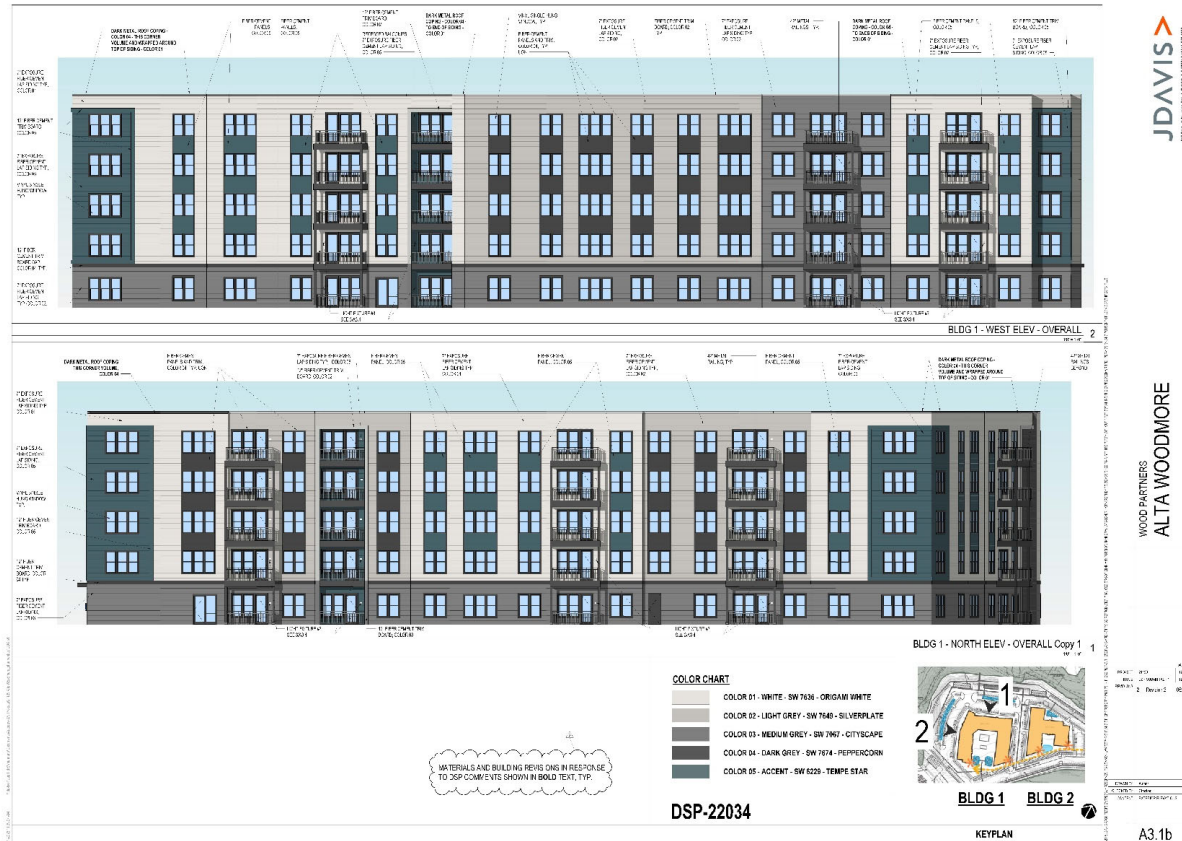
TRUCK TURN EXHIBIT



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%
Total	281	100.00%

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

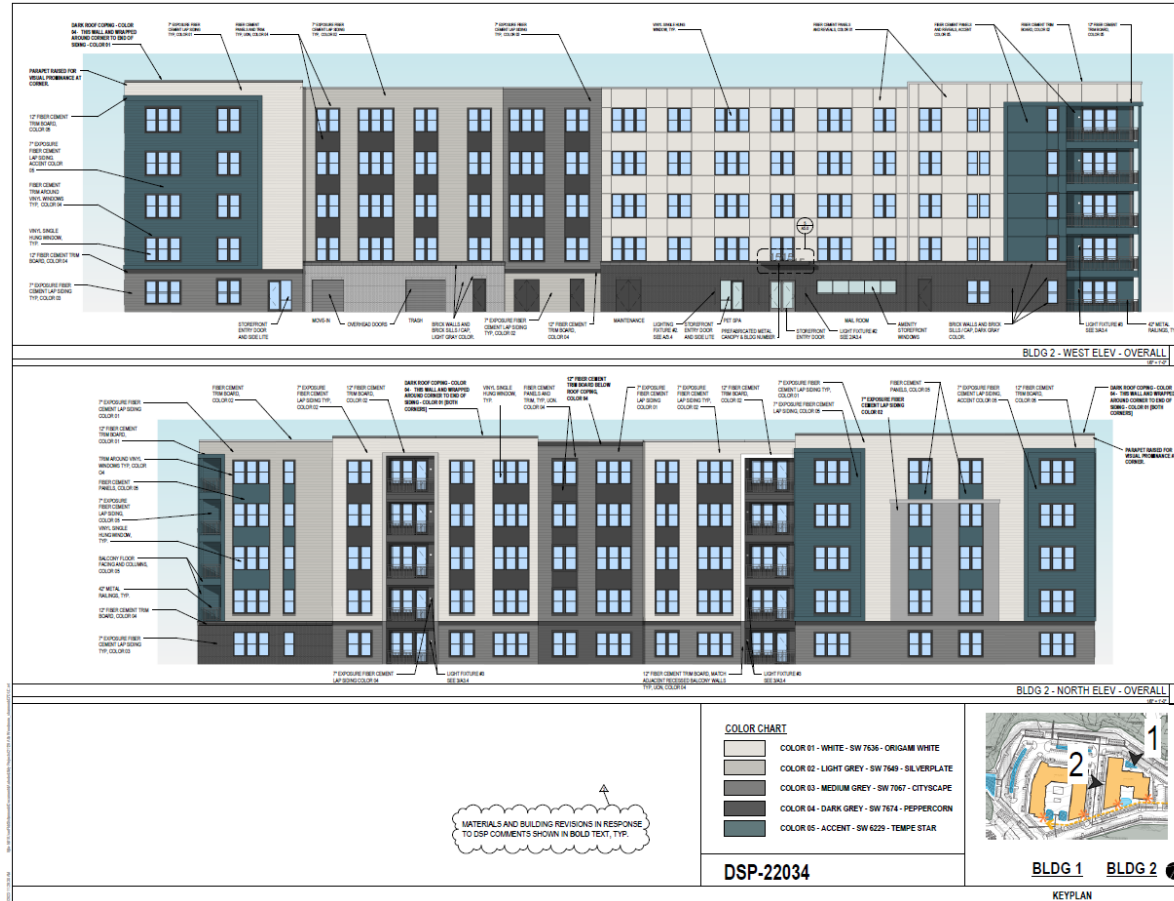
BLDG 1 **BLDG 2**

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

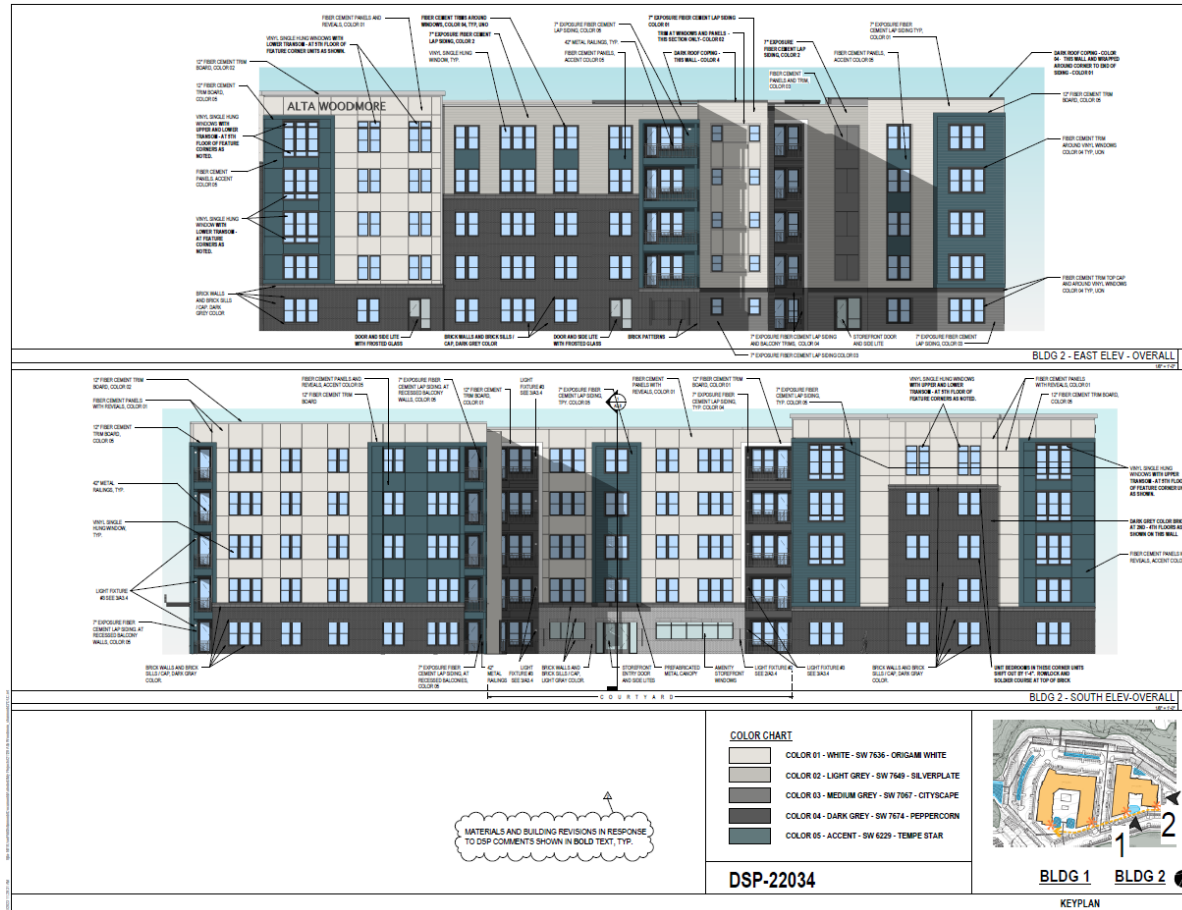
BUILDING 1 COURTYARD ELEVATIONS



BUILDING 2 ELEVATIONS



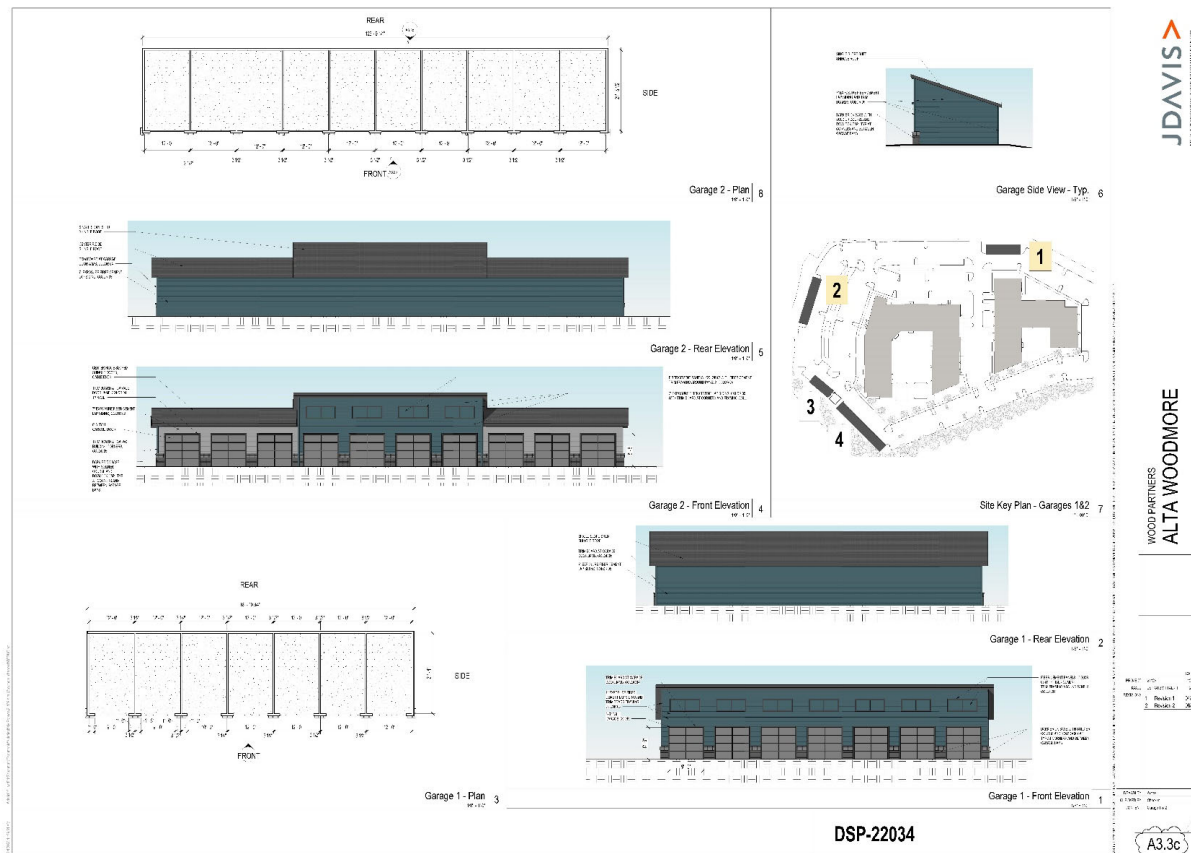
BUILDING 2 ELEVATIONS CONTINUED



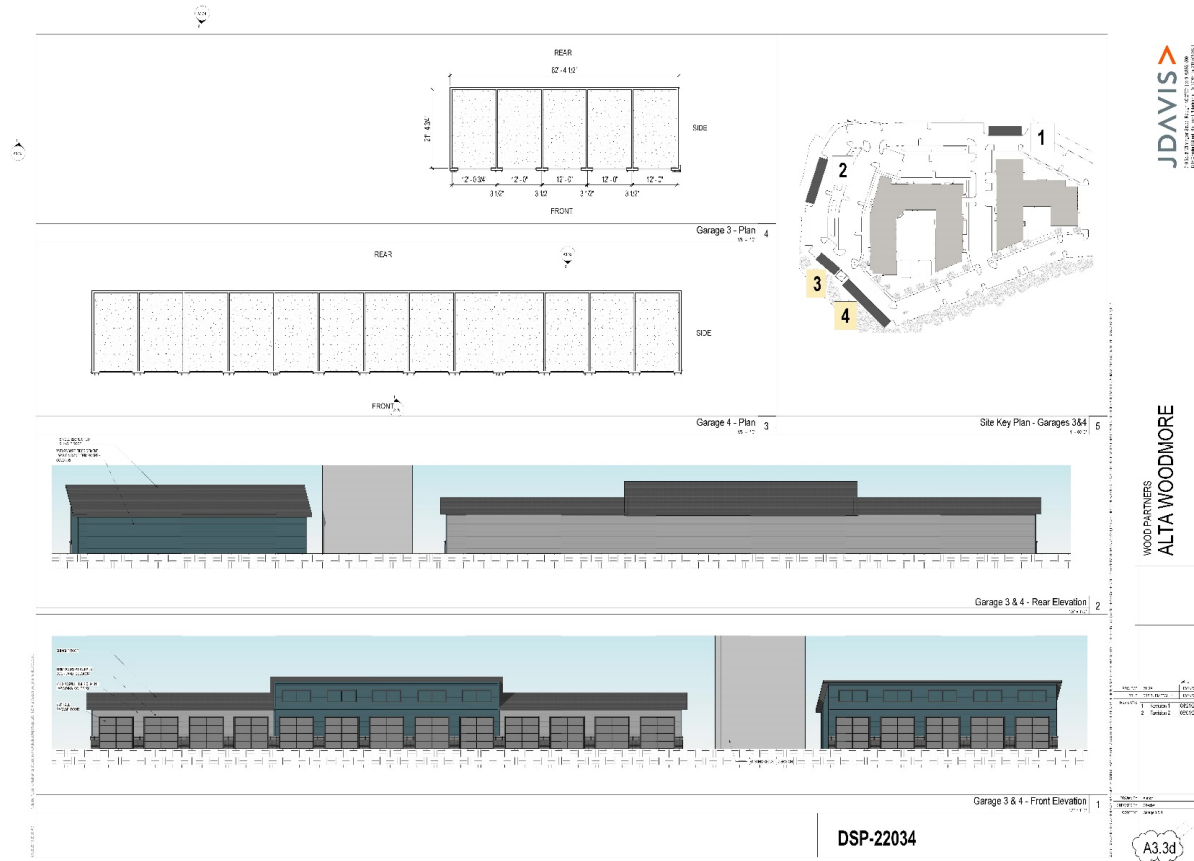
BUILDING 2 COURTYARD ELEVATIONS



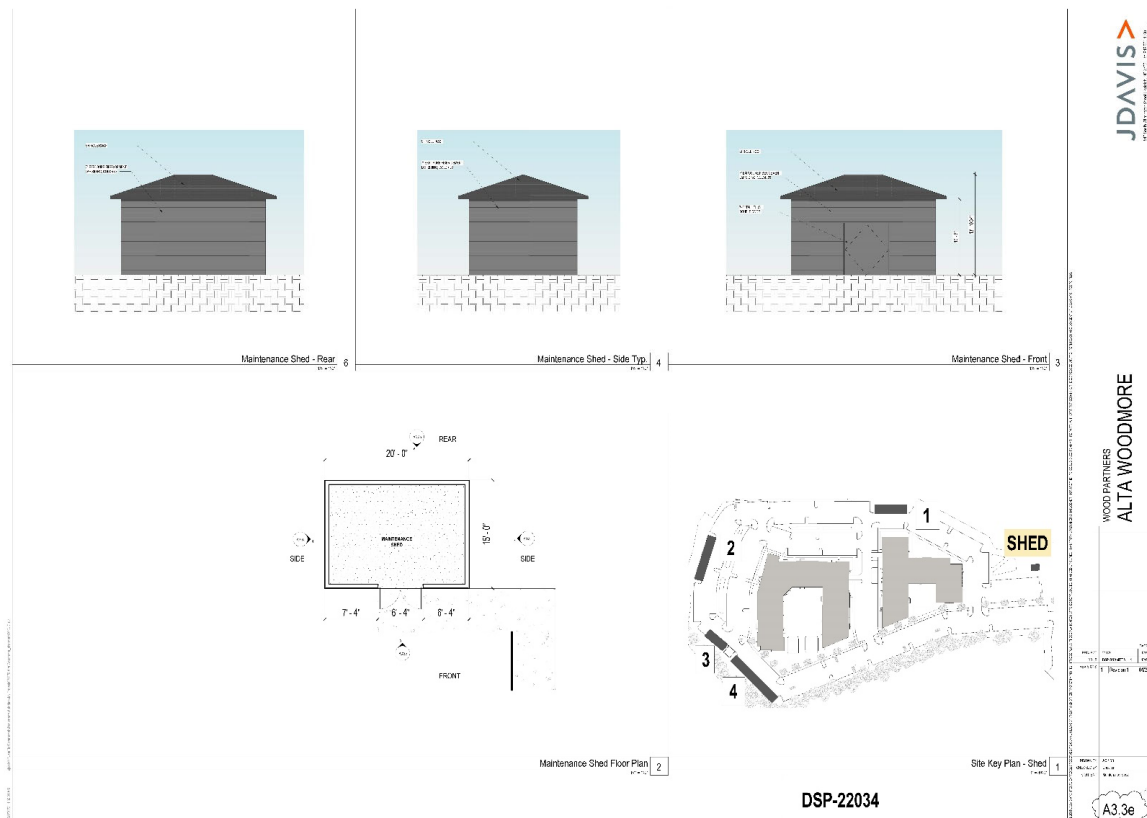
GARAGE ARCHITECTURE



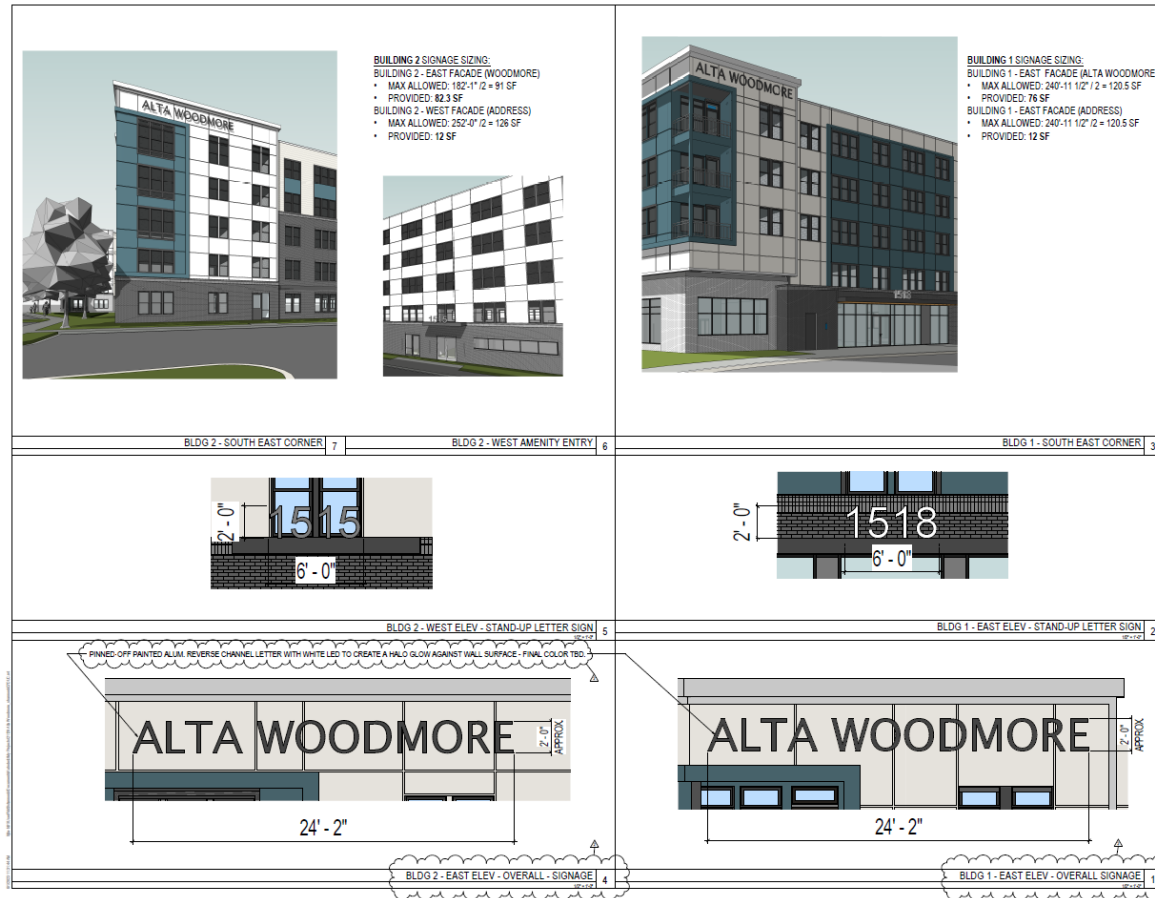
GARAGE ARCHITECTURE CONTINUED



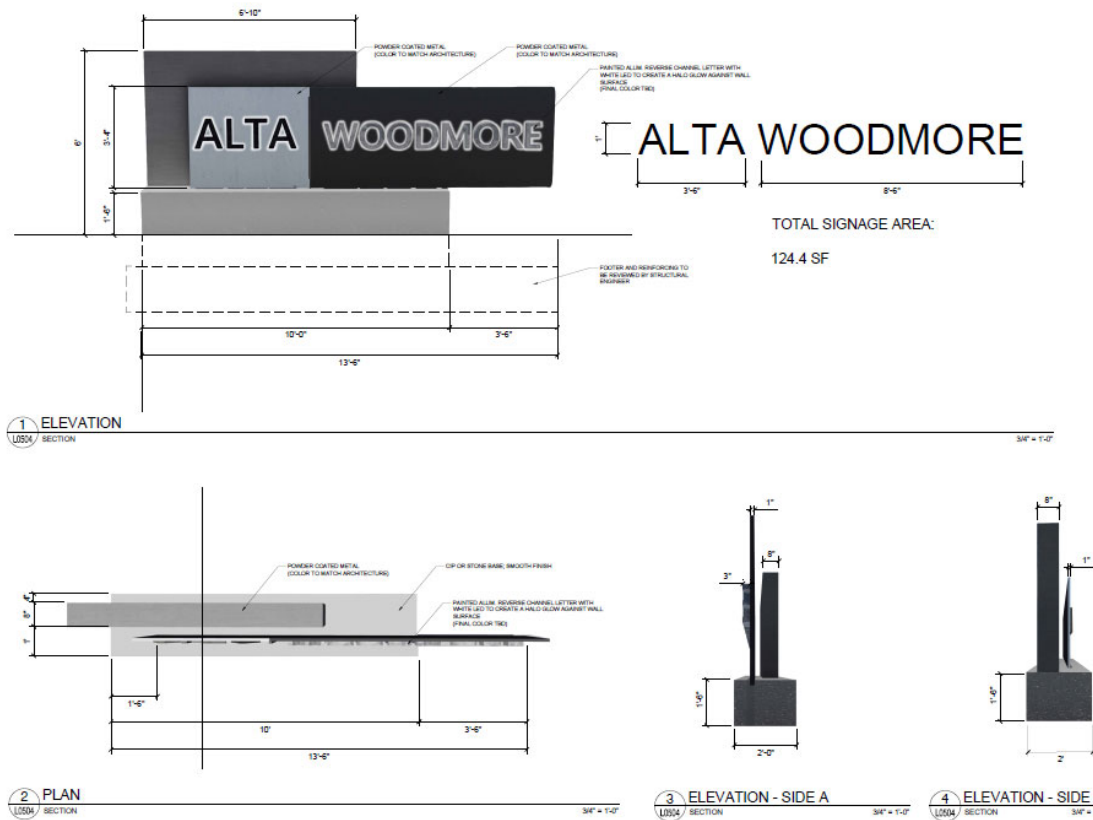
MAINTENANCE SHED ARCHITECTURE



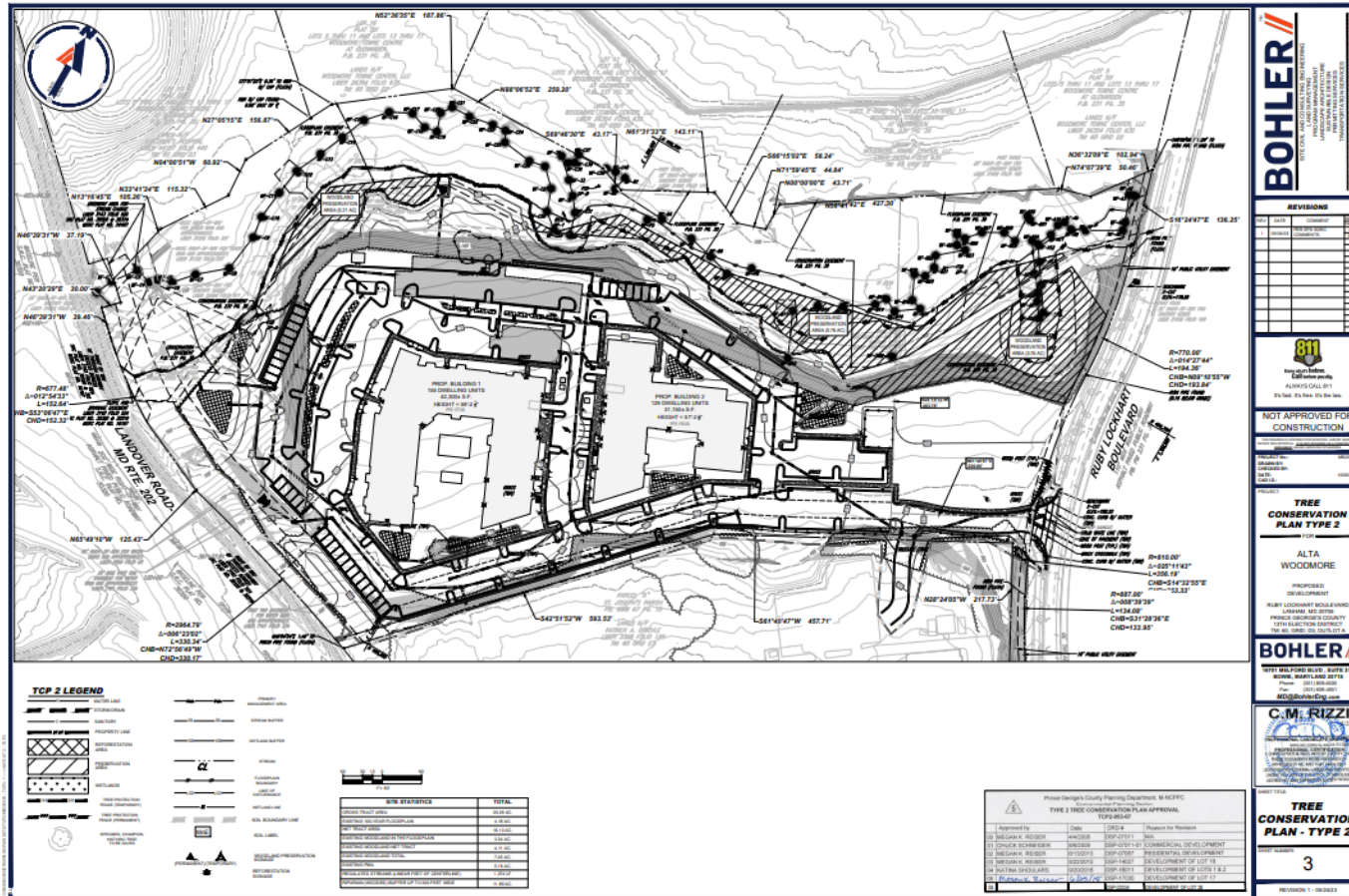
BUILDING-MOUNTED SIGNAGE DETAILS



FREESTANDING SIGNAGE DETAILS



TYPE II TREE CONSERVATION PLAN



BOHLER
 PROFESSIONAL ENGINEERING
 10000 RIVER ROAD, SUITE 110
 WOODMERE, MARYLAND 20896
 Phone: 301-585-4400
 Fax: 301-585-4401
 www.bohlereng.com

REVISIONS

No.	Date	Description

811
 ALTA WOODMERE
 ALWAYS CALL 811
 811.MD.GOV

NOT APPROVED FOR CONSTRUCTION

TREE CONSERVATION PLAN TYPE 2

ALTA WOODMERE

PROPOSED DEVELOPMENT
 RUBEN LOCKMANT BOLLIGARD
 LANSING, MD 20786
 PRINCE GEORGE'S COUNTY
 TREE ELECTION DISTRICT
 100 RIVER ROAD, SUITE 110
 WOODMERE, MD 20896

BOHLER
 10000 RIVER ROAD, SUITE 110
 WOODMERE, MARYLAND 20896
 Phone: 301-585-4400
 Fax: 301-585-4401
 www.bohlereng.com

C.M. RIZZI
 PROFESSIONAL ENGINEERING
 10000 RIVER ROAD, SUITE 110
 WOODMERE, MARYLAND 20896
 Phone: 301-585-4400
 Fax: 301-585-4401
 www.bohlereng.com

TREE CONSERVATION PLAN - TYPE 2

3

REVISION 1 - 06/2023

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