

ITEM:

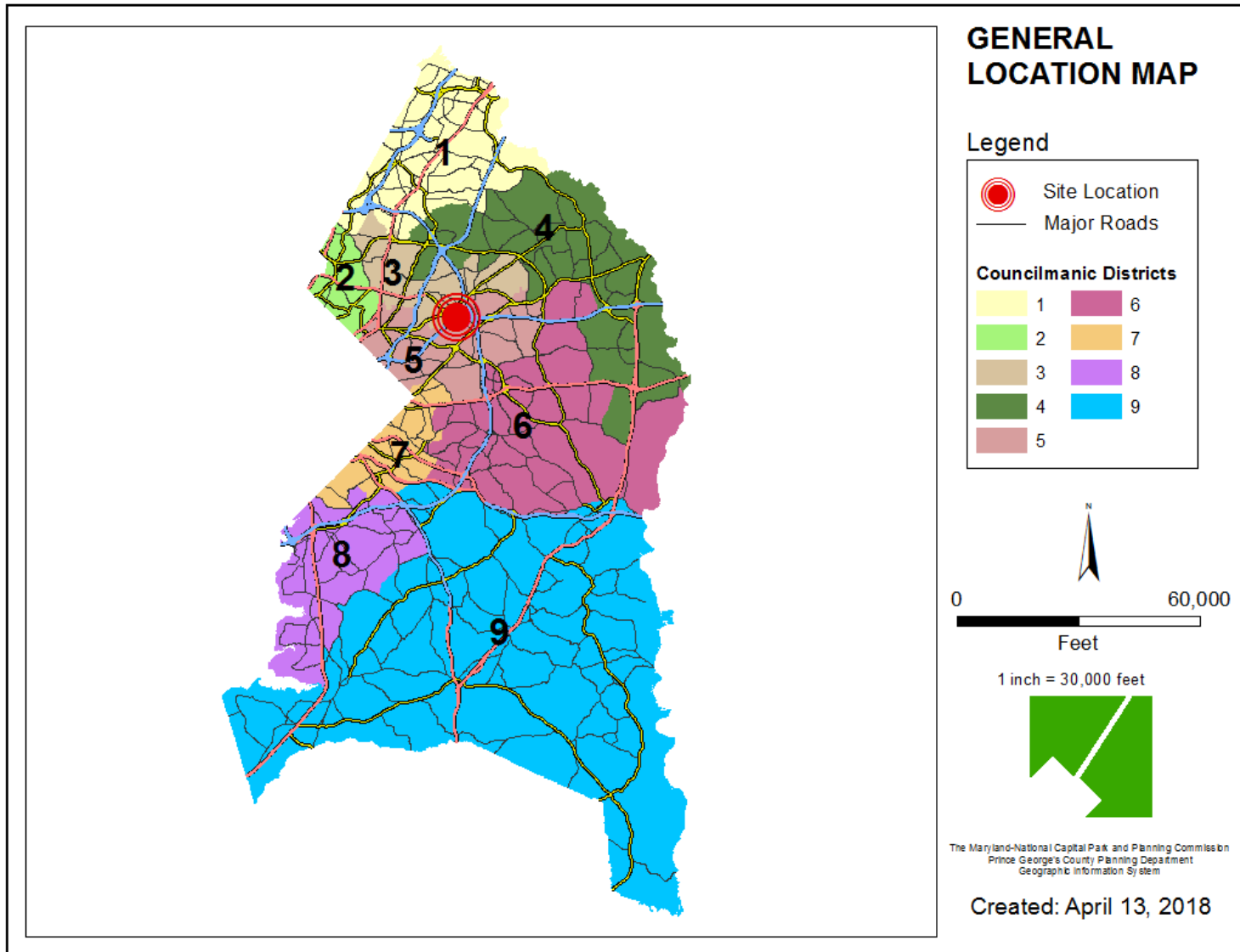
CASE: DSP-16043-01

NEW CARROLLTON TOWN CENTER PHASE 1 B

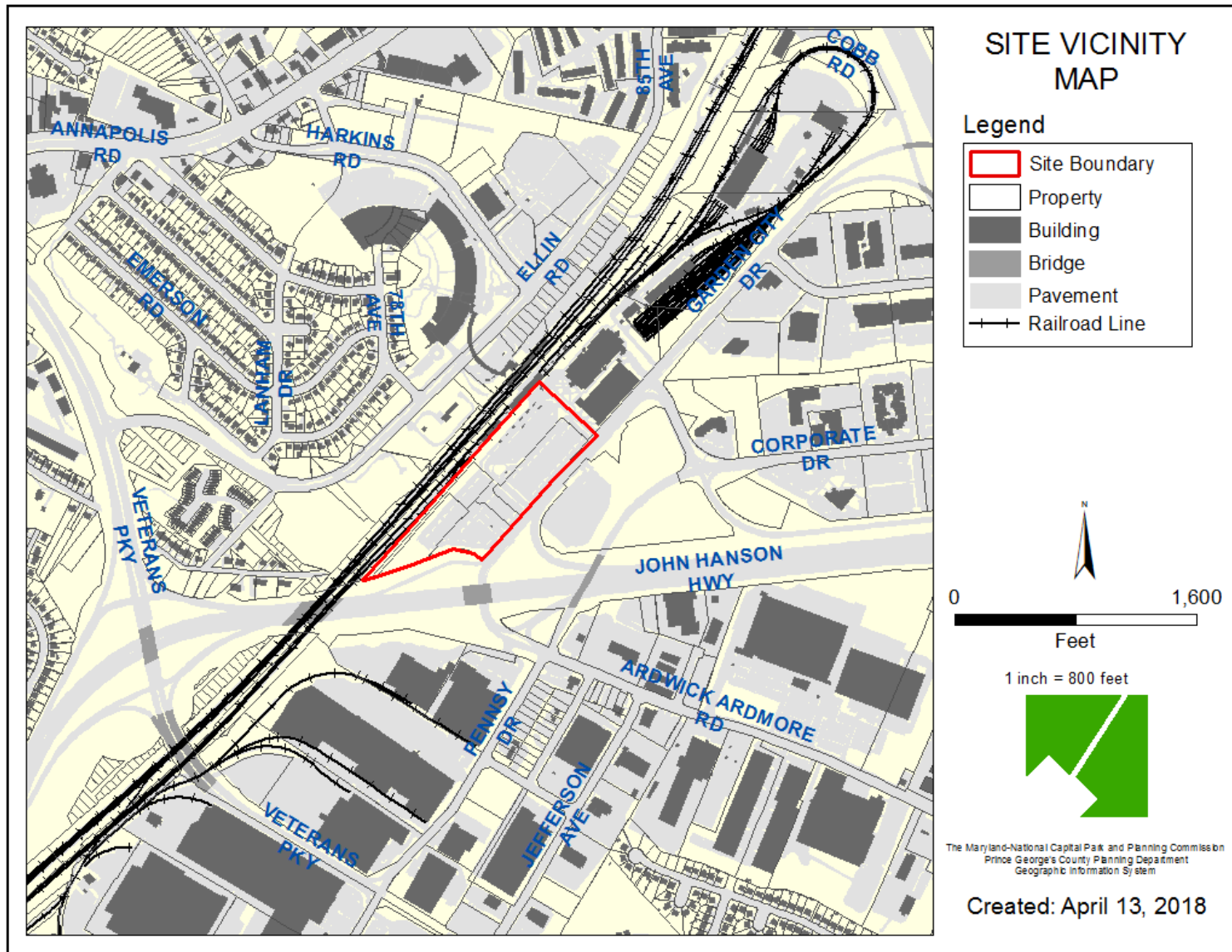
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



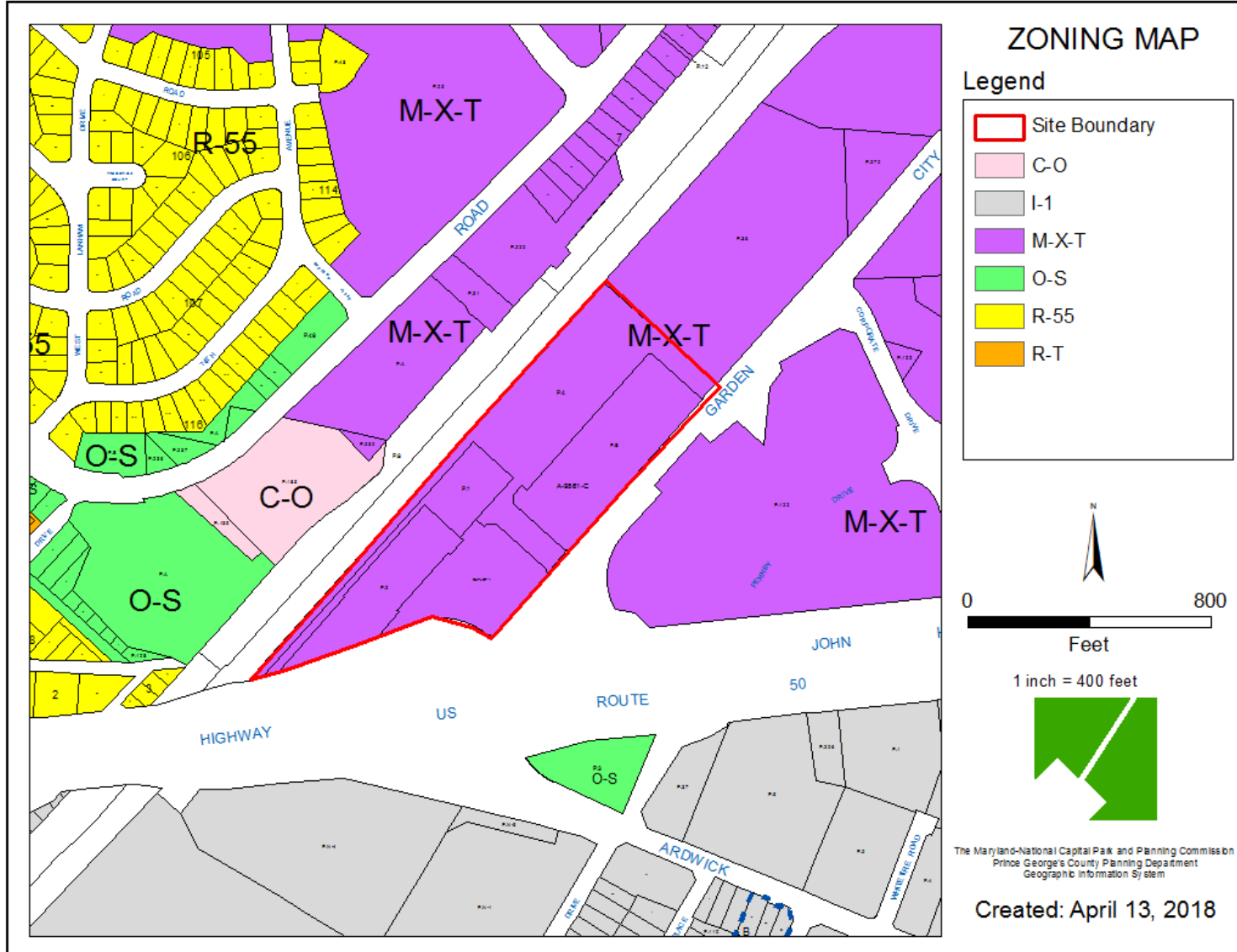
GENERAL LOCATION MAP



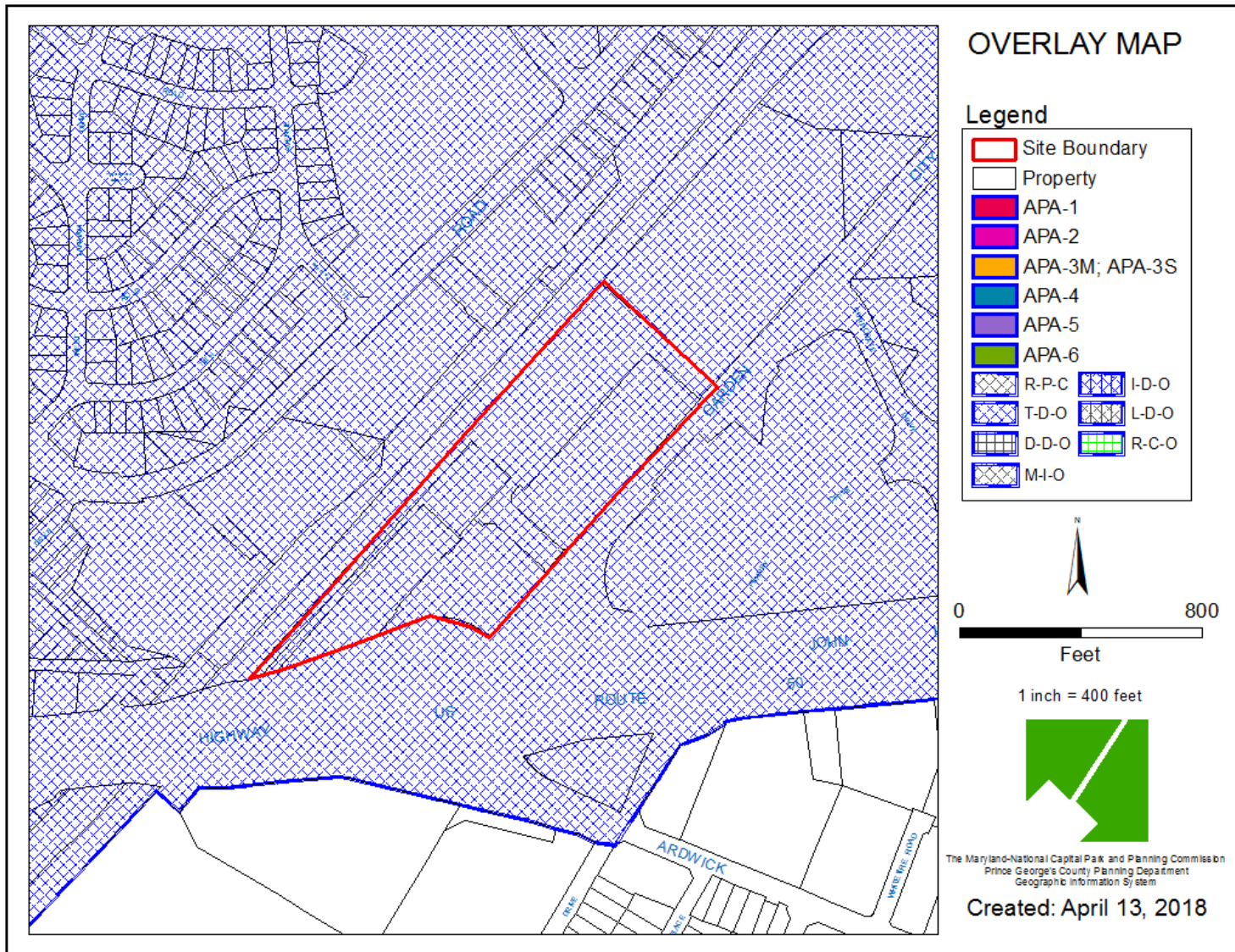
SITE VICINITY



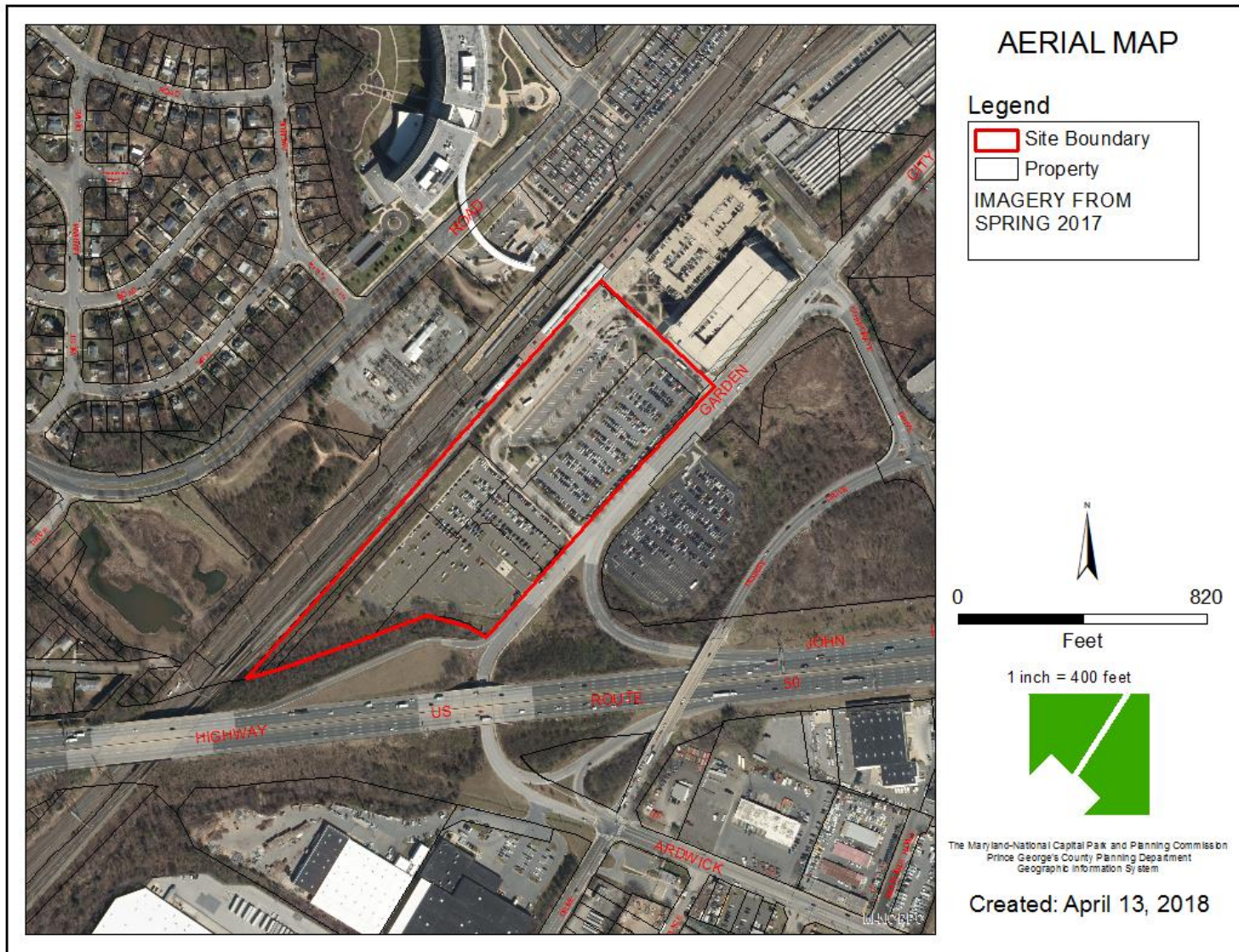
ZONING MAP



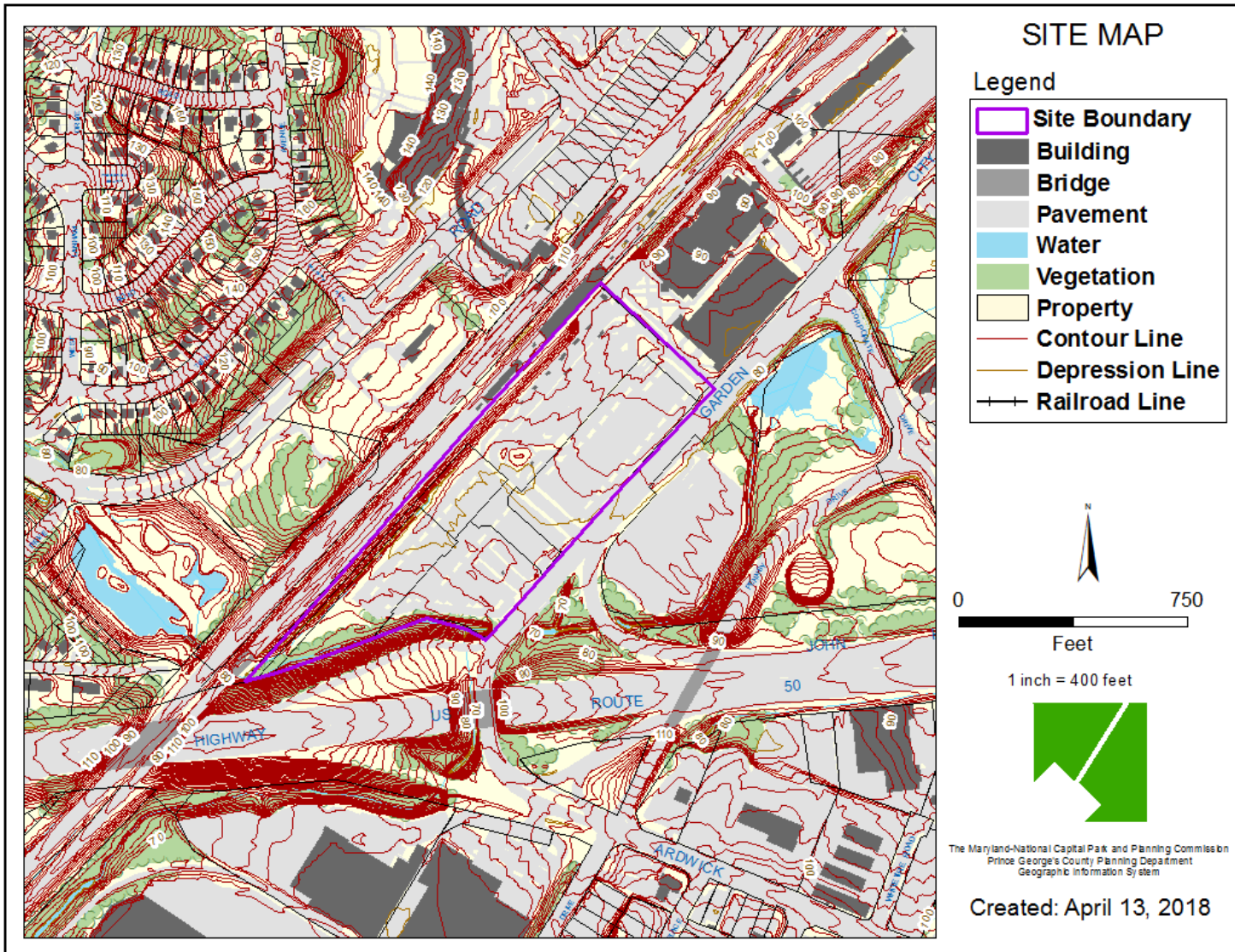
OVERLAY MAP



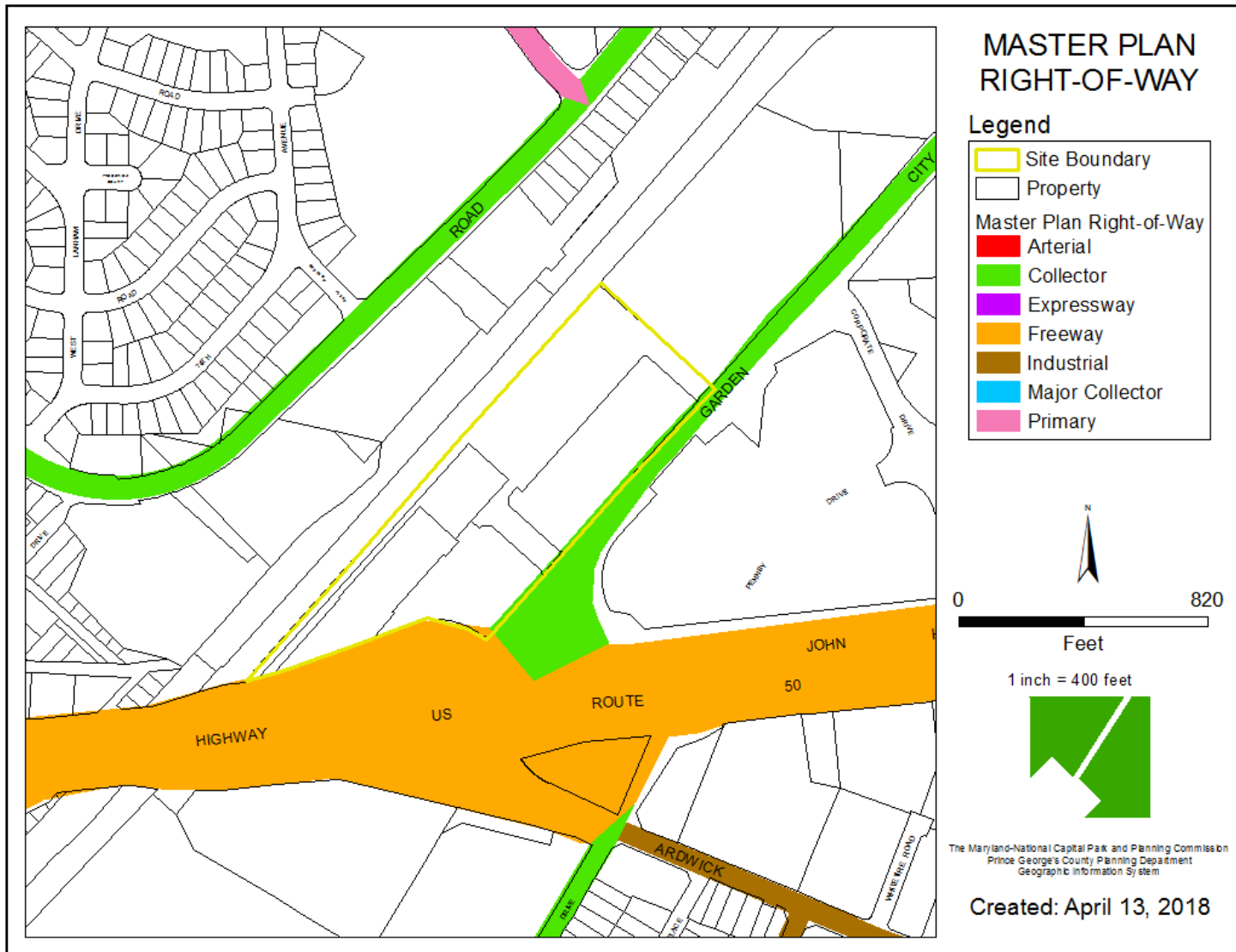
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN RENDERING



SOLTESZ, LLC

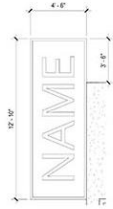
NEW CARROLLTON

RENDERING



VIEW 1 FROM GARDEN CITY DRIVE

ELEVATION



20007

RETAIL

Sign Type	Sign Location	# of Indicators	Sign Height (ft)	Sign Width (ft)	Sign Area (sq ft)	Sign Area (sq ft)	Sign Area (sq ft)
Sign A	Roof Signage	1	12.0	4.0	48.0	12.0	12.0
Sign B	Signage at Top of Wall	1	6.0	15.0	90.0	6.0	6.0
Sign C	Main Entrance Signage	1	6.0	15.0	90.0	6.0	6.0
Sign D	Signage at All Retail Storefronts	1	6.0	15.0	90.0	6.0	6.0

EXTERIOR MATERIAL LEGEND

FB1	FACE BRICK MASONRY VENEER - COLOR 1
FB2	FACE BRICK MASONRY VENEER - COLOR 2
CR1	CONCRETE MASONRY UNITS - COLOR 1
EP1	EXTERIOR INSULATION FINISH SYSTEM - COLOR 1
EP2	EXTERIOR INSULATION FINISH SYSTEM - COLOR 2
EP3	EXTERIOR INSULATION FINISH SYSTEM - COLOR 3
EP4	EXTERIOR INSULATION FINISH SYSTEM - COLOR 4
EP5	EXTERIOR INSULATION FINISH SYSTEM - COLOR 5
EP6	EXTERIOR INSULATION FINISH SYSTEM - COLOR 6
FC1	FIBER CONCRETE BOARD - COLOR 1
FC2	FIBER CONCRETE BOARD - COLOR 2
FC3	FIBER CONCRETE BOARD - COLOR 3
FB3	BRICK PATTERN - COLOR 1
FB4	BRICK PATTERN - COLOR 2

1 ROOF SIGNAGE (Type A)

4 SIGNAGE AT TOP OF WALL (Type B)

1 MAIN ENTRANCE SIGNAGE (Type C)

1 SIGNAGE AT ALL RETAIL STOREFRONTS (Type D)

EXTERIOR SIGN SPECIFICATION:

1. METAL FRAME WITH METAL LETTERS. THE SIGN MAY BE CONSTRUCTED OF A SOLID SINGLE PANEL OR FRAME AND INDIVIDUALLY CUT OUT LETTERS.
2. THE SIGN WILL BE EXTERNALLY LIT FROM BELOW OR THE LETTERS WILL BE INTERNALLY LIT.
3. THE SIGN WILL BE STRUCTURALLY MOUNTED TO THE EXTERIOR WALL OR PARAPET WALL.

EXTERIOR SIGN SPECIFICATION:

1. METAL LETTERS.
2. THE SIGN WILL BE EXTERNALLY LIT OR THE LETTERS WILL BE INTERNALLY LIT.
3. THE SIGN WILL BE STRUCTURALLY MOUNTED TO THE EXTERIOR WALL OR PARAPET WALL.

EXTERIOR SIGN SPECIFICATION:

1. METAL LETTERS INDIVIDUALLY MOUNTED OR PIN MOUNTED.
2. THE SIGN WILL BE EXTERNALLY LIT FROM BELOW OR THE LETTERS WILL BE INTERNALLY LIT.
3. THE SIGN WILL BE STRUCTURALLY MOUNTED TO THE ENTRANCE CANOPY.

EXTERIOR SIGN SPECIFICATION:

1. METAL LETTERS INDIVIDUALLY MOUNTED OR AS PART OF A SINGLE PANEL.
2. THE SIGN WILL BE EXTERNALLY LIT OR THE LETTERS WILL BE INTERNALLY LIT.
3. THE SIGN WILL BE STRUCTURALLY MOUNTED TO THE RETAIL STOREFRONT.



1 NORTH ELEVATION - SIGNAGE

ELEVATION



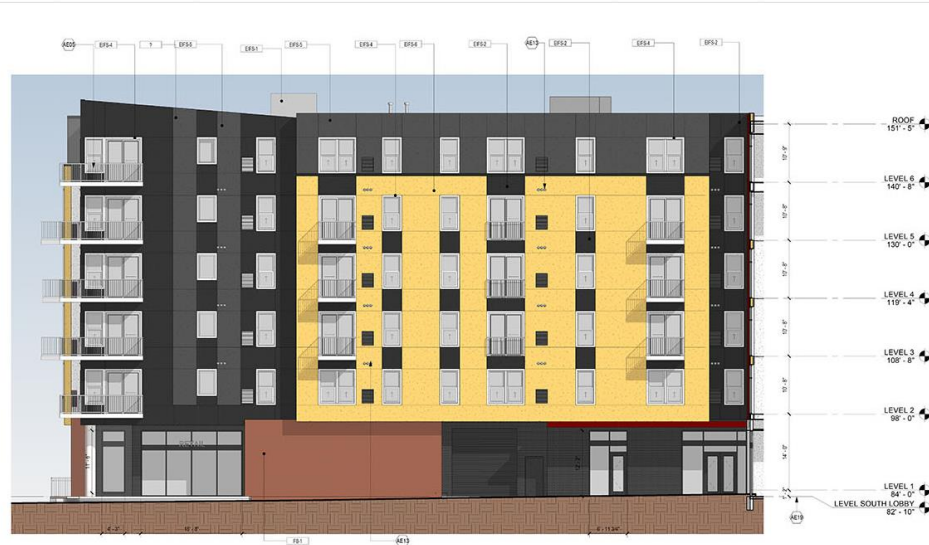
1
A402a
WEST ELEVATION - SIGNAGE
16' - 0"

EXTERIOR ELEVATION KEYNOTES
 A402 BUILDING SIGNAGE ON ENTRY CANOPY (TYPE C)
 A403 ILLUMINATED RETAIL SIGNAGE AT STOREFRONT MALLION (TYPE G)

EXTERIOR MATERIAL LEGEND

	FB1	FACE BRICK MASONRY VENEER - COLOR 1
	FB2	FACE BRICK MASONRY VENEER - COLOR 2
	CMU1	CONCRETE MASONRY UNITS - COLOR 1
	EFS1	EXTERIOR INSULATION FINISH SYSTEM - COLOR 1
	EFS2	EXTERIOR INSULATION FINISH SYSTEM - COLOR 2
	EFS3	EXTERIOR INSULATION FINISH SYSTEM - COLOR 3
	EFS4	EXTERIOR INSULATION FINISH SYSTEM - COLOR 4
	EFS5	EXTERIOR INSULATION FINISH SYSTEM - COLOR 5
	EFS6	EXTERIOR INSULATION FINISH SYSTEM - COLOR 6
	SC1	FIBER CEMENT SING - COLOR 1
	SC2	FIBER CEMENT SING - COLOR 2
	SC3	FIBER CEMENT SING - COLOR 3
	FB3	BROCK PATTERN - COLOR 1
	FB4	BROCK PATTERN - COLOR 2

ELEVATIONS



1 WEST ELEVATION
18'-0"

EXTERIOR ELEVATION KEYNOTES

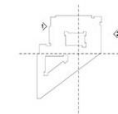
A605 JULIETTE METAL RAILING
A611 ELECTRICAL EQUIPMENT (SCREEN WALL WITH ACCESS GATES), POTENTIAL SCREEN WALL
MATERIALS INCLUDE CMU, METAL PANEL, POLYCARBONATE METAL PANEL, AND WOOD
A610 VENT VENTILATION
A619 VERTICAL BRICK VENEER CONTROL JOINTS AT 30'-0" O.C. MAX

EXTERIOR MATERIAL LEGEND

78.1	FACE BRICK MASONRY VENEER - COLOR 1
78.2	FACE BRICK MASONRY VENEER - COLOR 2
CMU	CONCRETE MASONRY UNITS - COLOR 1
EPS2	EXTERIOR INSULATION FINISH SYSTEM - COLOR 1
EPS2	EXTERIOR INSULATION FINISH SYSTEM - COLOR 2
EPS3	EXTERIOR INSULATION FINISH SYSTEM - COLOR 3
EPS4	EXTERIOR INSULATION FINISH SYSTEM - COLOR 4
EPS5	EXTERIOR INSULATION FINISH SYSTEM - COLOR 5
EPS6	EXTERIOR INSULATION FINISH SYSTEM - COLOR 6
800.1	FIBER CEMENT Siding - COLOR 1
800.2	FIBER CEMENT Siding - COLOR 2
800.3	FIBER CEMENT Siding - COLOR 3
78.1	BRICK MASONRY - COLOR 1
78.2	BRICK MASONRY - COLOR 2



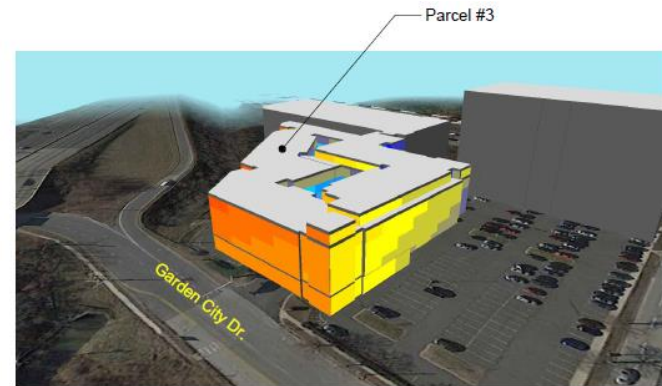
2 EAST ELEVATION
18'-0"



PHASE II NOISE STUDY



① Looking North



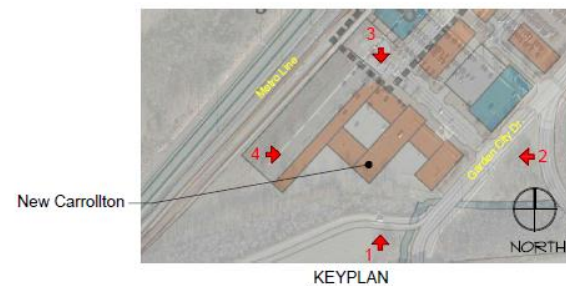
② Looking West



③ Looking South



④ Looking East



New Carrollton

KEYPLAN

PHOENIX noise & vibration 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	New C Parcel #3 FUTURE TRAF NOISE	
	DWG. No.	PRJ. No.
	1	UAD160
	SCALE	NOT TO SCALE



Future Mitigated Transportation Noise Levels (dBA Ldn)



RENDERING



VIEW FROM ACCESS ROAD

RENDERING



VIEW 2 FROM GARDEN CITY DRIVE

THIS SLIDE IS A 3-D VIDEO, A 'FLY-AROUND'