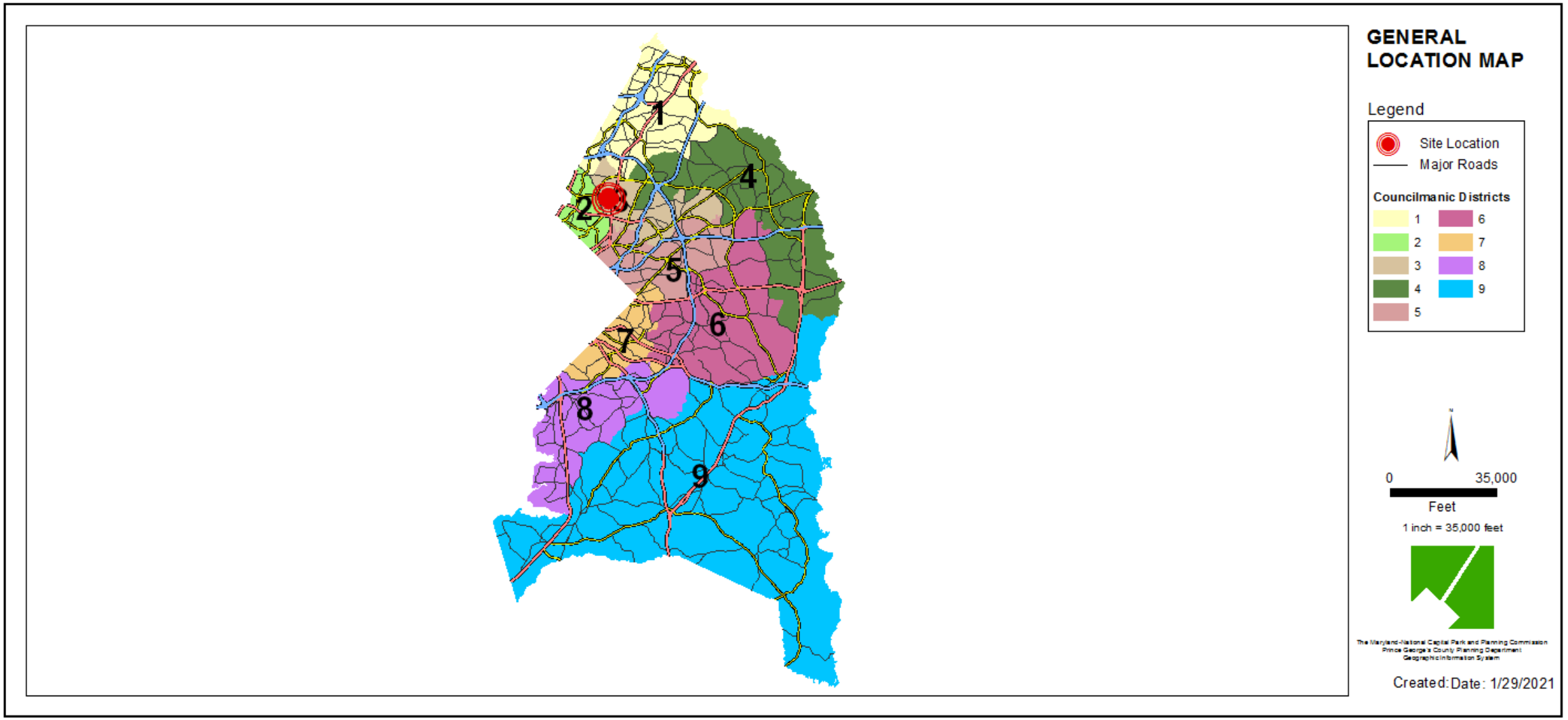
ITEM: 5

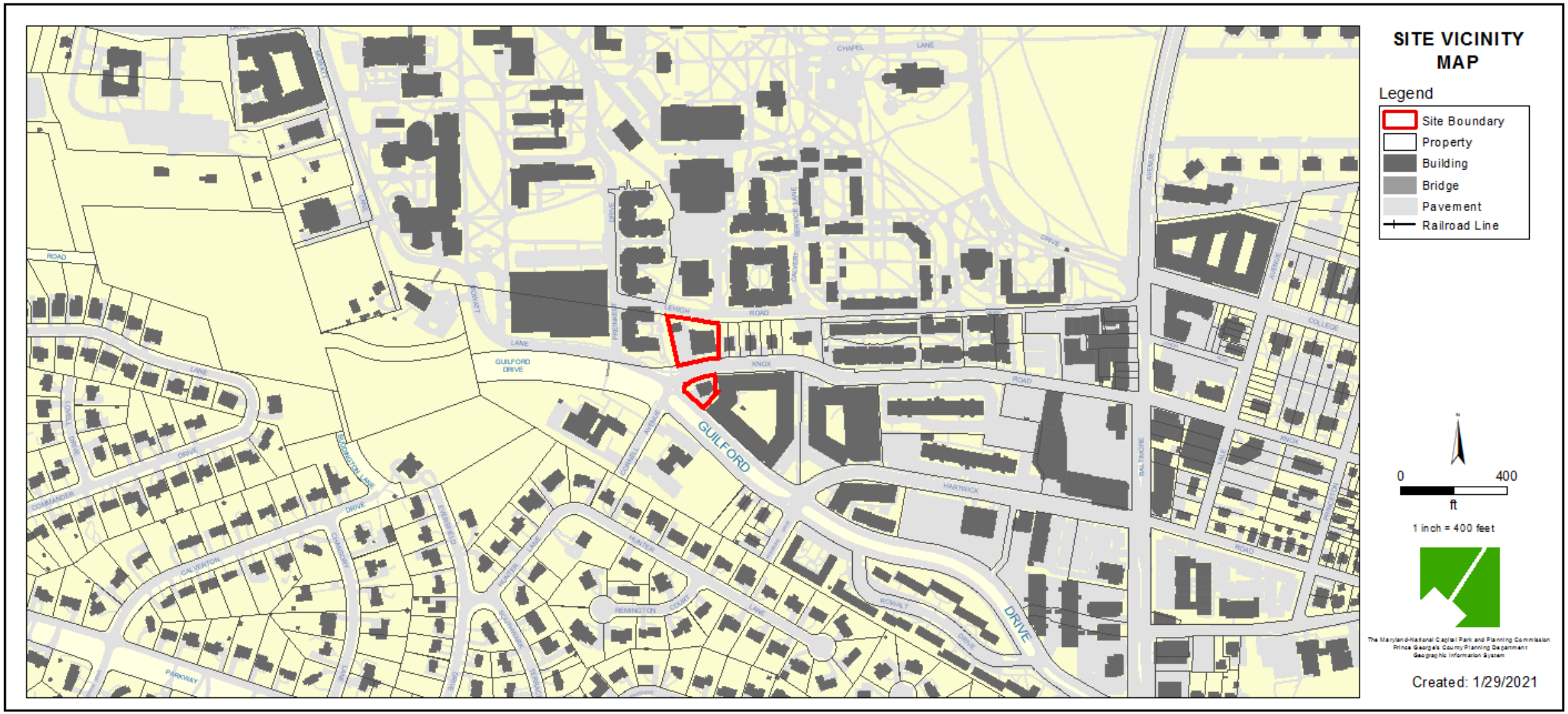
CASE: DSP-20031

# ASPEN, MARYLAND

# GENERAL LOCATION MAP



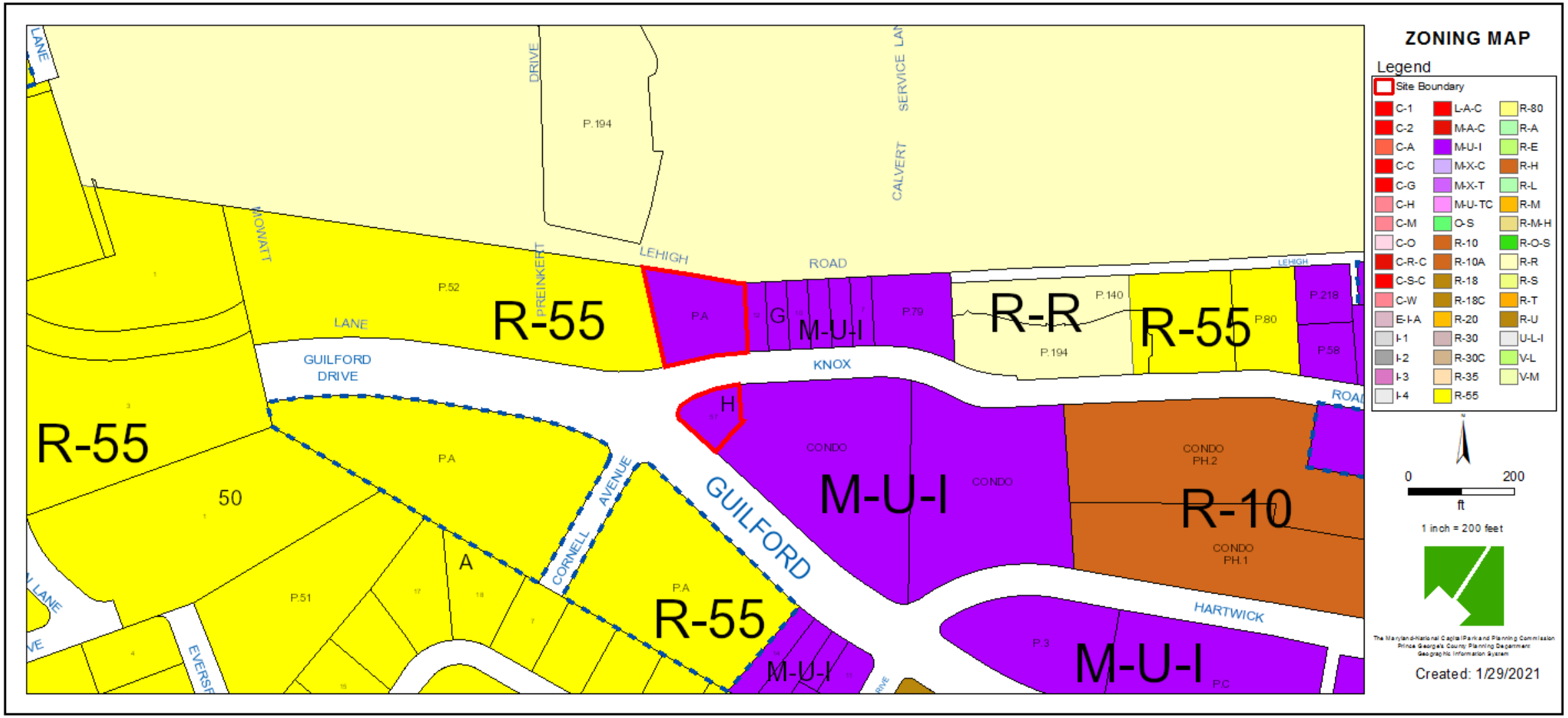
# SITE VICINITY



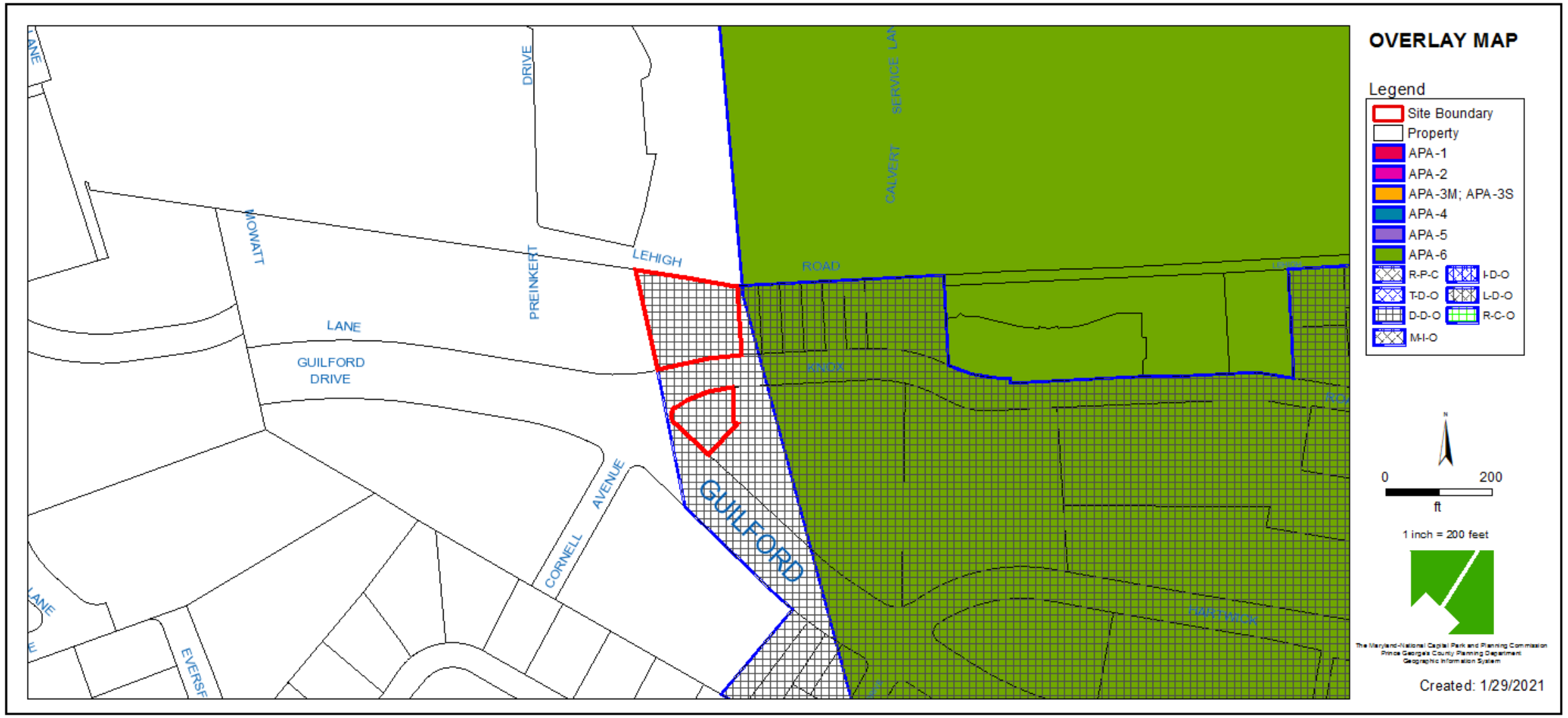



DRD THE DEVELOPMENT REVIEW DIVISION

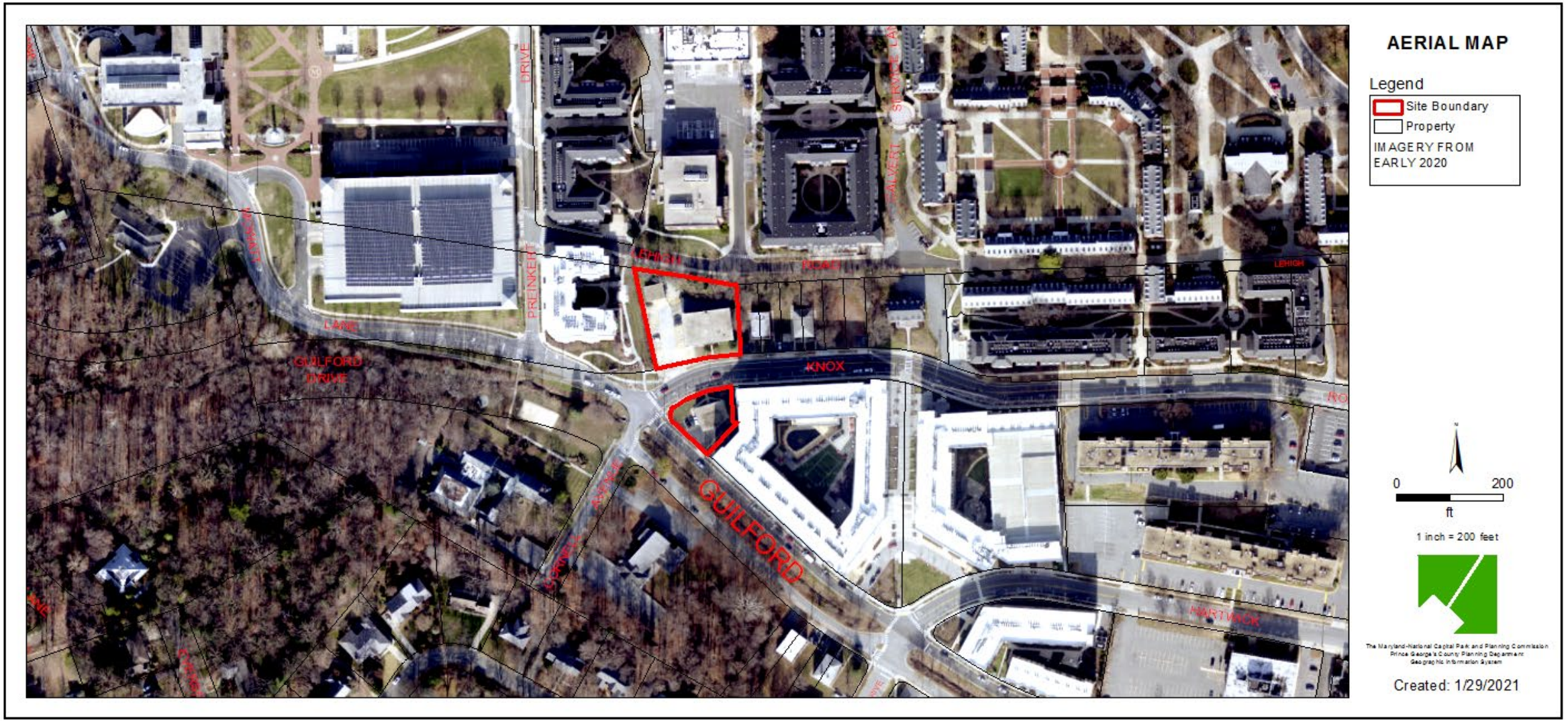
# ZONING MAP


ZONING MAP
Legend
Site Boundary
C-1
C-2
C-A
C-C
C-G
C-H
C-M
C-O
C-R-C
C-S-C
C-W
E-I-A
I-1
I-2
I-3
I-4
L-A-C
M-A-C
M-U-I
M-X-C
M-X-T
M-U-TC
O-S
R-10
R-10A
R-18
R-18C
R-20
R-30
R-30C
R-35
R-55
R-80
R-A
R-E
R-H
R-L
R-M
R-M-H
R-O-S
R-R
R-S
R-T
R-U
U-L-I
V-L
V-M
0
200
ft
1 inch = 200 feet
Created: 1/29/2021
R-55
R-55
R-55
R-R
R-10
M-U-I
M-U-I
M-U-I
M-U-I
P.194
P.52
P.A
P.79
P.140
P.194
P.80
P.218
P.58
P.A
50
P.51
A
P.A
P.3
P.C
G
H
CONDO
CONDO
CONDO PH.2
CONDO PH.1
LEHIGH ROAD
KNOX
GUILFORD DRIVE
GUILFORD
CORNELL AVENUE
HARTWICK
MOWATT LANE
PREINKERT DRIVE
CALVERT SERVICE LANE
EVERSE

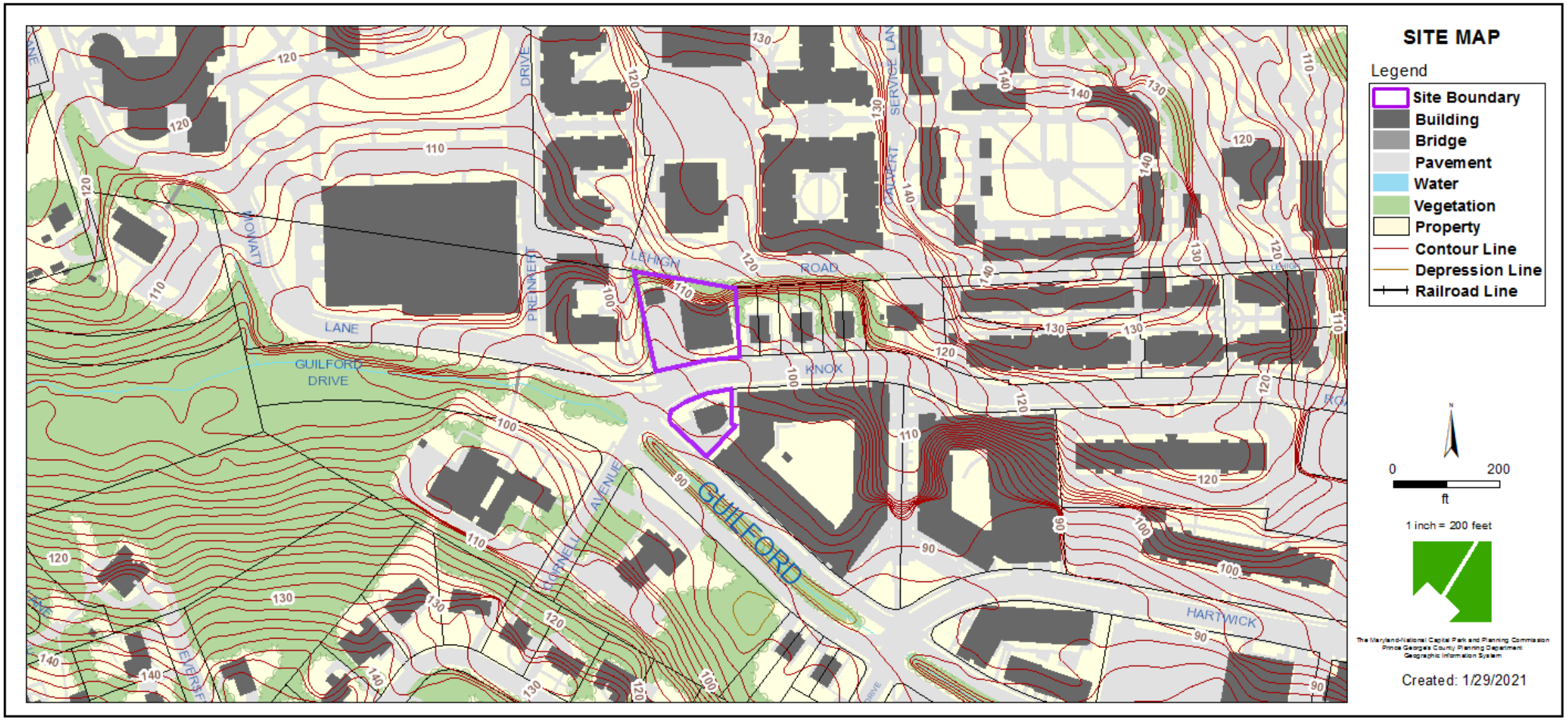
# OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
R-P-C
I-D-O
T-D-O
L-D-O
D-D-O
R-C-O
M-I-O
0
200
ft
1 inch = 200 feet
Created: 1/29/2021
MOWATT
LANE
GUILFORD
DRIVE
PREINKERT
DRIVE
LEHIGH
ROAD
CALVERT
SERVICE LANE
CORNELL
AVENUE
GUILFORD
EVERSFIELD

# AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2020
0
200
ft
1 inch = 200 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: 1/29/2021
GUILFORD DRIVE
KNOX
LEHIGH
PRINCE GEORGES
HARTWICK

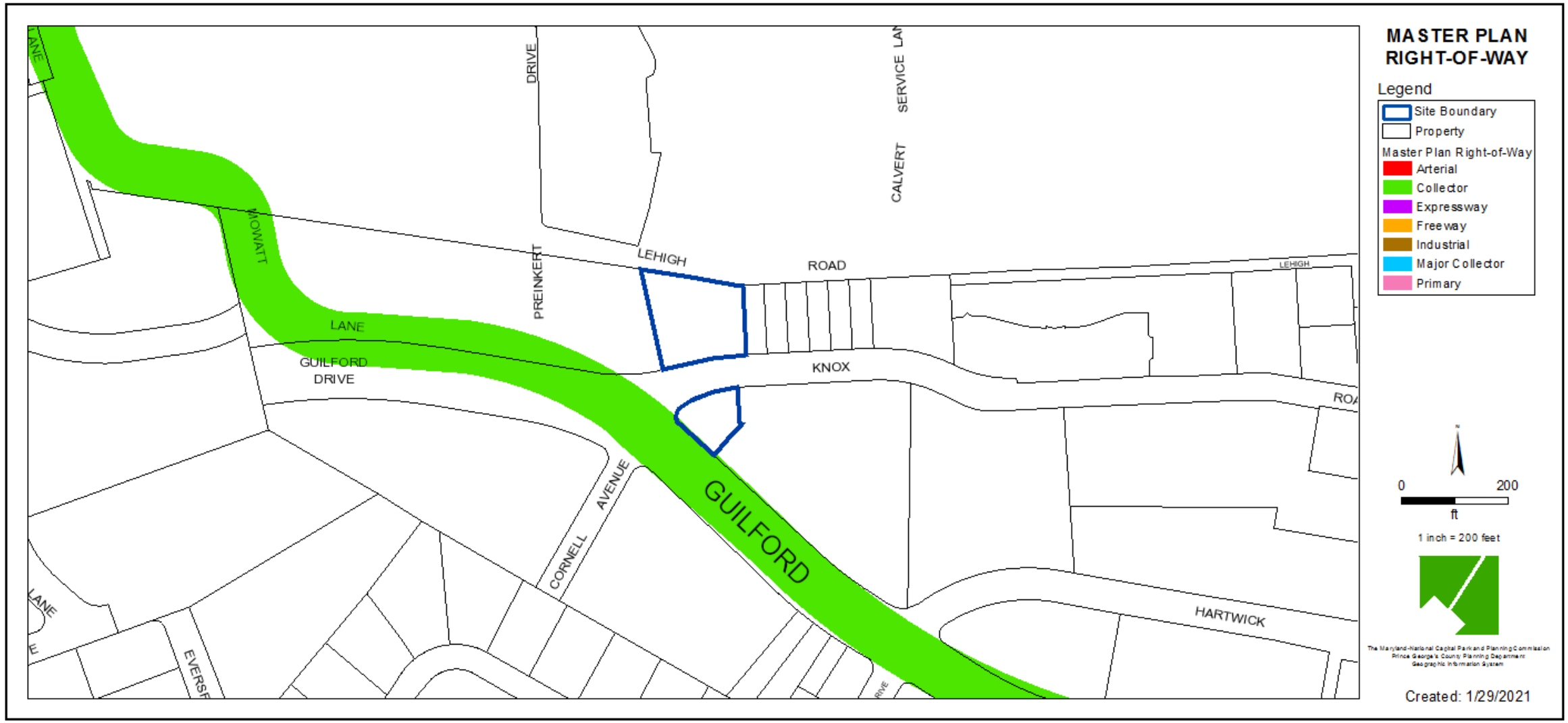
# SITE MAP





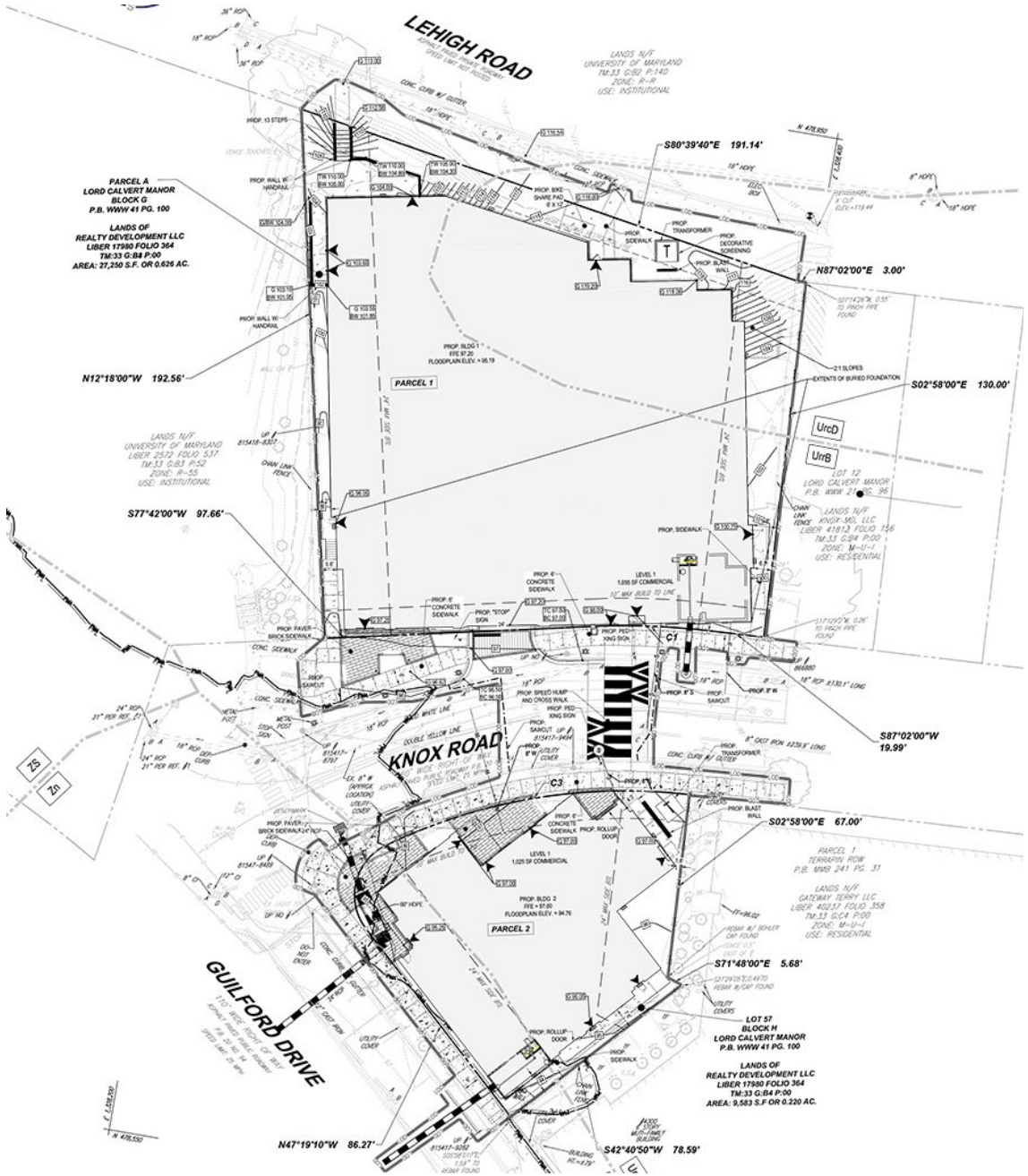

DRD THE DEVELOPMENT REVIEW DIVISION

# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

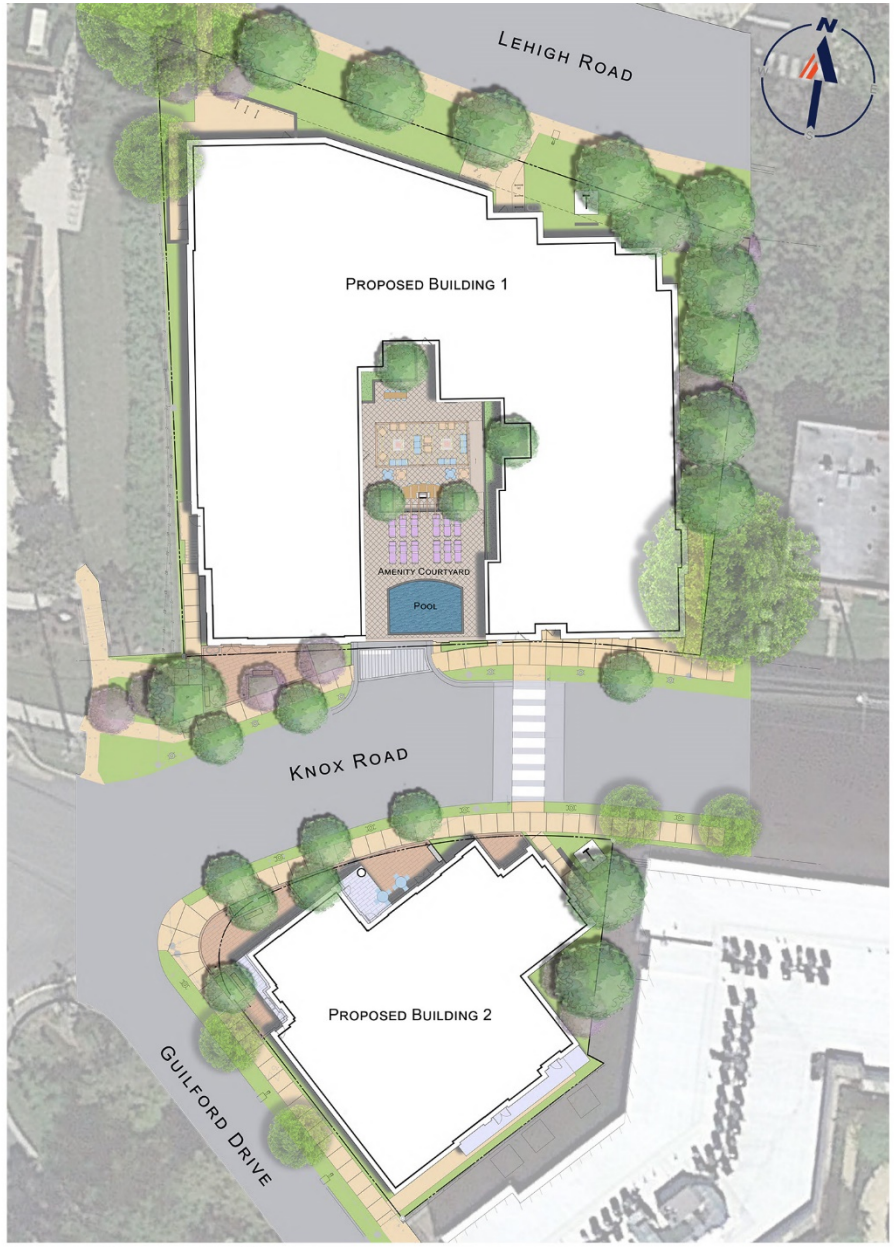
# SITE PLAN



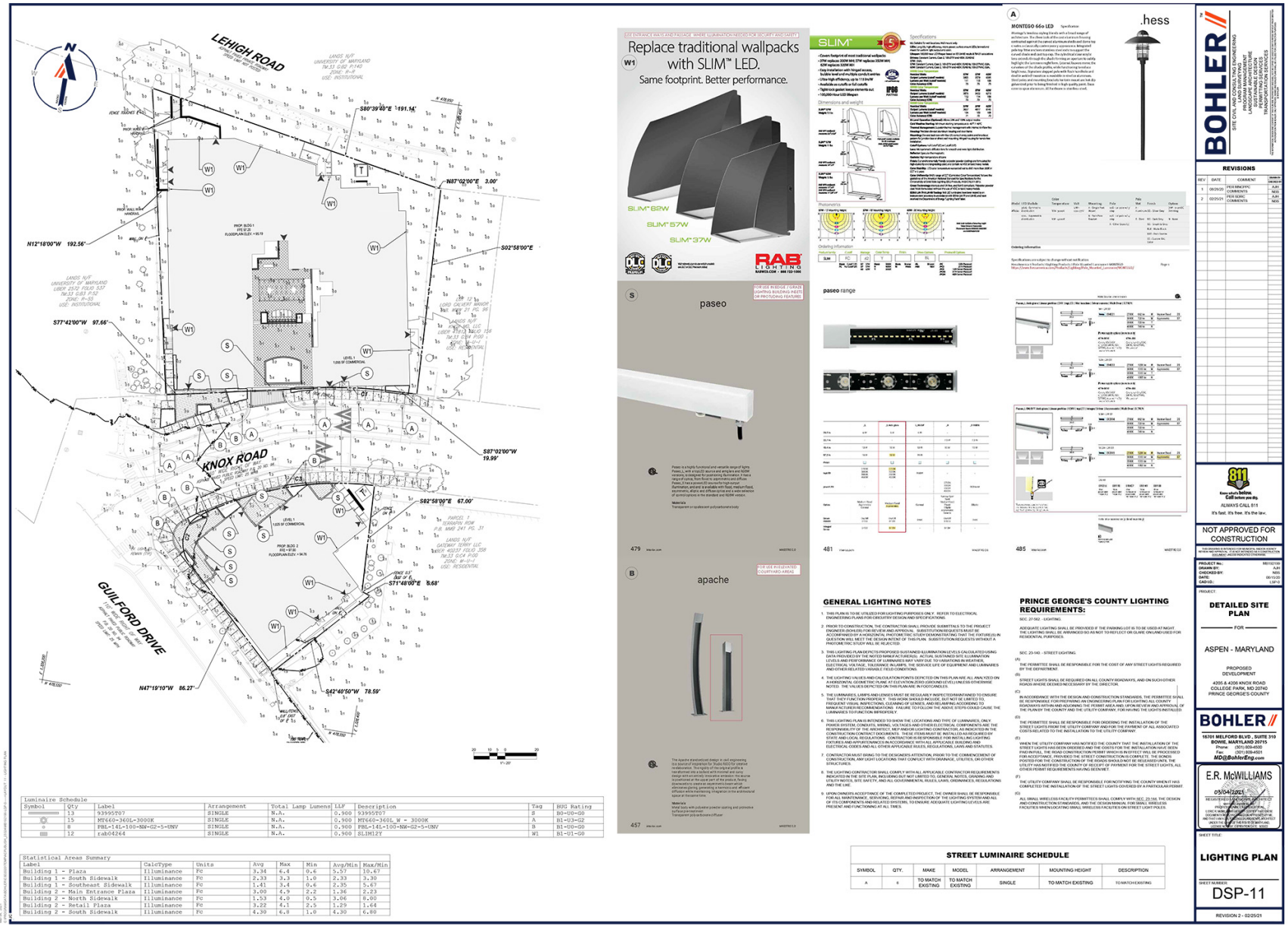



DRD
THE DEVELOPMENT REVIEW DIVISION

# LANDSCAPE PLAN



# LIGHTING PLAN




Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description | Tag | BUG Rating |
|---|---|---|---|---|---|---|---|---|
| | 13 | 93995T07 | SINGLE | N.A. | 0.900 | 93995T07 | S | B0-U0-G0 |
| | 15 | MY640-36OL-3000K | SINGLE | N.A. | 0.900 | MY640-36OL W - 3000K | A | B1-U3-G2 |
| | 8 | PBL-14L-100-NW-G2-5-UNV | SINGLE | N.A. | 0.900 | PBL-14L-100-NW-G2-5-UNV | B | B1-U0-G0 |
| | 12 | rab04264 | SINGLE | N.A. | 0.900 | SLIM12Y | W1 | B1-U1-G0 |

Statistical Areas Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Building 1 - Plaza | Illuminance | Fc | 3.34 | 6.4 | 0.6 | 5.57 | 10.67 |
| Building 1 - South Sidewalk | Illuminance | Fc | 2.33 | 3.3 | 1.0 | 2.33 | 3.30 |
| Building 1 - Southeast Sidewalk | Illuminance | Fc | 1.41 | 3.4 | 0.6 | 2.35 | 5.67 |
| Building 2 - Main Entrance Plaza | Illuminance | Fc | 3.00 | 6.9 | 2.2 | 1.36 | 2.23 |
| Building 2 - North Sidewalk | Illuminance | Fc | 1.53 | 4.0 | 0.5 | 3.06 | 8.00 |
| Building 2 - Retail Plaza | Illuminance | Fc | 3.22 | 4.1 | 2.5 | 1.29 | 1.64 |
| Building 2 - South Sidewalk | Illuminance | Fc | 4.30 | 6.8 | 1.0 | 4.30 | 6.80 |

**GENERAL LIGHTING NOTES**

1. THIS PLAN IS TO BE UTILIZED FOR LIGHTING PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (BOHLER) FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTIONS REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
3. THIS LIGHTING PLAN EXCITS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES TO FUNCTION IMPROPERLY.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LAW.
7. CONTRACTOR MUST BRING TO THE DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LAW.
9. UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

**PRINCE GEORGE'S COUNTY LIGHTING REQUIREMENTS:**

ADEQUATE LIGHTING SHALL BE PROVIDED IF THE PARKING LOT IS TO BE USED AT NIGHT. THE LIGHTING SHALL BE ARRANGED SO AS NOT TO REFLECT OR GLARE ON LAND USED FOR RESIDENTIAL PURPOSES.

SEC. 23-140 - STREET LIGHTING

(A)
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF ANY STREET LIGHTS REQUIRED BY THE DEPARTMENT.

(B)
STREET LIGHTS SHALL BE REQUIRED ON ALL COUNTY ROADWAYS, AND ON SUCH OTHER ROADS WHERE DEEMED NECESSARY BY THE DIRECTOR.

(C)
IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS, THE PERMITTEE SHALL PROVIDE, INSTALL, AND MAINTAIN, AT NO EXPENSE TO THE COUNTY, STREET LIGHTS ON ALL NEW ROADWAYS WITHIN THE DEVELOPMENT AND ALONG EXISTING ROADWAYS, UPON THE APPROVAL OF THE PLAN BY THE COUNTY AND THE UTILITY COMPANY, FOR HIRING THE LIGHTS INSTALLED.

(D)
THE PERMITTEE SHALL BE RESPONSIBLE FOR ORDERING THE INSTALLATION OF THE STREET LIGHTS FROM THE UTILITY COMPANY AND FOR THE PAYMENT OF ALL ASSOCIATED COSTS RELATED TO THE INSTALLATION TO THE UTILITY COMPANY.

(E)
WHEN THE UTILITY COMPANY HAS NOTIFIED THE COUNTY THAT THE INSTALLATION OF THE STREET LIGHTS HAS BEEN ORDERED AND THE COSTS FOR THE INSTALLATION HAVE BEEN PAID IN FULL, THE ROAD CONSTRUCTION PERMIT WHICH IS IN EFFECT WILL BE PROCESSED FOR ACCEPTANCE, PROVIDED THE STREET CONSTRUCTION IS COMPLETE. THE BONDS POSTED FOR THE CONSTRUCTION OF THE ROADS SHOULD NOT BE RELEASED UNTIL THE UTILITY HAS NOTIFIED THE COUNTY OF RECEIPT OF PAYMENT FOR THE STREET LIGHTS, ALL OTHER PERMIT REQUIREMENTS HAVING BEEN MET.

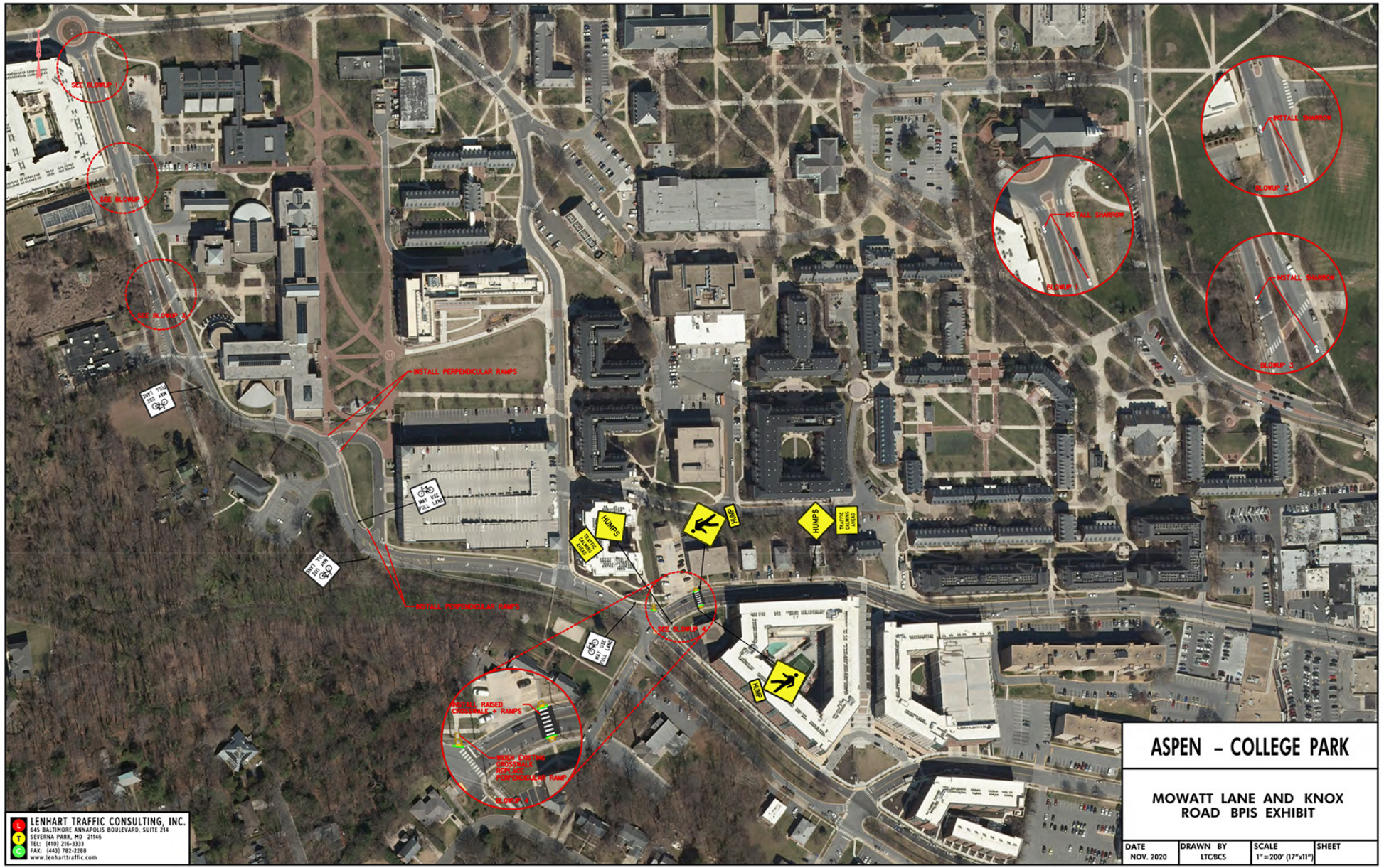
(F)
THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR NOTIFYING THE COUNTY WHEN IT HAS COMPLETED THE INSTALLATION OF THE STREET LIGHTS COVERED BY A PARTICULAR PERMIT.

(G)
ALL SMALL WIRELESS FACILITY PERMITTEES SHALL COMPLY WITH SEC. 23-164. THE DESIGN AND CONSTRUCTION STANDARDS, AND THE DESIGN MANUAL FOR SMALL WIRELESS FACILITIES WHEN LOCATING SMALL WIRELESS FACILITIES ON STREET LIGHT POLES.

**STREET LUMINAIRE SCHEDULE**

| SYMBOL | QTY. | MAKE | MODEL | ARRANGEMENT | MOUNTING HEIGHT | DESCRIPTION |
|---|---|---|---|---|---|---|
| A | 6 | TO MATCH EXISTING | TO MATCH EXISTING | SINGLE | TO MATCH EXISTING | TO MATCH EXISTING |

# BICYCLE / PEDESTRIAN EXHIBIT






4/8/2021

# BUILDING 1 ELEVATIONS

4 BLD. 1 ELEVATION - EAST

3 BLD. 1 ELEVATION - WEST

2 BLD. 1 ELEVATION - SOUTH (LEHIGH ROAD)

ALLOWED UPPER LEVEL OPENINGS %: 20%- 70% / PROVIDED : RES. LEVEL 1 = 21% / RES. LEVEL 2-7 = 21% ( COM

1 BLD. 1 ELEVATION - NORTH (KNOX ROAD)

ALLOWED UPPER LEVEL OPENINGS: 20%- 70% / PROVIDED : POD. LEVEL 2 = 22% ( COMPLIANT) / RES. LEVEL 1 = 25% (COMPLIANT) / RES. LEVEL 2 = 23% (COMPLIANT) / RES. LEVELS 3 - 7 = 20% (COMPLIANT)
THE G.F. ALONG BLD. 1 FRONTAGE STORE FRONT: 50%- 70% / PROVIDED : 50% (COMPLIANT)



DRD THE DEVELOPMENT REVIEW DIVISION

# BUILDING 2 ELEVATIONS

4 BLD. 2 ELEVATION - SOUTHWEST

3 BLD. 2 ELEVATION - EAST (MOWATT LN)

ALLOWED UPPER LEVEL OPENINGS %: 20%- 70% / PROVIDED : 20% PER FLOOR (COMPLIANT)

2 BLD. 2 ELEVATION - NORTH

1 BLD. 2 ELEVATION - SOUTH (KNOX ROAD)

ALLOWED UPPER LEVEL OPENINGS: 20%- 70% / PROVIDED : 20% PER FLOOR (COMPLIANT)
THE G.F. ALONG BLD. FRONTAGE STORE FRONT: 50%- 70% / PROVIDED : 52% (COMPLIANT)

# RENDERING

# RENDERING

# RENDERING

# RENDERING

# SIGNAGE

SIGNAGE

SIDE 3" DEEP

-SIGN A4
QUANTITY : 2
DIMENSIONS : 33'-0" X 3'- 0"
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT
SW6990

FRONT 33'-0" X 2'-9"
AREA 91 SF

-SIGN A3
QUANTITY : 1
DIMENSIONS : 6'-7" X 1'- 0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT
SW6990

PARKING

FRONT 6'-6" X 1'-0" / AREA 6.5 SF

SIDE 3" DEEP

2 - BLD. 1 - RESIDENTIAL LOBBY ENTRANCE

4 - BLD. 2 - COMMERCIAL LOBBY ENTRANCE

1 - BLD. 1 - COMMERCIAL LOBBY ENTRANCE

3 - BLD. 2 - RESIDENTIAL LOBBY ENTRANCE

-SIGN A2
QUANTITY : 4
DIMENSIONS : 11'-0" X 1'- 0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT
SW6990

SIGNAGE

FRONT 11'-0" X 1'-0"
AREA 11 SF

SIDE 3" DEEP

MURAL - DESIGN :

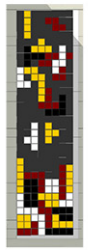
TYPICAL MURAL DESIGN INTENT FOR ALL 3 MURAL LOCATIONS
This image is meant to depict the basic design intent for the murals regarding color, theme, and content and is for illustrative representation only. The final draft for the murals may vary.

1 - DIMENSIONS : 46'-0" X 9'-0"

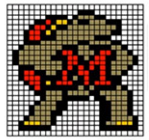
2 - DIMENSIONS : 40'-0" X 14'-0"

BUILDING 2 MURAL

BUILDING 1 WEST MURAL



CONCEPT IMAGERY FOR MURAL:


ABSTRACT INTERPRETATION OF UNIVERSITY MASCOT AND SCHOOL PRIDE

MC ESCHER ARTISTIC STYLE OF EVOLVING PATTERN MAKING

ABSTRACT INTERPRETATION OF MARYLAND FLAG COLORS

PROPOSED MURAL DESIGN THEME (ACTUAL FINAL ARTWORK TBD)

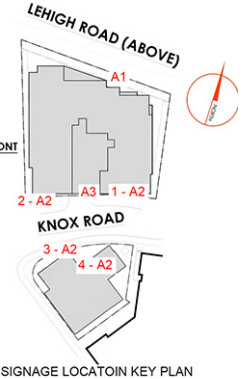
-SIGN A1
QUANTITY : 2
DIMENSIONS : 6'-0" X 1'- 0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SW6990

SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT

SIGN

FRONT 6'-0" X 1'-0"
AREA 6 SF

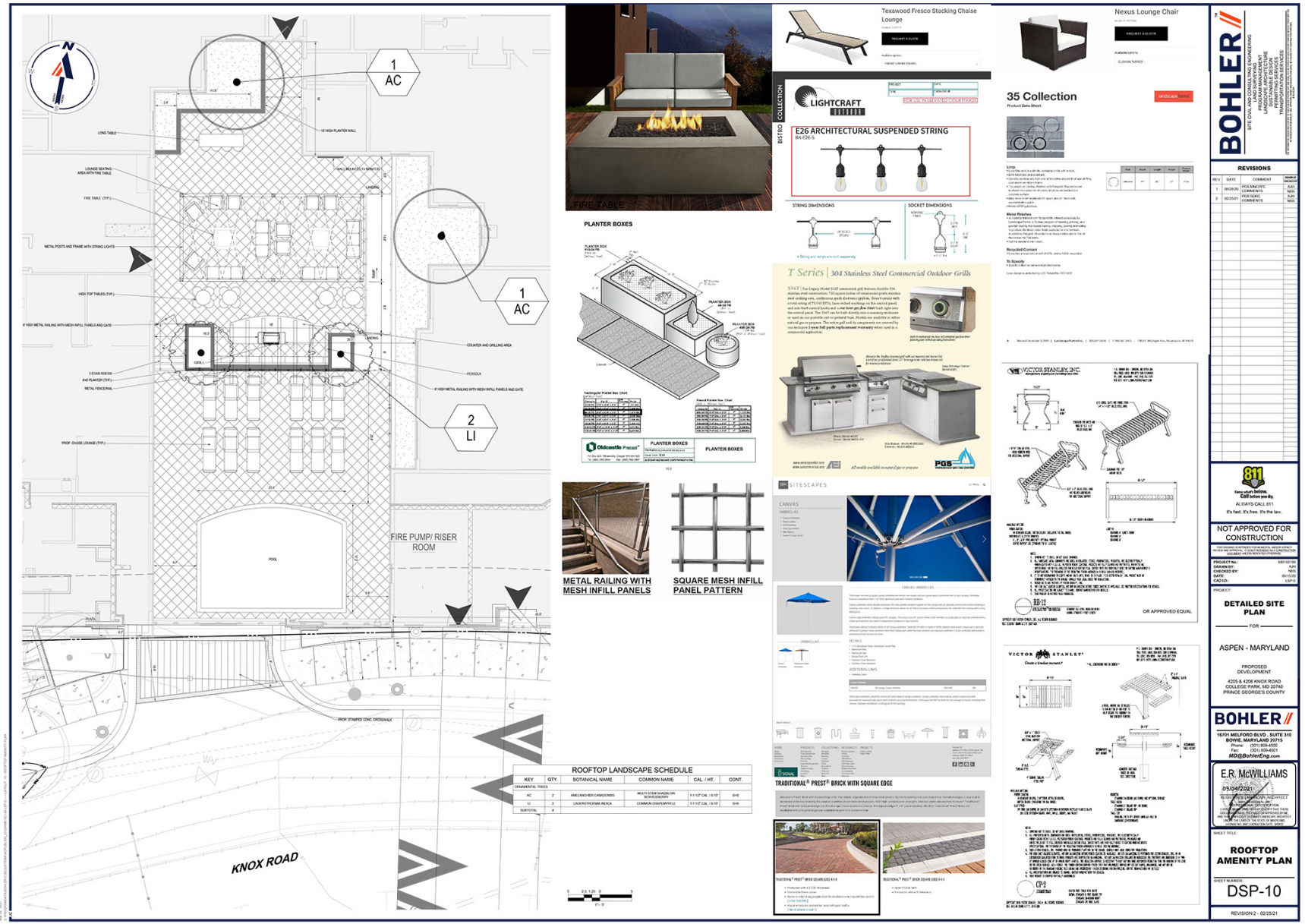
SIDE 3" DEEP




SIGNAGE LOCATOIN KEY PLAN

| SIGNAGE ORDINANCE REQUIREMENTS | |
|---|---|
| **BUILDING 1:**<br>**KNOX ROAD**<br>SF ALLOWED: 228SF (10% COMMERCIAL SF)<br>SF PROPOSED: 120 SF<br>**TOTAL PAINTED MURAL SF:** 1000 SF ( ALLOWED TO EXCEED 10% COMMERCIAL SF)<br><br>**LEHIGH ROAD**<br>**SF ALLOWED: 118 SF**<br>**SF PROPOSED: 6 SF** | **BUILDING 2:**<br>**KNOX ROAD**<br>SF ALLOWED: 174 SF<br>SF PROPOSED: 126 SF<br>**TOTAL PAINTED MURAL SF:** 740SF (ALLOWED TO EXCEED 10% COMMERCIAL SF) |

# ROOFTOP AMENITY






4/8/2021