

NATIONAL CAPITAL BUSINESS PARK

Preliminary Plan of Subdivision

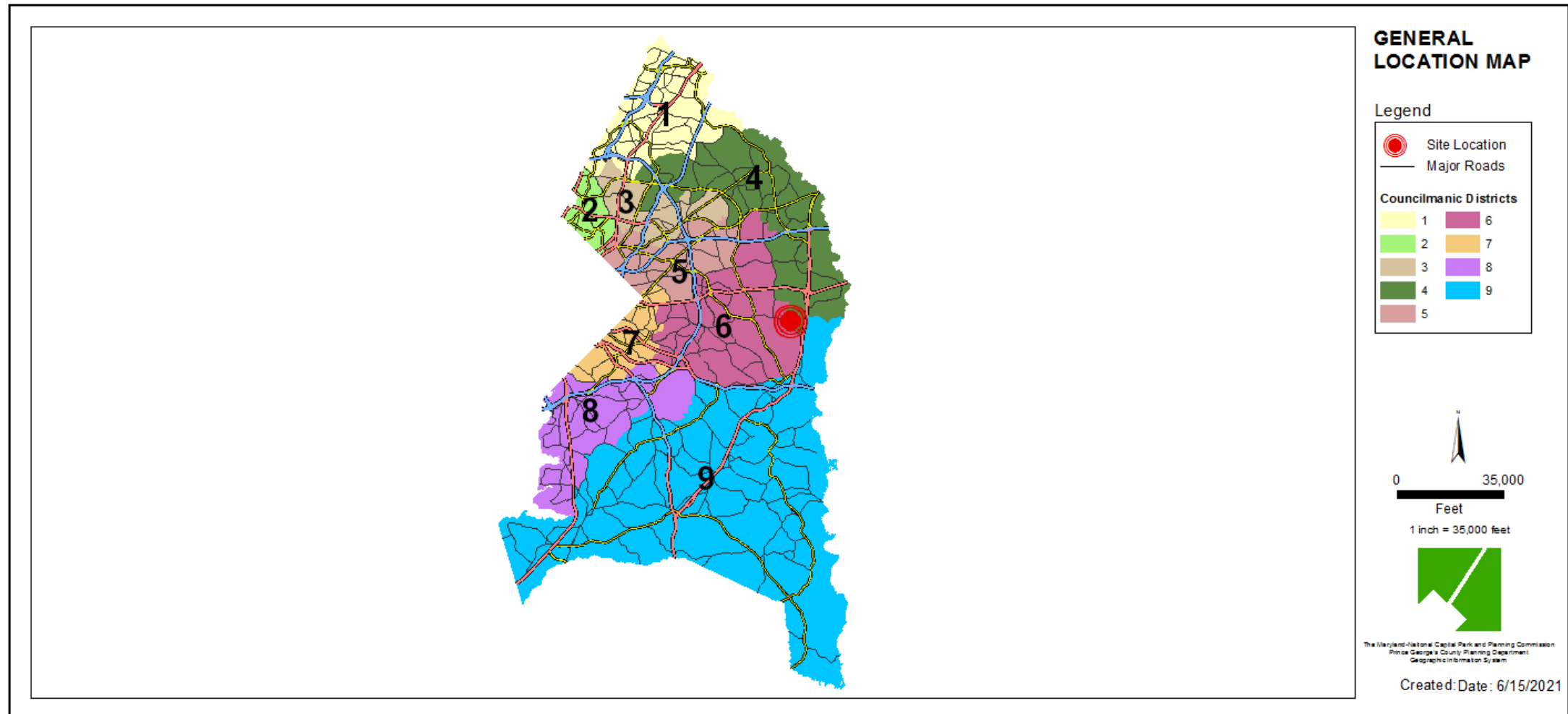
Staff Recommendation: APPROVAL with conditions



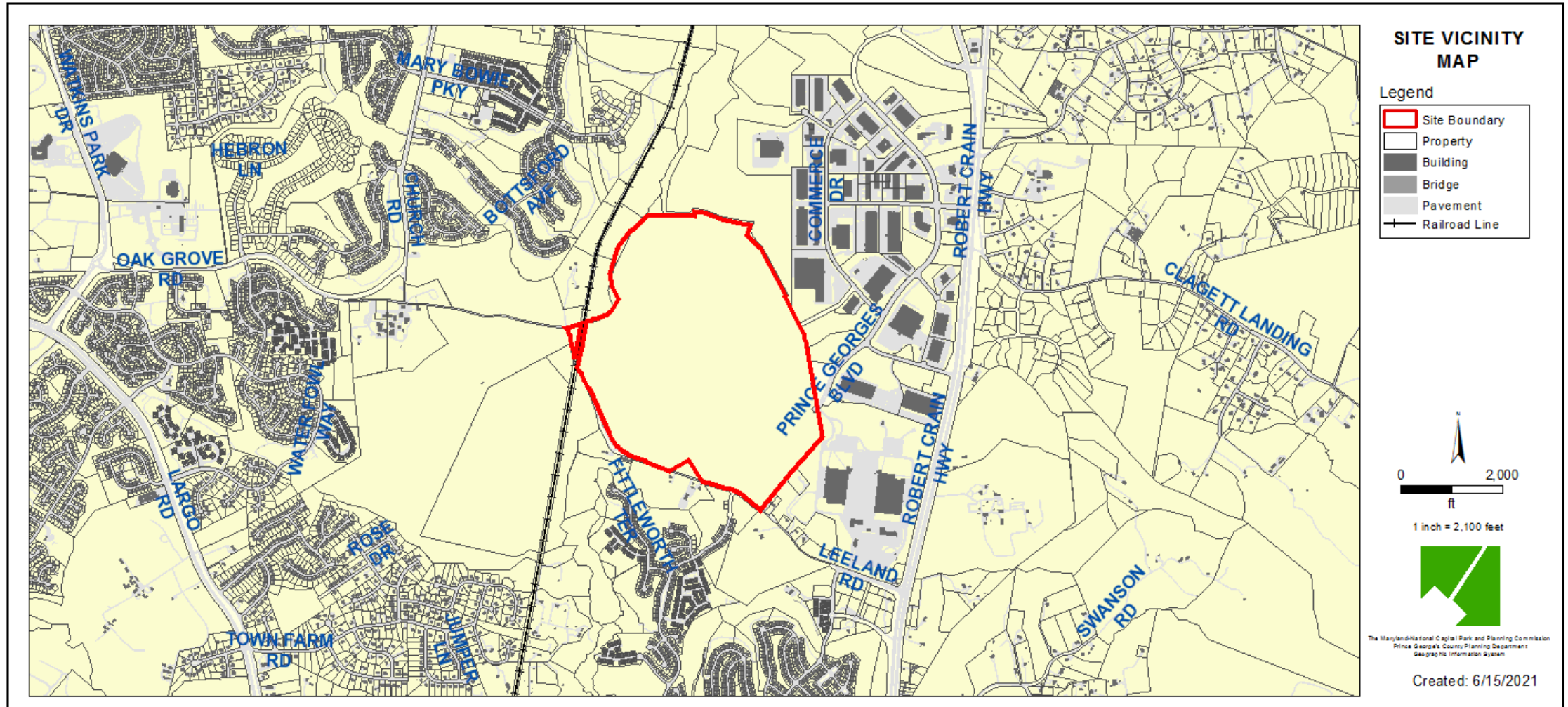
GENERAL LOCATION MAP

Council District: 04 and 06

Planning Area: 74A

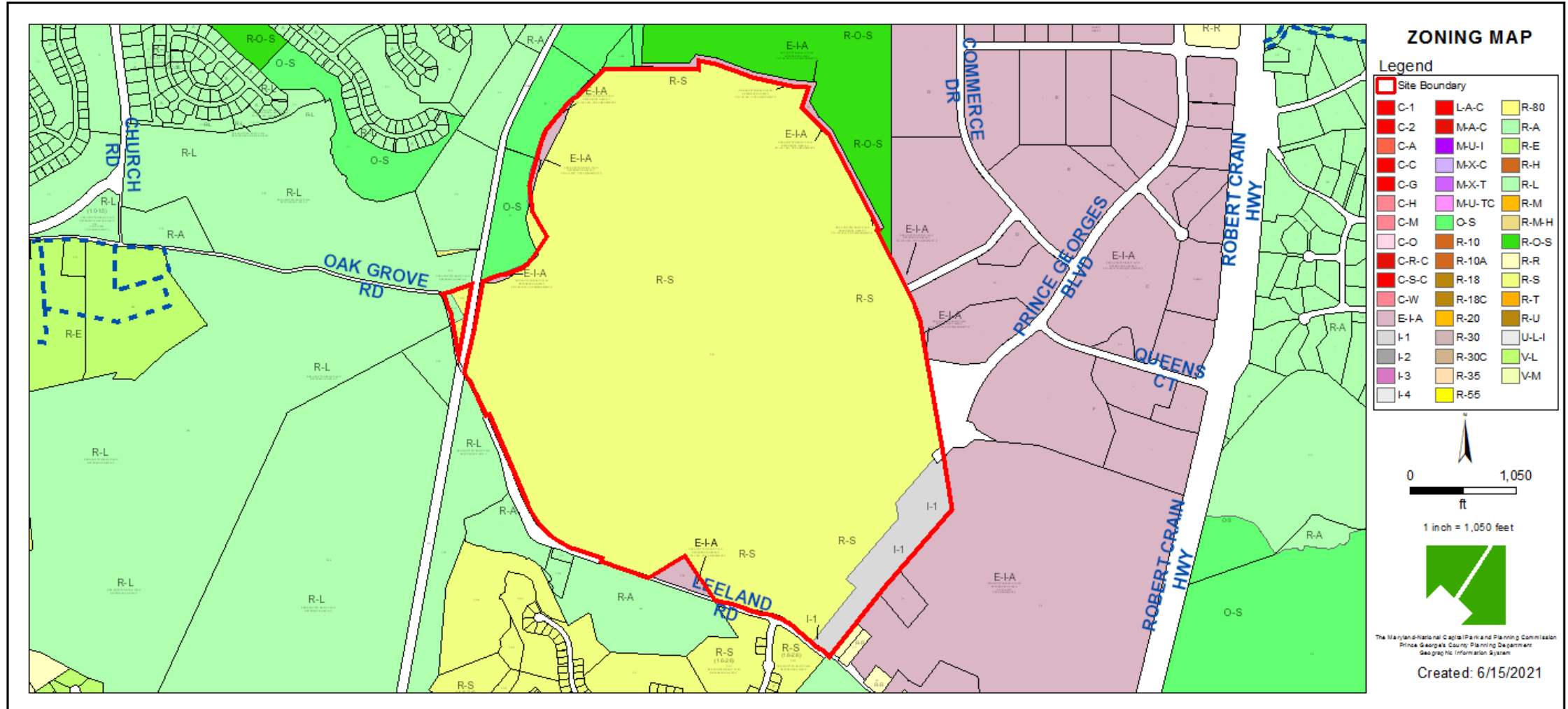


SITE VICINITY MAP



ZONING MAP

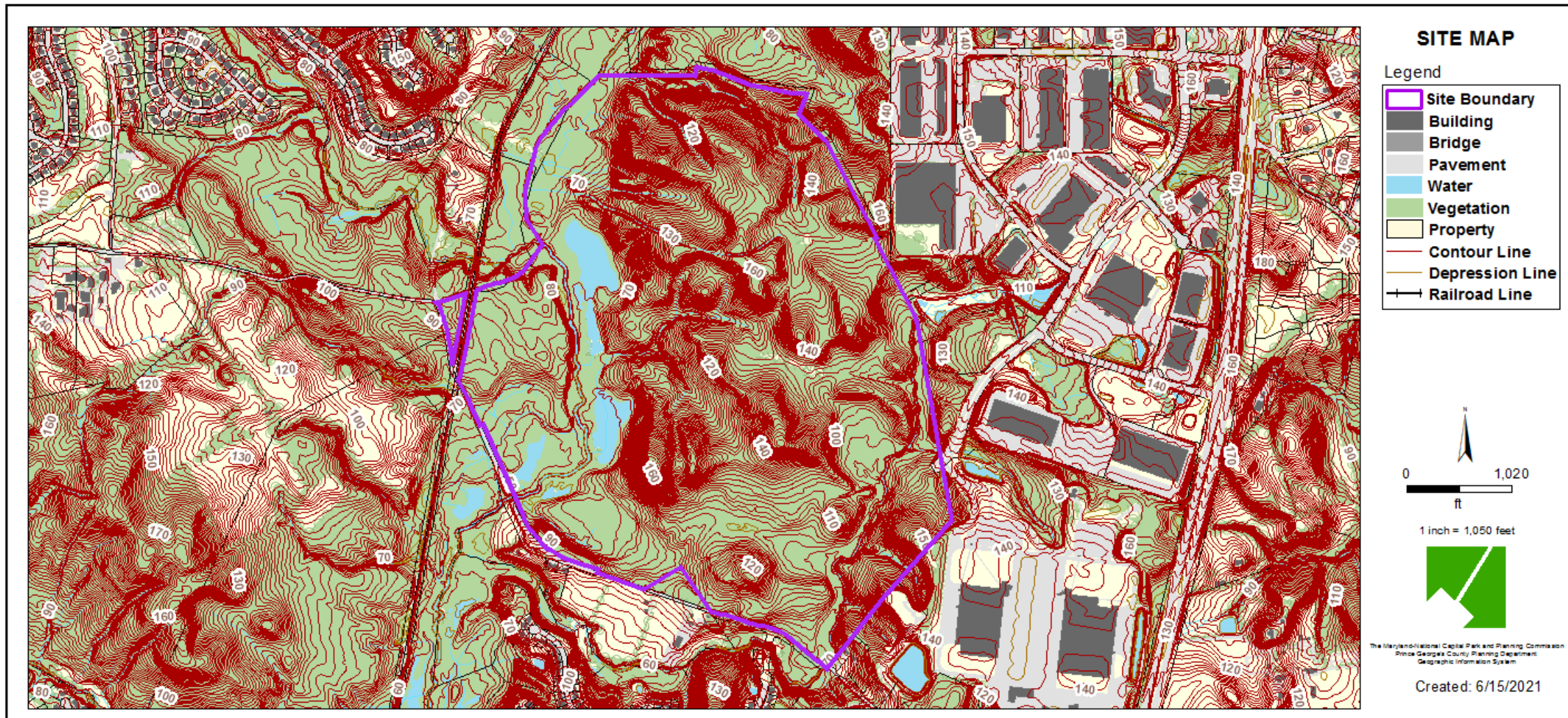
Property Zone: R-S / I-1 / R-A



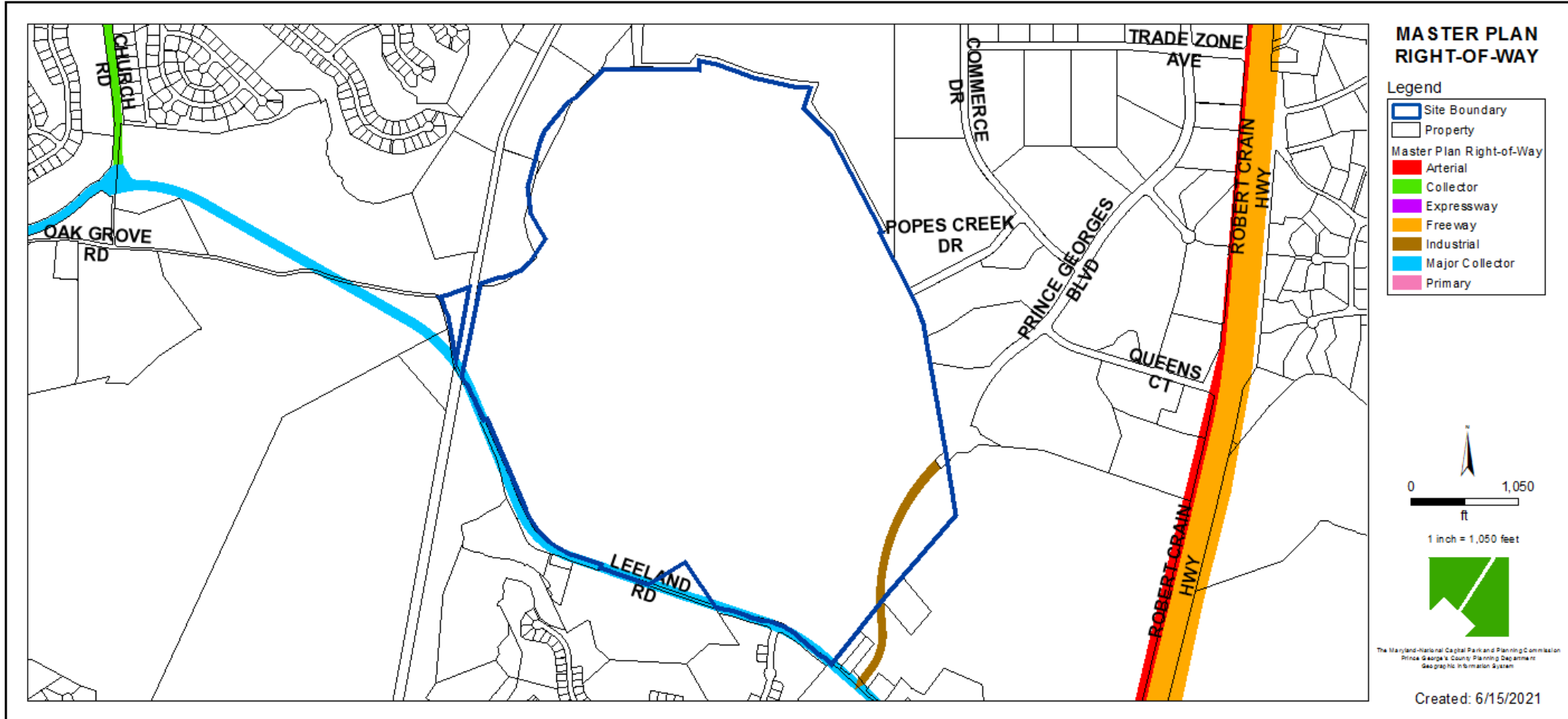
AERIAL MAP



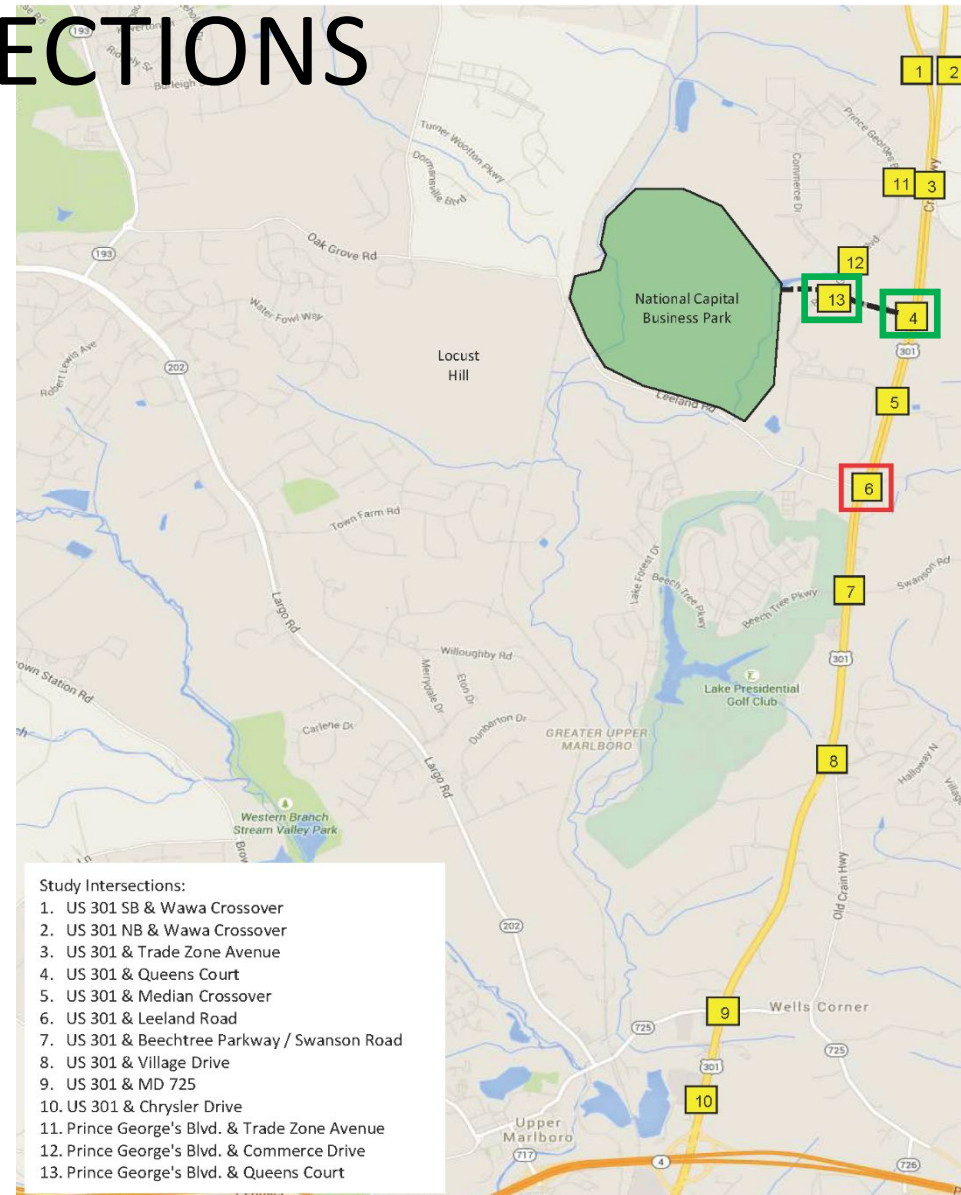
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



CRITICAL INTERSECTIONS

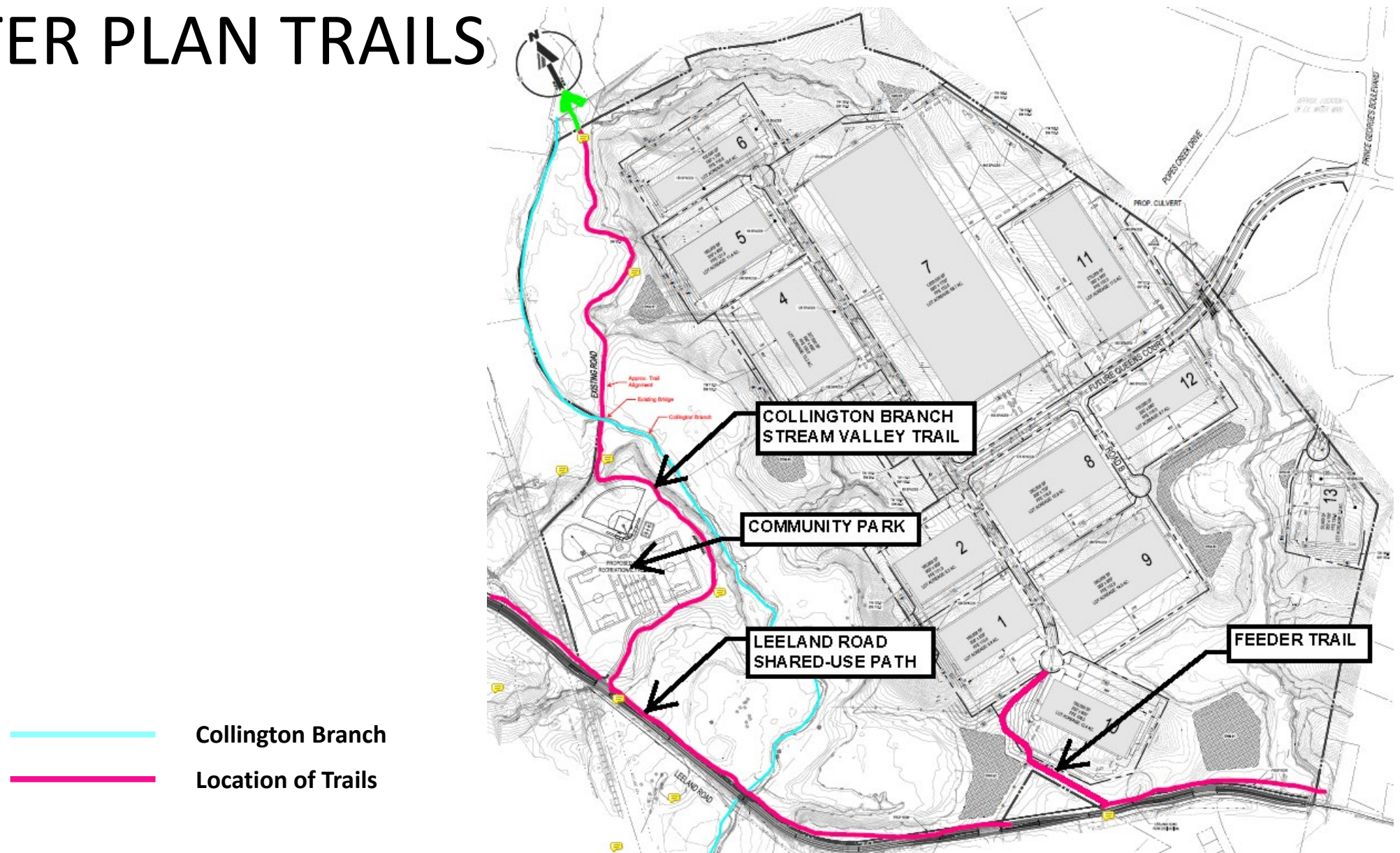


 Critical Intersections

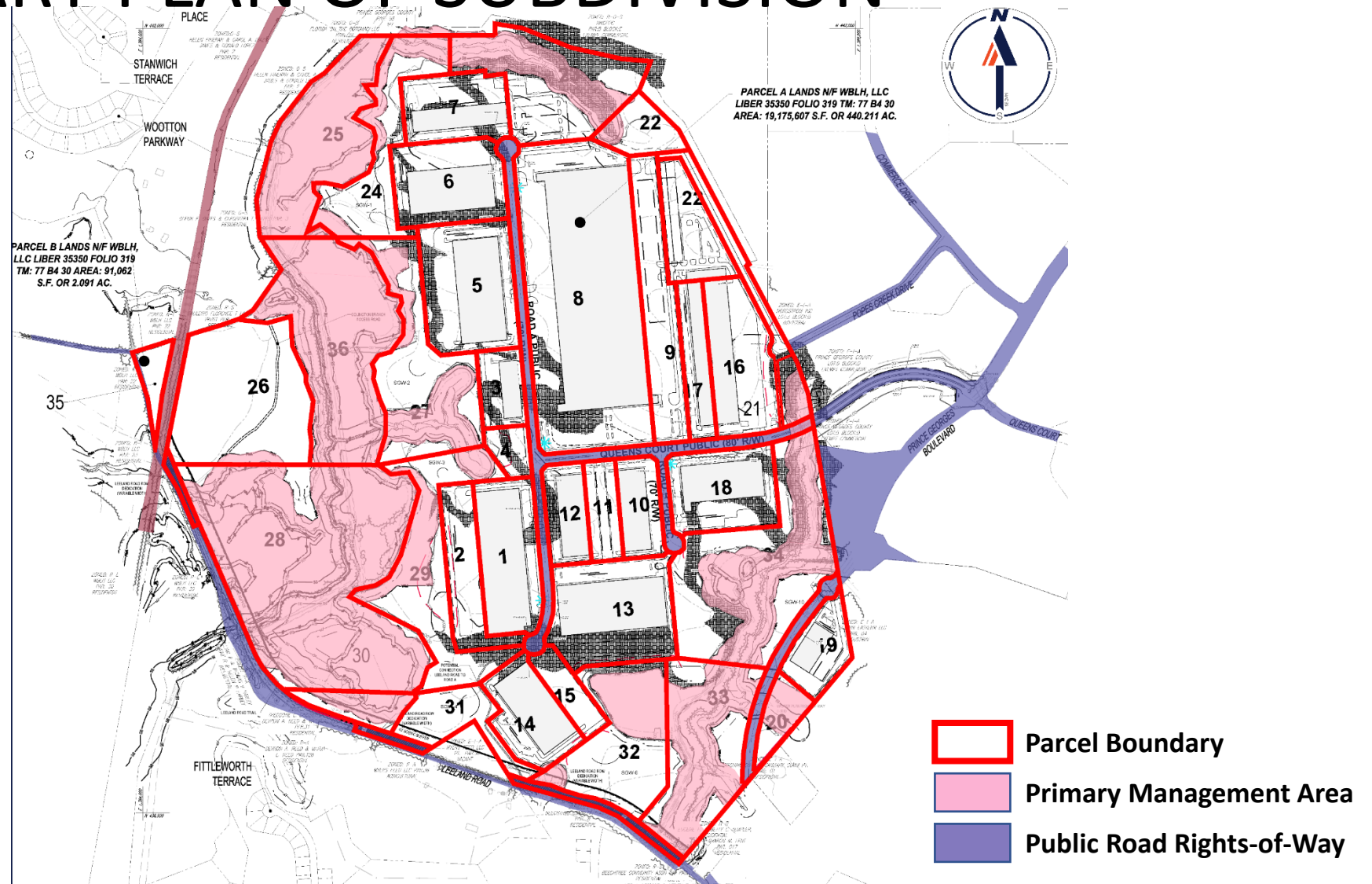
 Intersection operating inadequately

 Intersections assumed upgraded for analysis

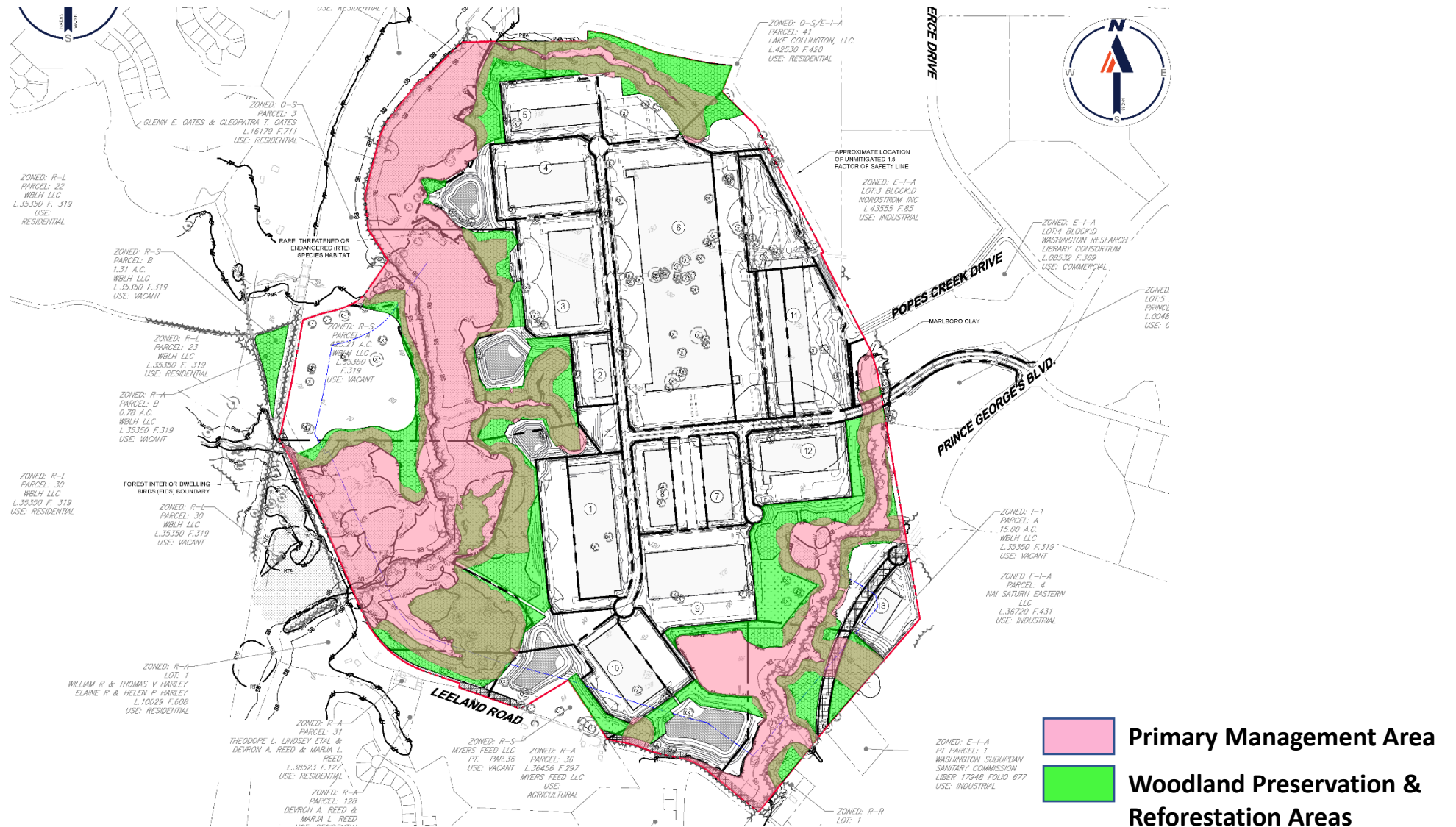
MASTER PLAN TRAILS



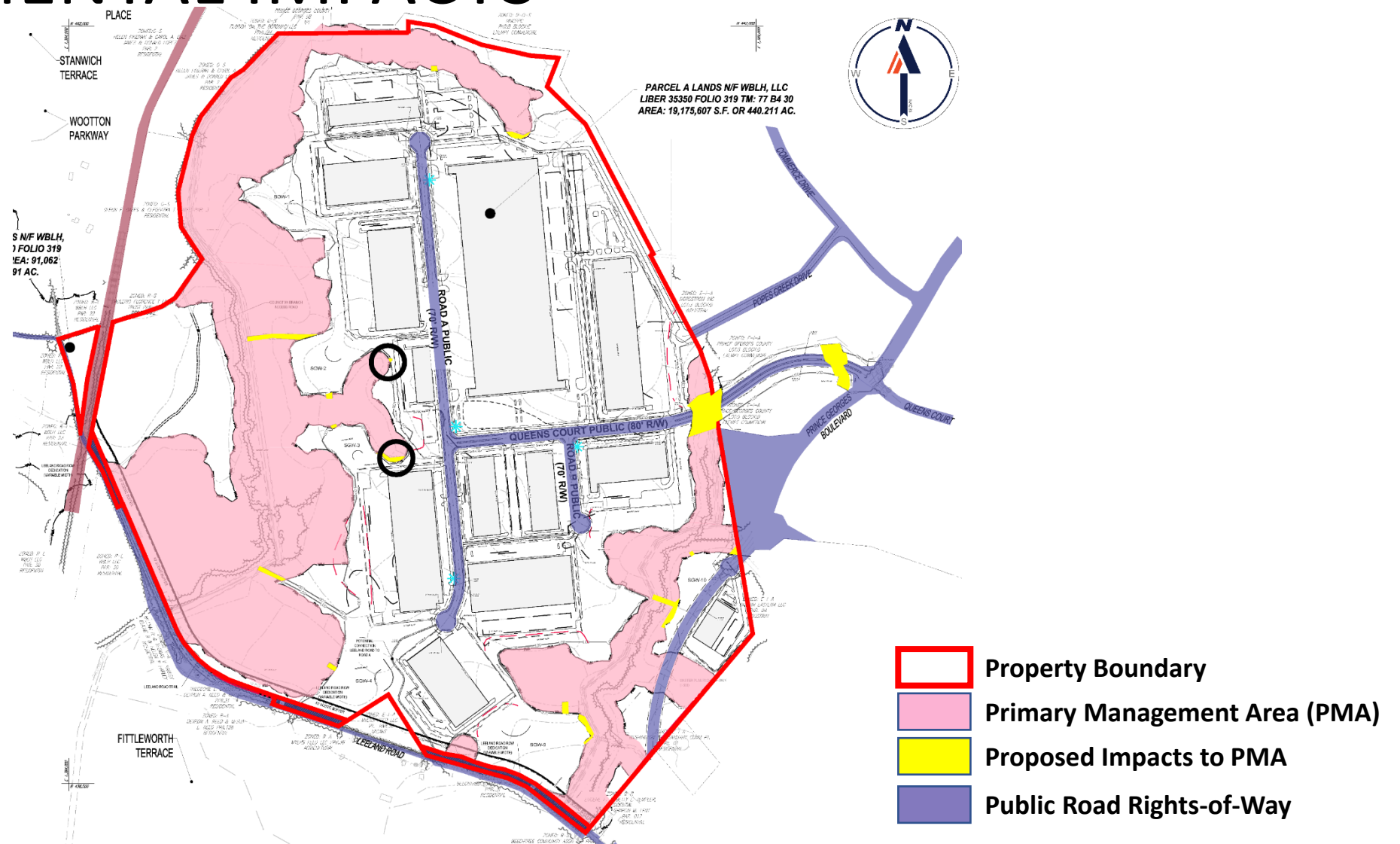
PRELIMINARY PLAN OF SUBDIVISION



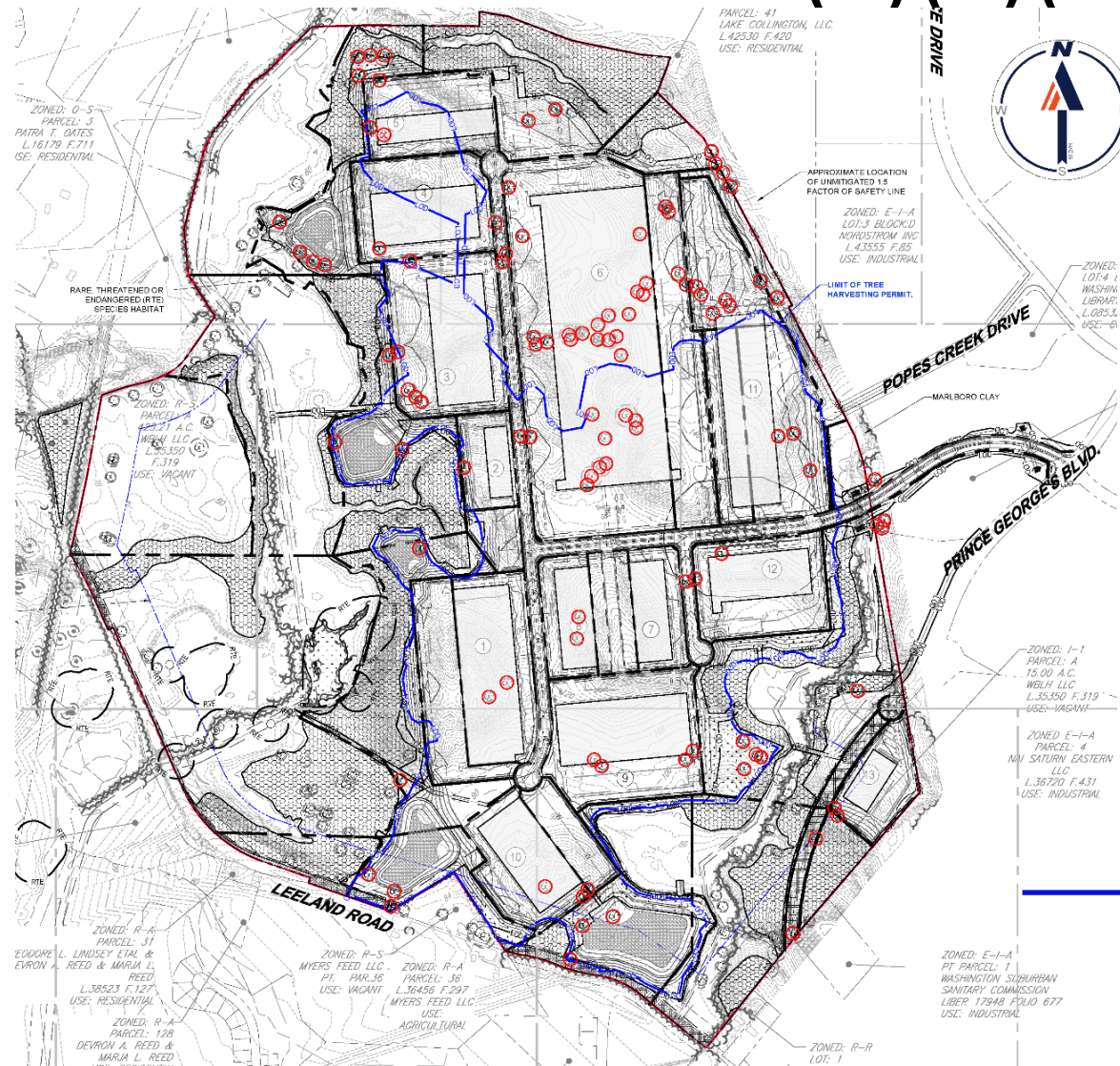
TYPE 1 TREE CONSERVATION PLAN



ENVIRONMENTAL IMPACTS



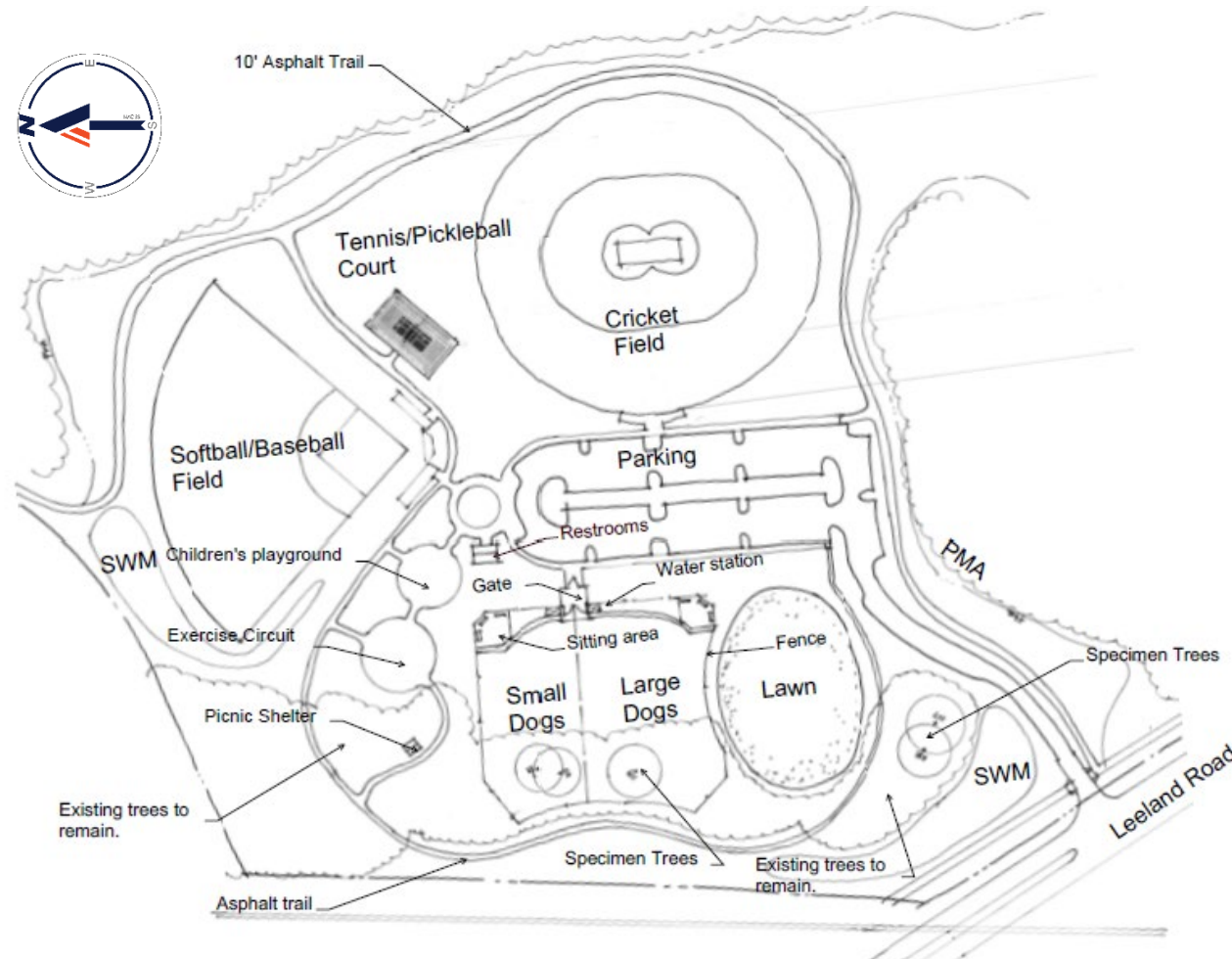
VARIANCE TO SECTION 25-122(b)(1)(G)



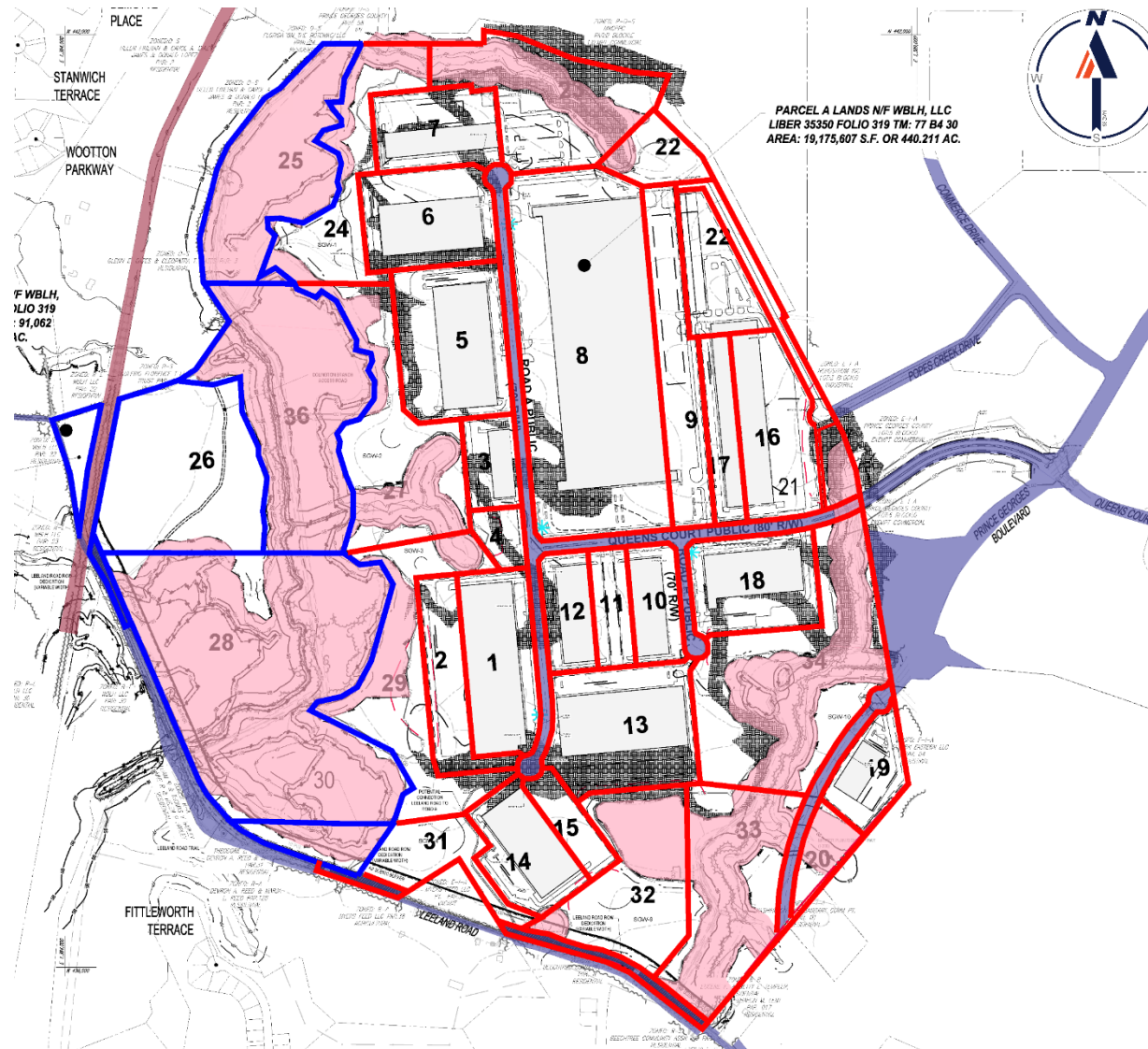
Timber Harvest Permit area

Specimen Trees to be removed

CONCEPTUAL PUBLIC PARK LAYOUT



PARKLAND DEDICATION



-  Parcels to be dedicated to M-NCPPC
-  Parcel Boundary
-  Primary Management Area
-  Public Road Rights-of-Way

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-20032
- Type 1 Tree Conservation Plan TCP1-004-2021-01
- Variance to Section 25-122(b)(1)(G)