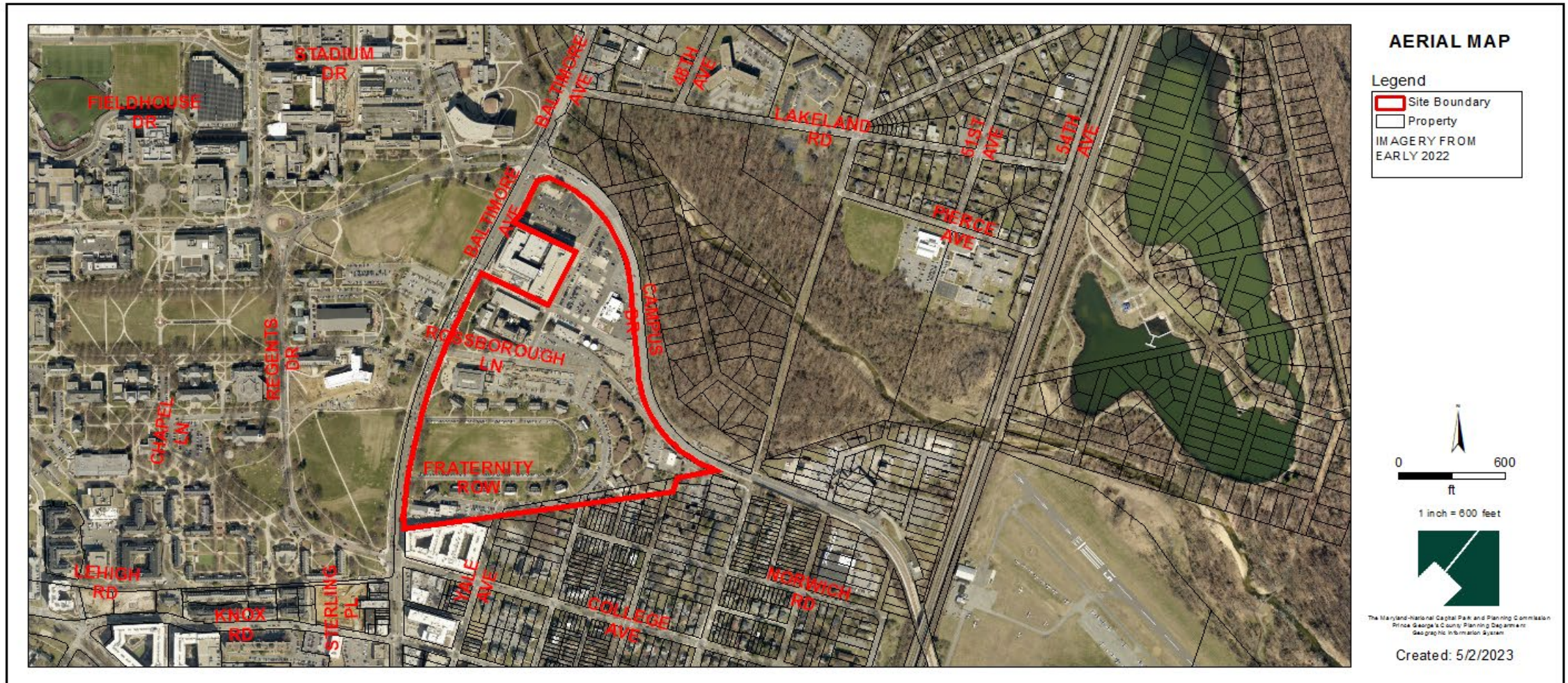


DISCOVERY DISTRICT

Detailed Site Plan

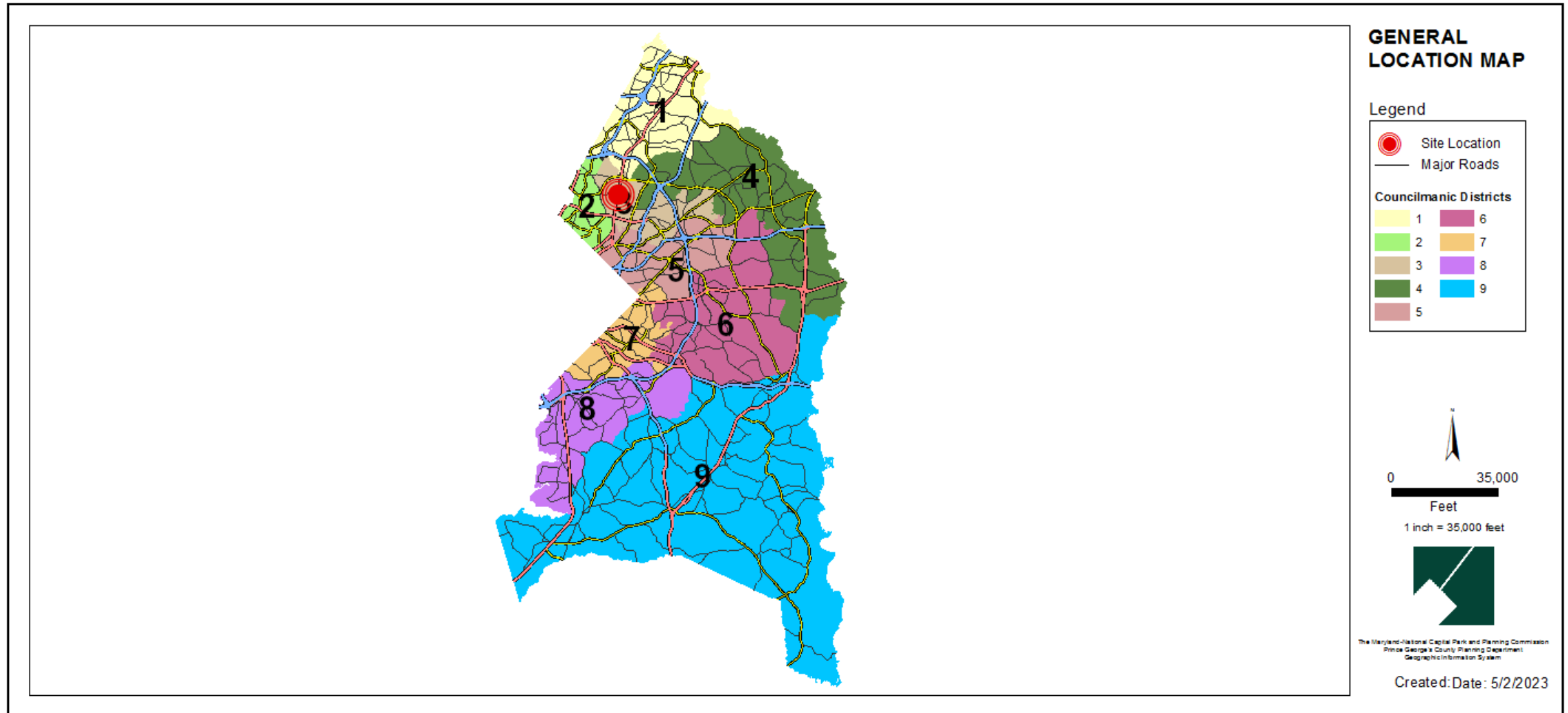
Staff Recommendation: APPROVAL with conditions



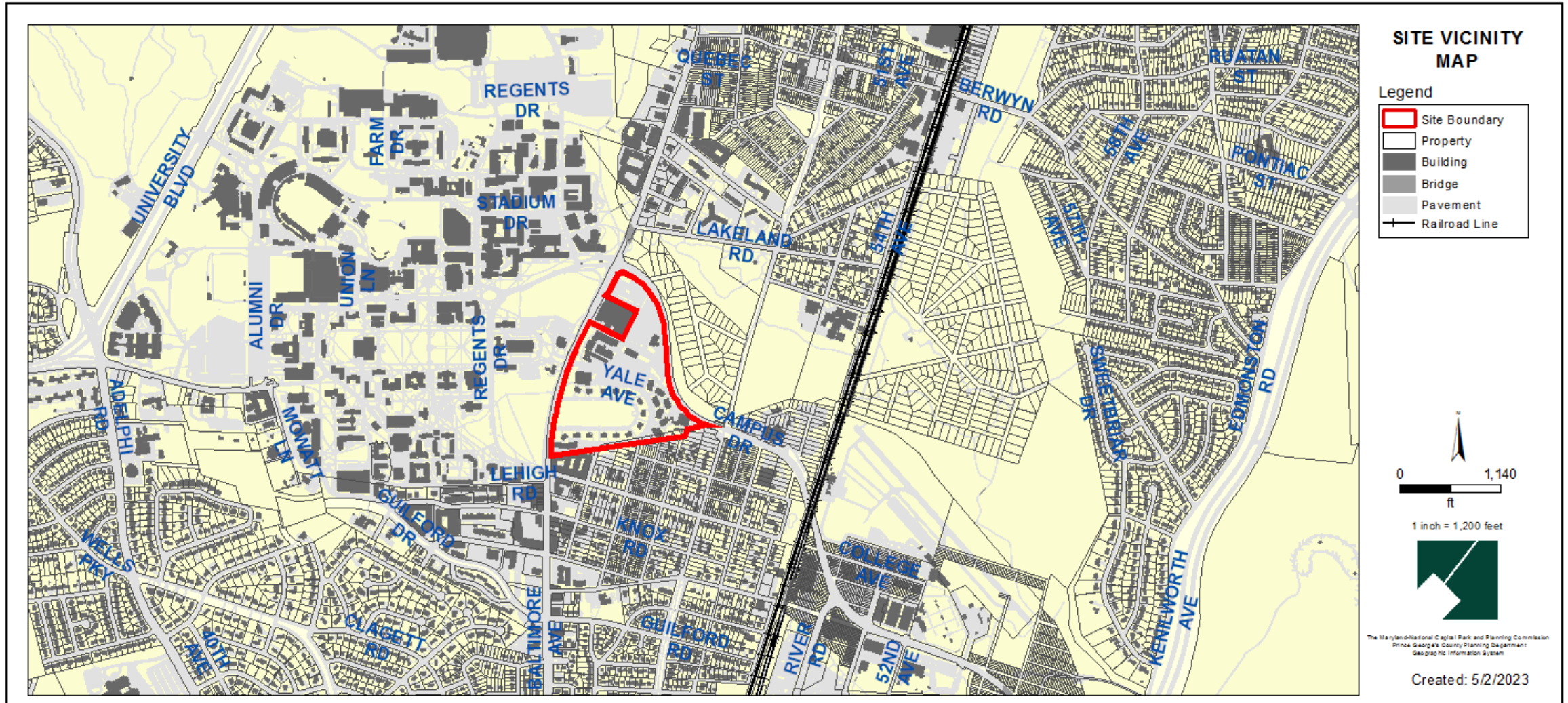
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66



SITE VICINITY MAP

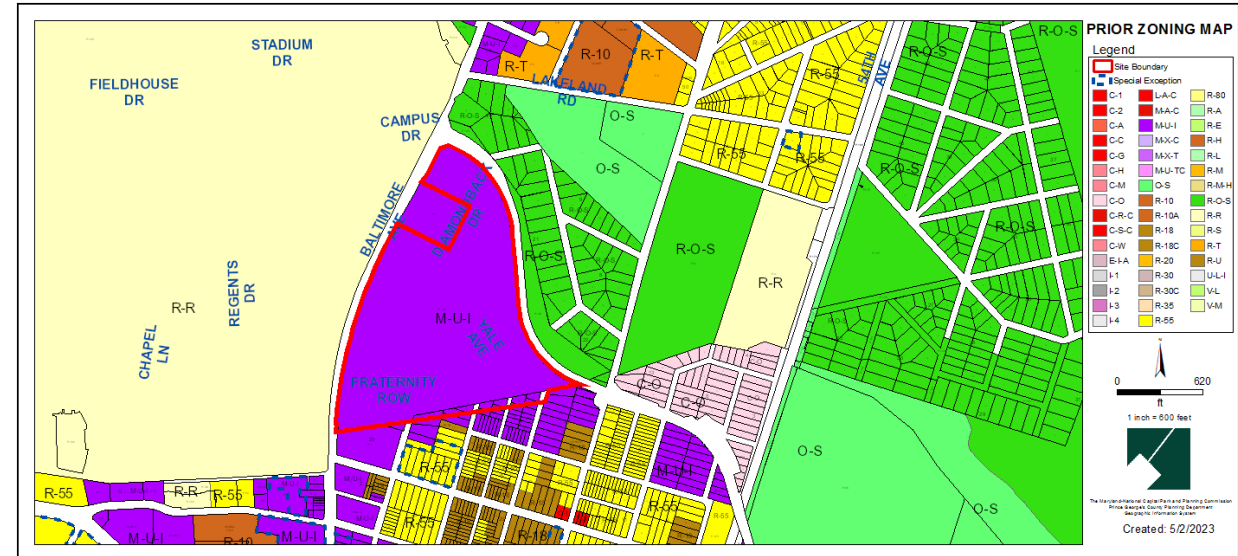
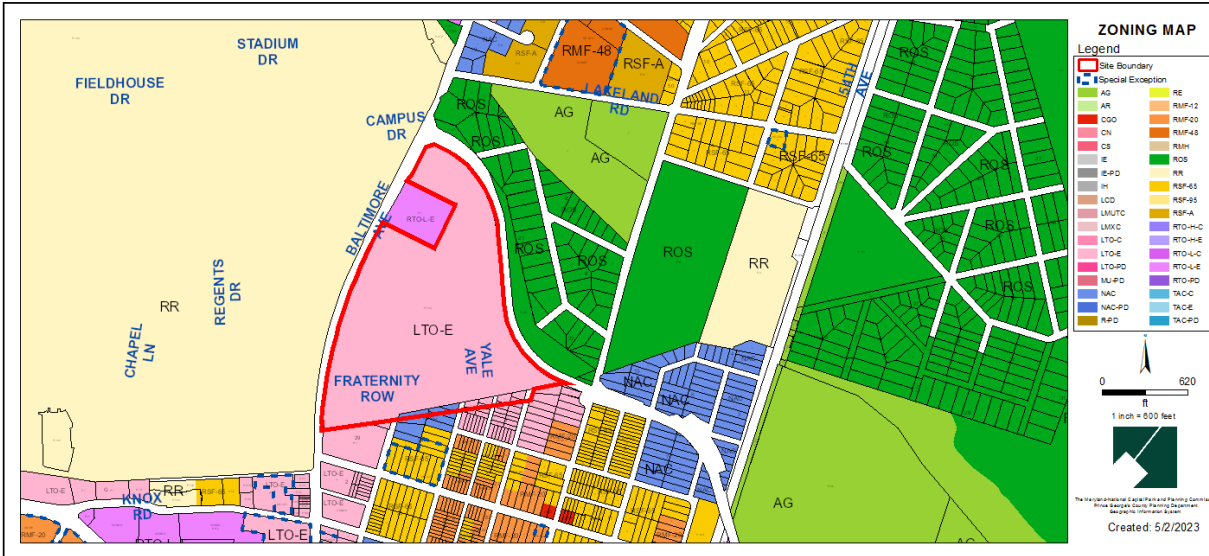


ZONING MAP (CURRENT & PRIOR)

Property Zone: LTO-E

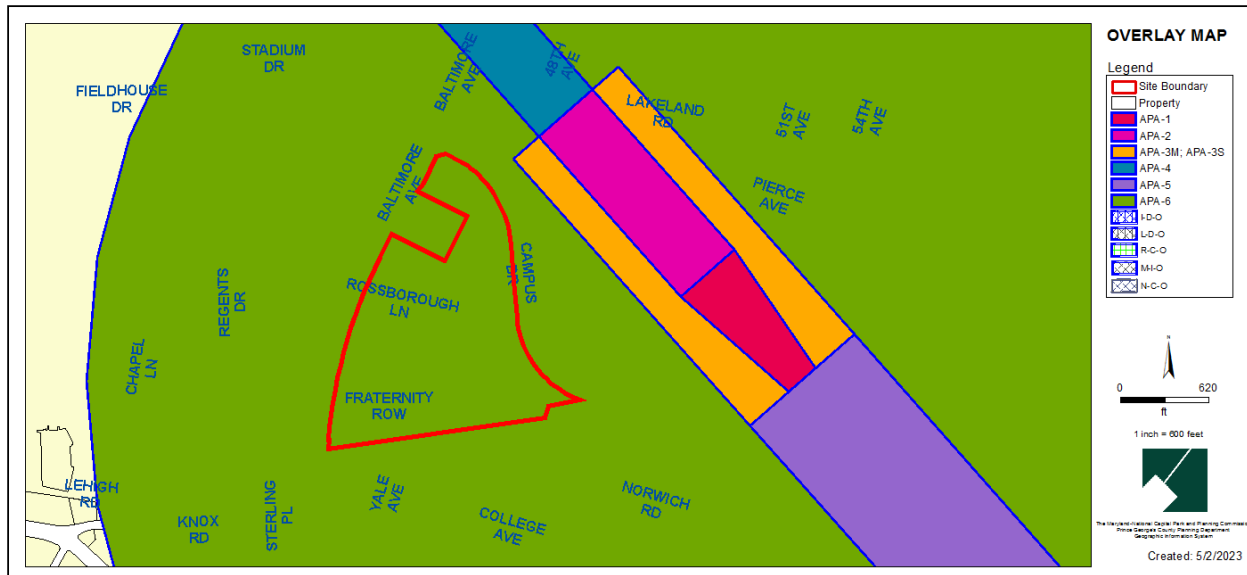
CURRENT ZONING MAP

PRIOR ZONING MAP

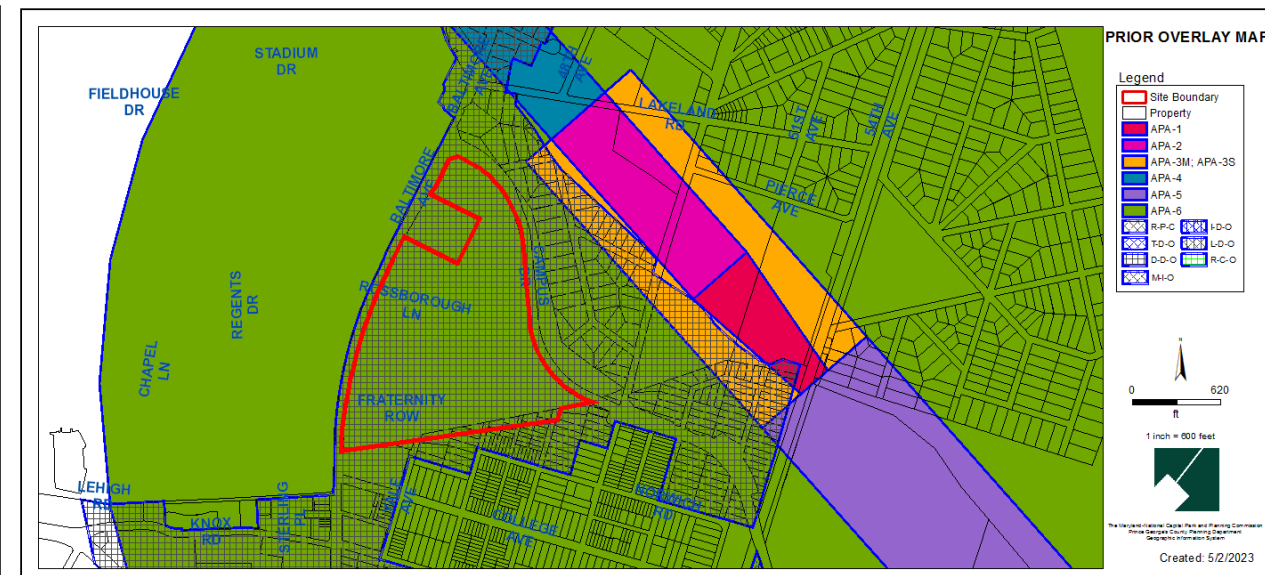


OVERLAY MAP (CURRENT & PRIOR)

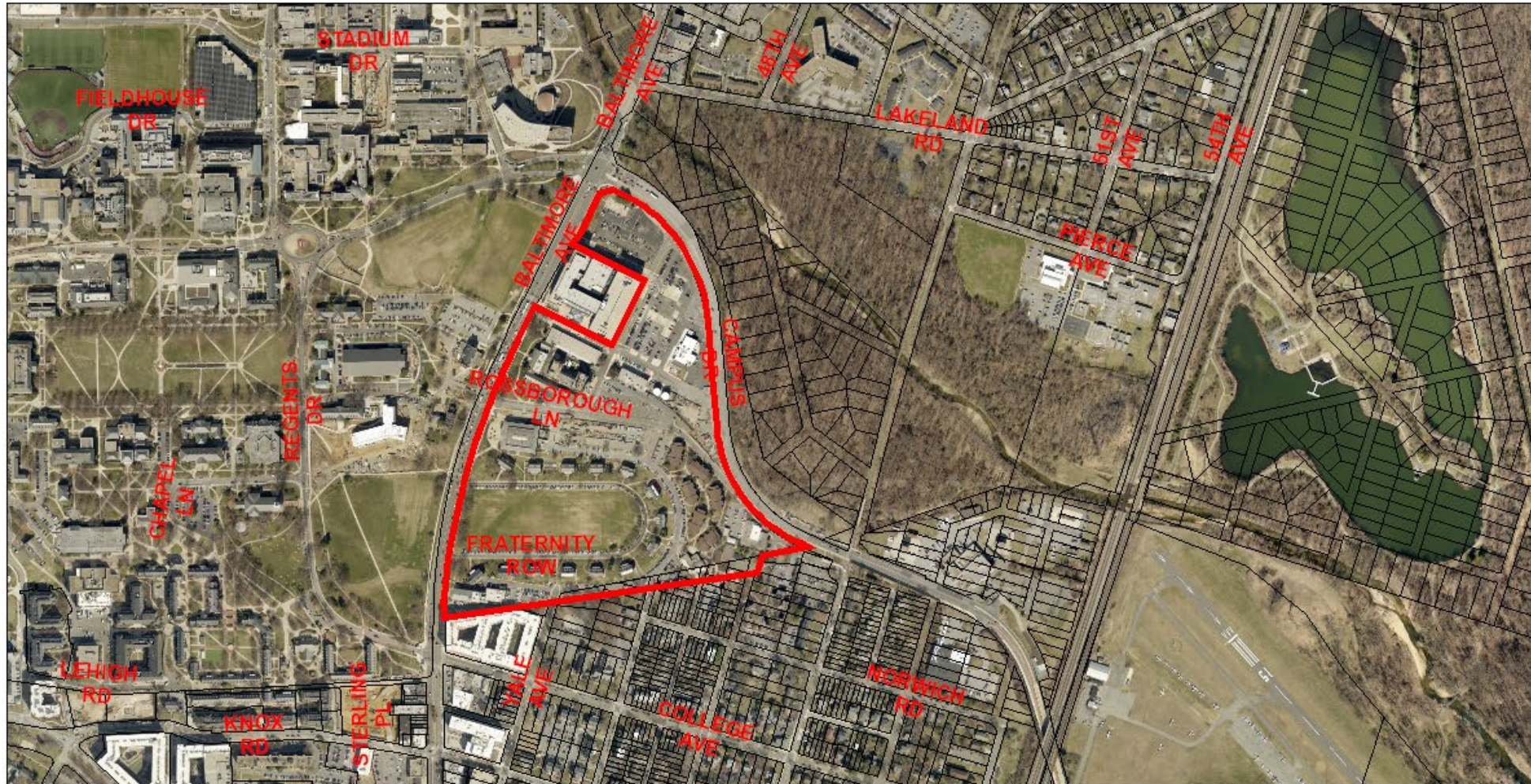
CURRENT OVERLAY MAP



PRIOR OVERLAY MAP



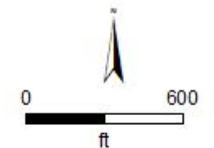
AERIAL MAP



AERIAL MAP

Legend

- Site Boundary
- Property
- IMAGERY FROM
EARLY 2022



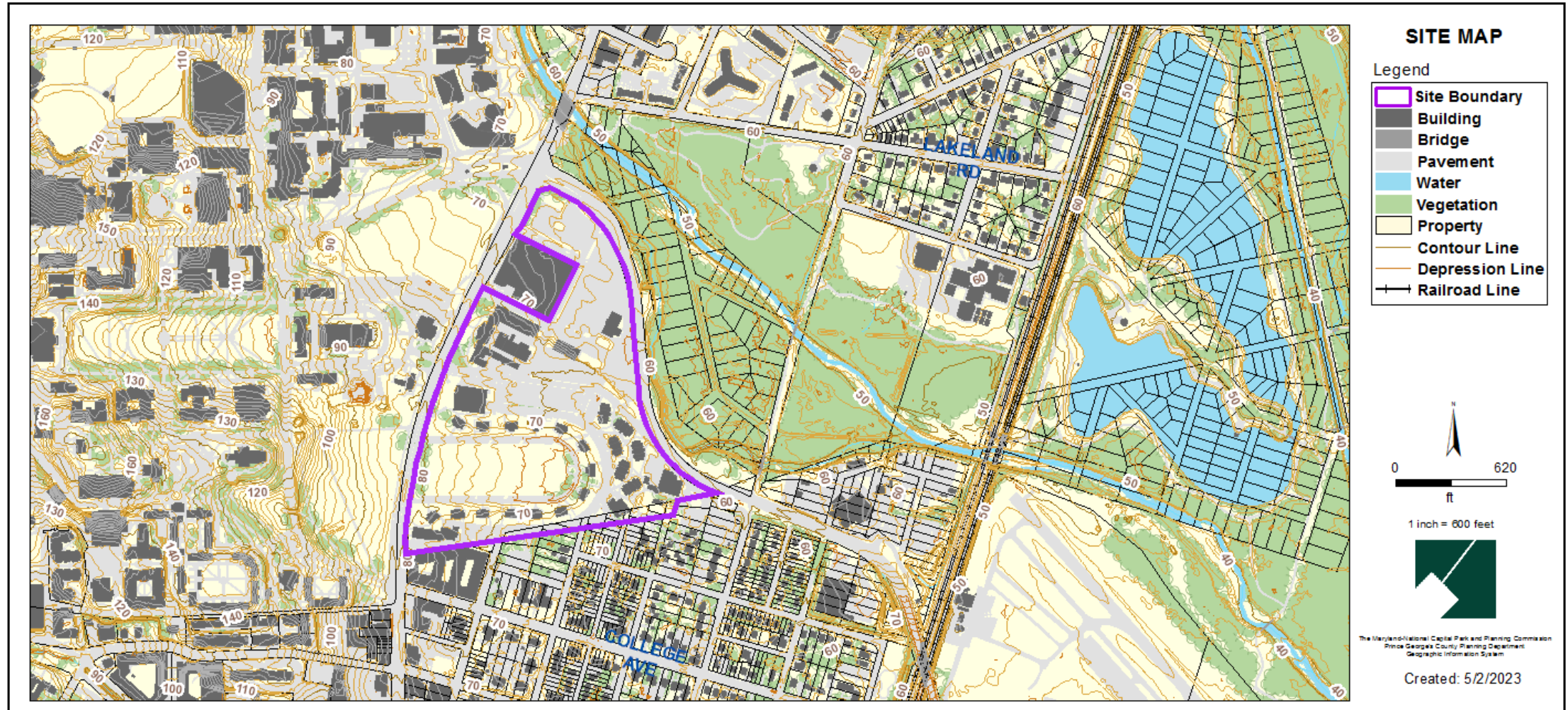
1 inch = 600 feet



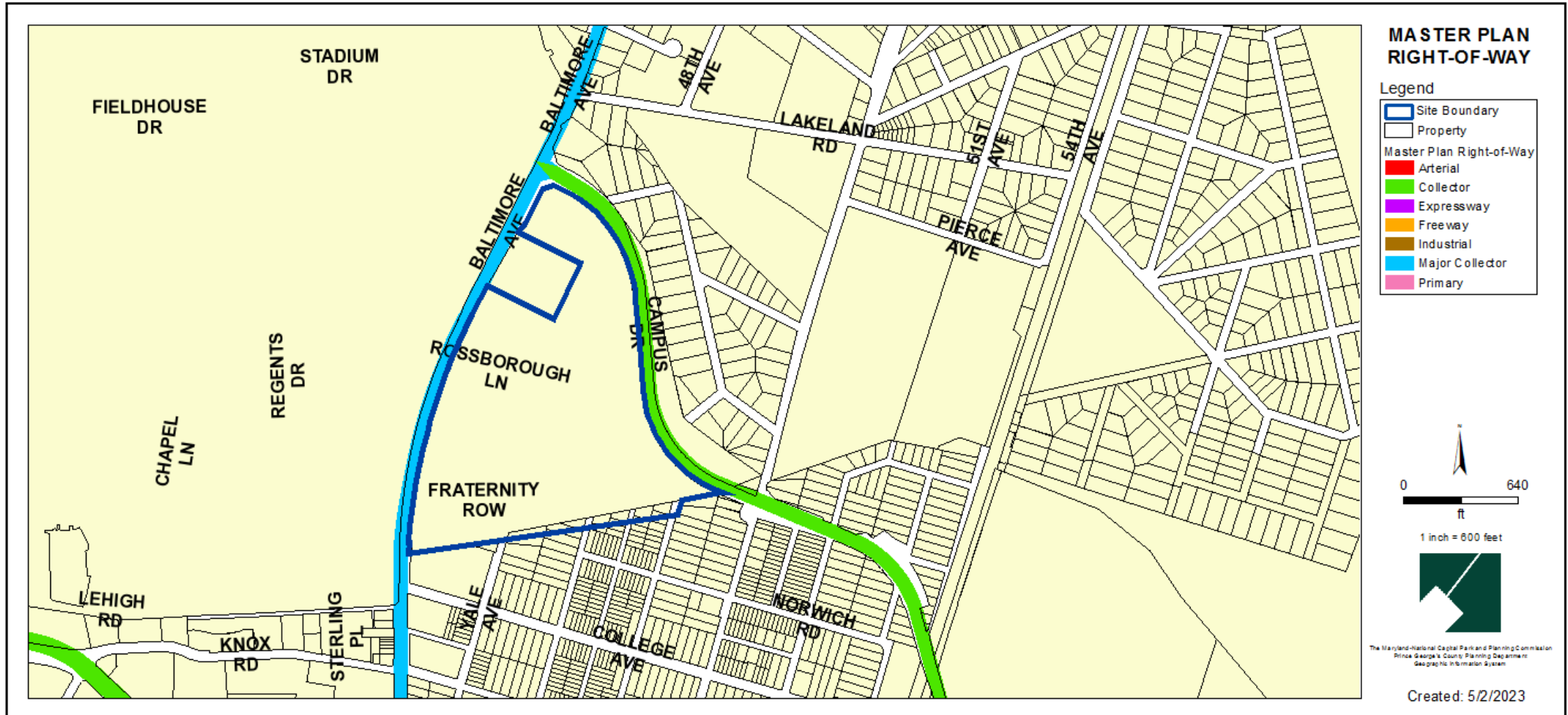
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 5/2/2023

SITE MAP



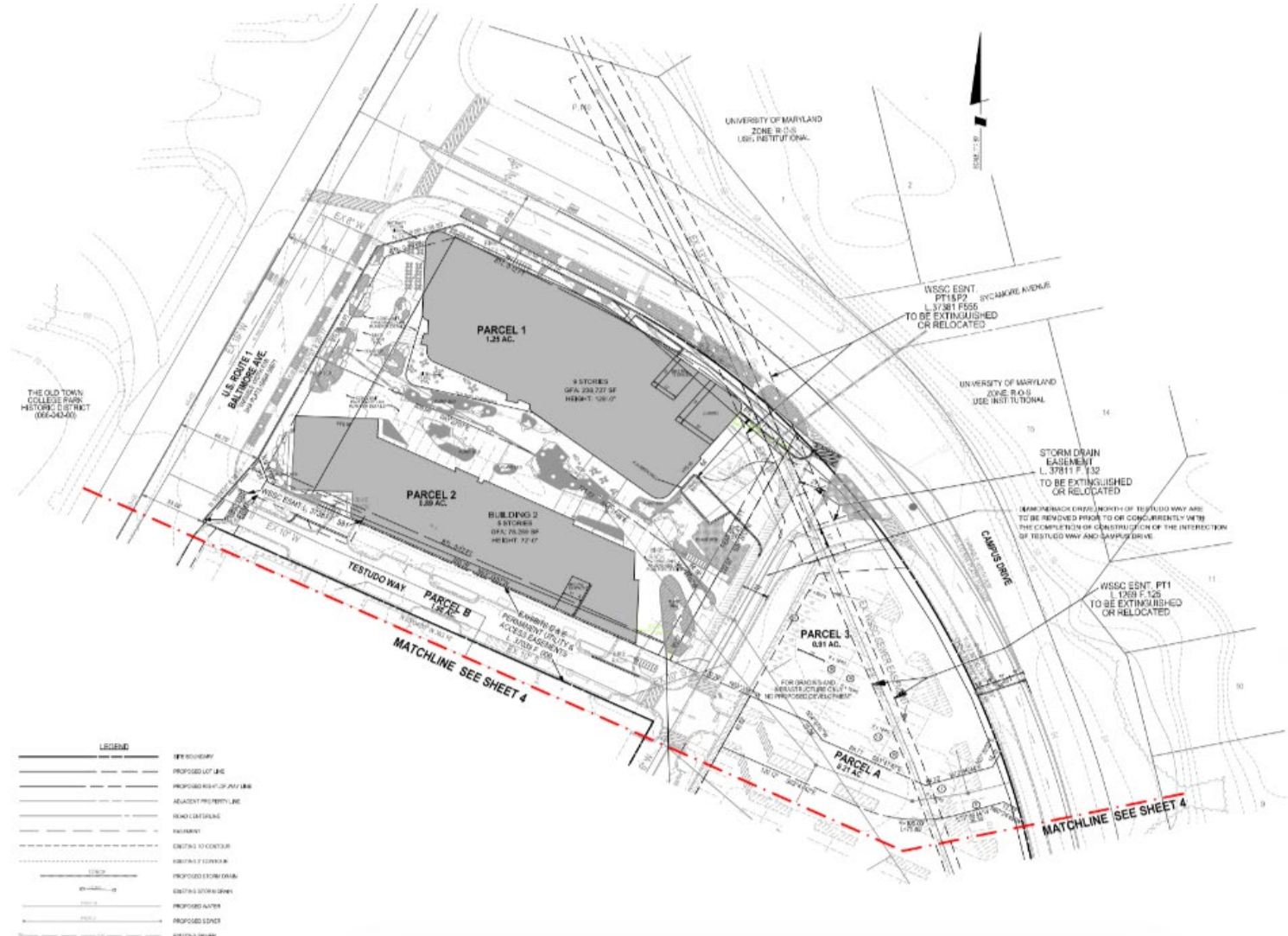
MASTER PLAN RIGHT-OF-WAY MAP



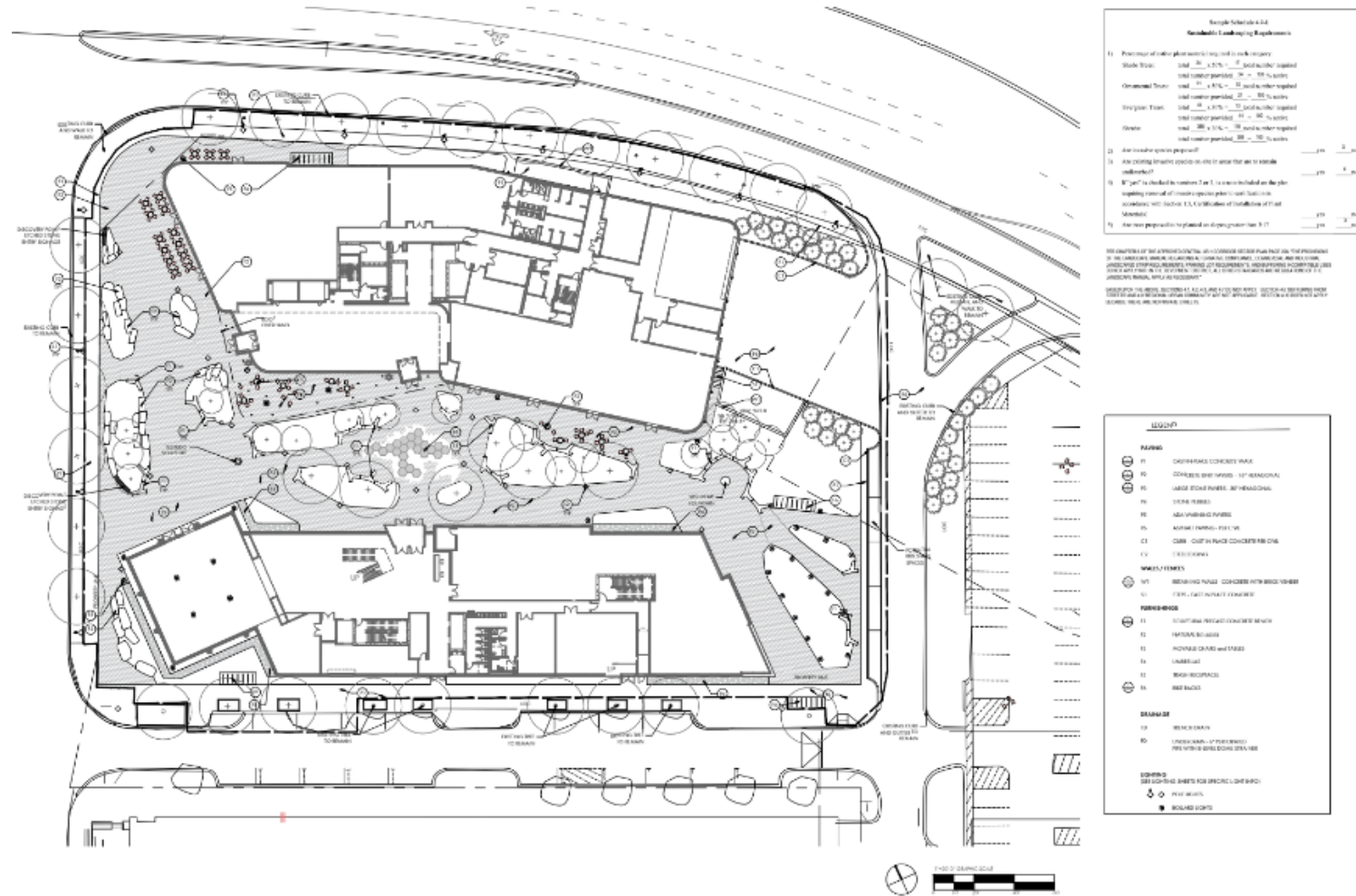
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



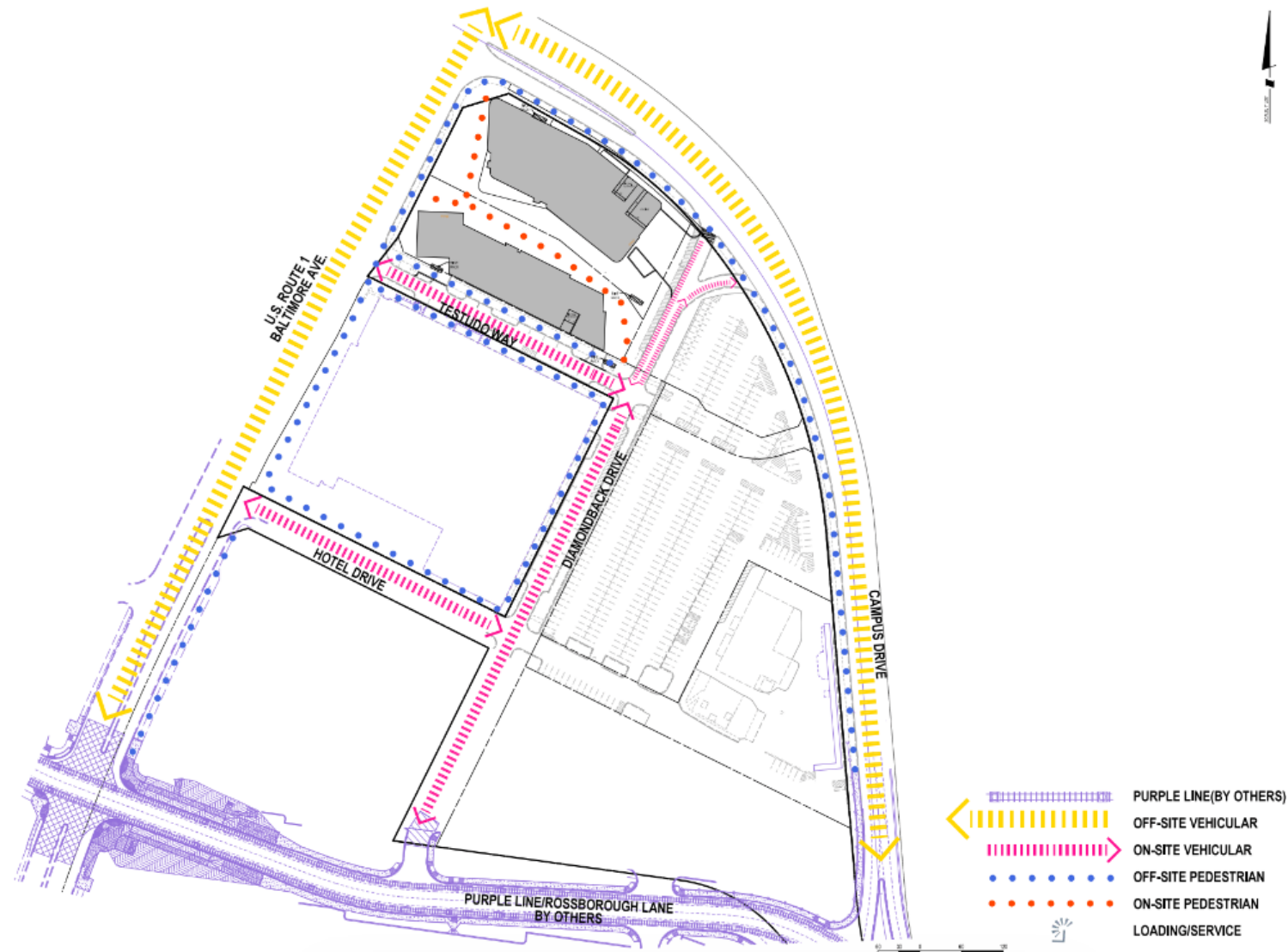
DETAILED SITE PLAN



LANDSCAPE PLAN



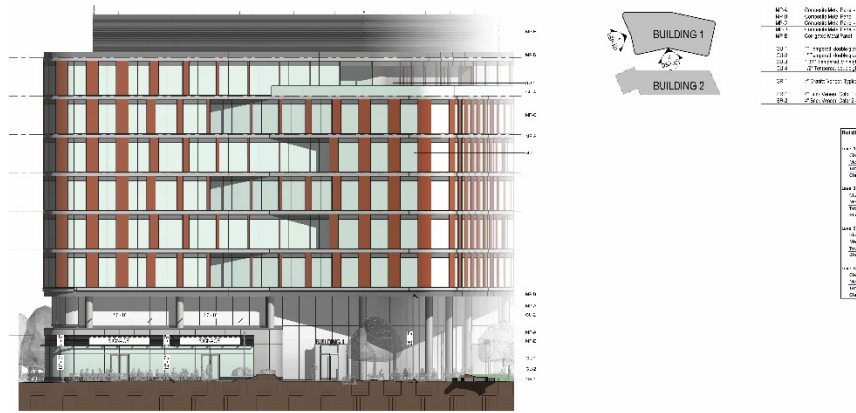
CIRCULATION PLAN



EXTERIOR RENDERINGS

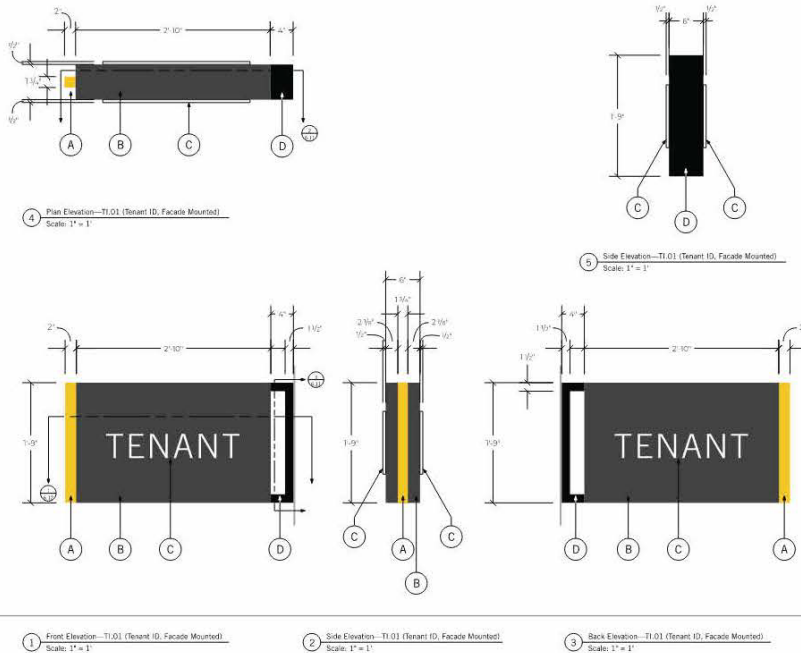


EXTERIOR ELEVATIONS



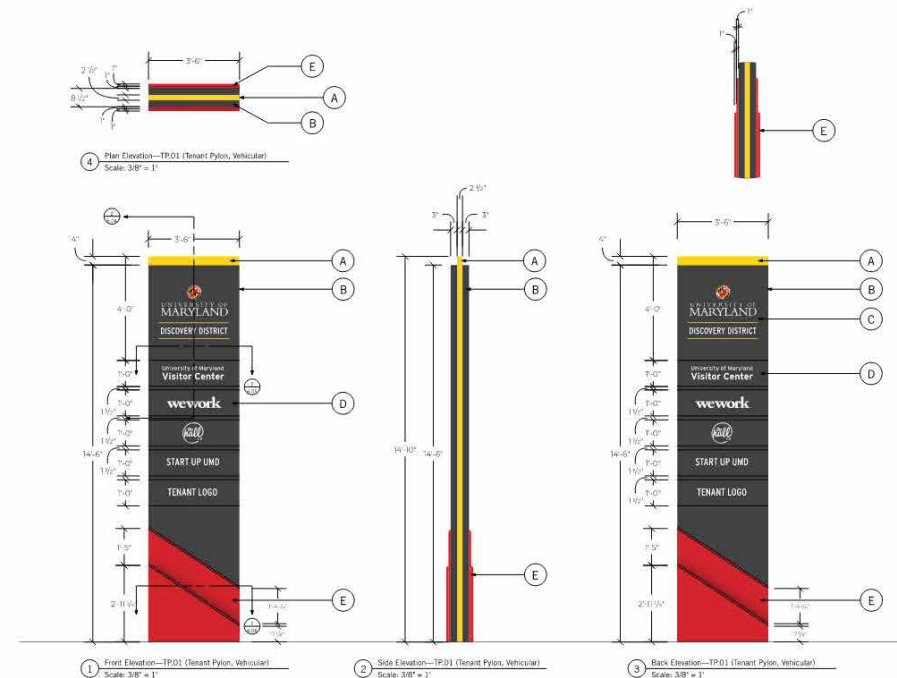
SIGNAGE

SIGN TYPES TENANT BLADE



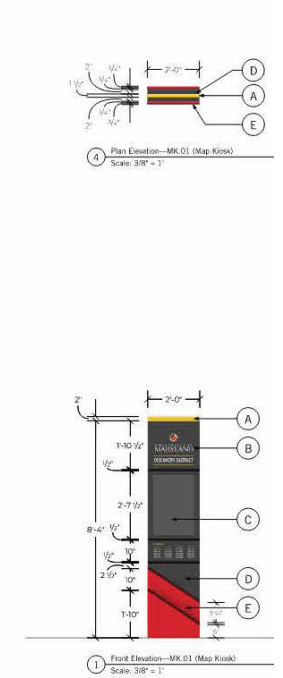
32 | UNIVERSITY OF MARYLAND DISCOVERY DISTRICT

SIGN TYPES TENANT PYLON (VEHICULAR)



18 | UNIVERSITY OF MARYLAND DISCOVERY DISTRICT

SIGN TYPES MAP KIOSK



22 | UNIVERSITY OF MARYLAND DISCOVERY DISTRICT

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22024

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 8/10/2023
- Acceptance Mailing: 02/17/2023