

NATIONAL CAPITAL BUSINESS PARK

Specific Design Plan

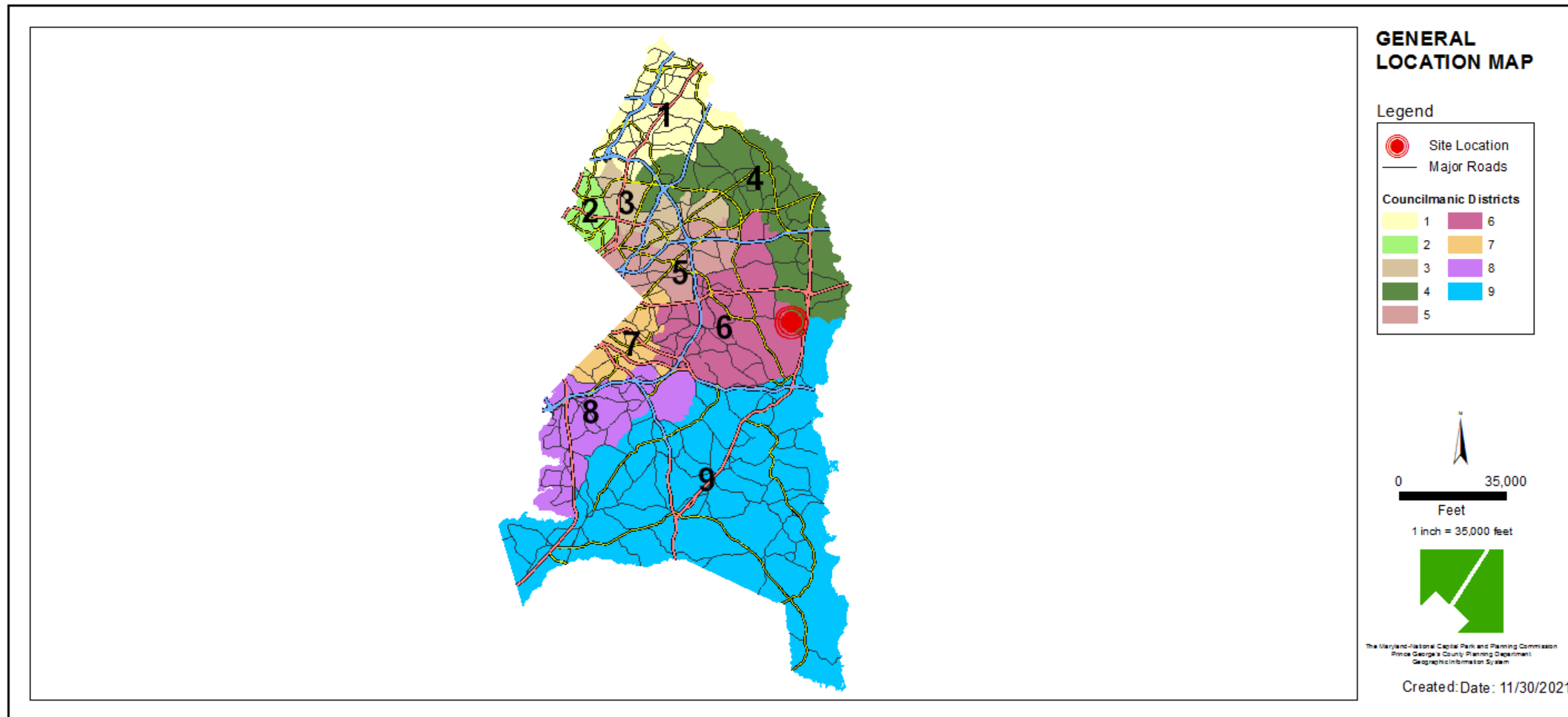
Staff Recommendation: APPROVAL with conditions



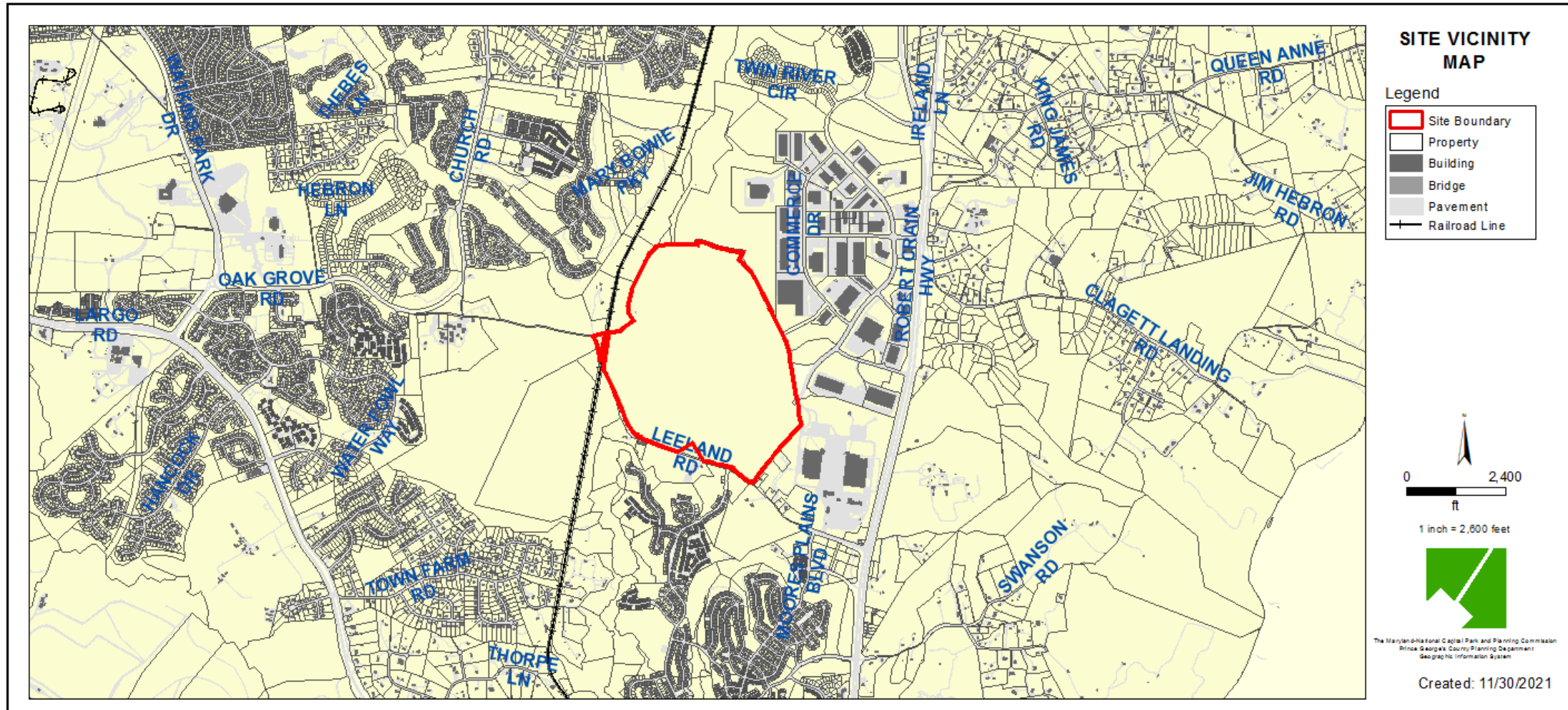
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A

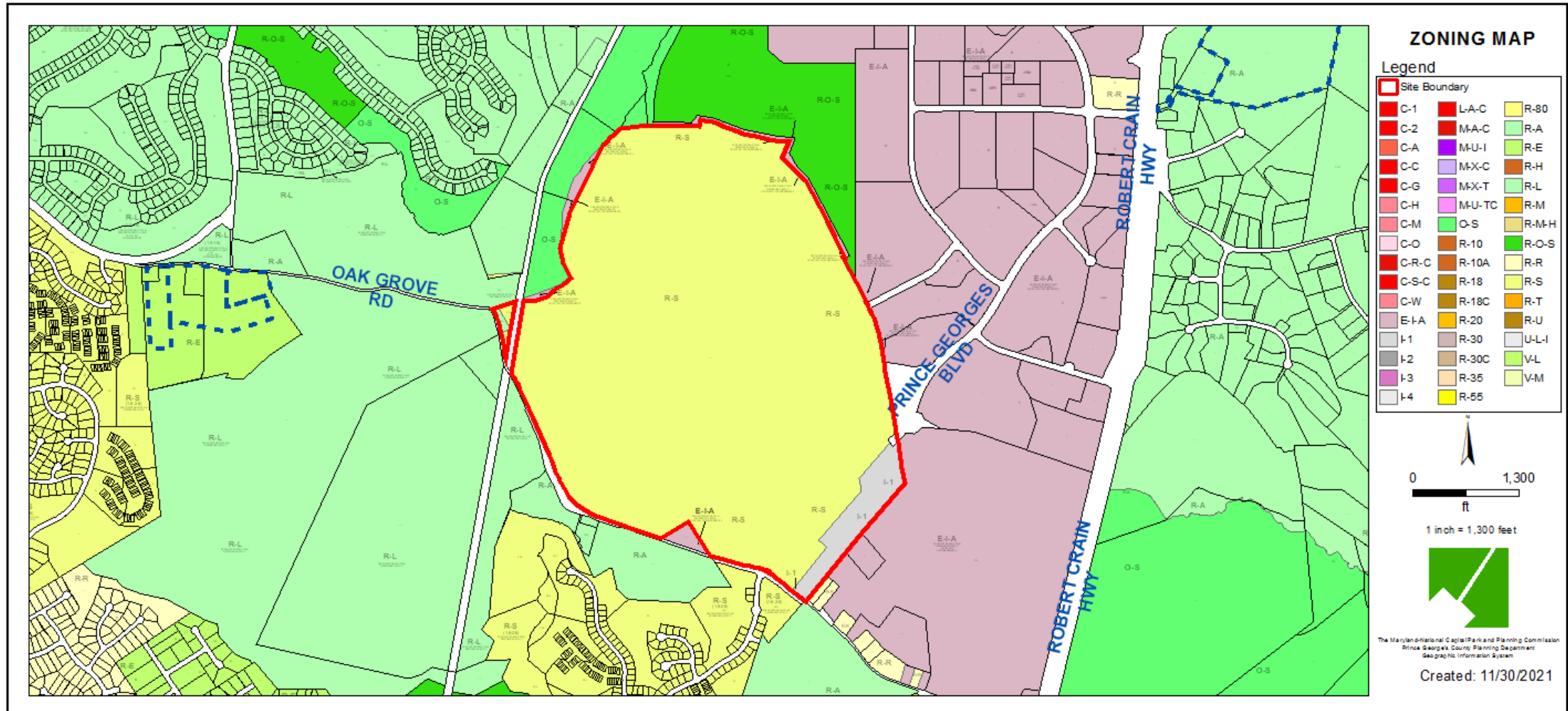


SITE VICINITY MAP



ZONING MAP

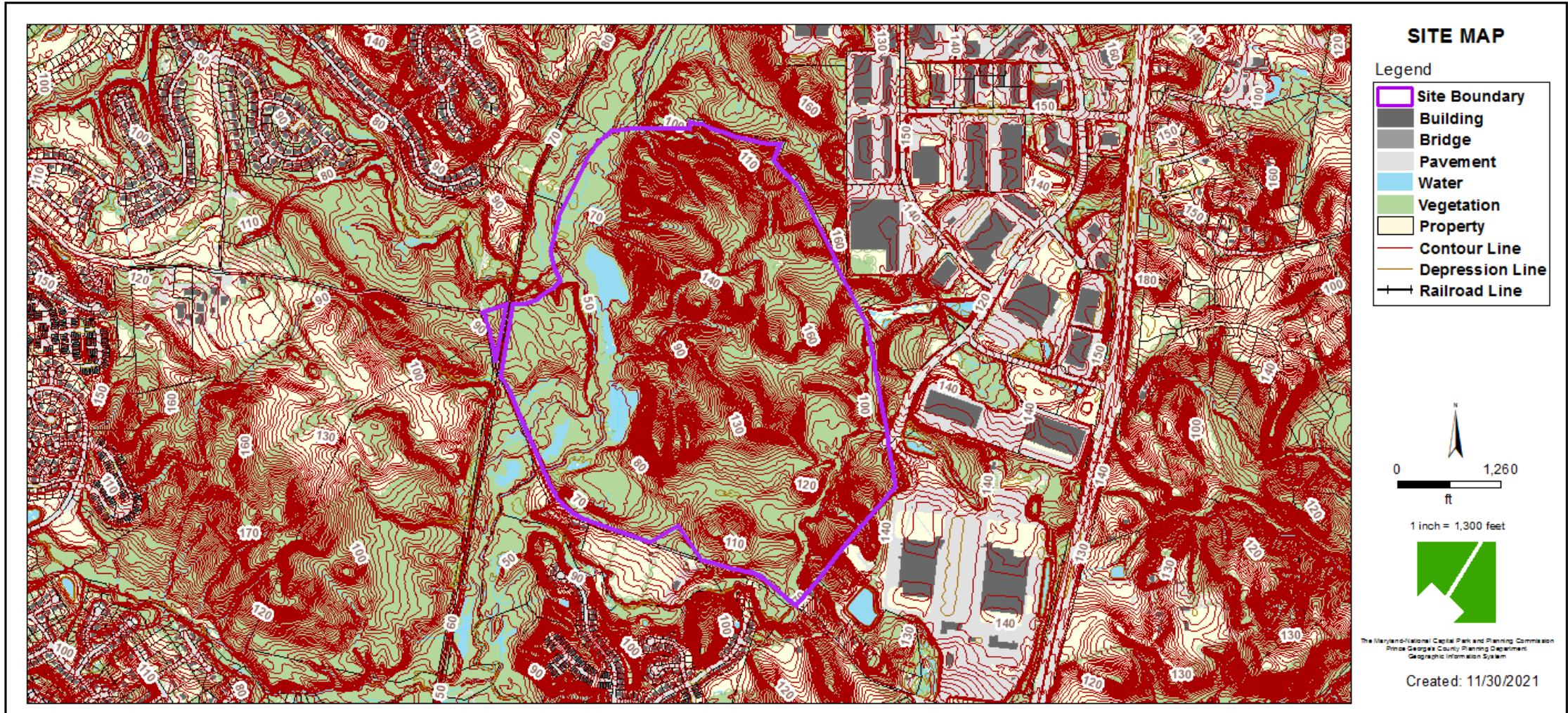
Property Zone: R-S/I-1/R-A



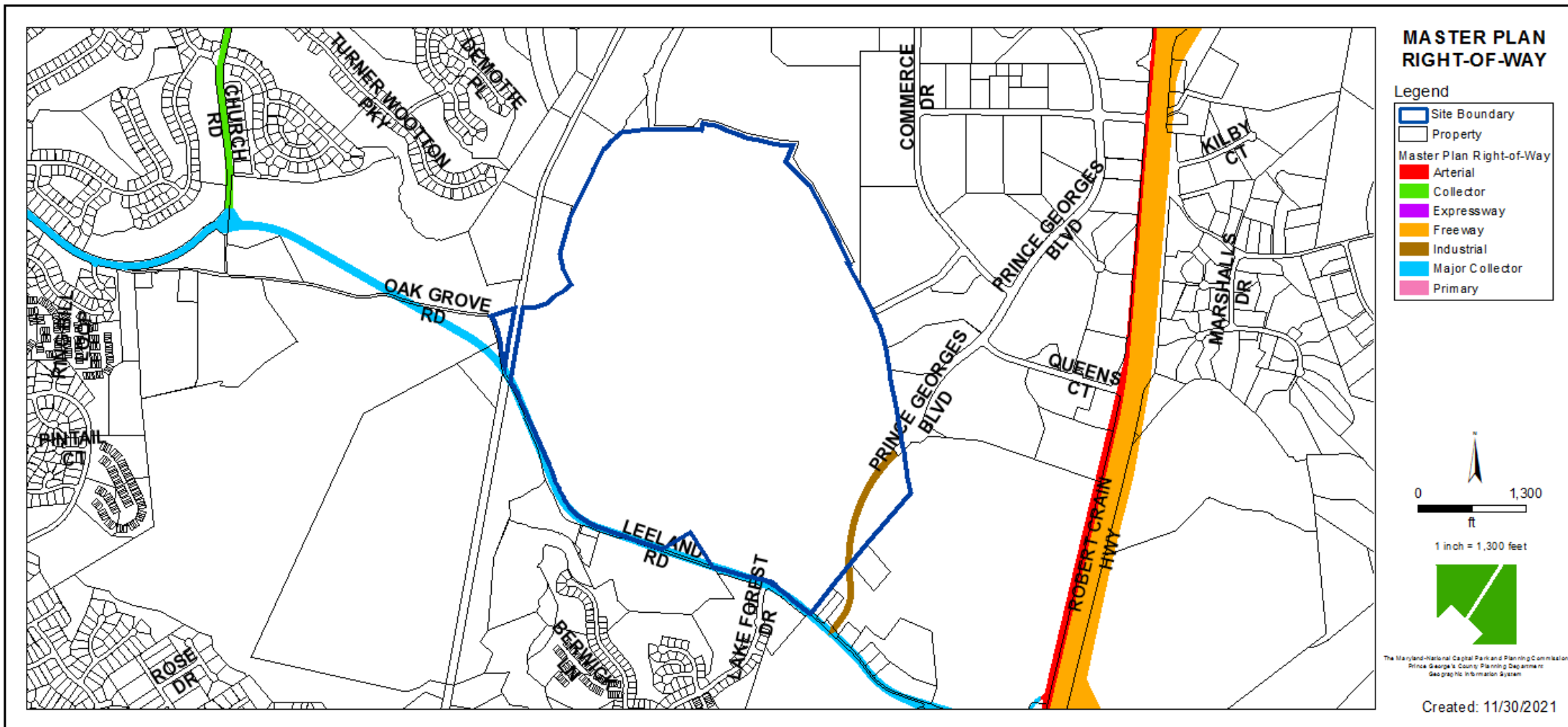
AERIAL MAP



SITE TOPOGRAPHIC MAP

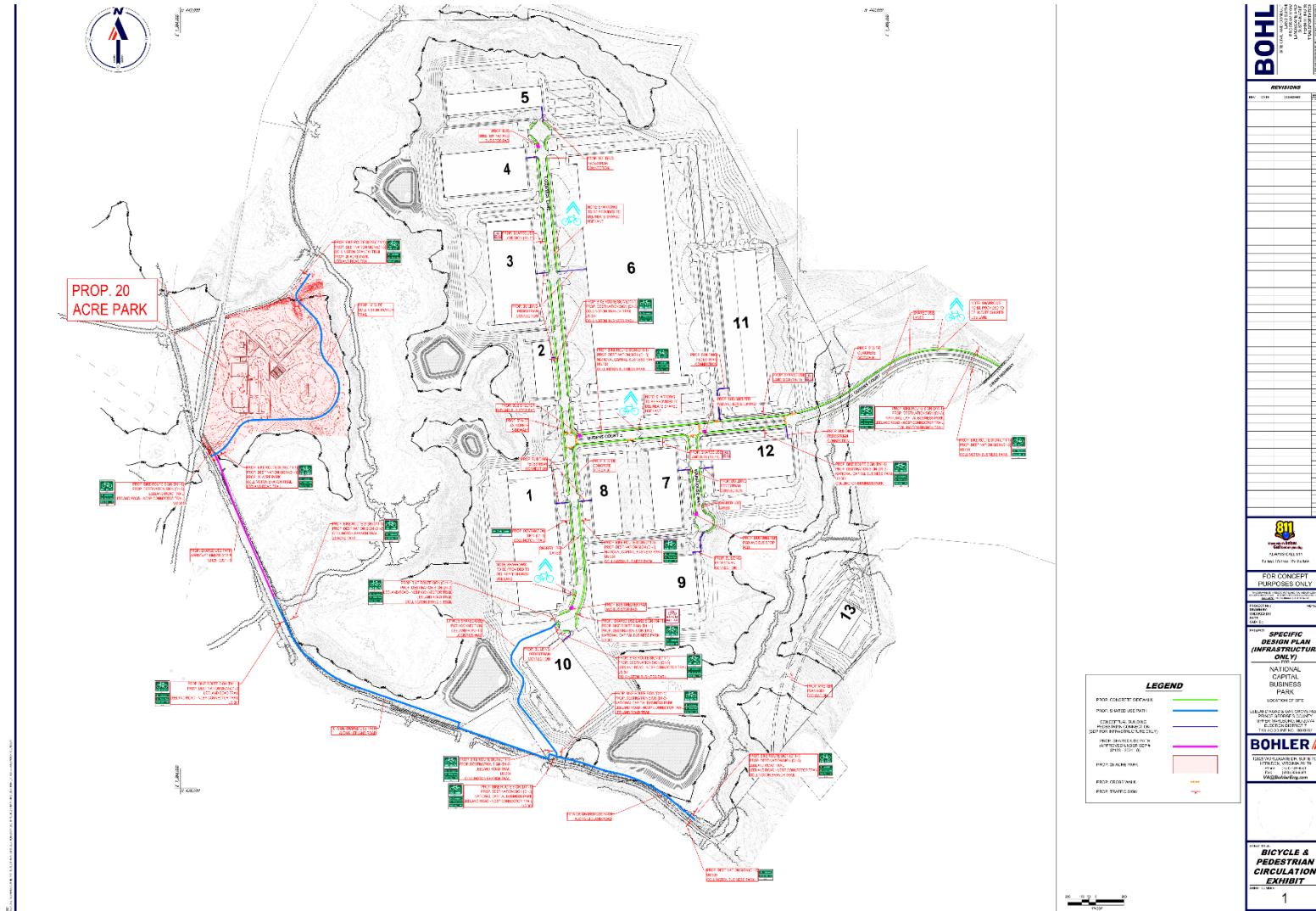


MASTER PLAN RIGHT-OF-WAY MAP



[illegible]

BICYCLE-PEDESTRIAN EXHIBIT



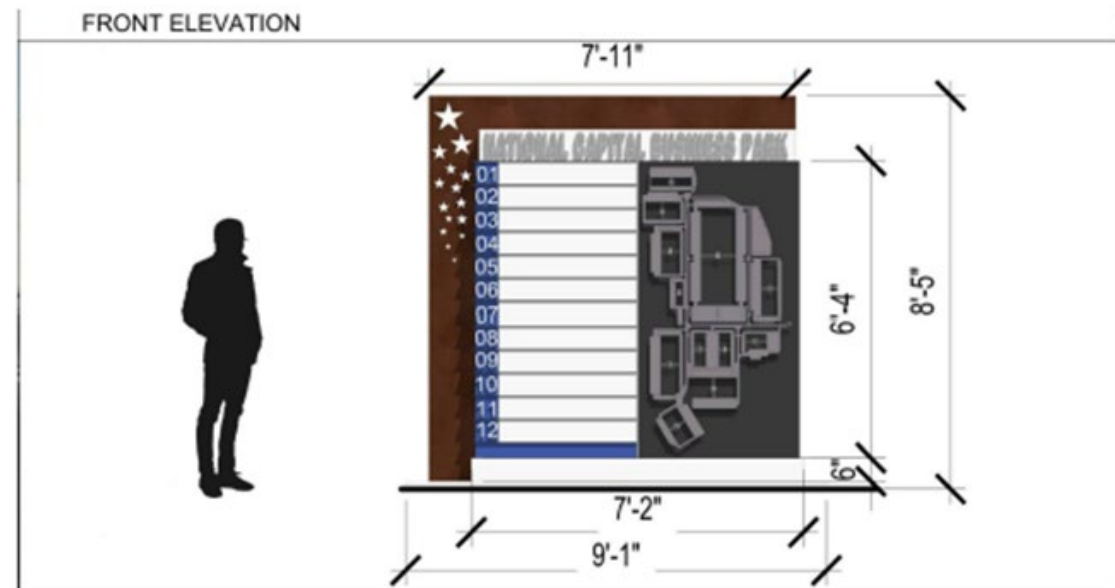
Item: 7



SIGNAGE

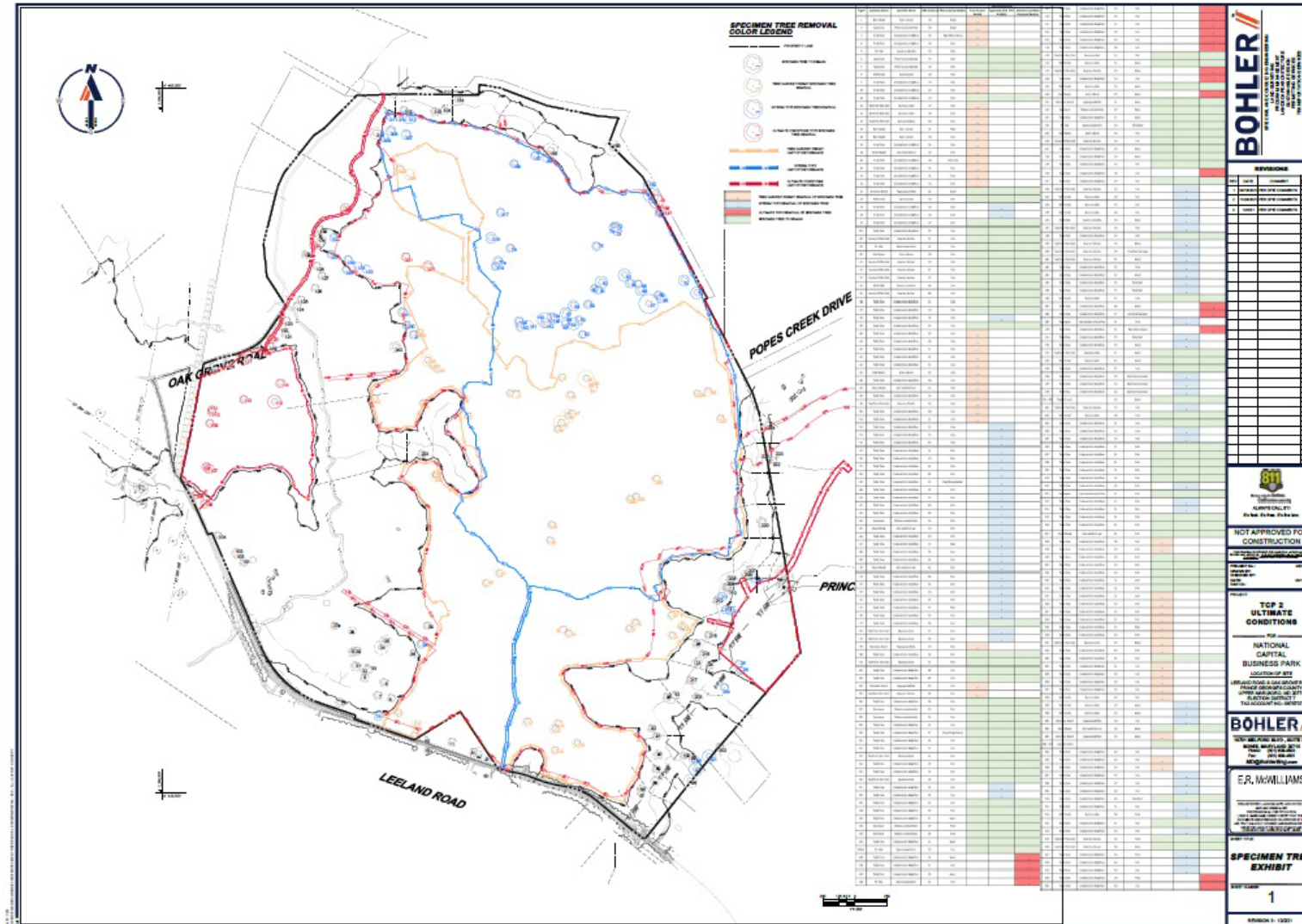


TENANT IDENTIFICATION SIGN
NOT TO SCALE

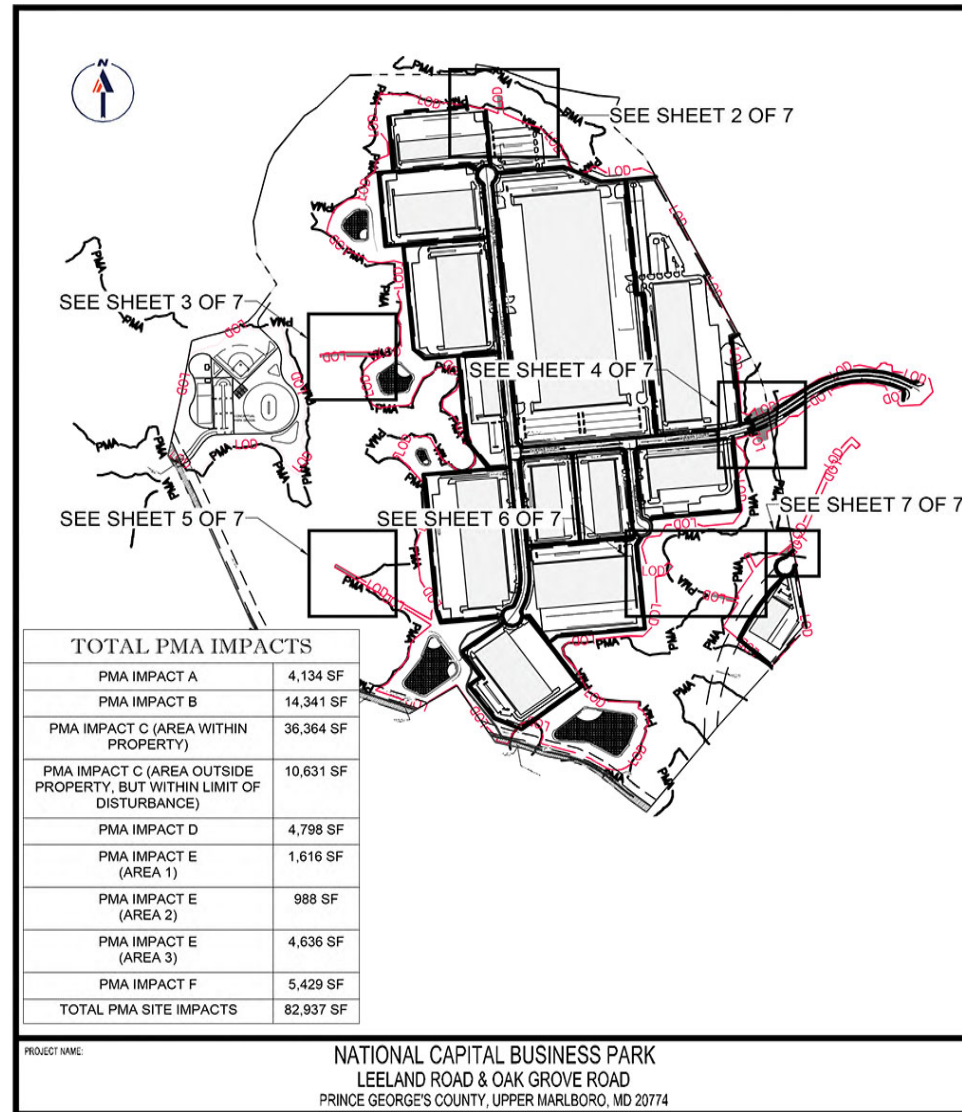


**DIRECTIONAL SIGNAGE - FOR
LOCATIONS SEE SHEETS C-312
AND C-313**

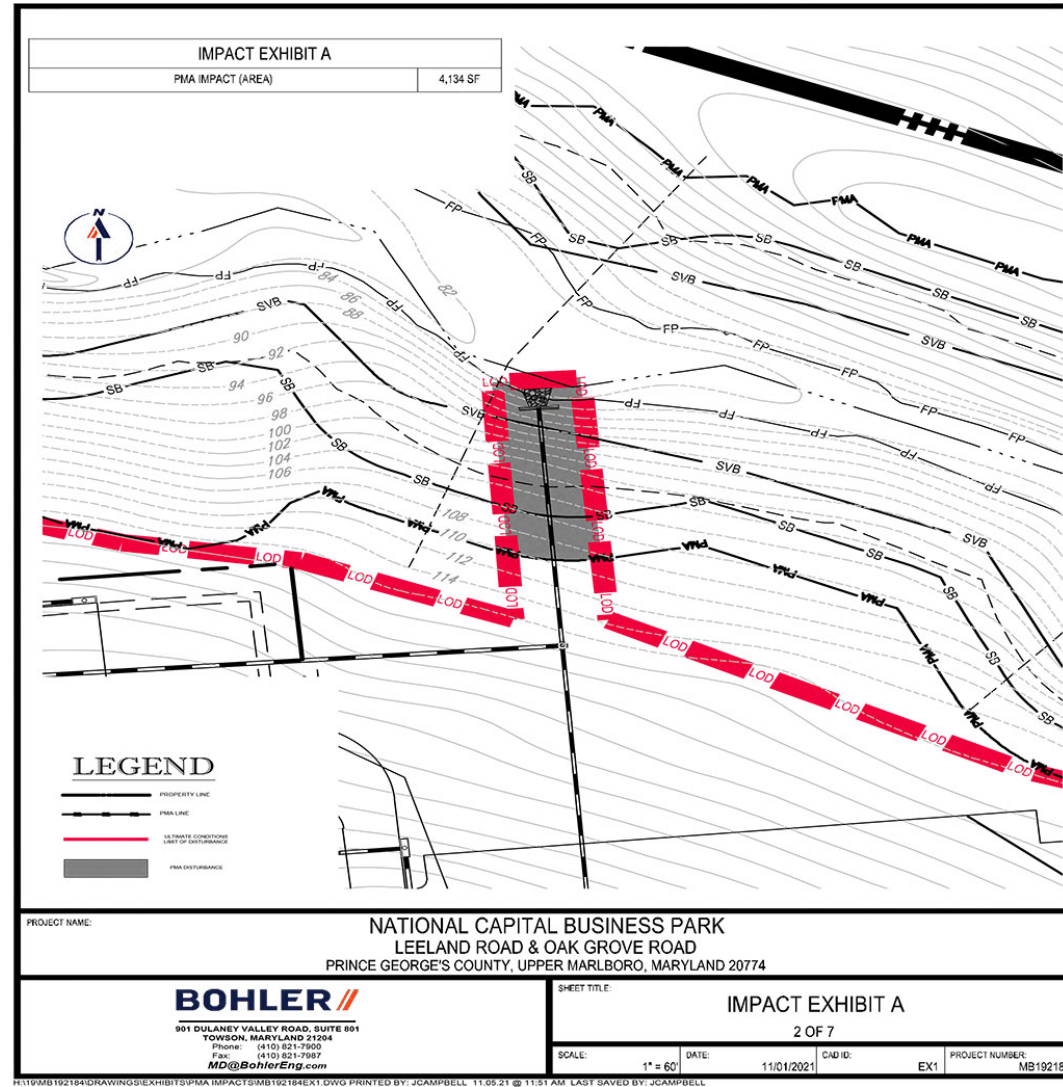
SPECIMEN TREE EXHIBIT



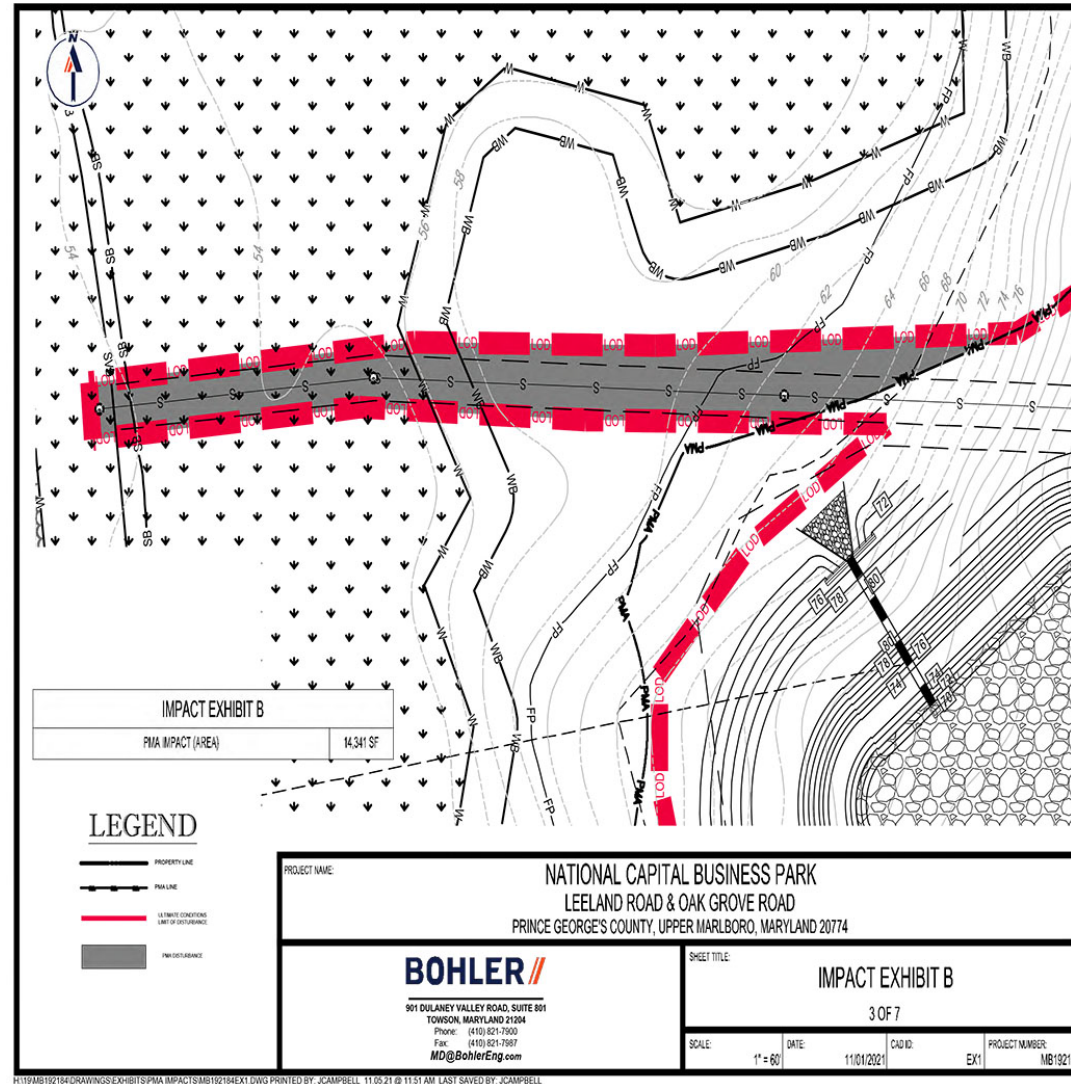
OVERALL PMA IMPACT EXHIBIT



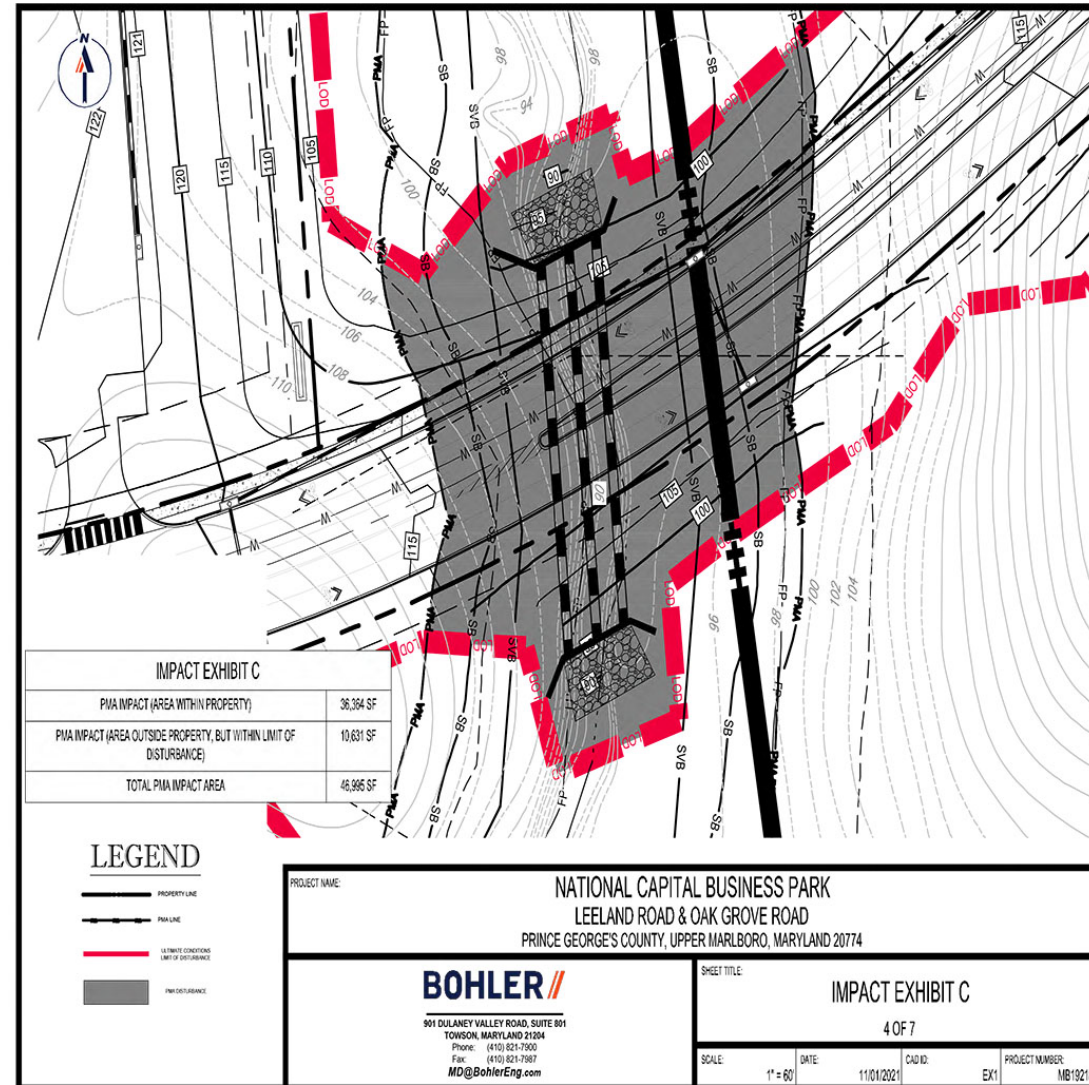
PMA EXHIBIT A



PMA EXHIBIT B

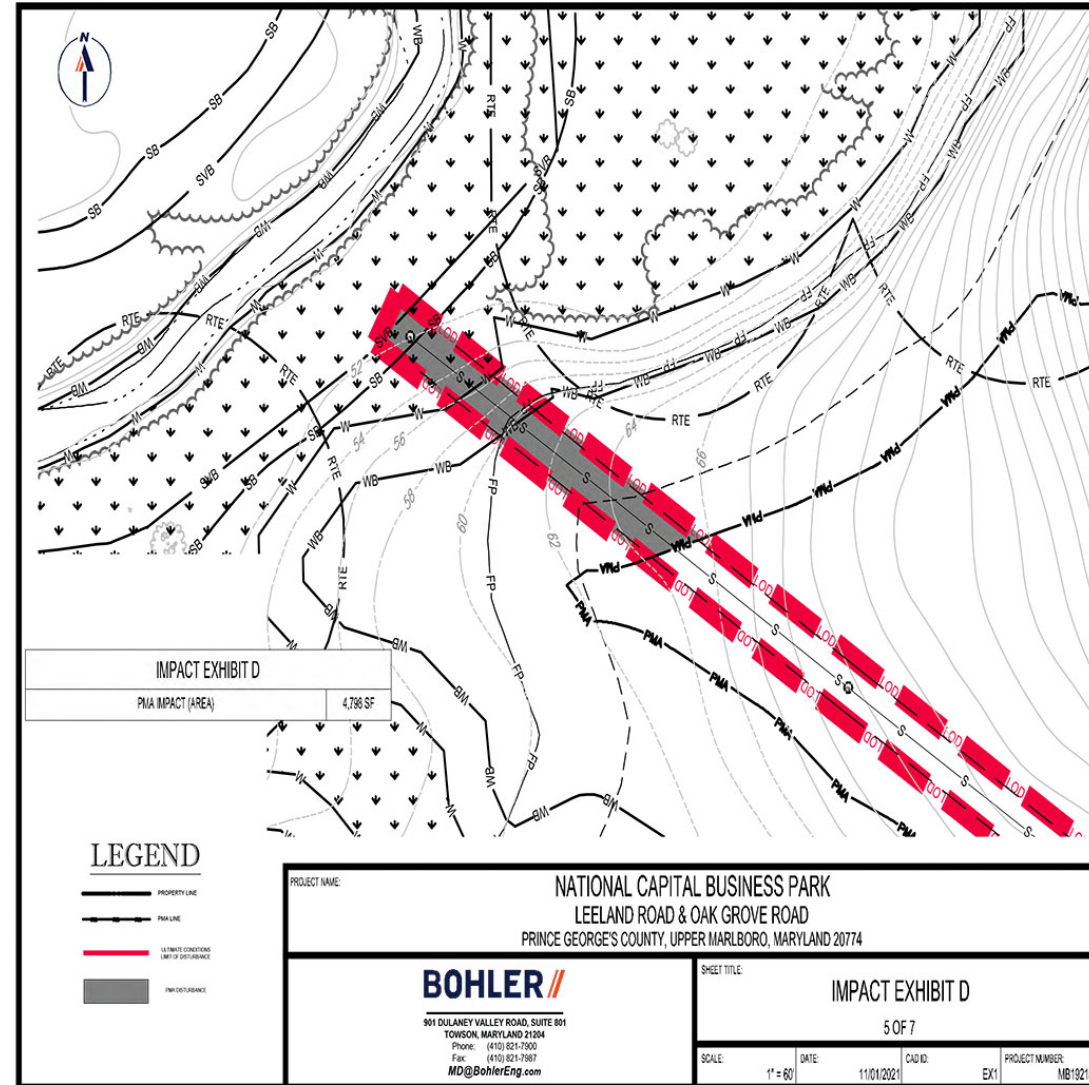


PMA EXHIBIT C



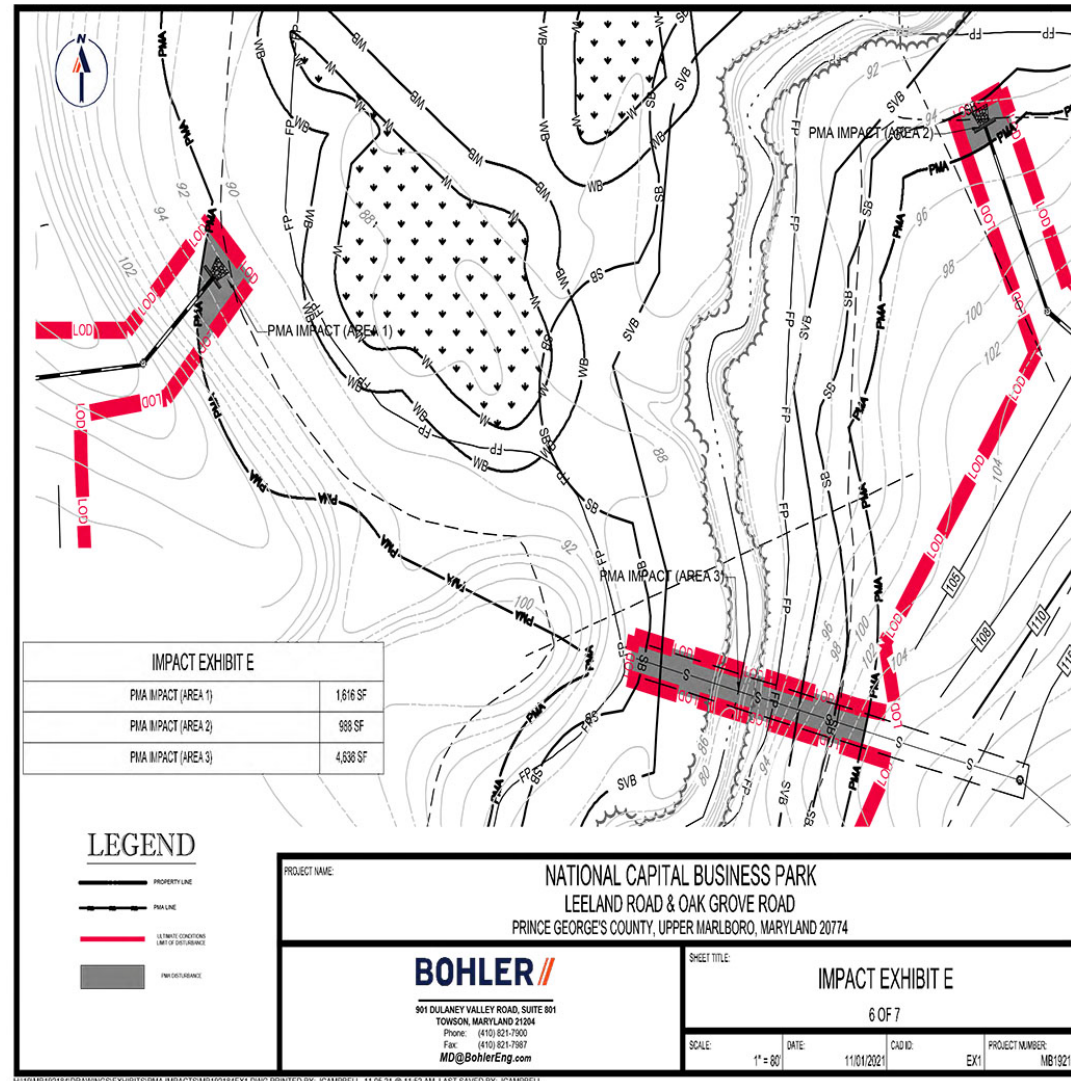
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PMA EXHIBIT D



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PMA EXHIBIT E



STAFF RECOMMENDATION

APPROVAL with conditions

- SDP-1603-01
- TCP2-026-2021-01

Minor Issues:

- Technical revisions to the SDP and TCP2 plans.

Applicant Community Engagement:

- Acceptance mailing date: 10/13/2020
- Information mailing date: 12/10/2020
- Community meetings with the Oak Creek and Beechtree Communities, the Collington Center, the Community Association of South Bowie, and the Bowie Advisory Planning Board.