

NATIONAL CAPITAL BUSINESS PARK – PARCEL 11

Specific Design Plan

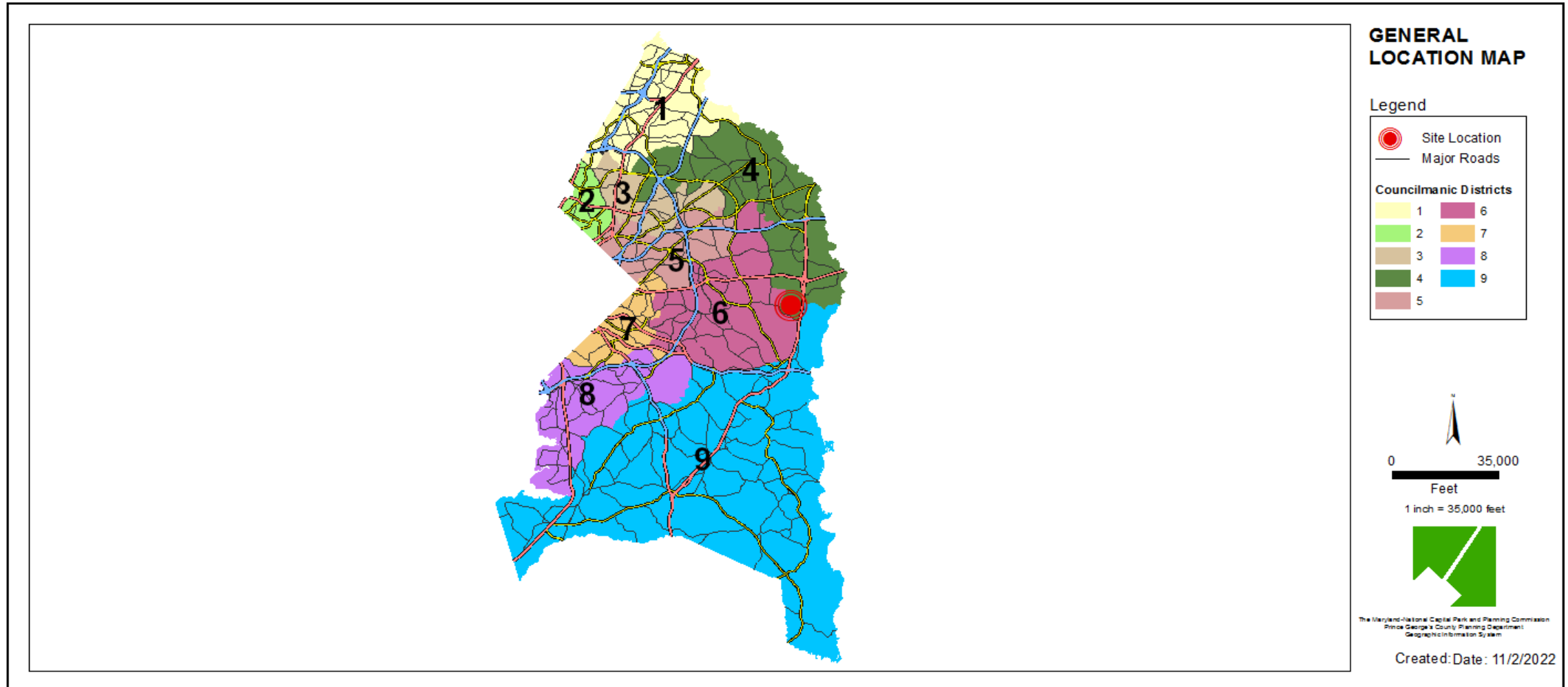
Staff Recommendation: APPROVAL with conditions]



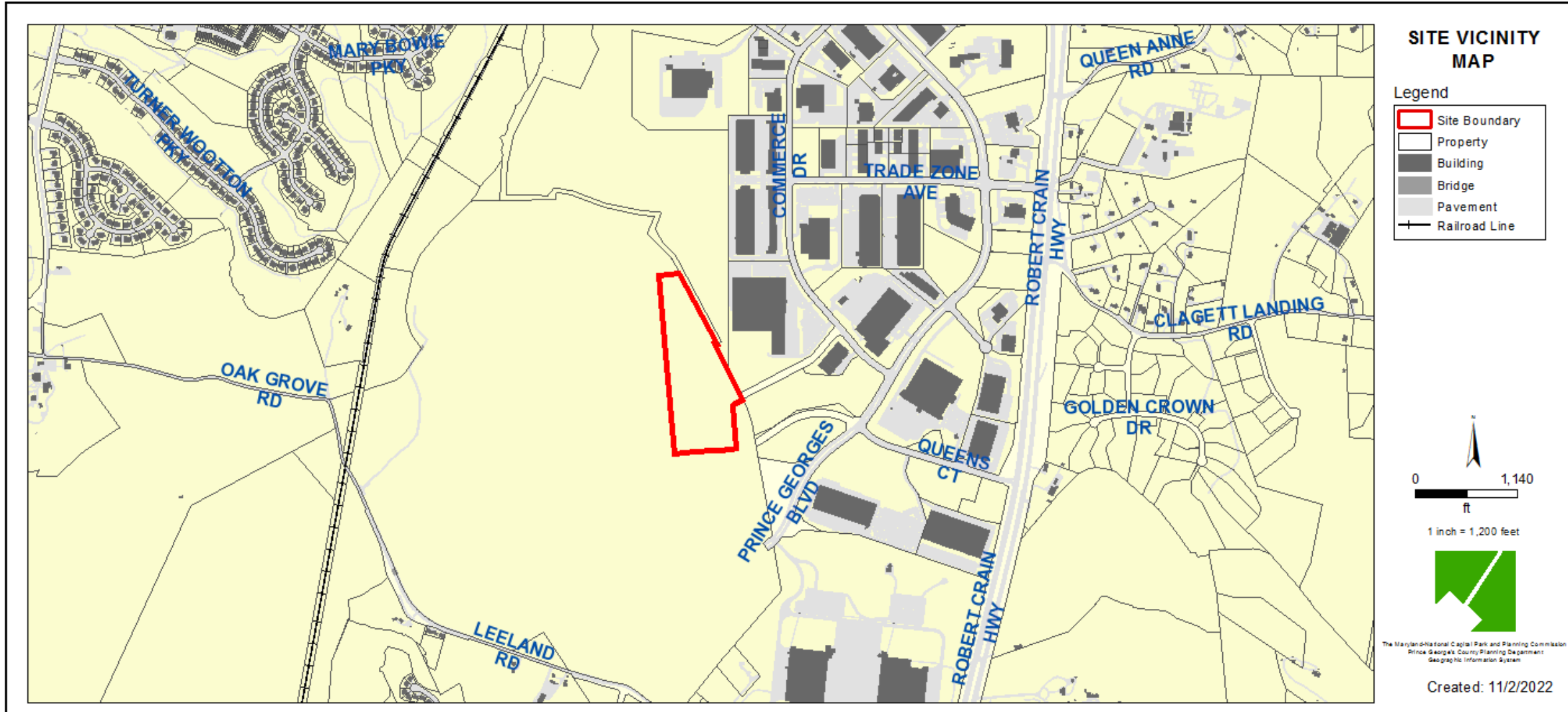
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



SITE VICINITY MAP

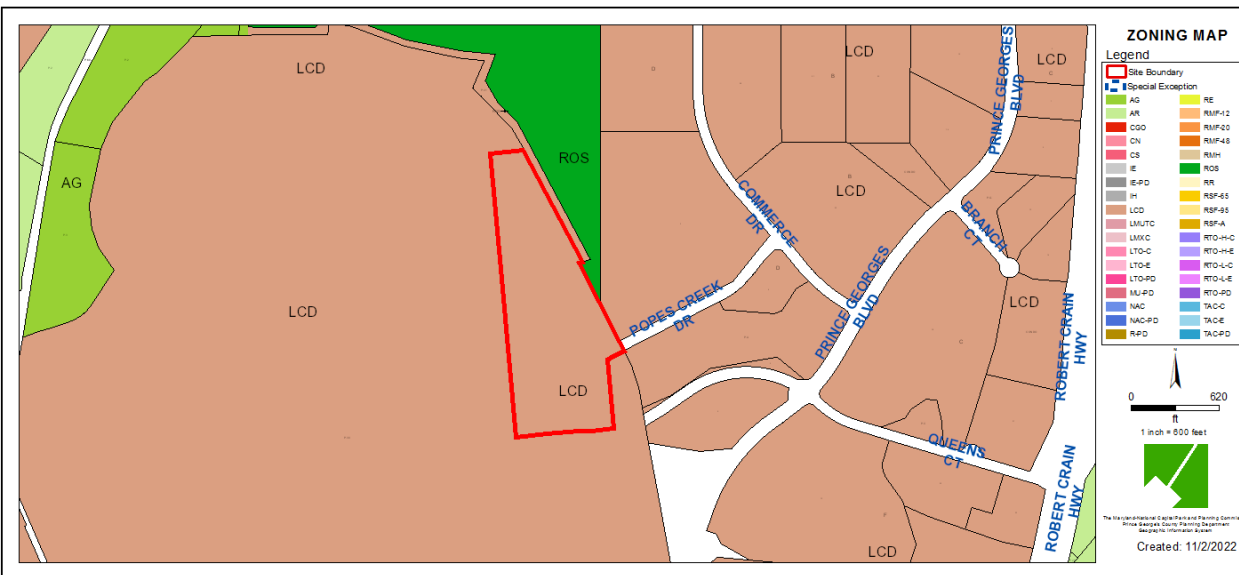


ZONING MAP (CURRENT & PRIOR)

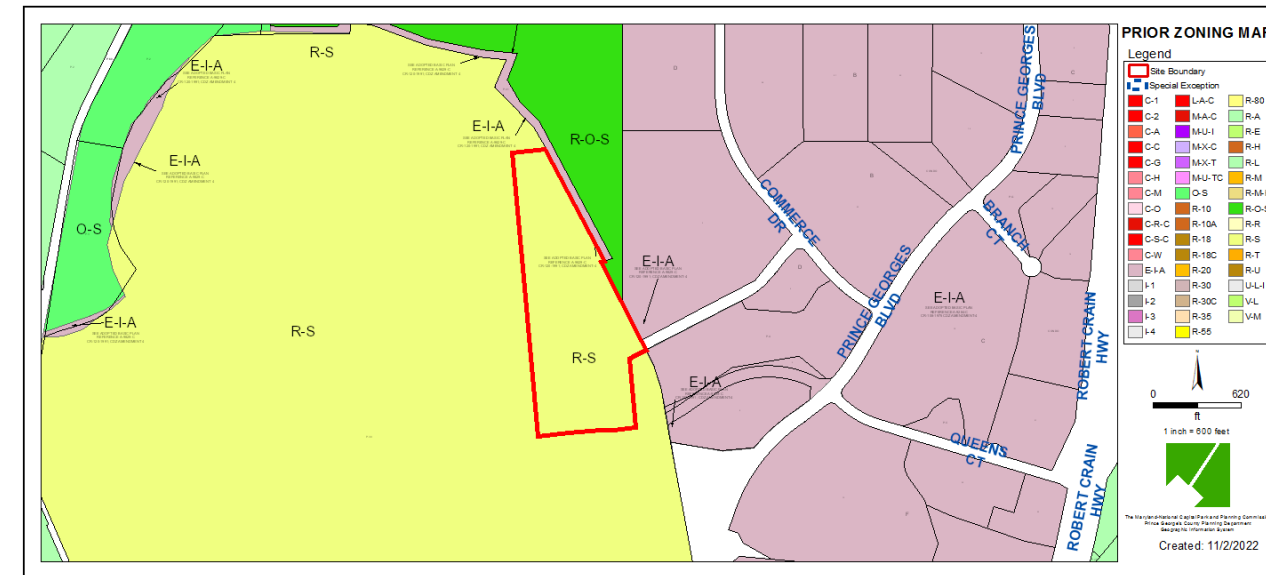
Property Zone: LCD

Prior Zone: R-S

CURRENT ZONING MAP



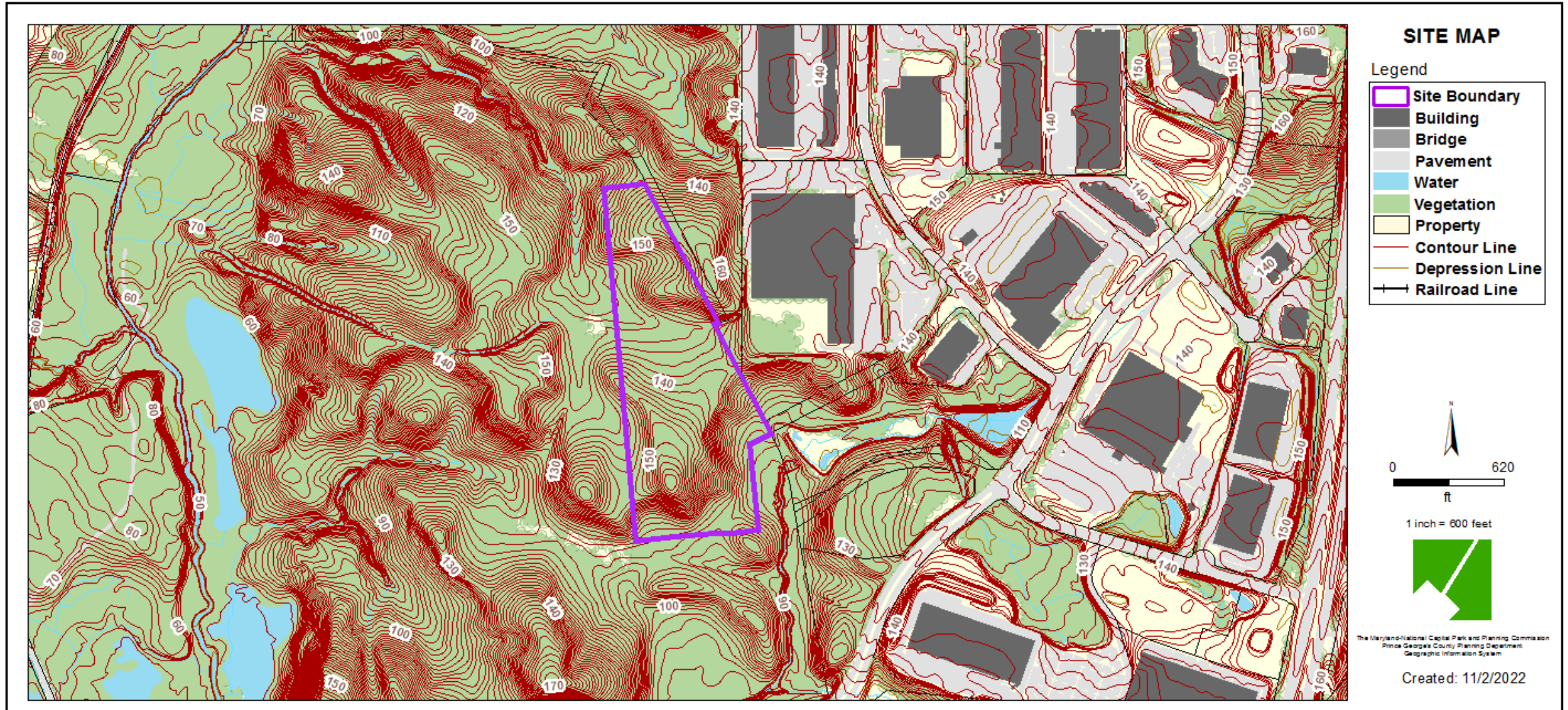
PRIOR ZONING MAP



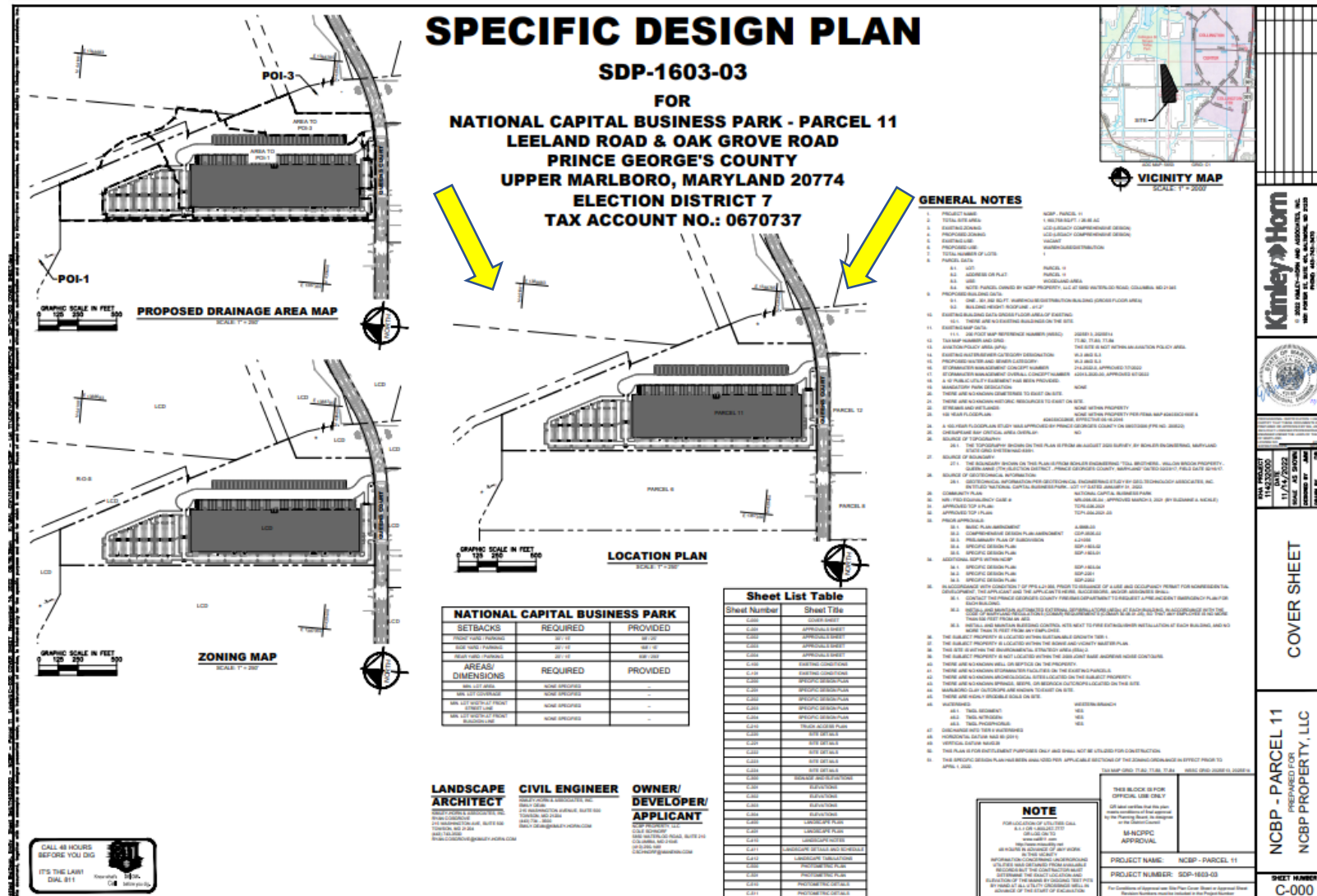
AERIAL MAP



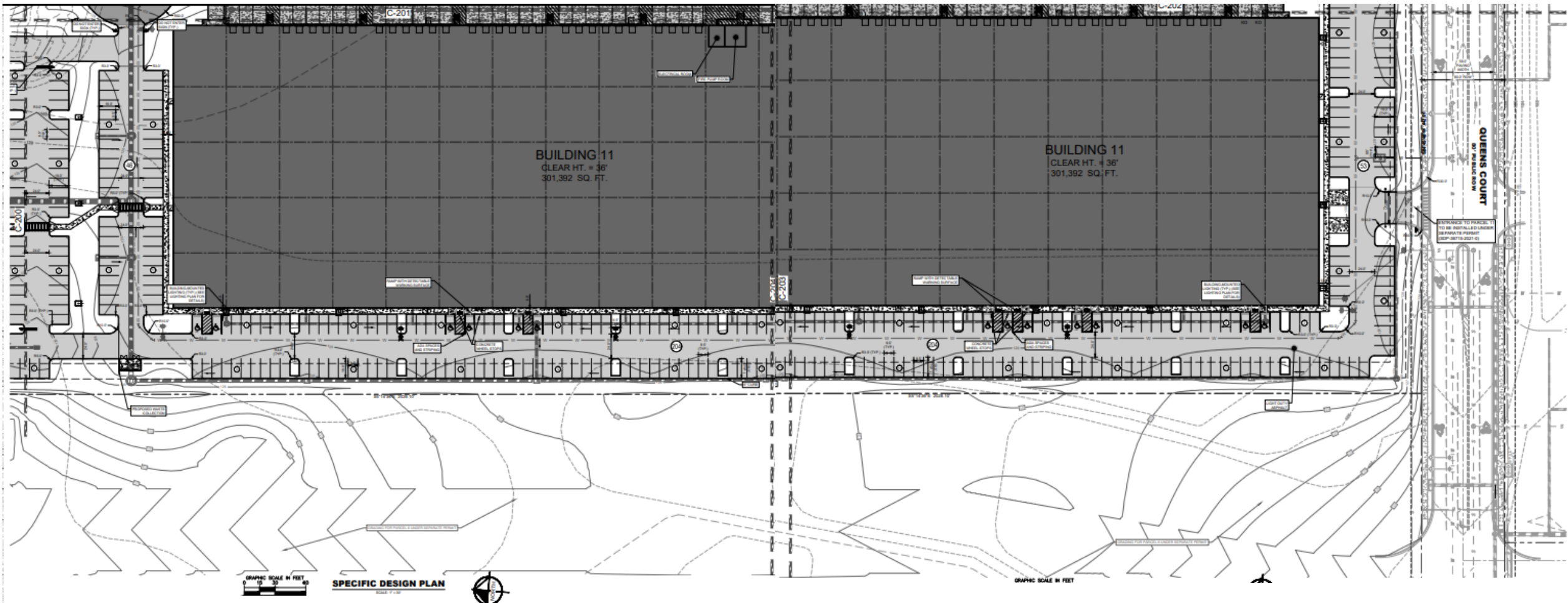
SITE MAP



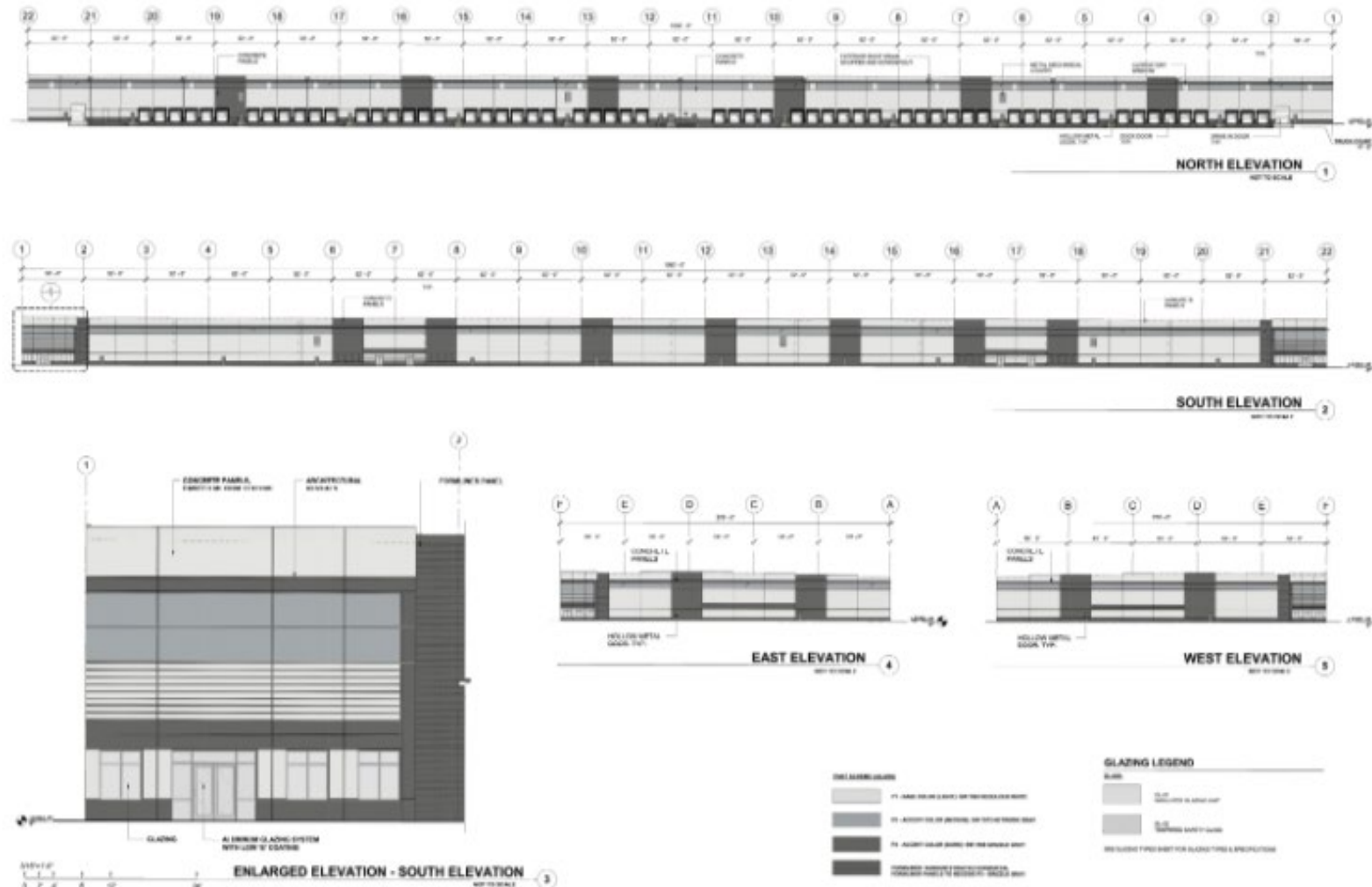
SPECIFIC DESIGN PLAN



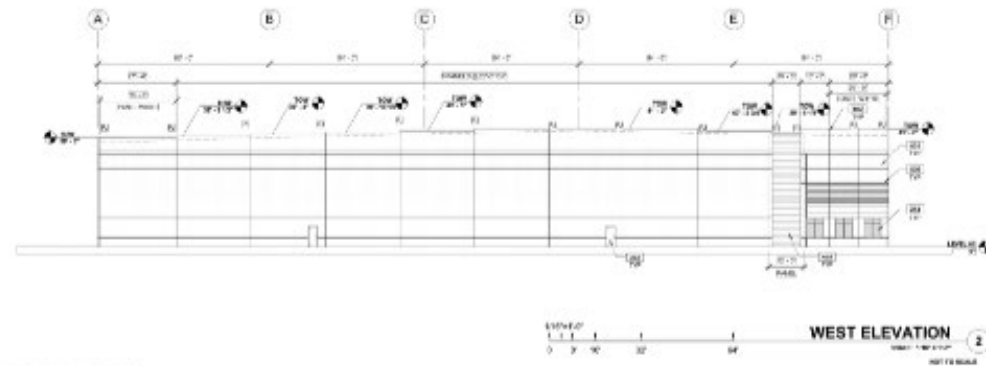
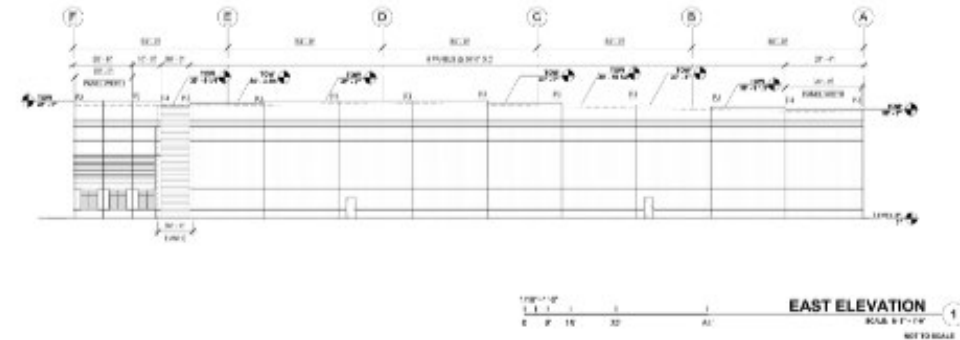
SPECIFIC DESIGN PLAN



ELEVATIONS



SIGNAGE PLAN



NOTES:

- SEE SHEET C-401: LANDSCAPE DETAILS AND SCHEDULE FOR OVERALL PLANT SCHEDULE AND QUANTITIES.
- ALL PLANT SPECIES SELECTED FROM THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL'S RECOMMENDED PLANT LIST.
- SEE CIVIL DOCUMENTS FOR GRADING AND UTILITY INFORMATION.
- SEE SHEET C-402: LANDSCAPE TRANSLATIONS FOR LANDSCAPE MANUAL CONFORMANCE.
- NO SIGN PLANTINGS ARE LOCATED ON SITE DUE TO THE USE OF SIGN STRUCTURES.
- SEE SHEET C-403: PHOTOGRAPHIC DETAILS & C-401: PHOTOGRAPHIC DETAILS FOR OVERALL LANTING SCHEDULE AND QUANTITIES.

GRAPHIC SCALE IN FEET

LANDSCAPE PLAN
SCALE: 1" = 10'

GROUND COVER

CODE	NOTATIONAL NAME
NSR	ERECT NATIVE STEEP SLOPE BED BED
NSR	100% SLOPE SEE "N" MATERIAL, PAVED AND
NSR	CONC MAY FOR STABILIZATION
TO	TURF BED

NOTE

FOR LOCATION OF ALL PLANTING SEE SHEET C-401 AND C-402. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL'S RECOMMENDED PLANT LIST. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL'S RECOMMENDED PLANT LIST. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL'S RECOMMENDED PLANT LIST.

PROJECT NAME: NCPD - PARCEL 11
PROJECT NUMBER: SGP-1603-03

THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL'S RECOMMENDED PLANT LIST. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL'S RECOMMENDED PLANT LIST.

TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- SDP Conditions
- TCP2 Conditions

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 4/19/2022
- Acceptance Mailing 10/26/2022