

NCBP PARCELS 7, 8 & 9

Specific Design Plan

TCP2-026-2021-07 and AC-22011

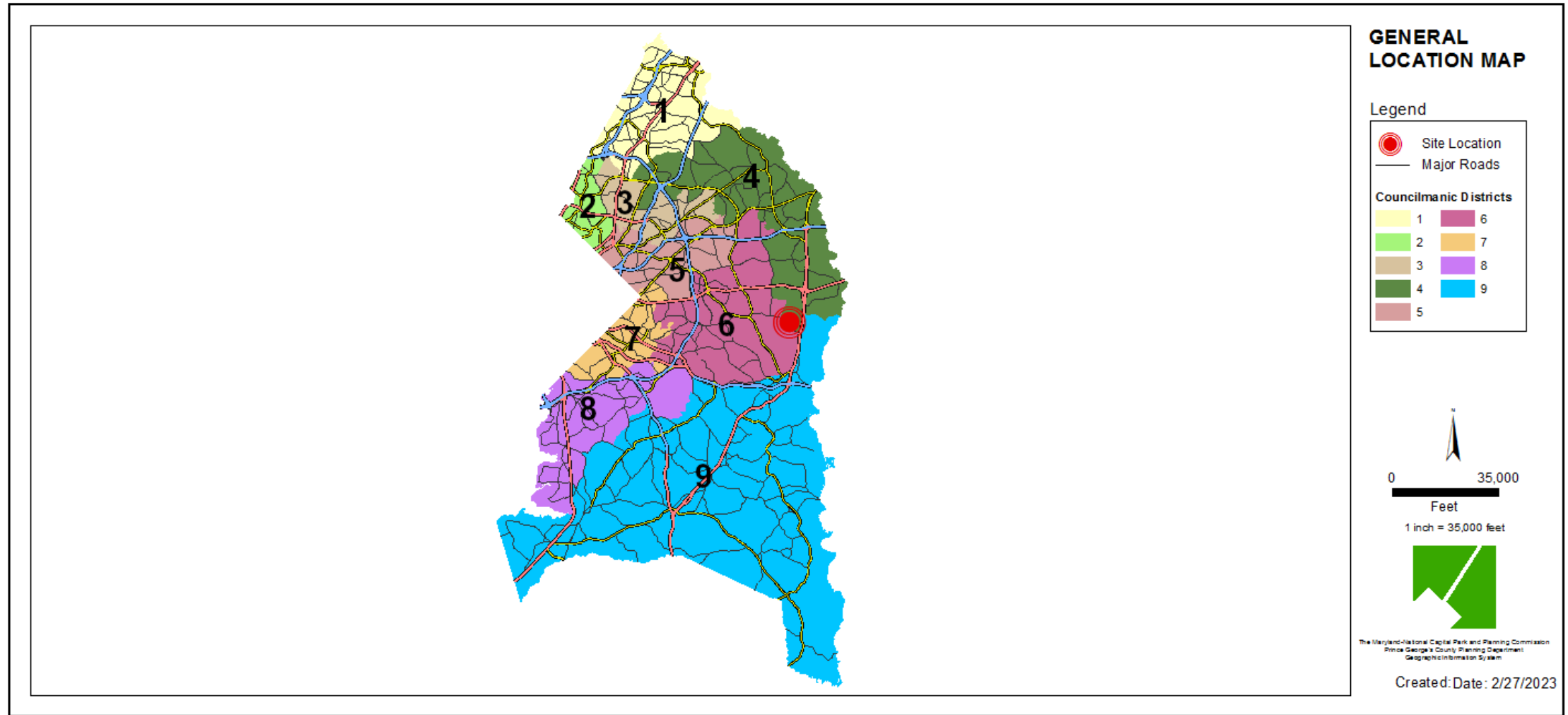
Staff Recommendation: Approval with Conditions



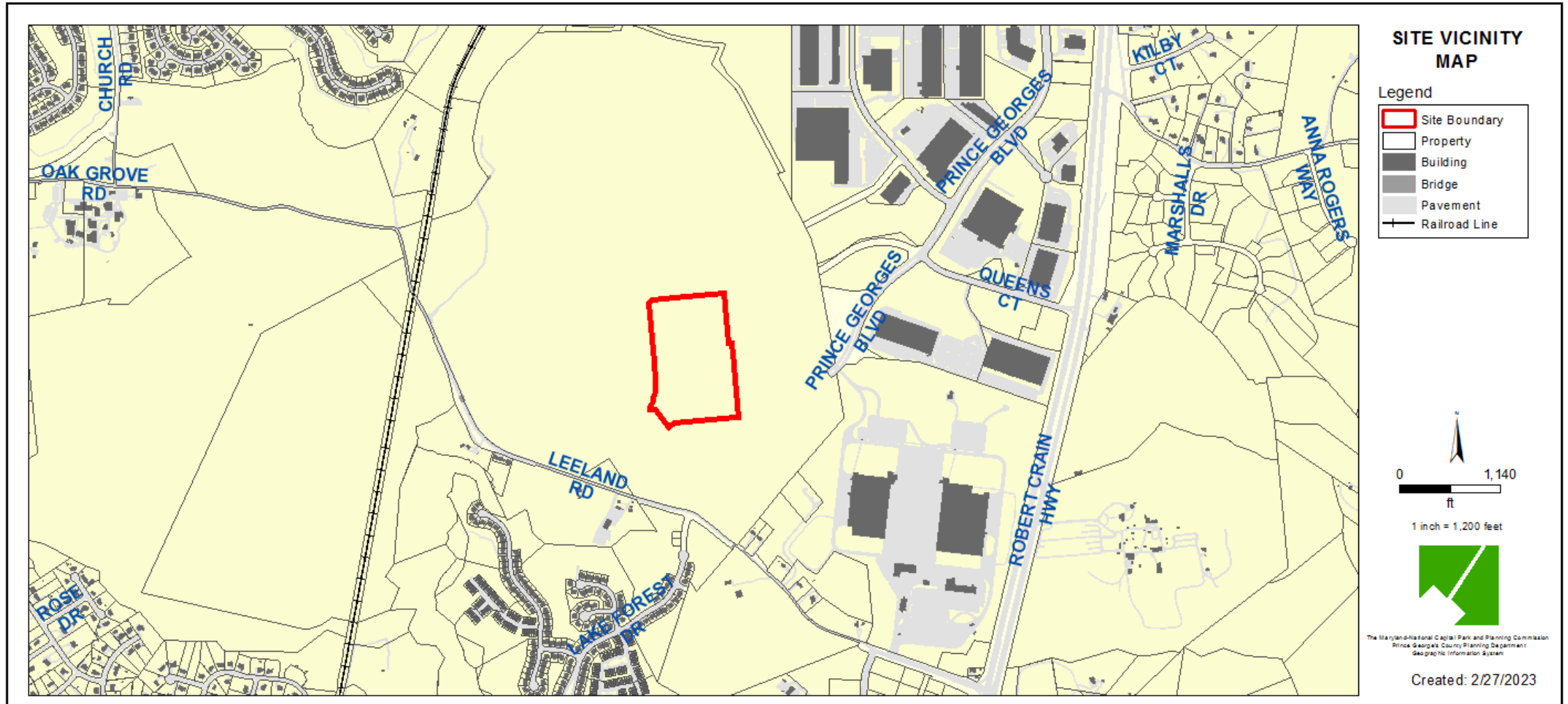
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



SITE VICINITY MAP

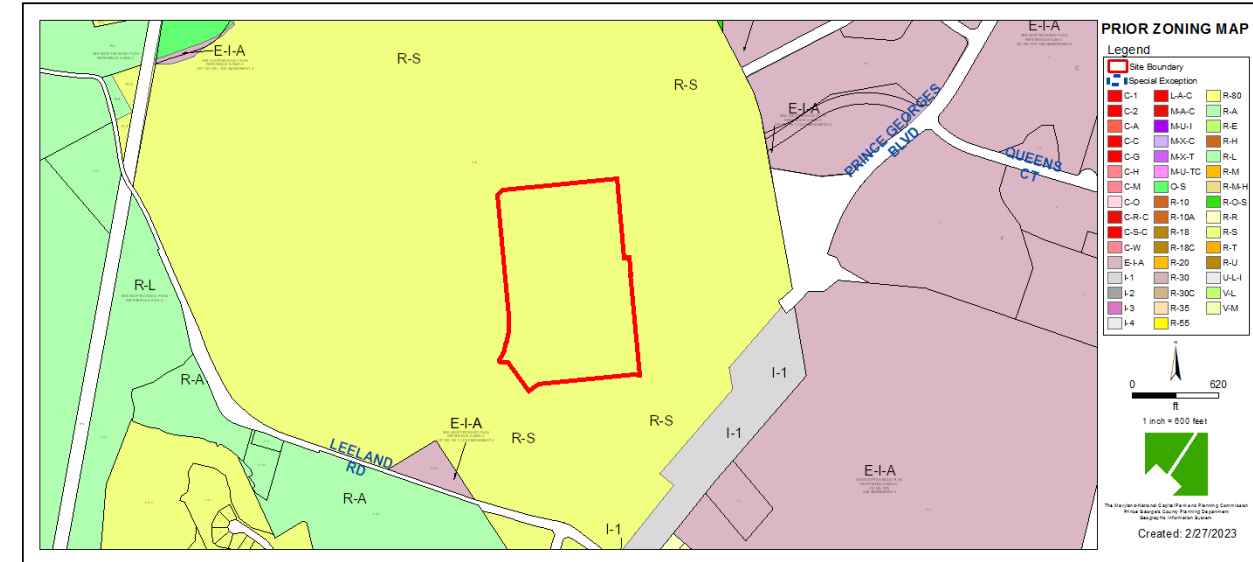
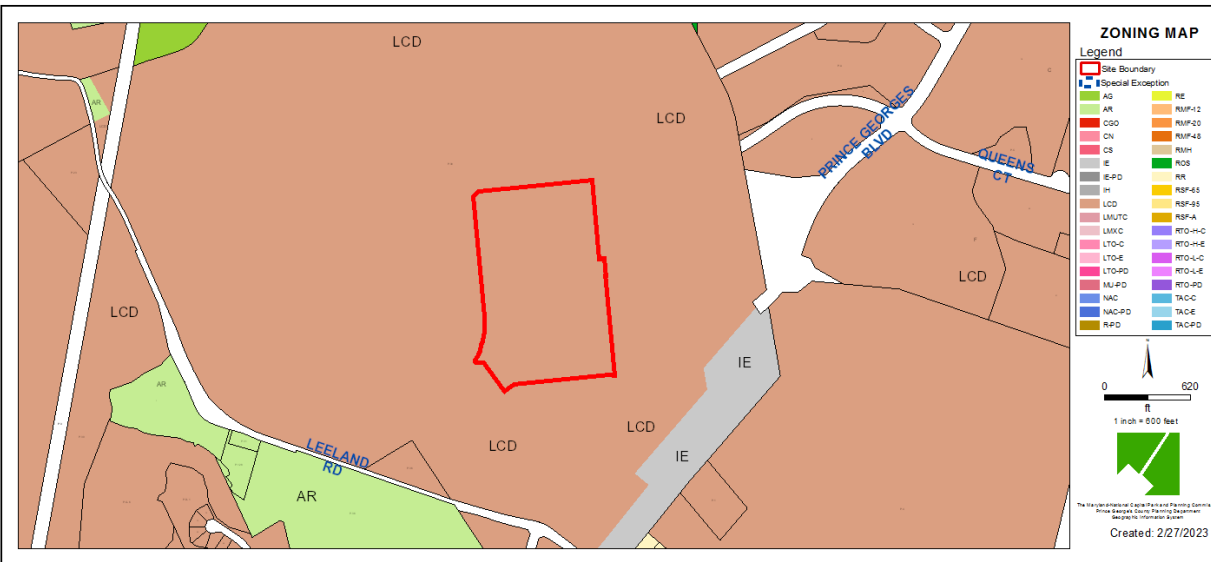


ZONING MAP (CURRENT & PRIOR)

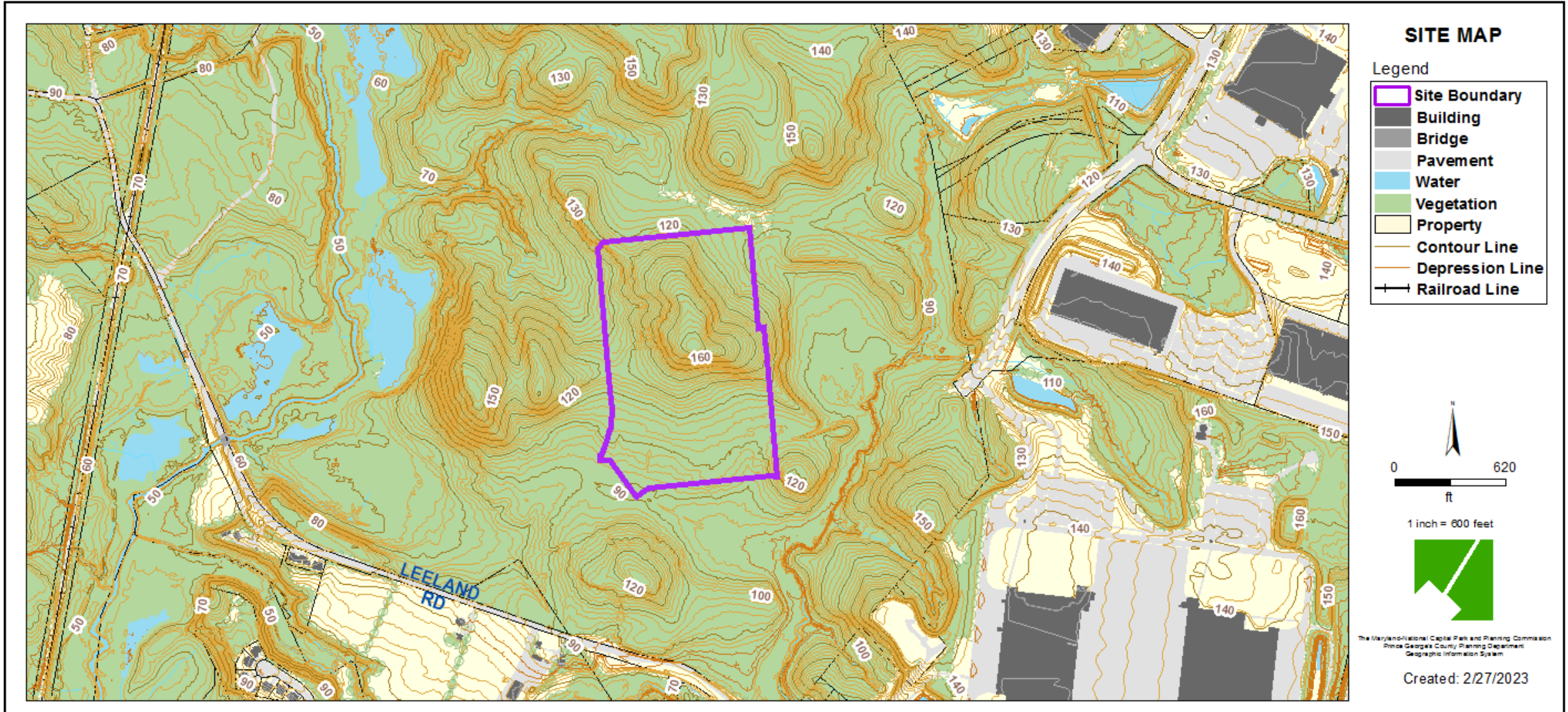
Property Zone: LCD (Prior R-S)

CURRENT ZONING MAP

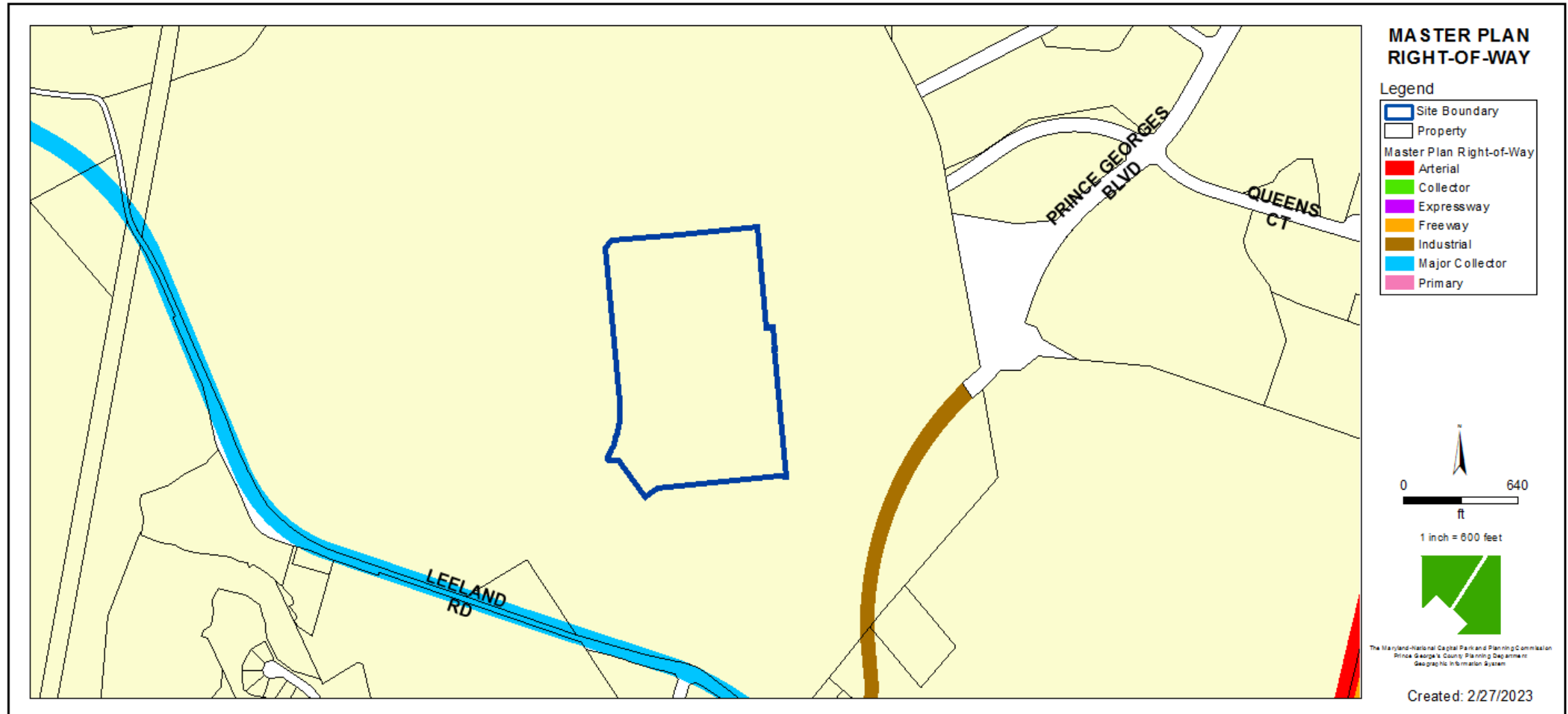
PRIOR ZONING MAP



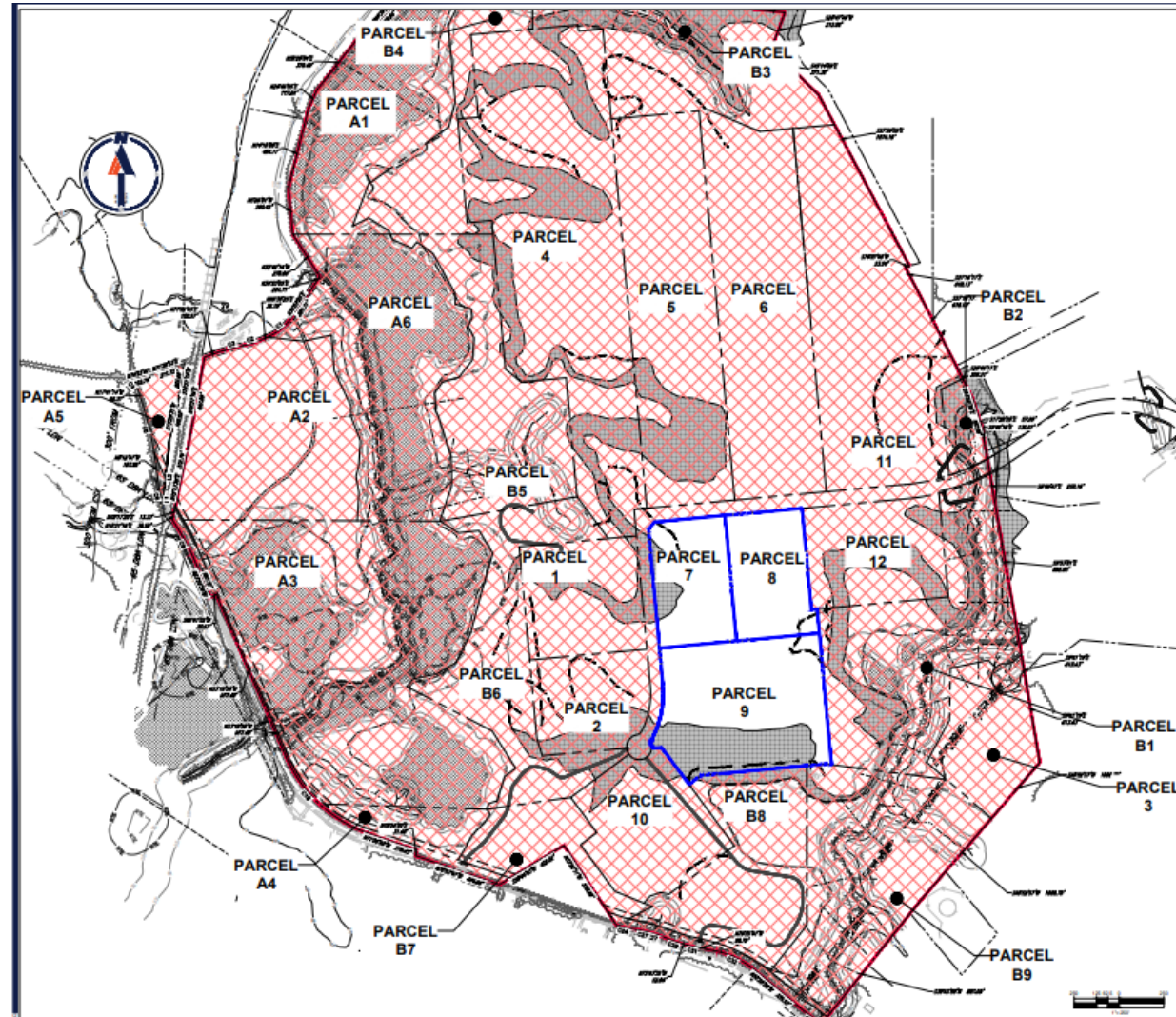
SITE MAP



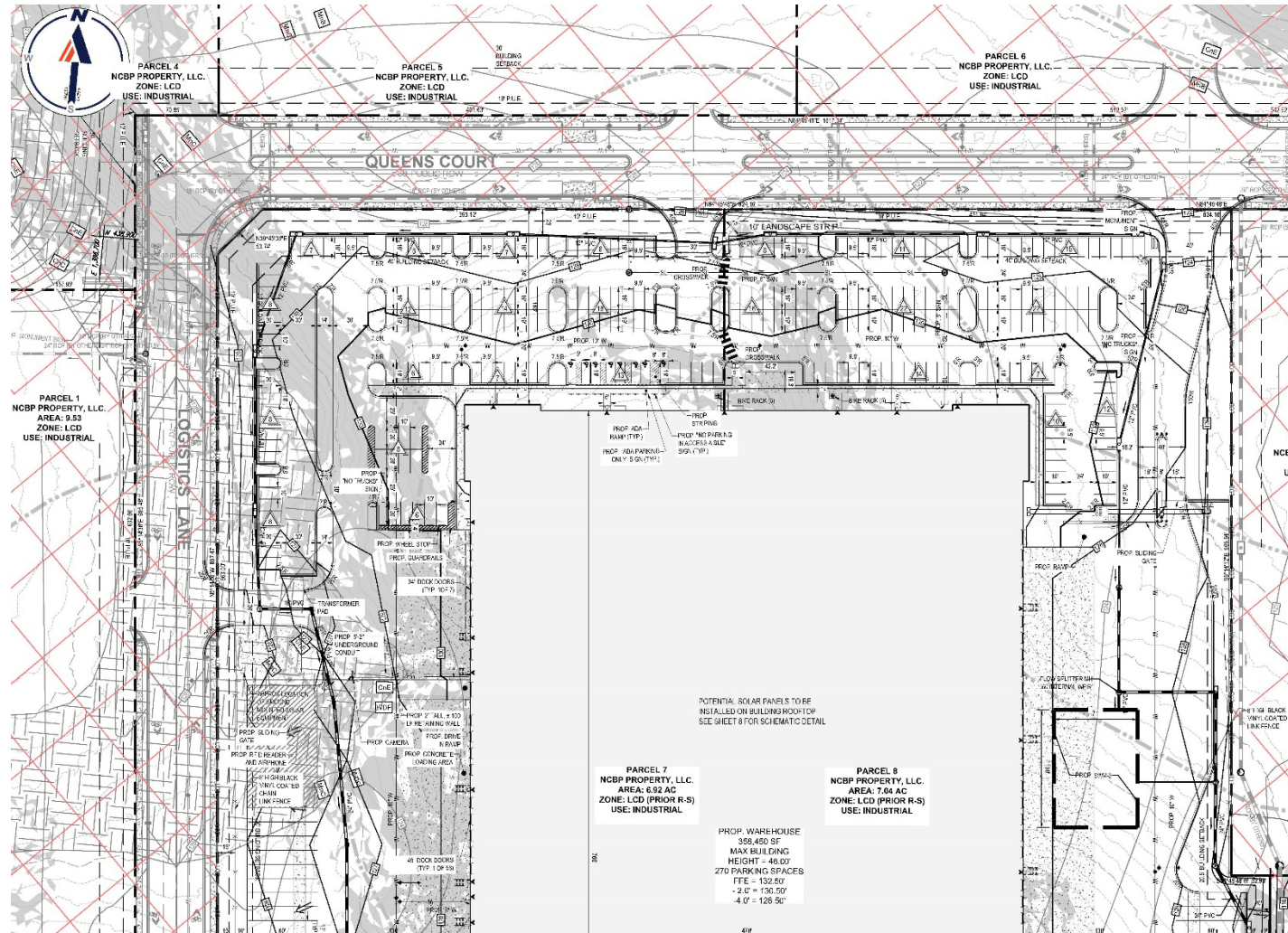
MASTER PLAN RIGHT-OF-WAY MAP



NCBP OVERALL SITE PLAN



SDP-2206 SITE PLAN PARCELS 7, 8, AND 9



SDP-2206 SITE PLAN PARCELS 7, 8, AND 9

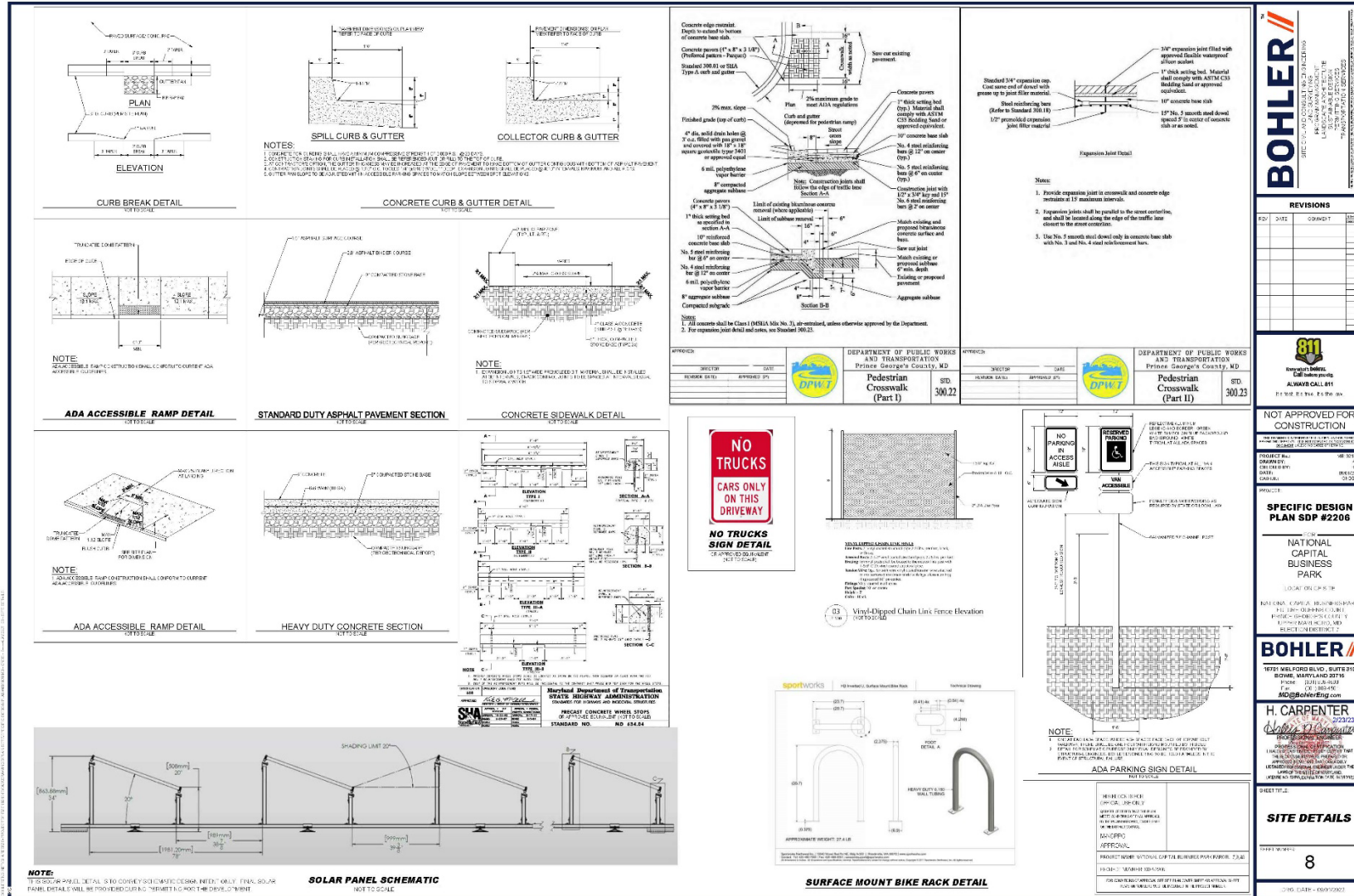
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STANDARD NOTES:

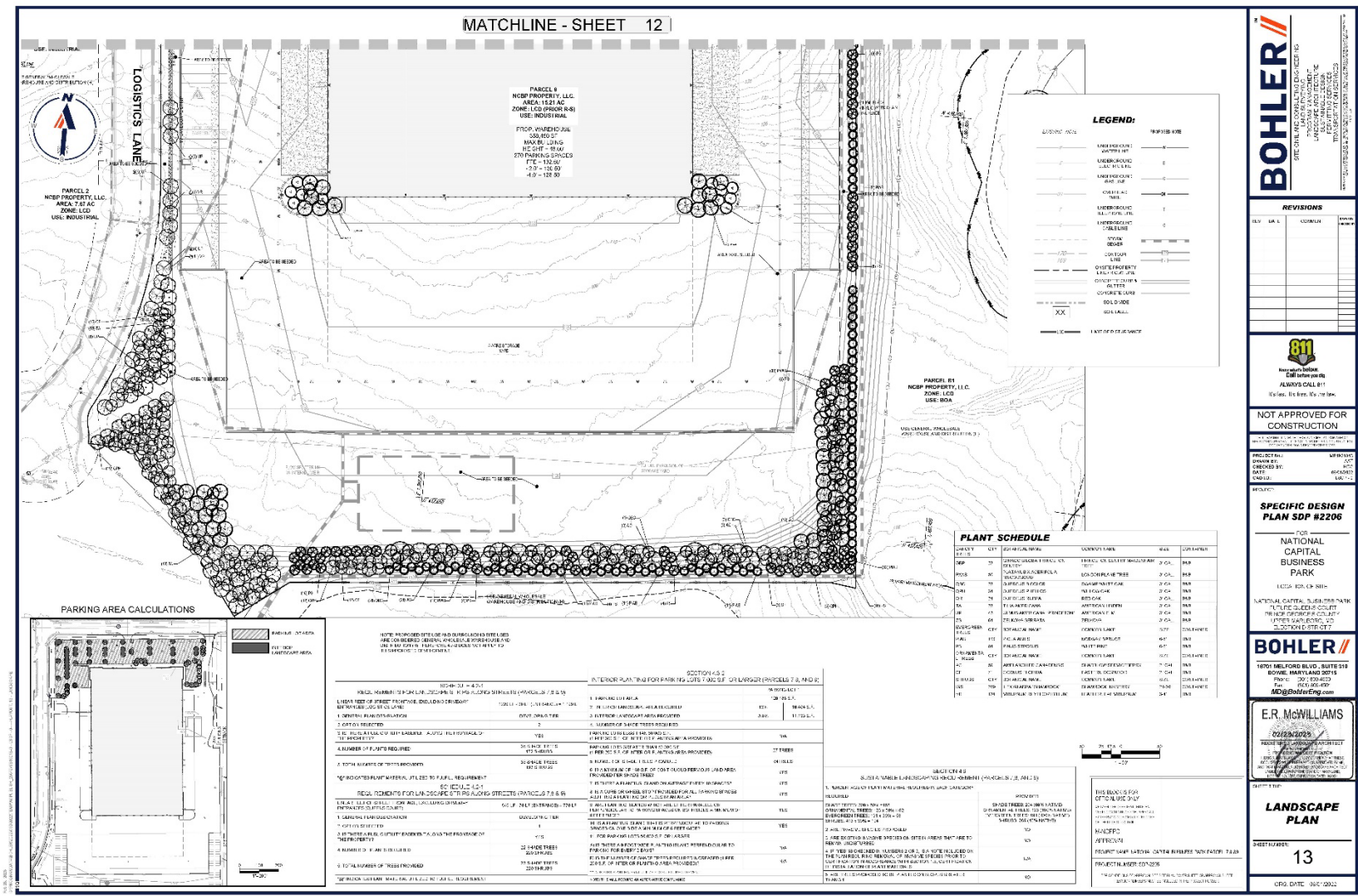
ZONE: LCD, APPROVED SUBREGION 3

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM BUILDING SETBACK		
FRONT BLDG. SETBACK (QUEENS COURT)	40 FT	166 FT
FRONT BLDG. SETBACK (LOGISTICS LANE)	30 FT	215 FT
SIDE BLDG. SETBACK (EAST)	20 FT	210 FT
REAR BLDG. SETBACK (SOUTH)	20 FT	496 FT
MINIMUM PARKING SETBACK		
FRONT PARKING SETBACK (QUEENS COURT)	10 FT	23 FT
FRONT PARKING SETBACK (LOGISTICS LANE)	10 FT	25 FT
SIDE PARKING SETBACK (EAST)	15 FT	20 FT
REAR PARKING SETBACK (SOUTH)	15 FT	253 FT
PARKING REQUIREMENTS (WAREHOUSE UNIT: 358,450 SF GFA)		
STANDARD PARKING		
3 SPACES FOR FIRST 1,500 SF GFA	3 SPACES	
1 SPACE PER EACH ADDITIONAL 1,500 SF OF GFA (UP TO 100,000 SF)	67 SPACES	
0.20 SPACES PER EACH ADDITIONAL 1,000 SF OF GFA ABOVE THE FIRST 100,000 SF	<u>52 SPACES</u>	
TOTAL	122 SPACES	271 SPACES
ADA PARKING REQUIREMENTS		
201 TO 300 STANDARD SPACES	7 SPACES	8 SPACES
VAN ACCESSIBLE PARKING (FOR 201 TO 300 STANDARD SPACES)	2 SPACES	2 SPACES
TOTAL	7 SPACES	8 SPACES
LOADING PARKING REQUIREMENTS		
1 SPACE FOR 1,500 TO 10,000 SF OF GFA	1 SPACE	1 SPACE
1 SPACE FOR EACH ADDITIONAL 40,000 SF OF GFA	9 SPACES	144 SPACES
TOTAL	10 SPACES	145 SPACES
MINIMUM PARKING SPACE DIMENSIONS		
STANDARD PARKING SPACE	9.5' x 19'	9.5' x 19'
ADA PARKING SPACE	8.0' x 19'	8.0' x 19'
LOADING SPACE	45' x 12'	60' x 12'

SITE PLAN DETAILS



LANDSCAPE PLAN



ALTERNATIVE COMPLIANCE LANDSCAPE



ALTERNATIVE COMPLIANCE LANDSCAPE SCHEDULES

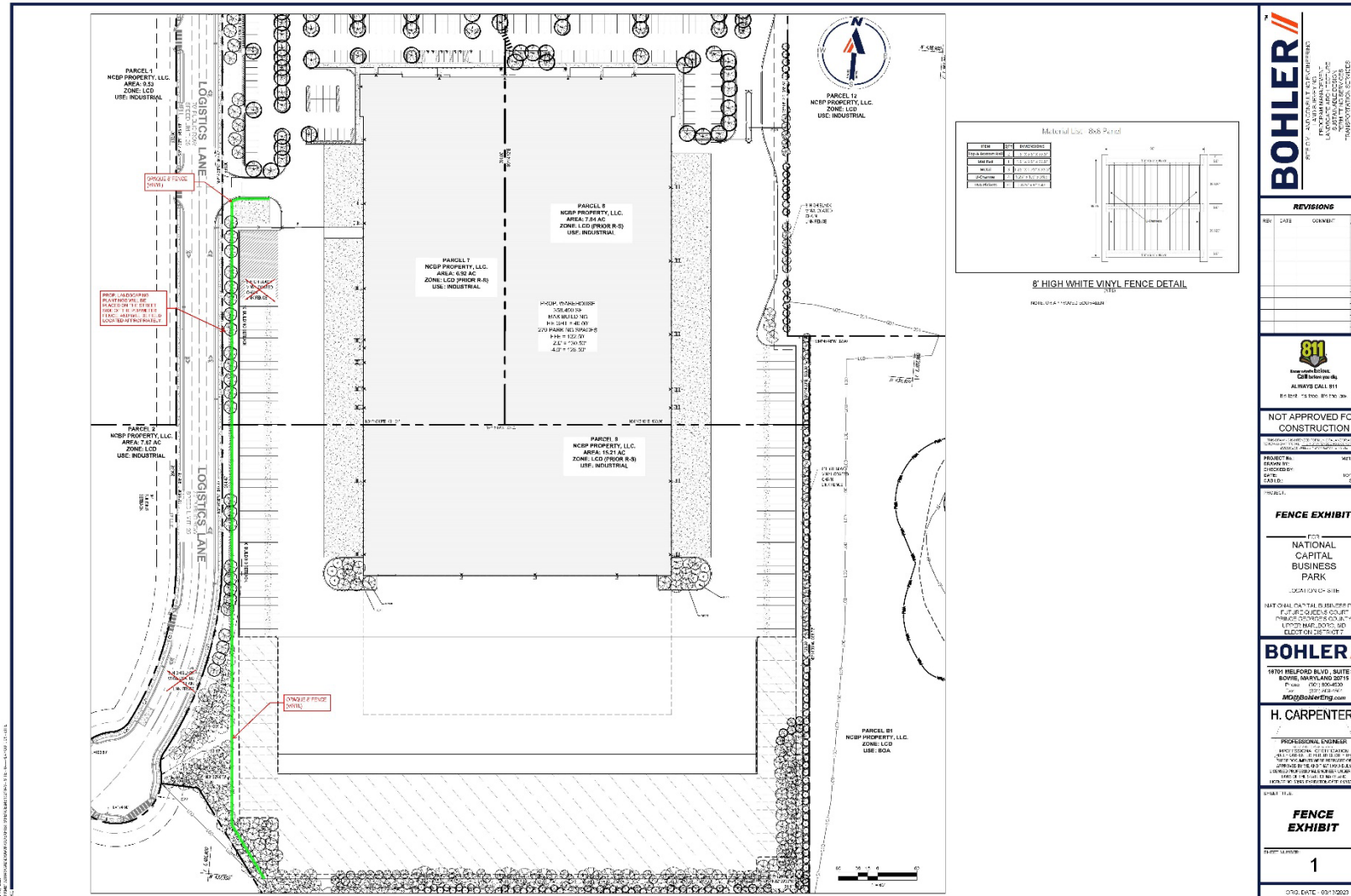
REQUIRED: Section 4.3-2, Requirements for Interior Planting for Parking Lots 7,000 Square Feet or Larger

Parking Lot Area	126,188 sq. ft.
Interior Landscape Area	13 percent - 16,404 sq. ft.
Required Shade Trees (1 per 300 sq. ft.)	55

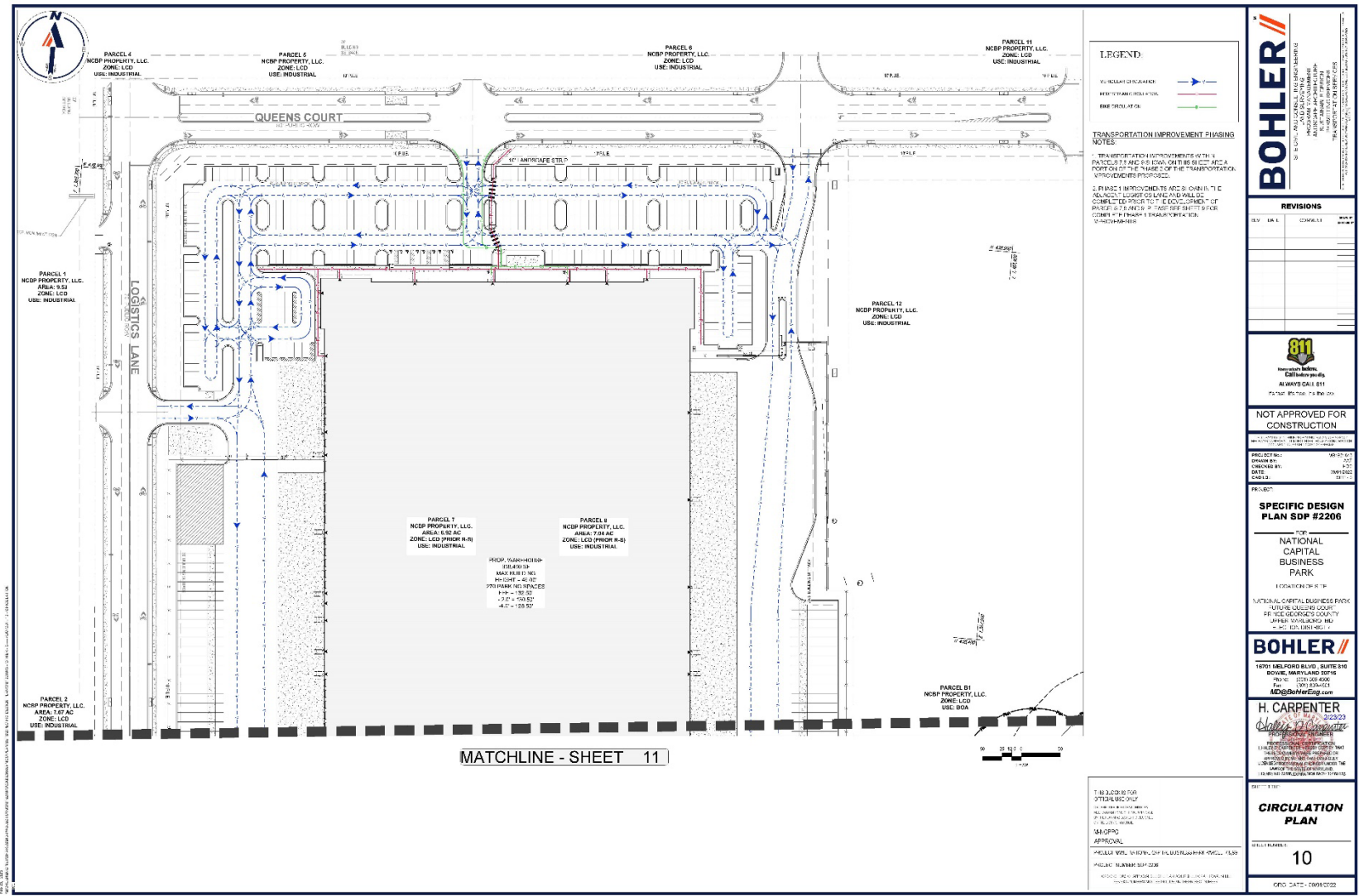
PROVIDED: Section 4.3-2, Requirements for Interior Planting for Parking Lots 7,000 Square Feet or Larger

Parking Lot Area	126,188 sq. ft.
Interior Landscape Area	8.8 percent - 11,133 sq. ft.
Required Shade Trees (1 per 300 sq. ft.)	38
Provided Shade Trees	64

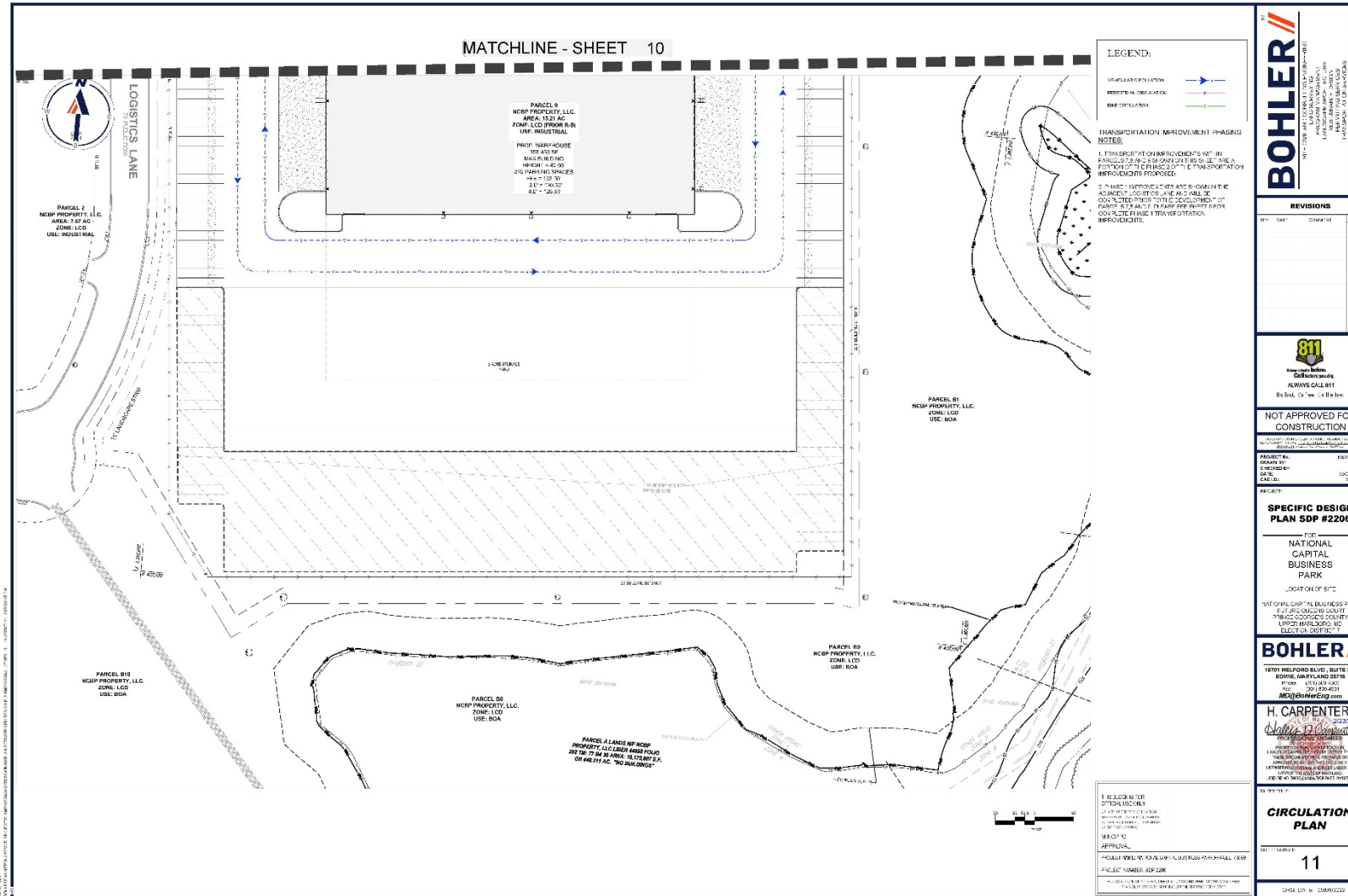
FENCE EXHIBIT



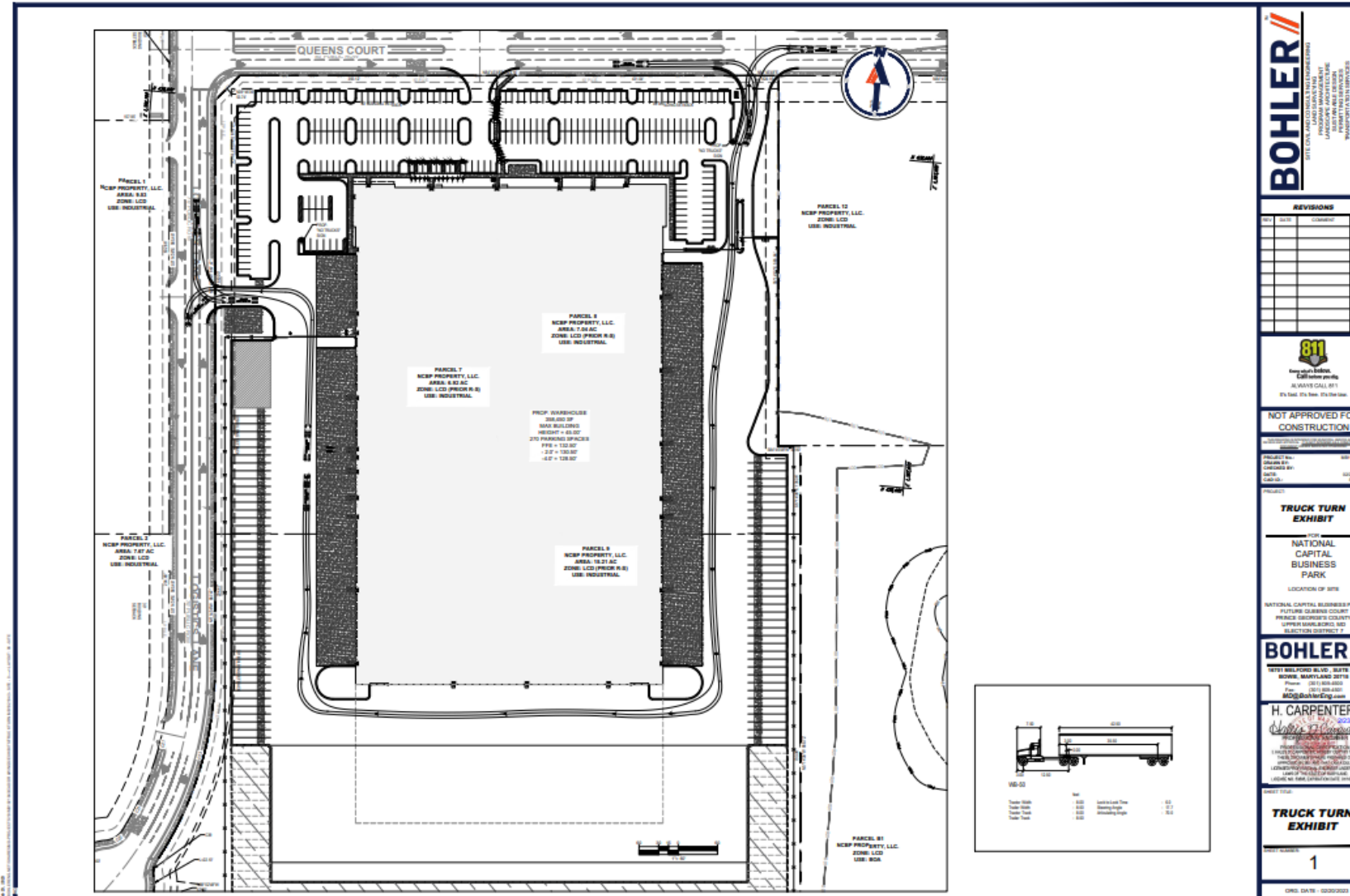
CIRCULATION PLAN



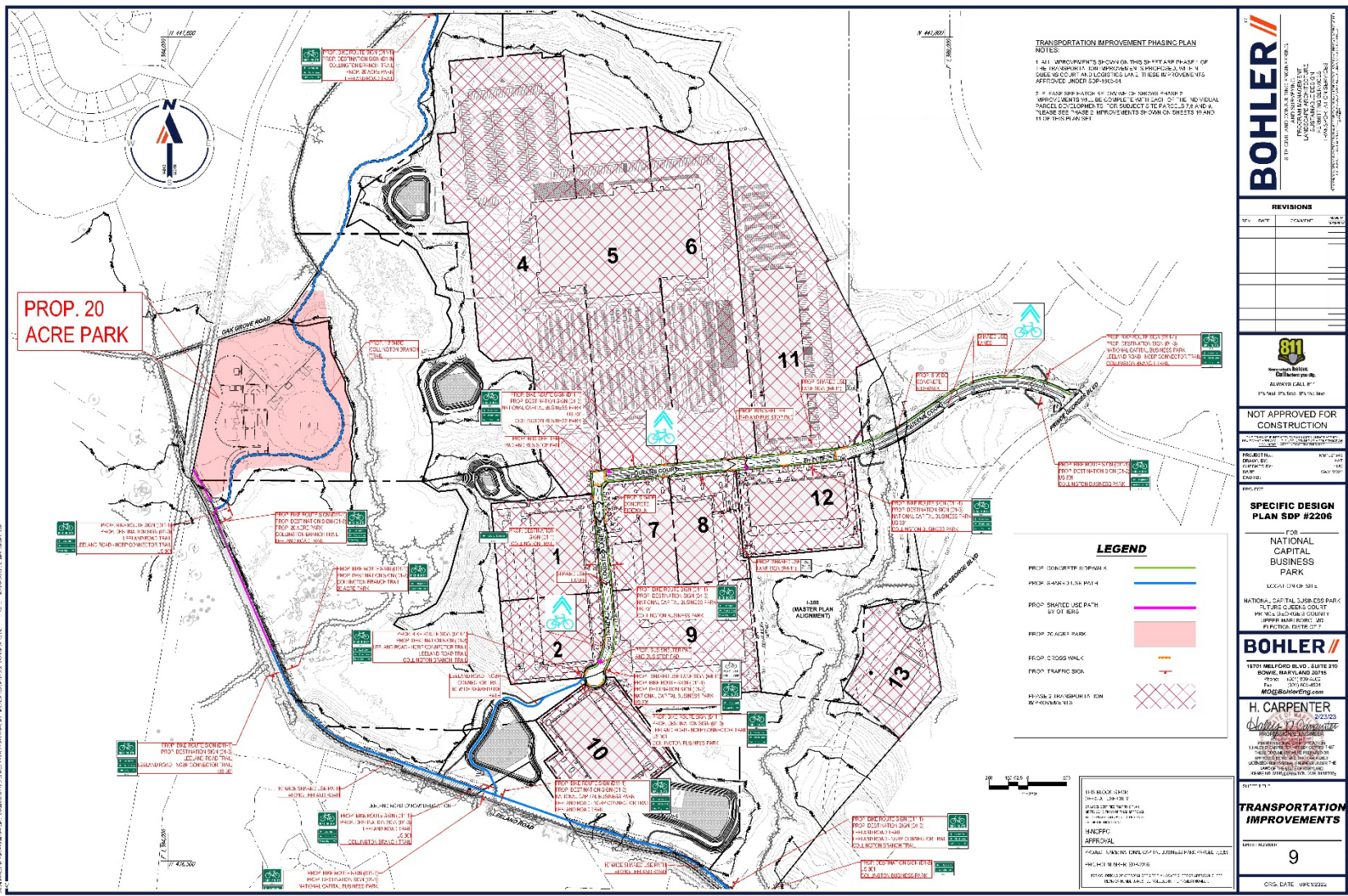
CIRCULATION PLAN Cont...



TRUCK TURN EXHIBIT



TRANSPORTATION IMPROVEMENTS



SIGNAGE PLAN

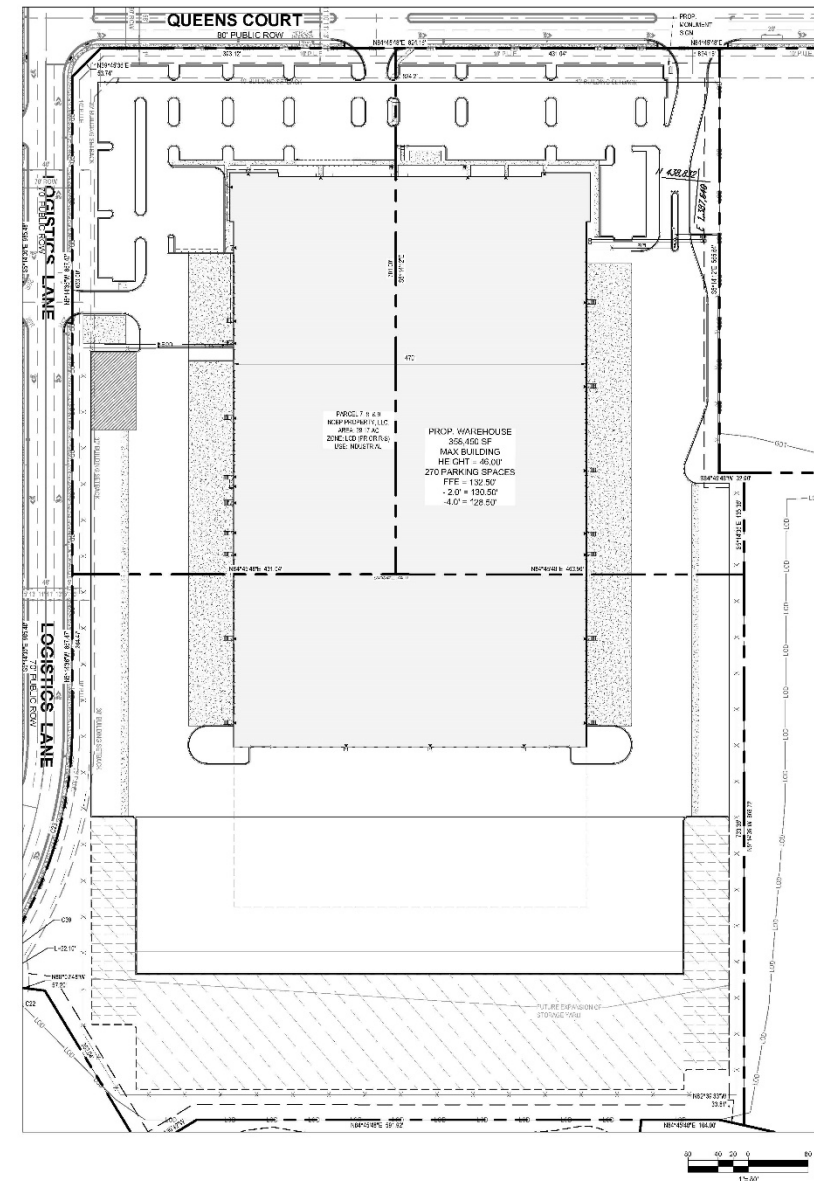
Sign Type	Location	Square Footage (each)	Multiplier	Quantity	Total Sign Area
1 TND Dock Number Sign	West façade	2.50 sf	0.5	65	81.25 sf
2 TND Shipping Office Sign	West façade	10.58 sf	0.5	1	5.29 sf
3 TND 24/7 Prop Pickup Sign	West façade	19.31 sf	0.5	1	9.66 sf
4 TND Prop Pickup Sign	West façade	9.67 sf	0.5	1	4.84 sf
5 TND Counter Sign	West façade	7.37 sf	0.5	1	3.69 sf
6 TND Receiving Office Sign	East façade	12.03 sf	0.5	1	6.02 sf
7 BSG Ferguson Monument Sign	North façade	74.39 sf	0.5	1	37.20 sf
8 TND Framed Polymetal Wall Sign	West façade	17.50 sf	0.5	1	8.75 sf
9 TND 24" Receiving Arrow	East façade	28.11 sf	0.5	1	14.06 sf
10 MON Ferguson Monument Sign	W Property cor.	40.00 sf	1	1	40.00 sf
11 MON Ferguson Directional Sign	W Property cor.	12.00 sf	1	2	24.00 sf

Building Signage Note:

- Total allowable building signage is calculated at 2 square feet for every 1 linear foot of width along the front of the building, to a maximum of 400 square feet.
- The subject building is 470 linear feet wide, for a computed allowable area of 940 square feet. Therefore, the maximum area of 400 square feet shall be used.
- Total proposed building signage area is calculated at 170.76 square feet.

Freestanding Signage Note:

- Total allowable street signage is calculated at 1 square foot for every 4 linear feet of street frontage, to a maximum of 200 square feet for each sign.
- The site frontage is 824 linear feet wide, for a computed total allowable area of 206 square feet.
- Total proposed street signage area is calculated at 64.00 square feet.



SIGNAGE DETAILS

301... 12" NUMBERS

PAINTED ACRYLIC DOCK NUMBER IDENTIFICATION
Supply all labor and materials to permit, receive and install seventy (70) sets of 12" three digit numbers ranging (as detailed below). Numbers to be mounted above dock doors on drive wall above the trailer pads as per listed door not include.

301 302 303 304 305 306 307 308 309 310
311 312 313 314 315 316 317 318 319 320
321 322 323 324 325 326 327 328 329 330
331 332 333 334 335

201... 12" NUMBERS

PAINTED ACRYLIC DOCK NUMBER IDENTIFICATION
Supply all labor and materials to permit, receive and install seventy (70) sets of 12" three digit numbers ranging (as detailed below). Numbers to be mounted above dock doors on drive wall above the trailer pads as per listed door not include.

201 202 203 204 205 206 207 208 209 210
211 212 213 214 215 216 217 218 219 220
221 222 223 224 225 226 227 228 229 230
231 232

100.667"

18" RECEIVING → 24"

24" HIGH ARROW WITH 18" HIGH 12" THICK INDIVIDUALLY MOUNTED PAINTED ACRYLIC LETTERS

Supply all labor and materials to permit, receive and install one (1) set of 18" high arrow sign above receiving office door. Supply all labor and materials to permit, receive and install one (1) set of 24" high arrow sign above receiving office door. Supply all labor and materials to permit, receive and install one (1) set of 24" high arrow sign above receiving office door. Supply all labor and materials to permit, receive and install one (1) set of 24" high arrow sign above receiving office door.

RECEIVING OFFICE

74.044"

9" 9" 23.4"

48.223"

12" THICK INDIVIDUALLY MOUNTED PAINTED ACRYLIC LETTERS

Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above receiving office door. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above receiving office door. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above receiving office door. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above receiving office door.

RECEIVING OFFICE DOOR GRAPHICS

Supply 36" necessary labor and materials to permit, receive and install one (1) set of 36" high arrow sign above receiving office door. Supply 36" necessary labor and materials to permit, receive and install one (1) set of 36" high arrow sign above receiving office door. Supply 36" necessary labor and materials to permit, receive and install one (1) set of 36" high arrow sign above receiving office door. Supply 36" necessary labor and materials to permit, receive and install one (1) set of 36" high arrow sign above receiving office door.

SHIPPING OFFICE

65.077"

9" 9" 23.4"

48.223"

12" THICK INDIVIDUALLY MOUNTED PAINTED ACRYLIC LETTERS

Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above shipping office door. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above shipping office door. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above shipping office door. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above shipping office door.

PRO PICK-UP

48"

60" x 42" x 2" DEEP NON-ILLUMINATED FRAMED POLYMER WALL SIGN

Supply all necessary labor and materials to permit, receive and install one (1) set of 60" x 42" x 2" deep non-illuminated framed polymer wall sign above pro pick-up door. Supply all necessary labor and materials to permit, receive and install one (1) set of 60" x 42" x 2" deep non-illuminated framed polymer wall sign above pro pick-up door. Supply all necessary labor and materials to permit, receive and install one (1) set of 60" x 42" x 2" deep non-illuminated framed polymer wall sign above pro pick-up door. Supply all necessary labor and materials to permit, receive and install one (1) set of 60" x 42" x 2" deep non-illuminated framed polymer wall sign above pro pick-up door.

24/7 PRO PICK-UP

24/7 PRO PICK-UP

COUNTER

12" THICK INDIVIDUALLY MOUNTED PAINTED ACRYLIC LETTERS COUNTER, PRO PICK-UP AND 24/7 PRO PICK-UP

Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter.

24/7 PRO PICK-UP

24/7 PRO PICK-UP

COUNTER

12" THICK INDIVIDUALLY MOUNTED PAINTED ACRYLIC LETTERS COUNTER, PRO PICK-UP AND 24/7 PRO PICK-UP

Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter. Supply all necessary labor and materials to permit, receive and install one (1) set of 12" thick individually mounted 12" high arrow sign above counter.

BOHLER

100% SATISFACTION GUARANTEE
PROFESSIONAL DESIGN & CONSTRUCTION
NATIONWIDE SERVICE
24/7 EMERGENCY SERVICE

REVISIONS

REV	DATE	COMMENT	BY

811

Call before you dig
ALWAYS CALL 811
1-800-4-A-HEAD

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 100.667"

DATE 10/1/2018

CHECKED BY J. CARPENTER

DESIGNED BY J. CARPENTER

SPECIFIC DESIGN PLAN SDP #2206

FOR NATIONAL CAPITAL BUSINESS PARK

LOCAL CHAIRMAN

BOHLER

100% SATISFACTION GUARANTEE
PROFESSIONAL DESIGN & CONSTRUCTION
NATIONWIDE SERVICE
24/7 EMERGENCY SERVICE

H. CARPENTER

100% SATISFACTION GUARANTEE
PROFESSIONAL DESIGN & CONSTRUCTION
NATIONWIDE SERVICE
24/7 EMERGENCY SERVICE

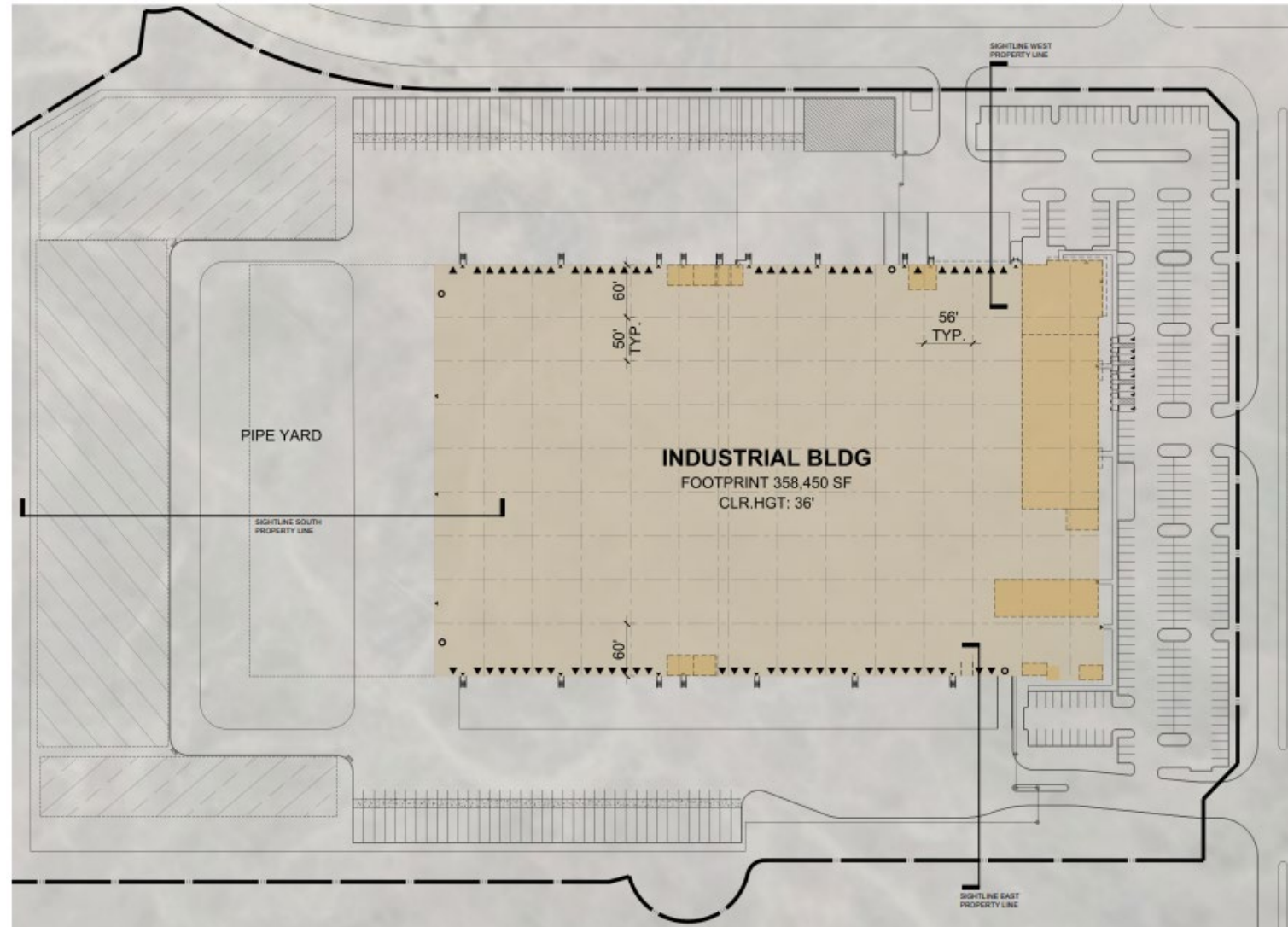
16

100% SATISFACTION GUARANTEE
PROFESSIONAL DESIGN & CONSTRUCTION
NATIONWIDE SERVICE
24/7 EMERGENCY SERVICE

SIGNAGE PLAN

100% SATISFACTION GUARANTEE
PROFESSIONAL DESIGN & CONSTRUCTION
NATIONWIDE SERVICE
24/7 EMERGENCY SERVICE

FOOTPRINT OF INDUSTRIAL BUILDING



PROPOSED ARCHITECTURAL RENDERING



KEYNOTES

- | | | |
|---------------------------------------|--|----------------------|
| 1 VISION GLASS
TYPICAL | 5 FORM-LINER
TYPICAL | 9 SIGNAGE
TYPICAL |
| 2 FIELD PAINT - WHITE
TYPICAL | 6 5'-0" X 5'-0" CLERESTORY WINDOW
TYPICAL | |
| 3 ACCENT PAINT - GRAY
TYPICAL | 7 DOWNSPOUT
TYPICAL | |
| 4 ACCENT PAINT - DARK GRAY
TYPICAL | 8 METAL CANOPY
TYPICAL | |

PROPOSED ARCHITECTURAL ELEVATIONS



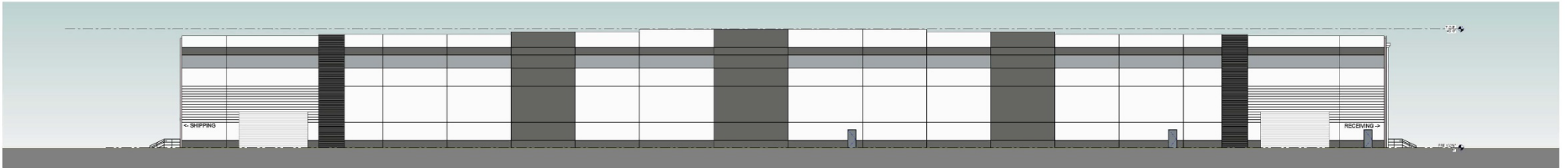
North Conceptual Elevation - N.T.S



East Conceptual Elevation - N.T.S

PROPOSED ARCHITECTURAL ELEVATIONS

Cont...

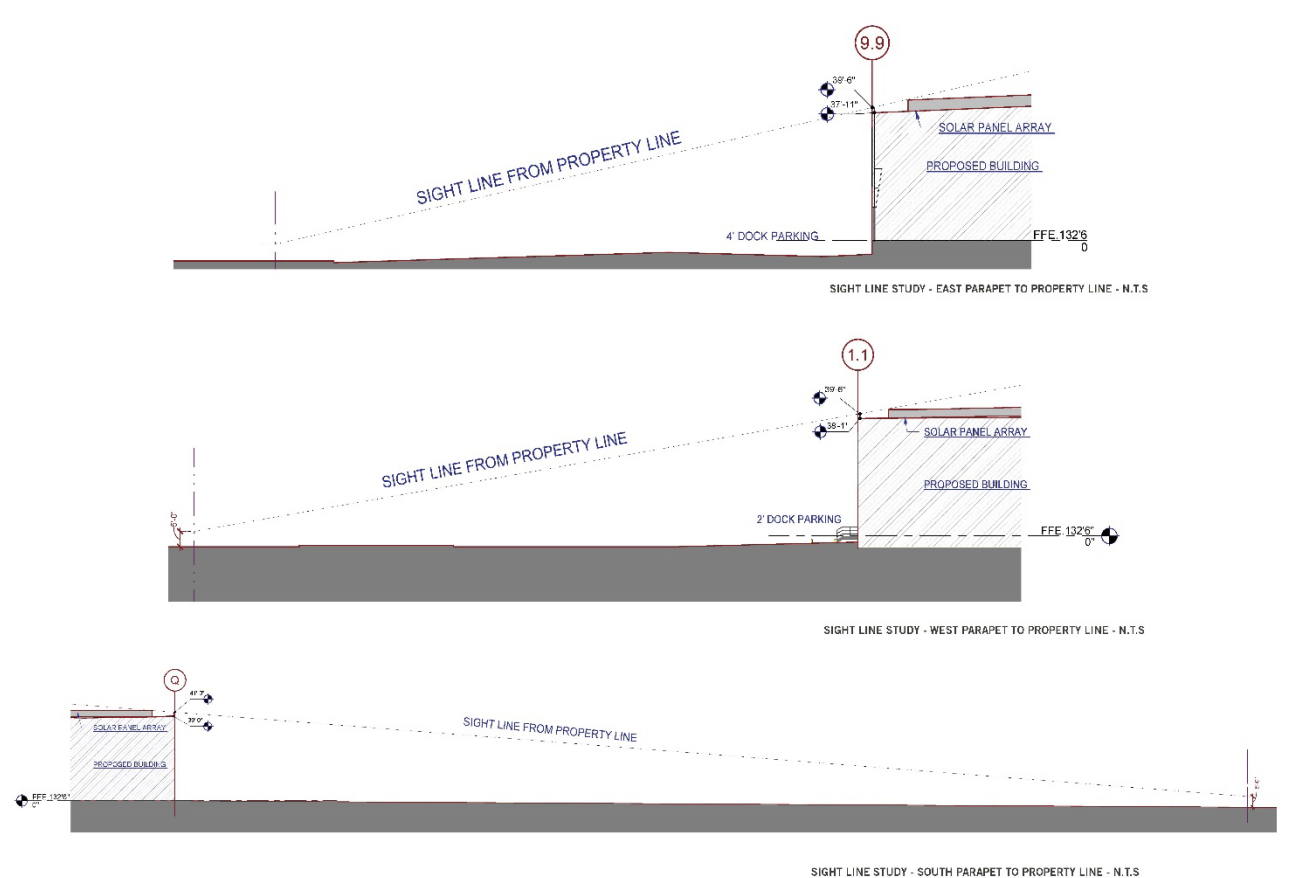


South Conceptual Elevation - N.T.S



West Conceptual Elevation - N.T.S

SIGHT LINE FROM PROPERTY LINE



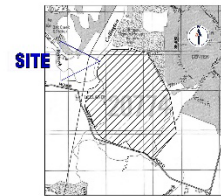
TYPE II TREE CONSERVATION PLAN

TREE CONSERVATION PLAN TYPE 2

TCP2-026-2021-07

FOR
NATIONAL CAPITAL
BUSINESS PARK

LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO. 0670737



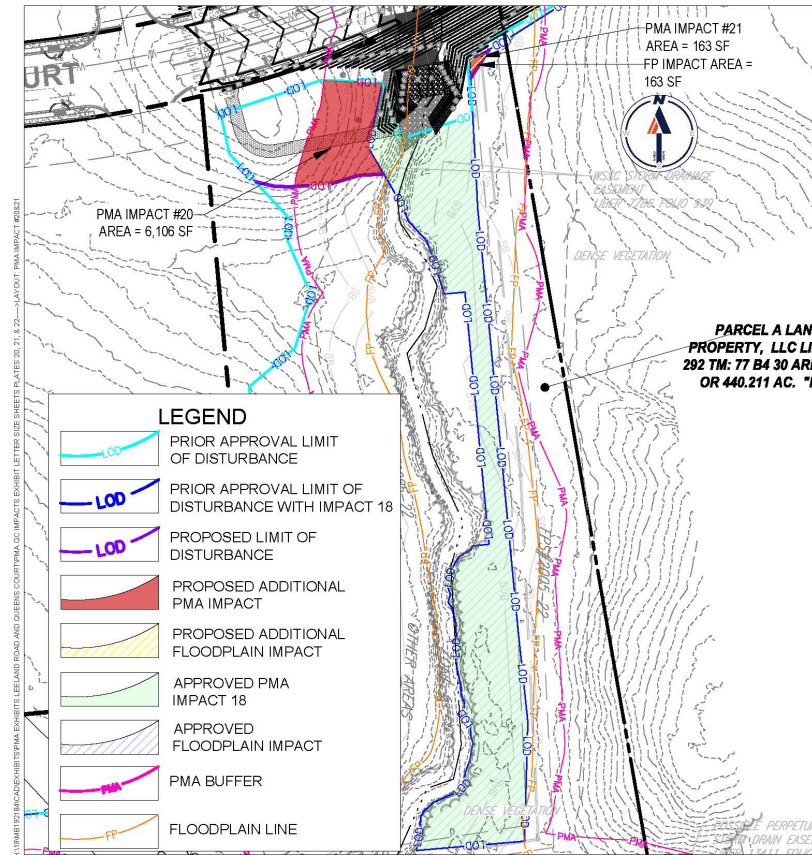
BOHLER

CONTACT: CHRISTOPHER M. RIZZI - CRIZZI@BOHLERENG.COM

Tree Inventory Data	
Tree ID	Tree Species
1	Red Maple
2	White Oak
3	Red Oak
4	White Oak
5	Red Oak
6	White Oak
7	Red Oak
8	White Oak
9	Red Oak
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Tree ID	Tree Species
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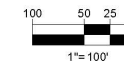
NEW PROPOSED PMA IMPACTS



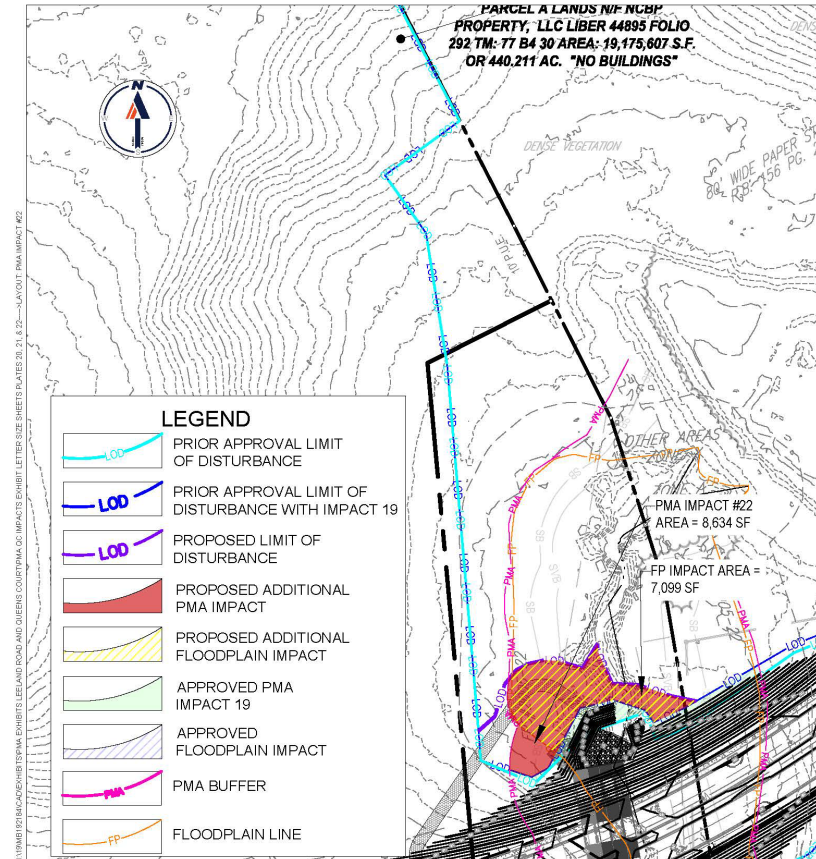
ADDITIONAL PMA & FP IMPACTS EXHIBIT

BOHLER //
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NATIONAL CAPITAL
BUSINESS PARK
UPPER MARLBORO, MD 20774



NEW PROPOSED PMA IMPACTS Cont...

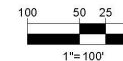


BOHLER //

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Phone: (301) 808-4500
Fax: (301) 808-4501
MD@BohlerEng.com

ADDITIONAL PMA & FP IMPACTS EXHIBIT

NATIONAL CAPITAL
BUSINESS PARK
UPPER MARLBORO, MD 20774



STAFF RECOMMENDATION

APPROVAL of SDP-2206 with Conditions

APPROVAL of TCP2-026-2021-07 with Conditions

APPROVAL of AC-22011

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 09/21/2022
- Acceptance Mailing 01/23/2022