

# NCBP PARCELS 7, 8 & 9

Specific Design Plan

TCP2-026-2021-07 and AC-22011

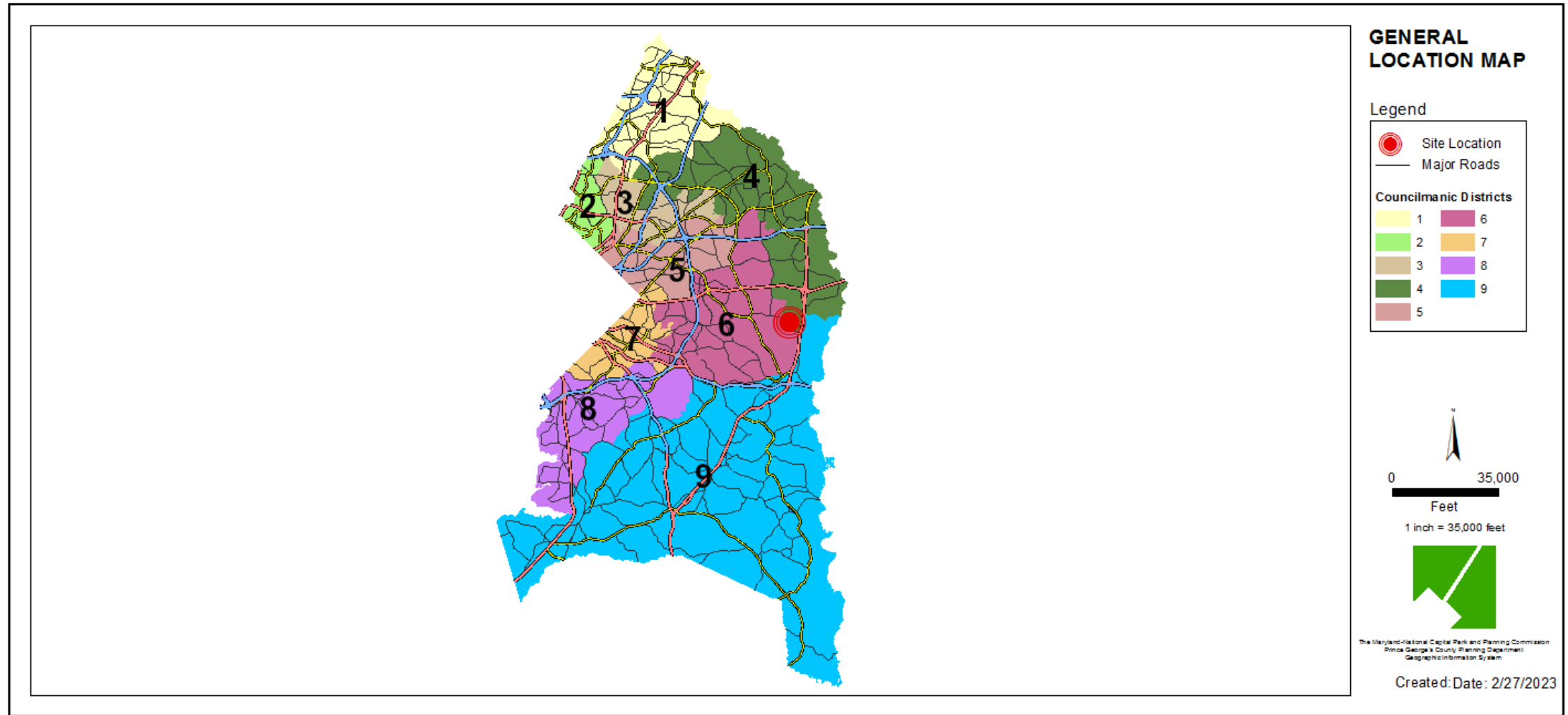
Staff Recommendation: Approval with Conditions



# GENERAL LOCATION MAP

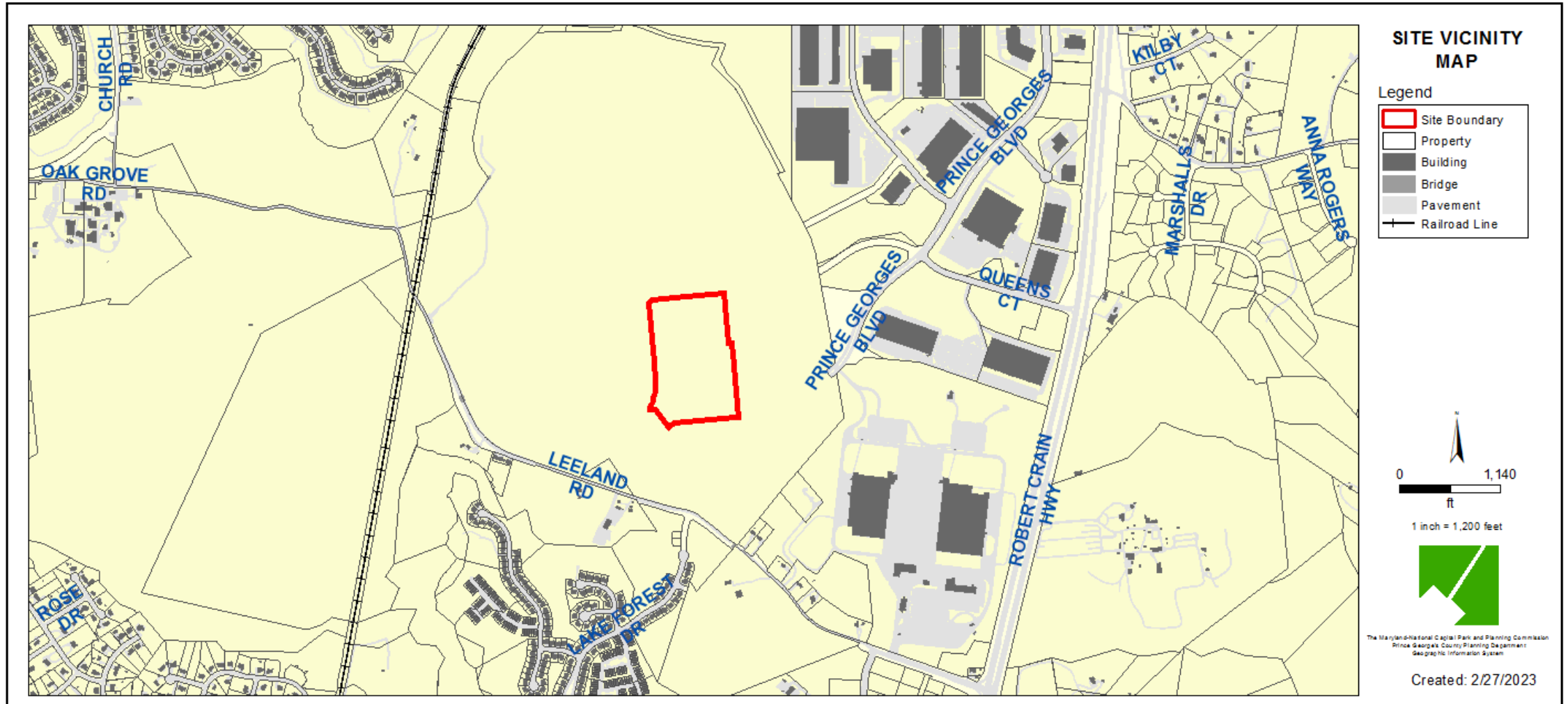
Council District: 04

Planning Area: 74A





# SITE VICINITY MAP

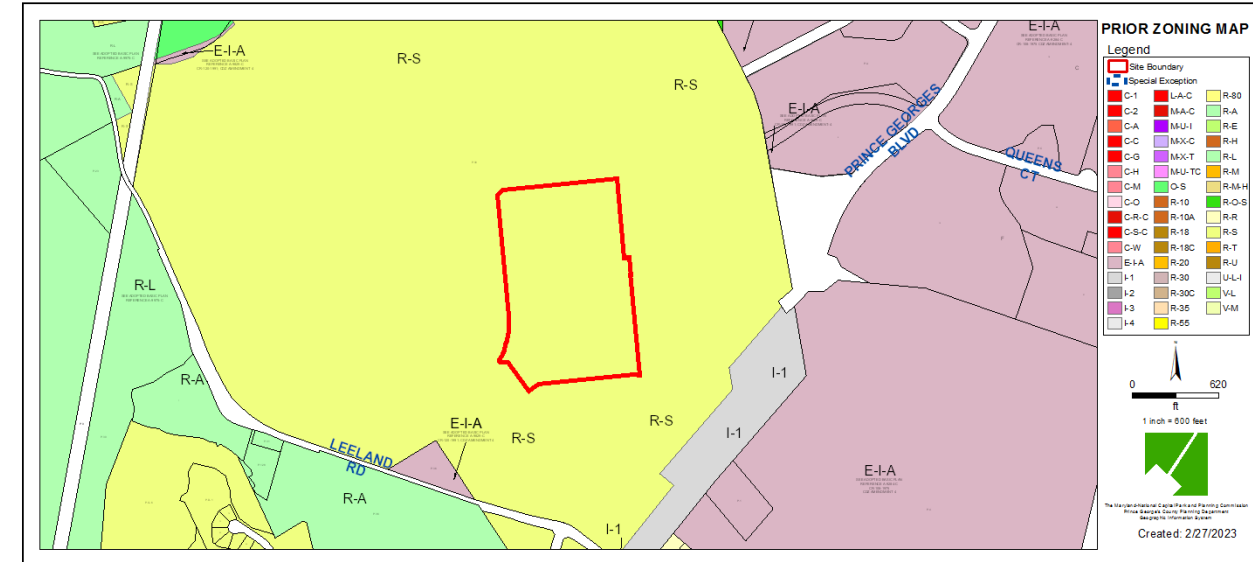
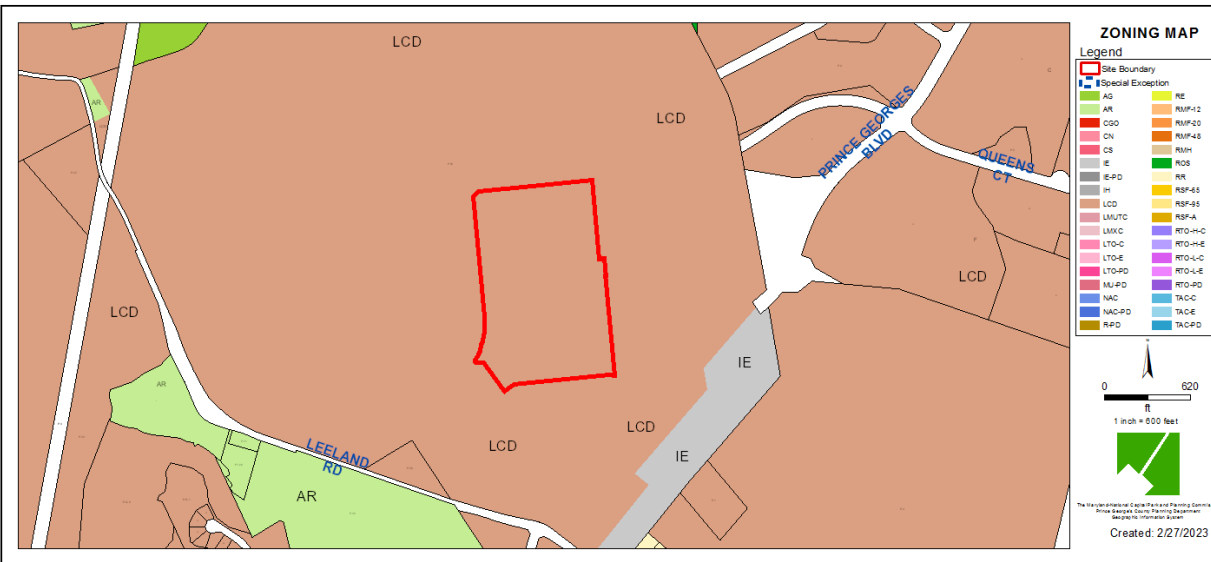


# ZONING MAP (CURRENT & PRIOR)

Property Zone: LCD (Prior R-S)

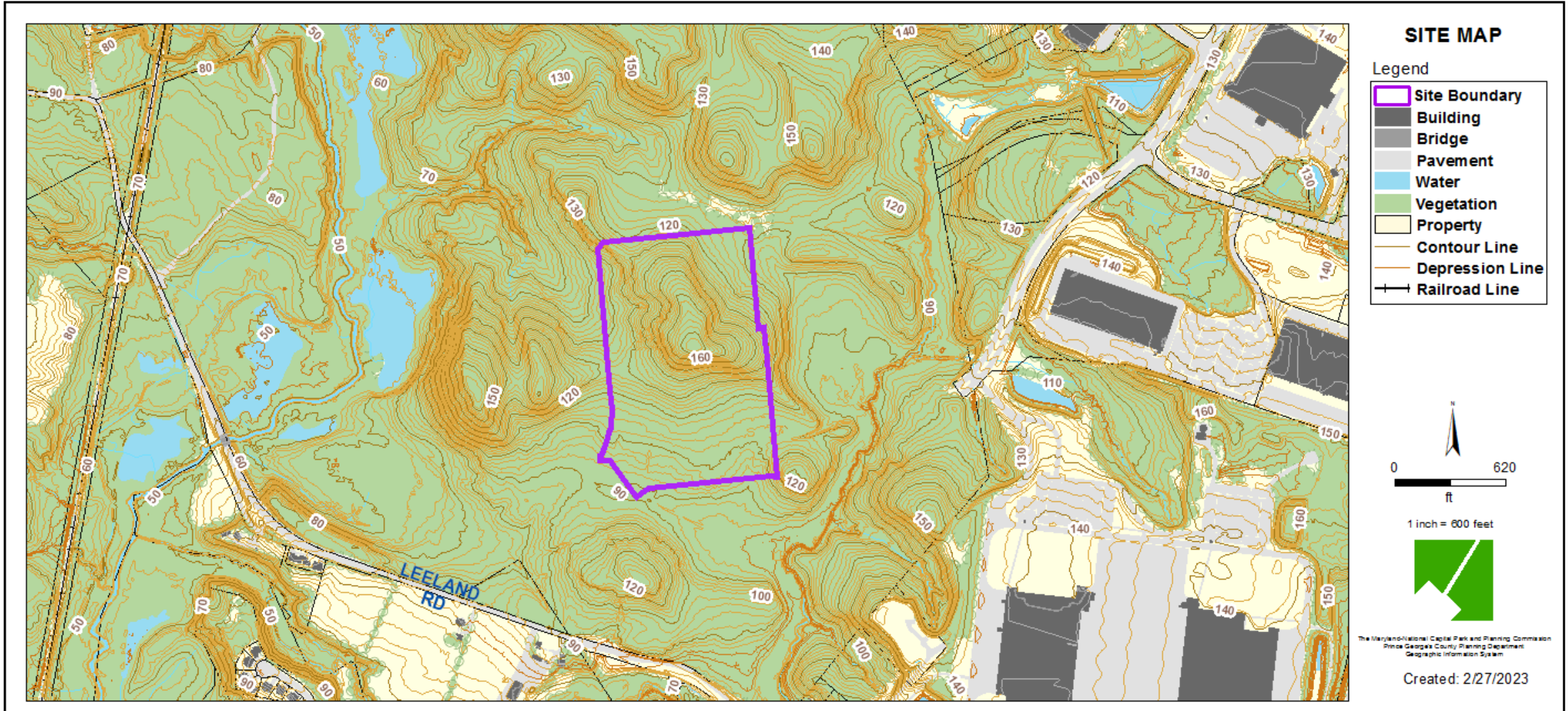
CURRENT ZONING MAP

PRIOR ZONING MAP

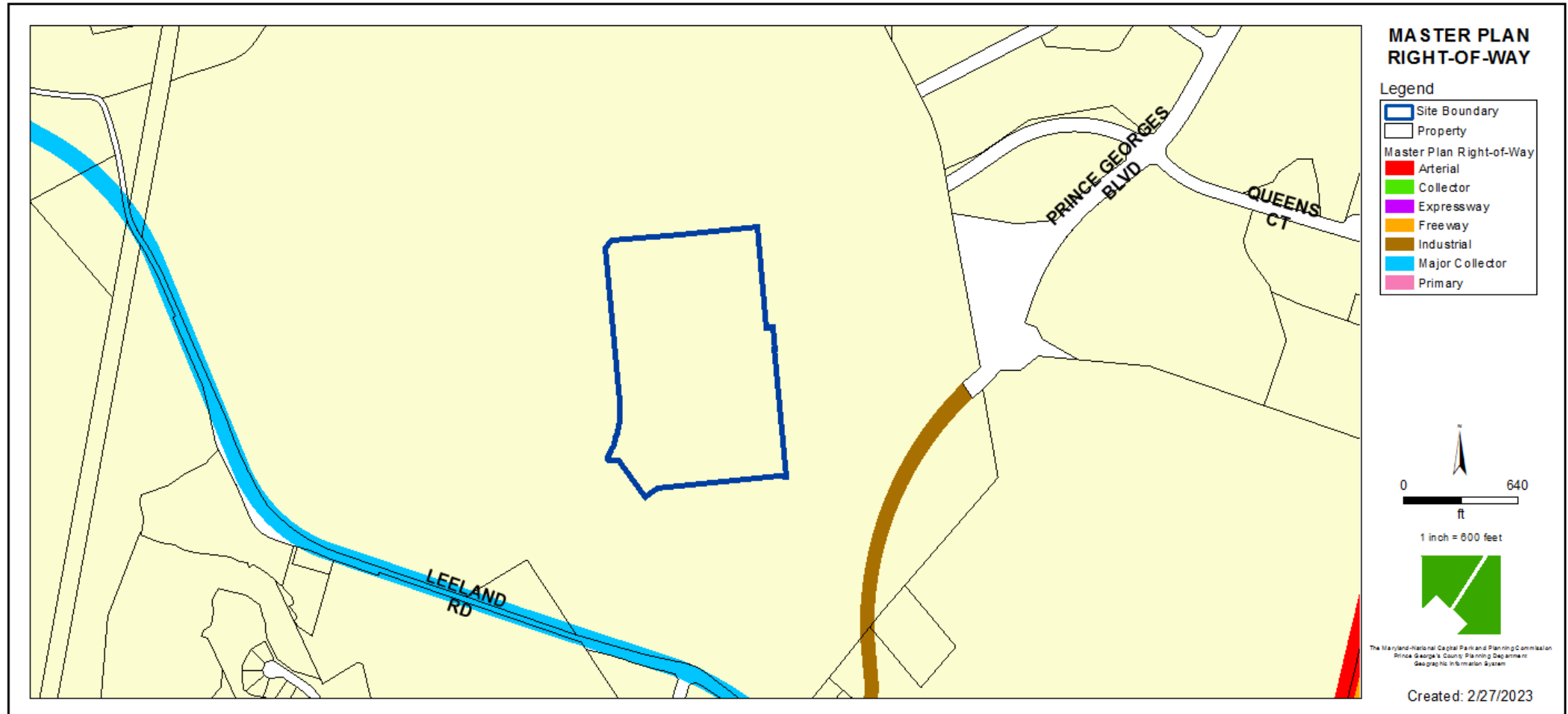




# SITE MAP

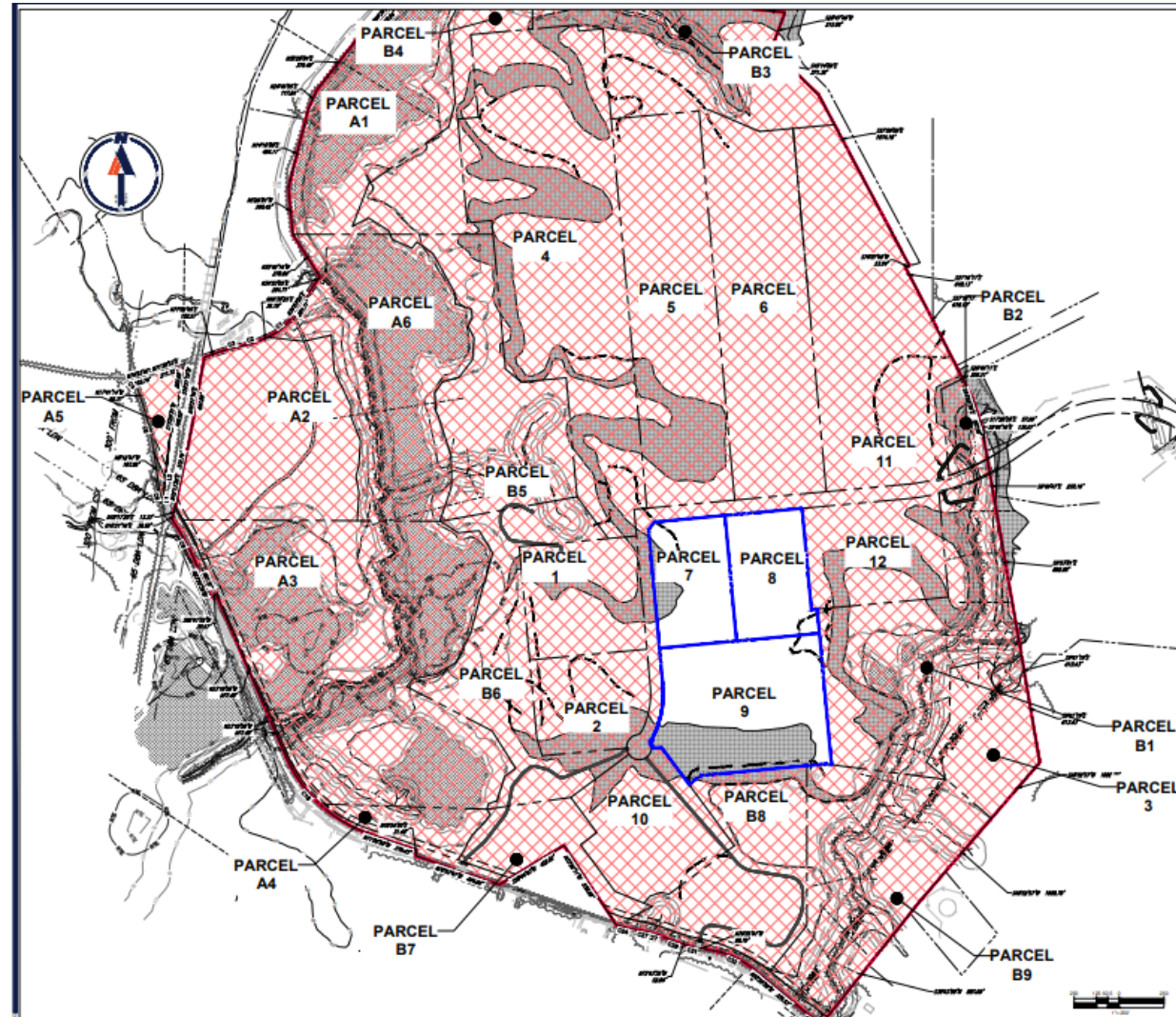


# MASTER PLAN RIGHT-OF-WAY MAP



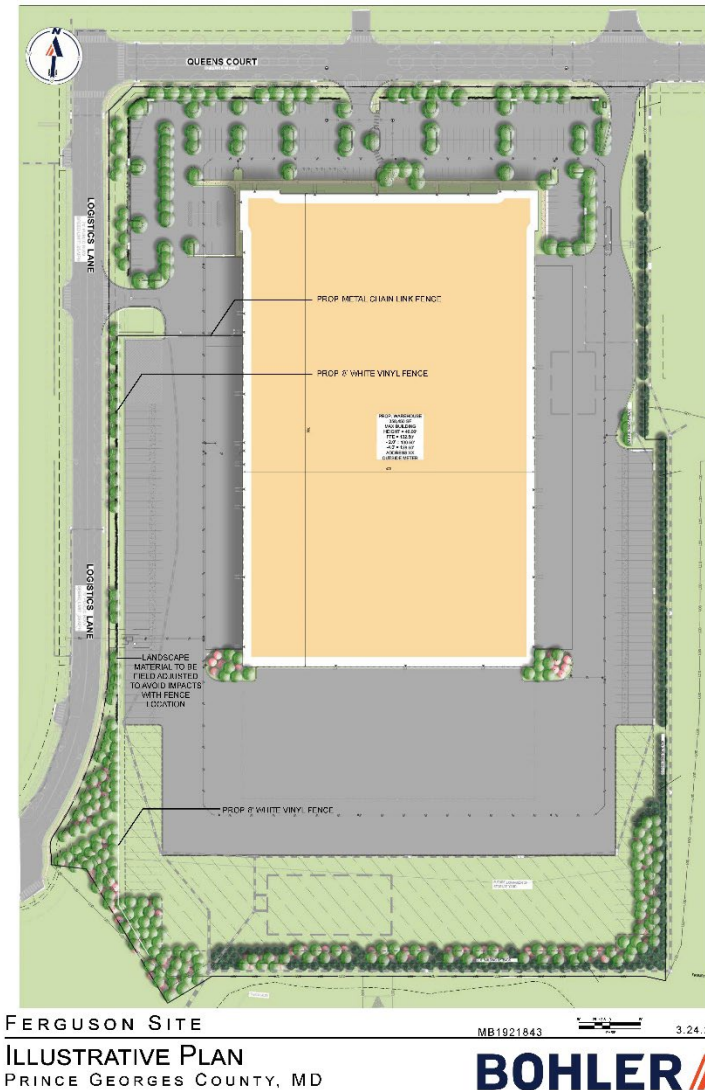


# NCBP OVERALL SITE PLAN





# SDP-2206 SITE & LANDSCAPE PLAN PARCELS 7, 8, AND 9



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

## Cont...

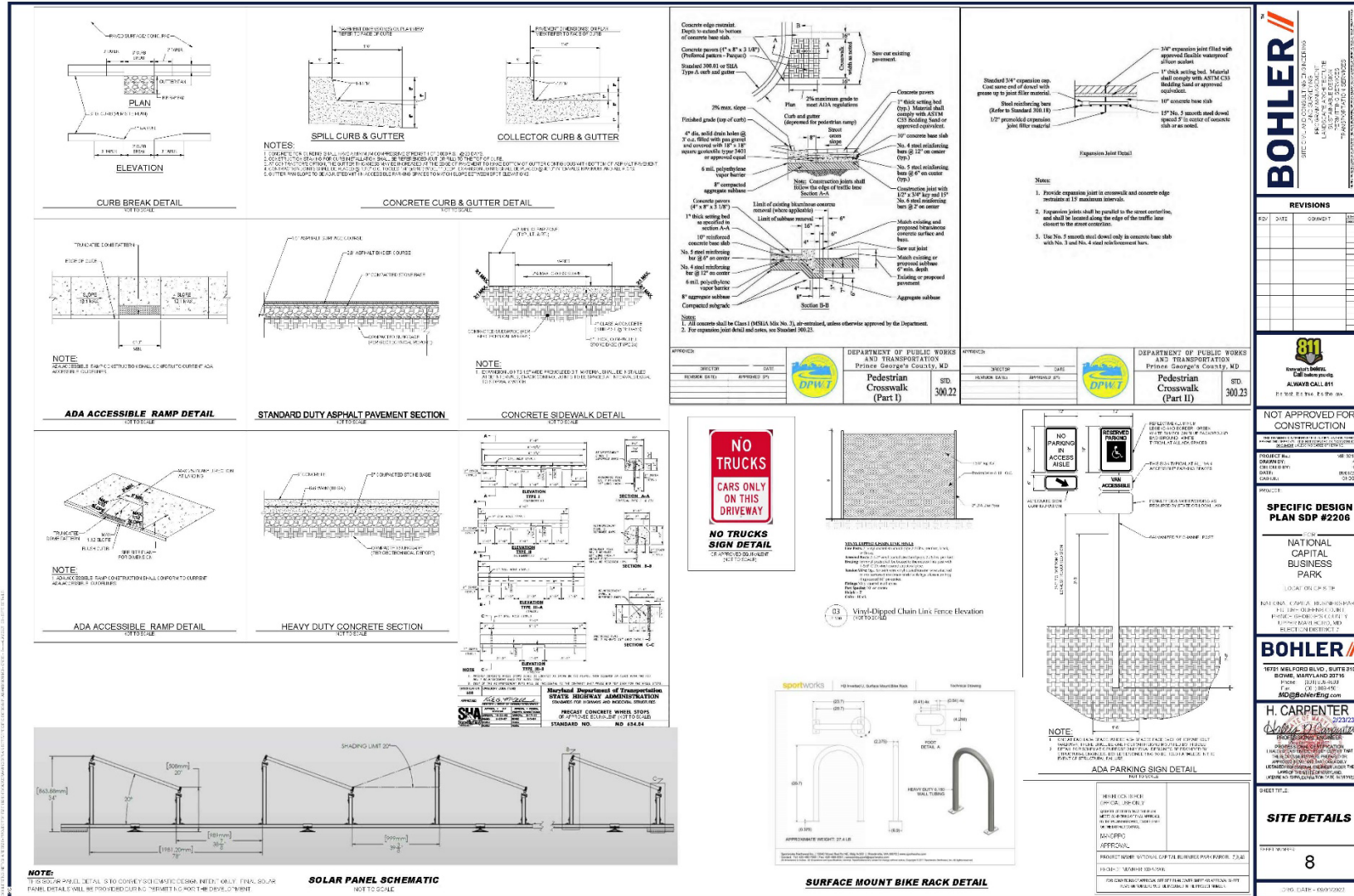
### **STANDARD NOTES:**

ZONE: LCD, APPROVED SUBREGION 3

|                                                                            | <u>REQUIRED</u>   | <u>PROVIDED</u>   |
|----------------------------------------------------------------------------|-------------------|-------------------|
| <b>MINIMUM BUILDING SETBACK</b>                                            |                   |                   |
| 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            |
| <b>MINIMUM PARKING SETBACK</b>                                             |                   |                   |
| 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            |
| <b>PARKING REQUIREMENTS (WAREHOUSE UNIT: 358,450 SF GFA)</b>               |                   |                   |
| 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>  |                   |
| <b>TOTAL</b>                                                               | <b>122 SPACES</b> | <b>271 SPACES</b> |
| ADA PARKING REQUIREMENTS                                                   |                   |                   |
| 201 TO 300 STANDARD SPACES                                                 | 7 SPACES          | 8 SPACES          |
| VAN ACCESSIBLE PARKING<br>(FOR 201 TO 300 STANDARD SPACES)                 | 2 SPACES          | 2 SPACES          |
| <b>TOTAL</b>                                                               | <b>7 SPACES</b>   | <b>8 SPACES</b>   |
| 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        |
| <b>TOTAL</b>                                                               | <b>10 SPACES</b>  | <b>145 SPACES</b> |
| <b>MINIMUM PARKING SPACE DIMENSIONS</b>                                    |                   |                   |
| 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



# 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**

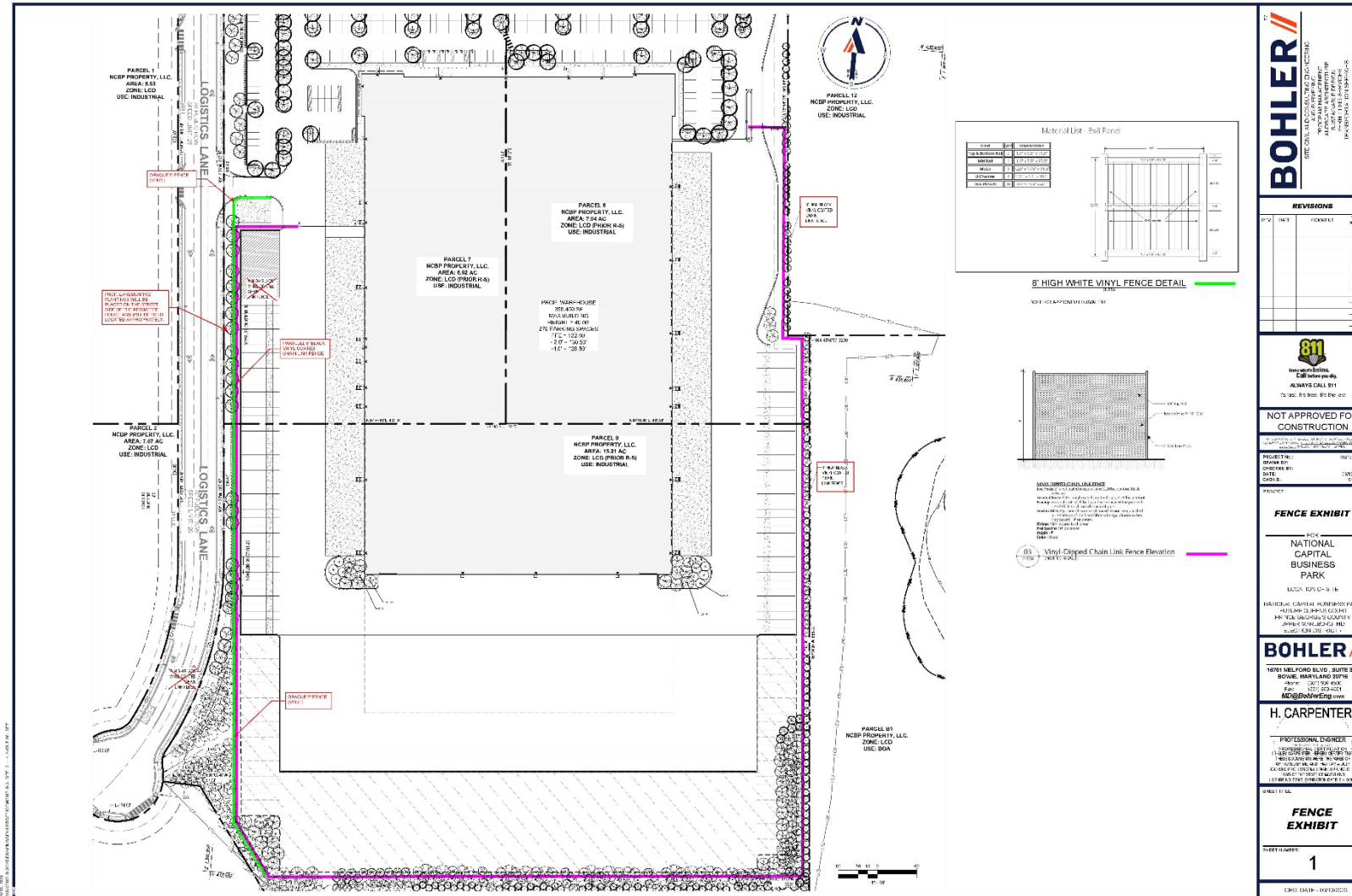
|                                          |                             |
|------------------------------------------|-----------------------------|
| Parking Lot Area                         | 126,188 sq. ft.             |
| Interior Landscape Area                  | 13 percent - 16,404 sq. ft. |
| 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**

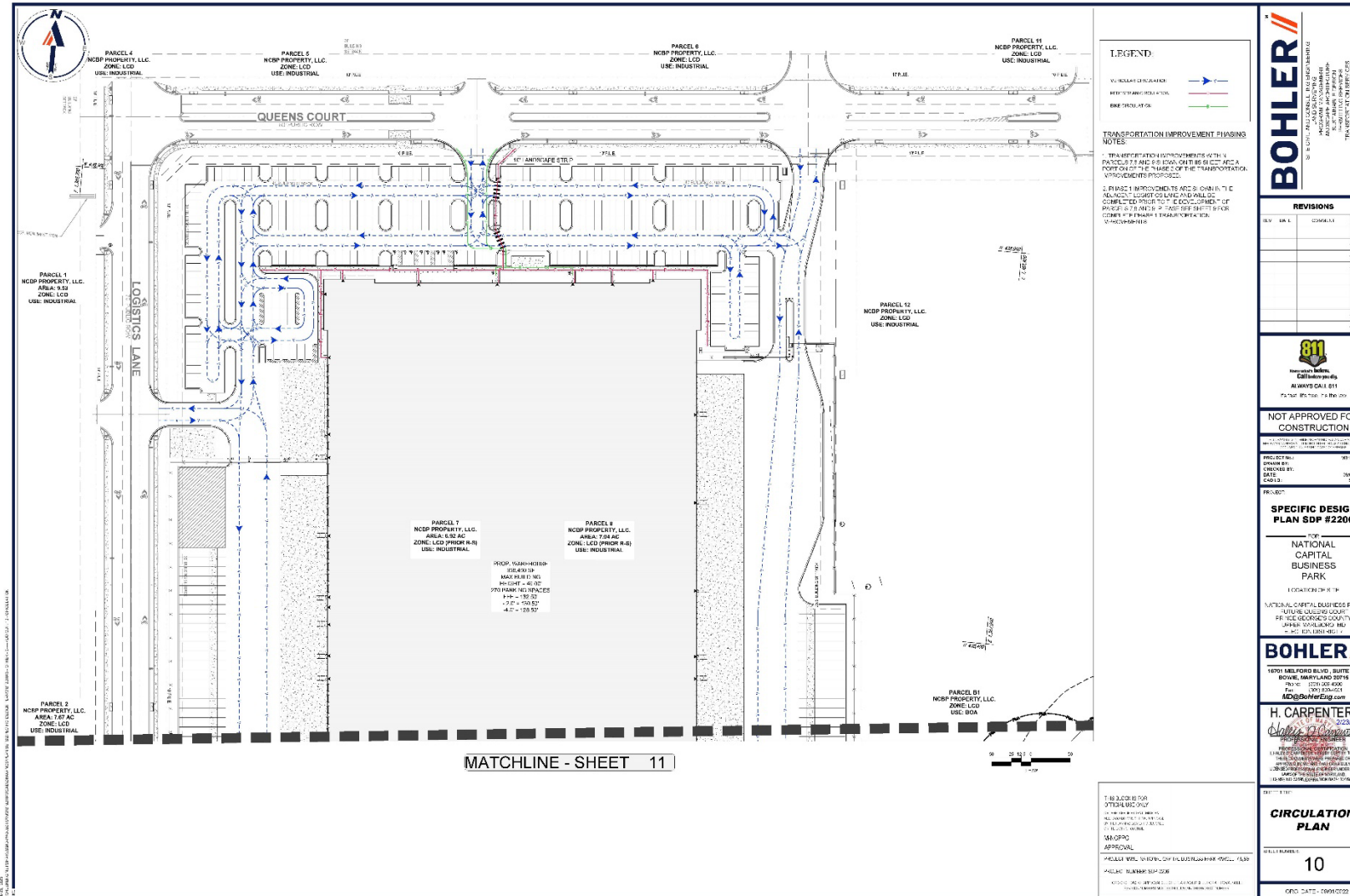
|                                          |                              |
|------------------------------------------|------------------------------|
| Parking Lot Area                         | 126,188 sq. ft.              |
| Interior Landscape Area                  | 8.8 percent - 11,133 sq. ft.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



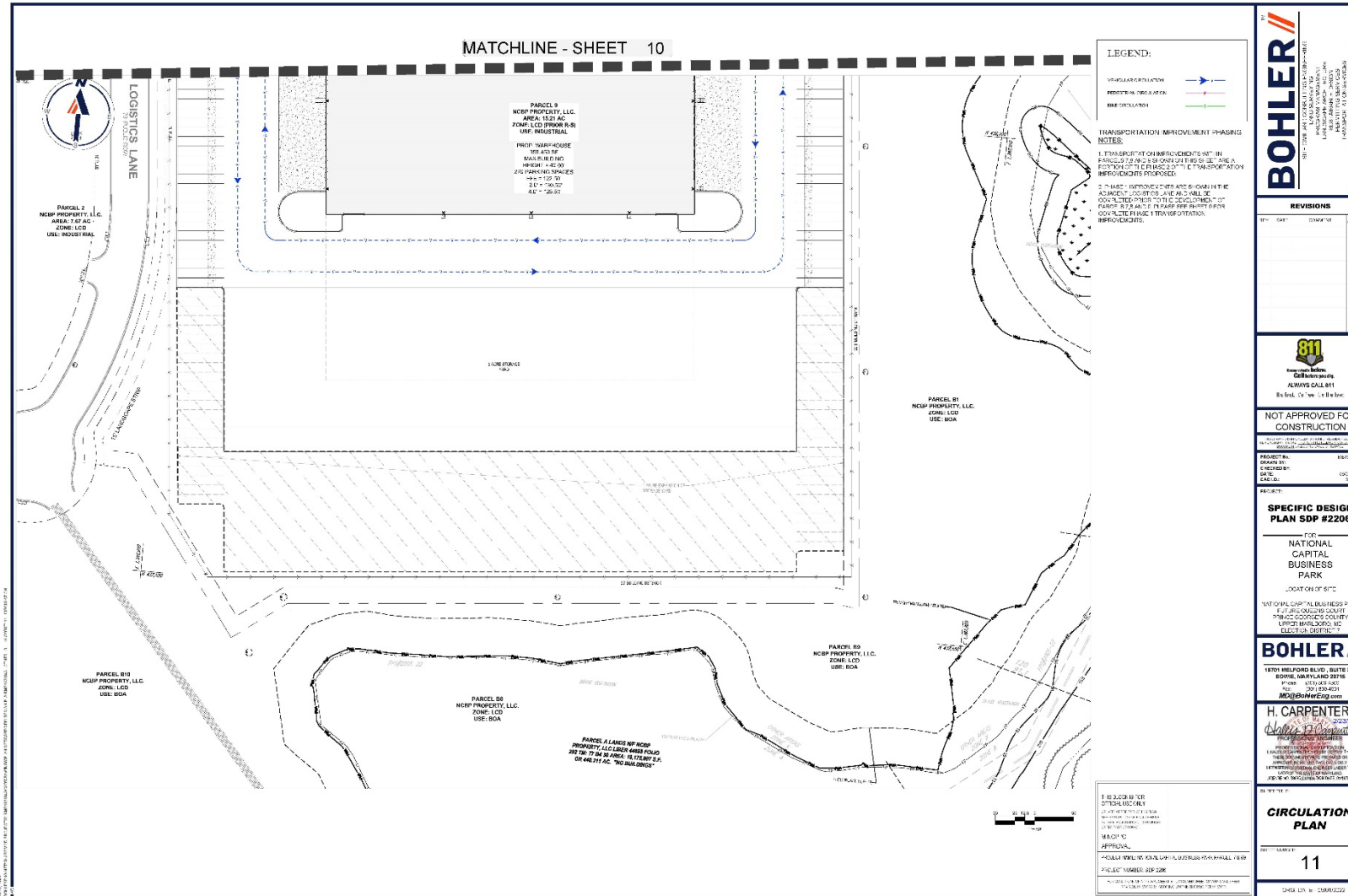
# FENCE EXHIBIT



# CIRCULATION PLAN

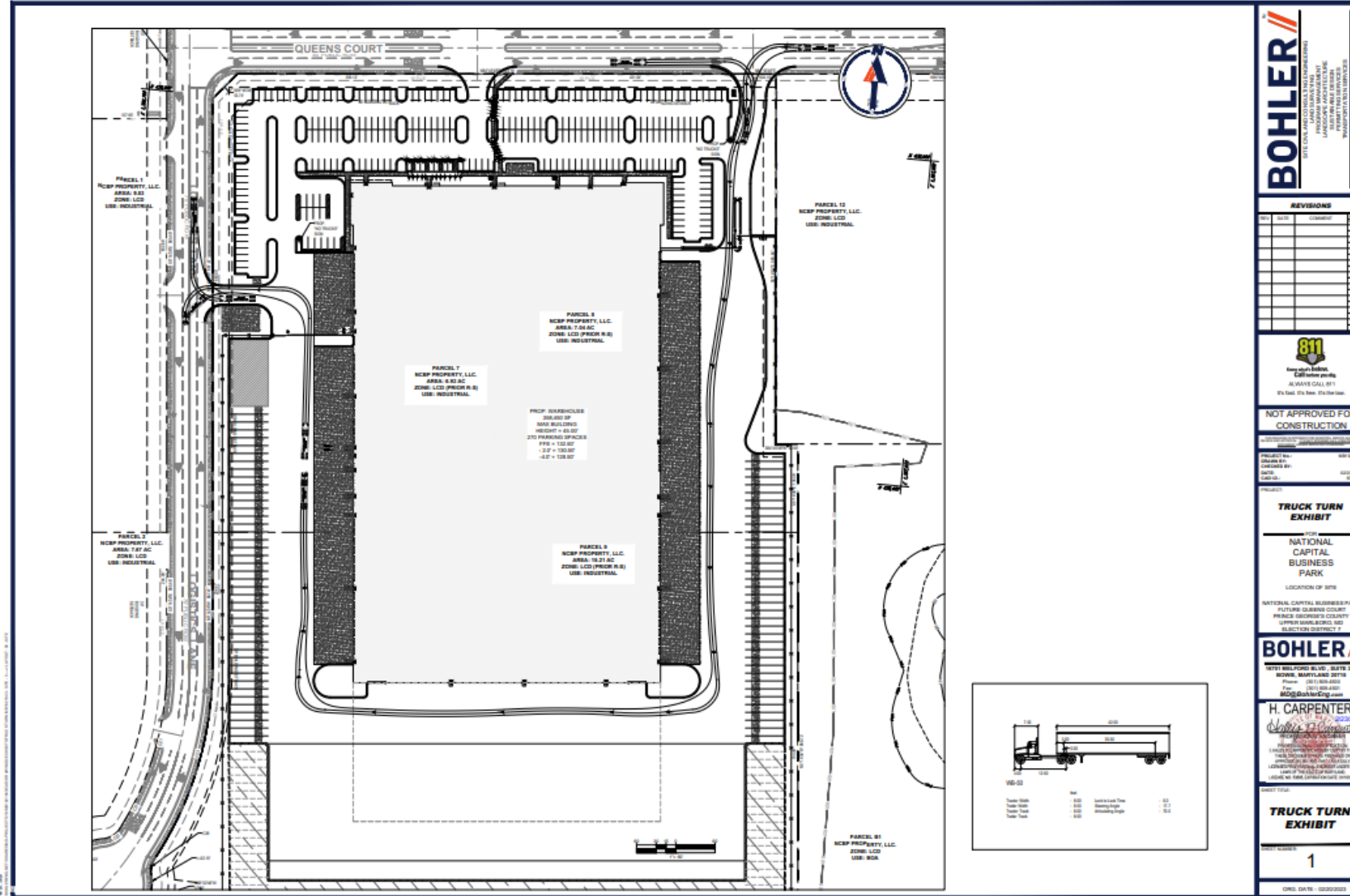


# CIRCULATION PLAN Cont...

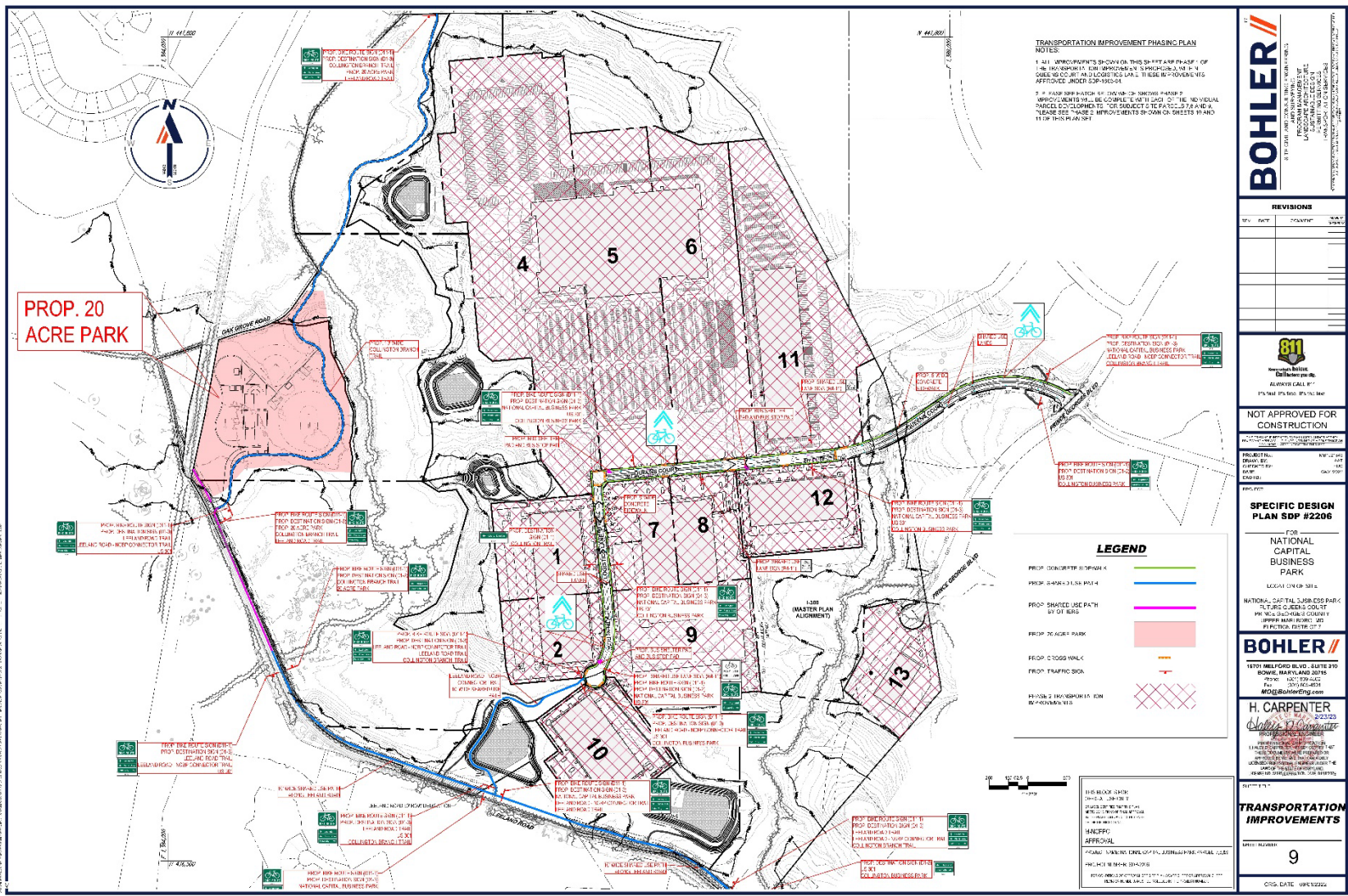




# TRUCK TURN EXHIBIT



# TRANSPORTATION IMPROVEMENTS





# SIGNAGE PLAN

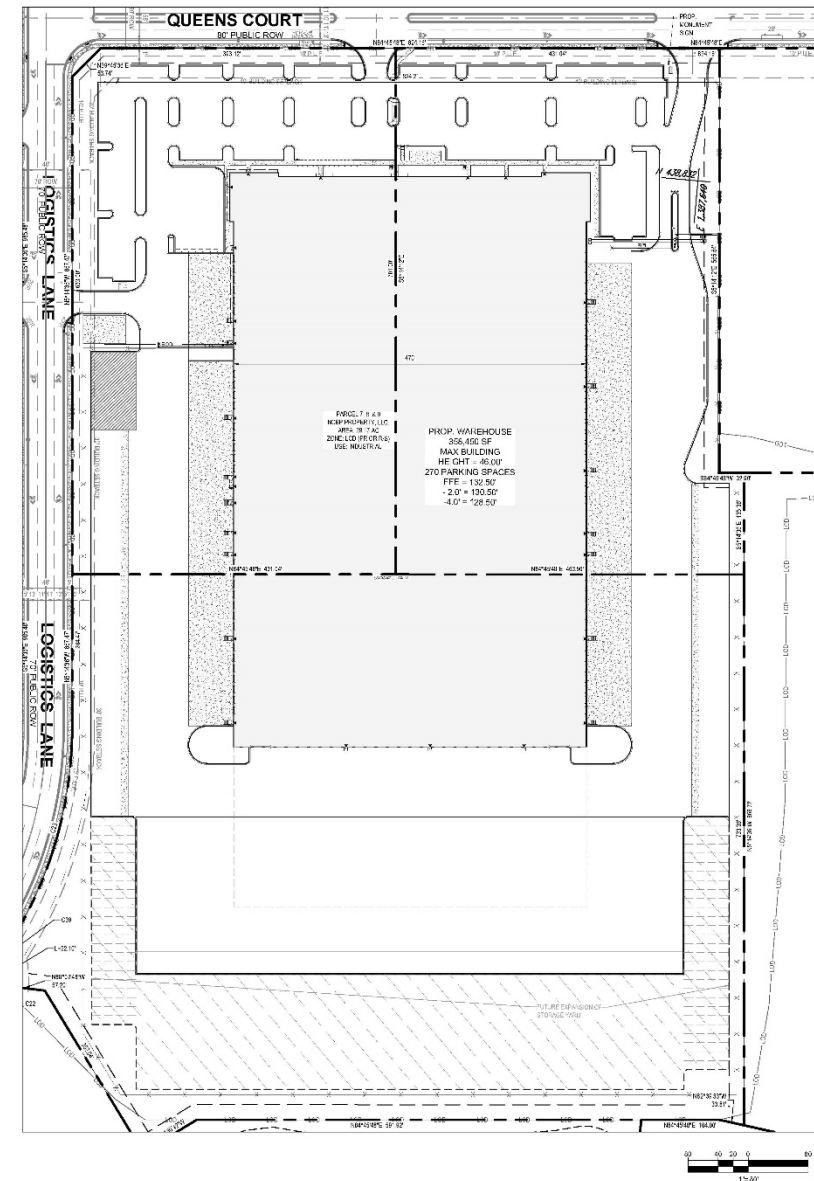
| Sign Type                        | Location        | Square Footage (each) | Multiplier | Quantity | Total Sign Area |
|----------------------------------|-----------------|-----------------------|------------|----------|-----------------|
| 1 TND Dock Number Sign           | West façade     | 2.50 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.

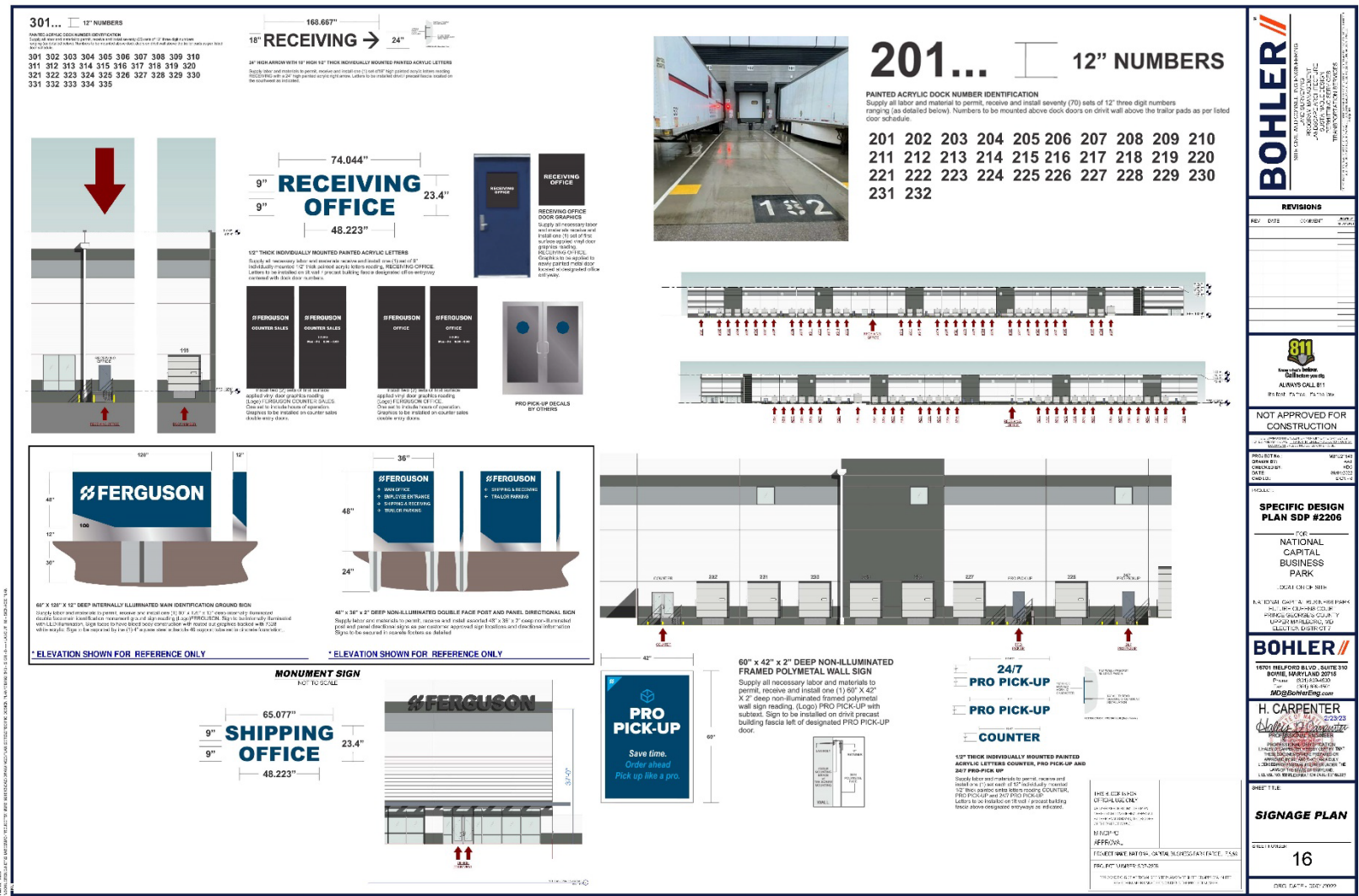
## Freestanding Signage Note:

- 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.

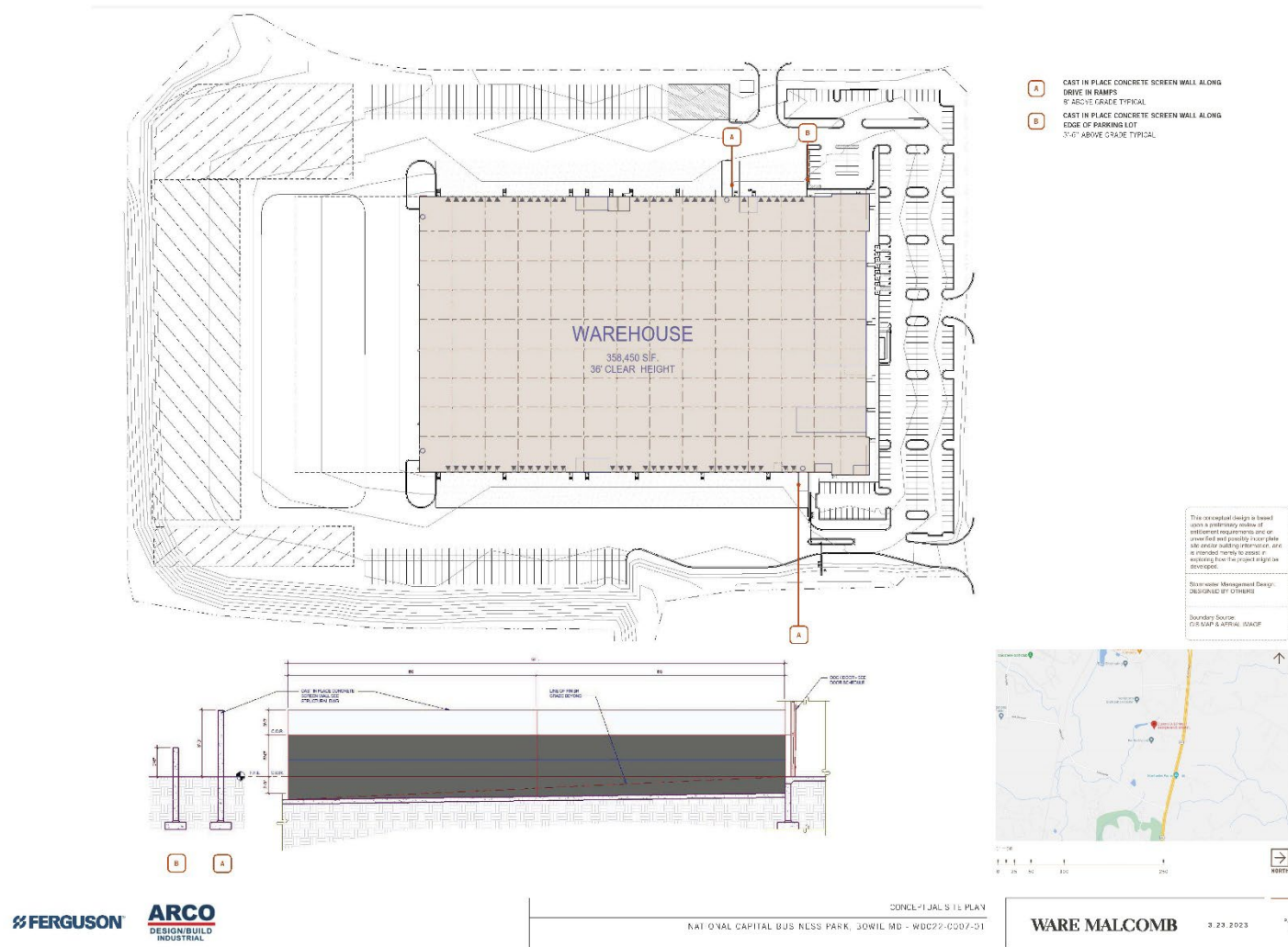




# SIGNAGE DETAILS



# FOOTPRINT OF INDUSTRIAL BUILDING



# PROPOSED ARCHITECTURAL RENDERING



## KEYNOTES

- 1 VISION GLASS  
TYPICAL
- 2 FIELD PAINT - WHITE  
TYPICAL
- 3 ACCENT PAINT - GRAY  
TYPICAL
- 4 ACCENT PAINT - DARK GRAY  
TYPICAL

- 5 FORM LINER  
TYPICAL
- 6 8'-0" X 5'-0" CLERESTORY WINDOW  
TYPICAL
- 7 DOWNSPOUT  
TYPICAL
- 8 METAL CANOPY  
TYPICAL

- 9 SIGNAGE  
TYPICAL
- A CAST IN PLACE CONCRETE SCREEN WALL ALONG  
DRIVE IN RAMPS  
18" THICK SLAB, TYPICAL
- B CAST IN PLACE CONCRETE SCREEN WALL ALONG  
EDGE OF PARKING LOT  
3'-0" ABOVE GRADE TYPICAL



This conceptual design is based upon a preliminary review of relevant requirements and on information and possibly incomplete site and/or building information, and is intended to provide a visual representation of the project intent. It is not intended to be used for construction purposes, and it does not constitute a final design or construction documents. All colors shown are for representation purposes only. For final construction documents, please refer to the final design and construction documents for actual color verification.

CONCEPTUAL RENDERING - NORTHWEST PERSPECTIVE  
NATIONAL CAPITAL BUSINESS PARK, BOWIE, MD - WDC22-0007-01

WARE MALCOMB

3.23.2023

3/17

3



# PROPOSED ARCHITECTURAL ELEVATIONS



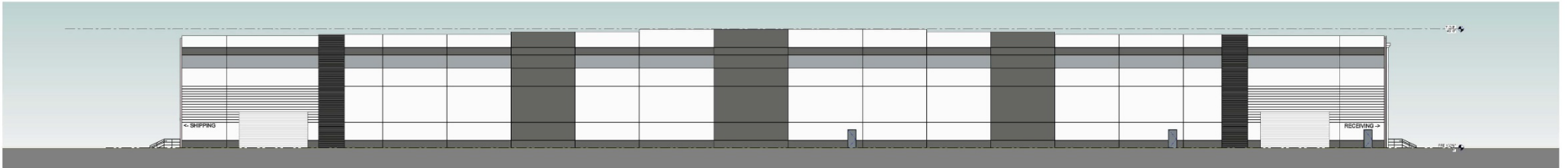
North Conceptual Elevation - N.T.S



East Conceptual Elevation - N.T.S

# PROPOSED ARCHITECTURAL ELEVATIONS

## Cont...

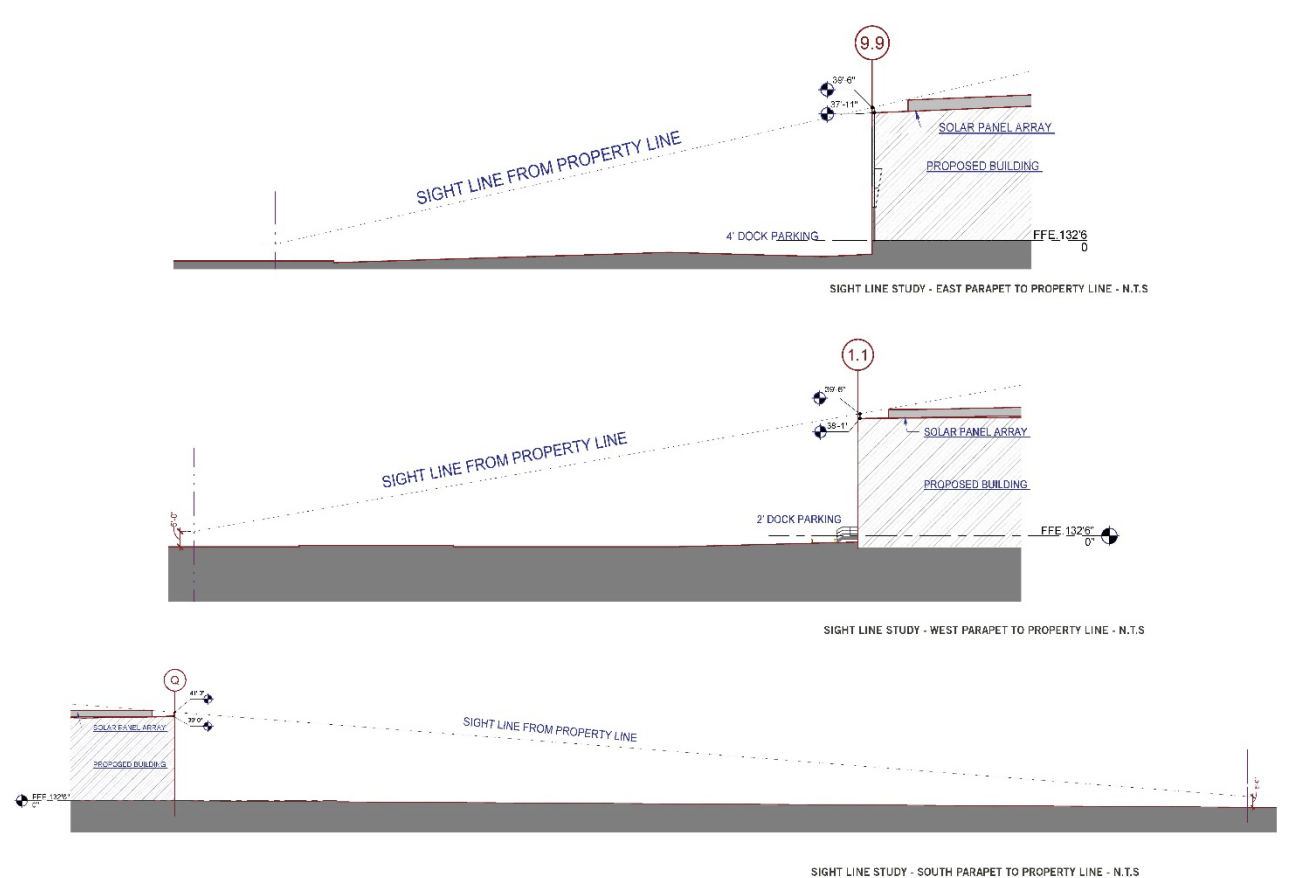


South Conceptual Elevation - N.T.S



West Conceptual Elevation - N.T.S

# SIGHT LINE FROM PROPERTY LINE



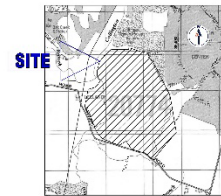


# TYPE II TREE CONSERVATION PLAN

## 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

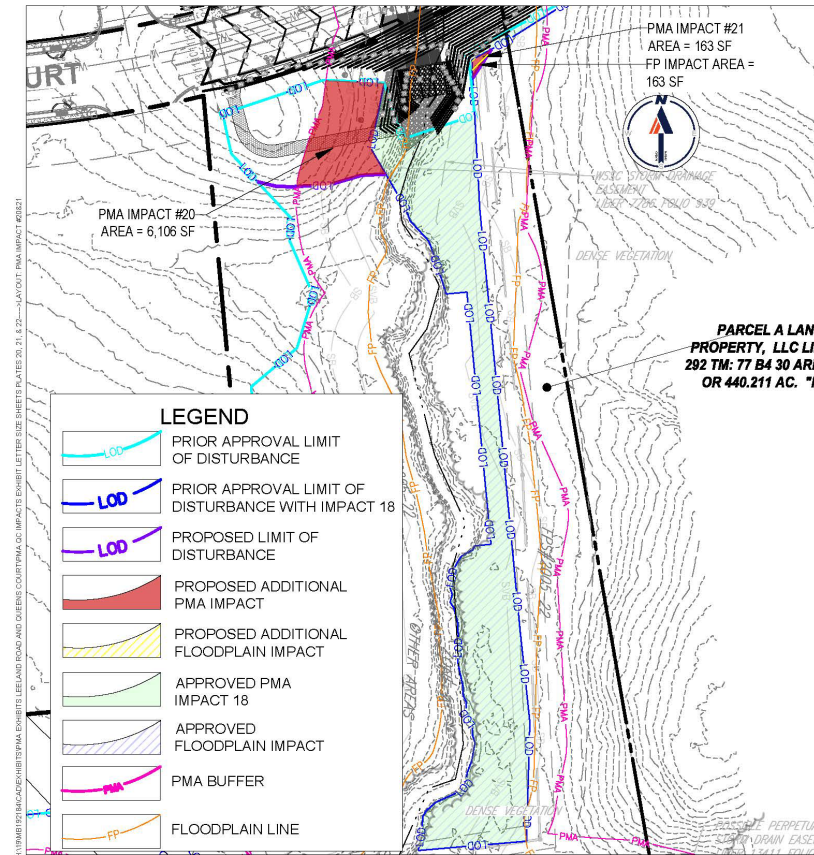


BOHLER

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

| Summary of Tree Inventory Data |           |              |               |
|--------------------------------|-----------|--------------|---------------|
| Tree Type                      | Count     | DBH (inches) | Height (feet) |
| Deciduous                      | 12        | 12.5         | 25            |
| Conifer                        | 8         | 10.0         | 20            |
| Shrub                          | 15        | 8.0          | 15            |
| Palms                          | 0         | 0.0          | 0             |
| Other                          | 0         | 0.0          | 0             |
| <b>Total</b>                   | <b>35</b> | <b>20.5</b>  | <b>40</b>     |

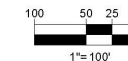
# NEW PROPOSED PMA IMPACTS



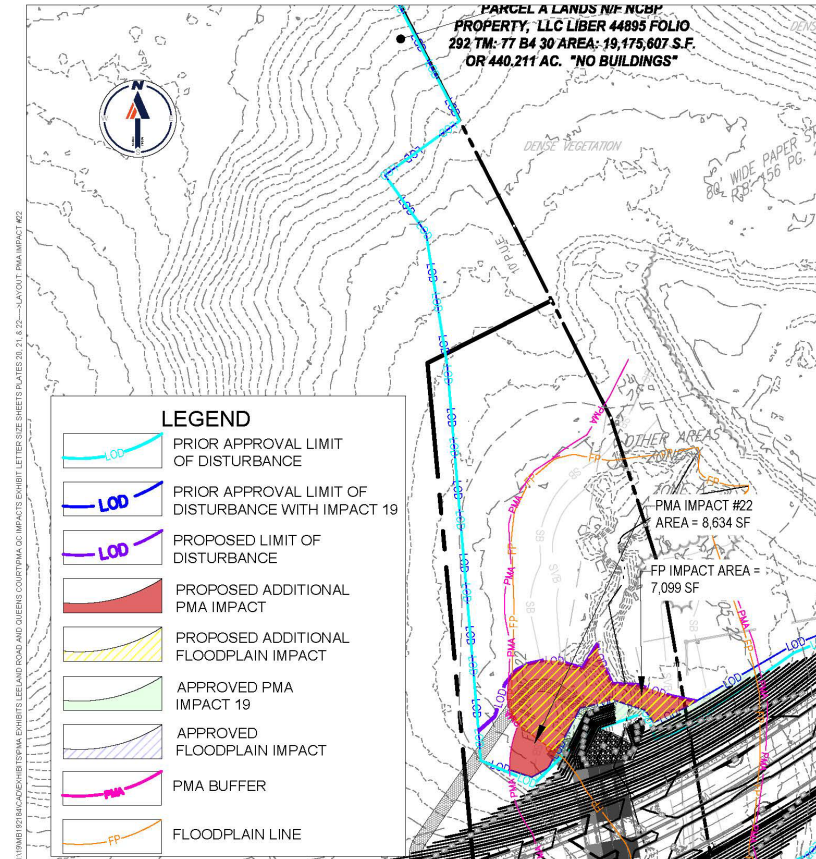
## ADDITIONAL PMA & FP IMPACTS EXHIBIT

**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...

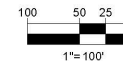


**BOHLER //**

16701 Melford Blvd., Suite 310  
Bowie, Maryland 20715  
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