

# NATIONAL CAPITAL BUSINESS PARK – PARCEL 11

Specific Design Plan

Staff Recommendation: APPROVAL with conditions]



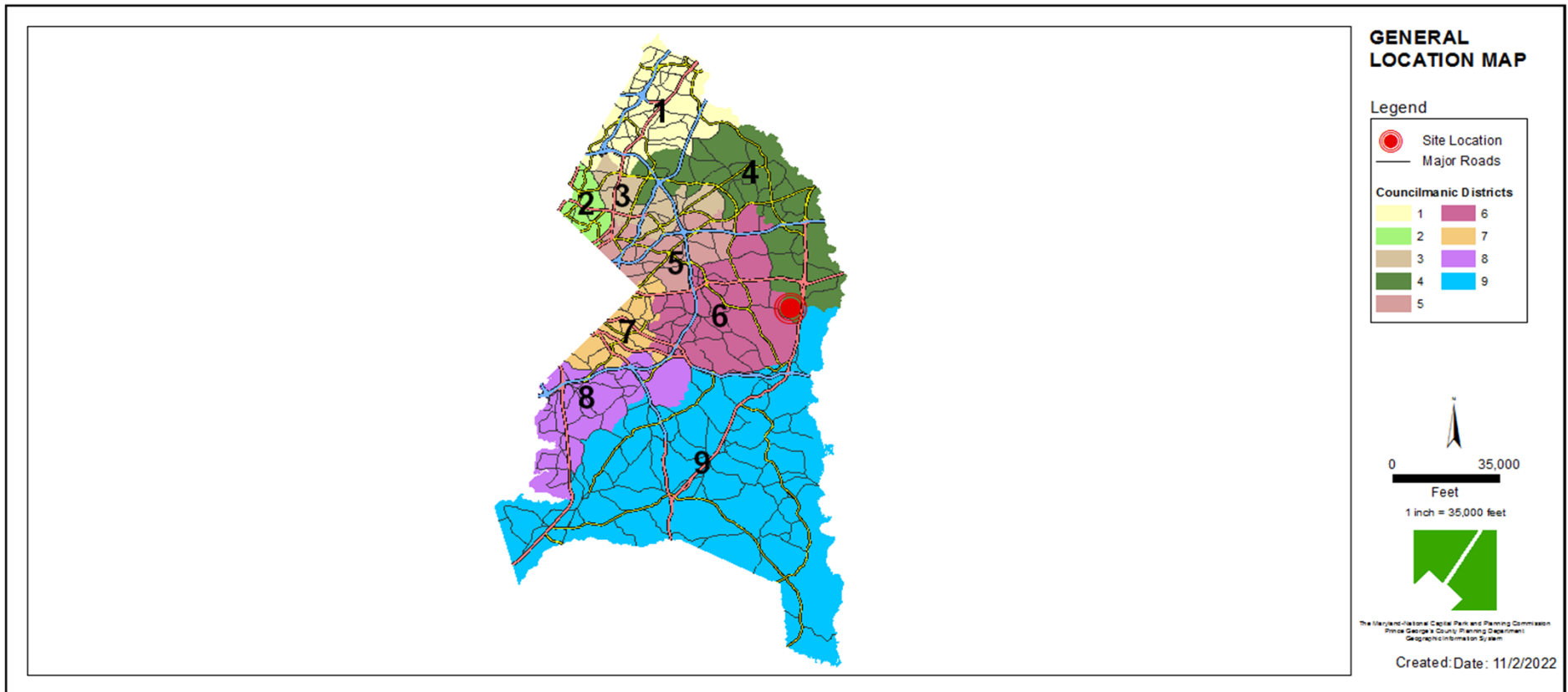
March 13, 2023

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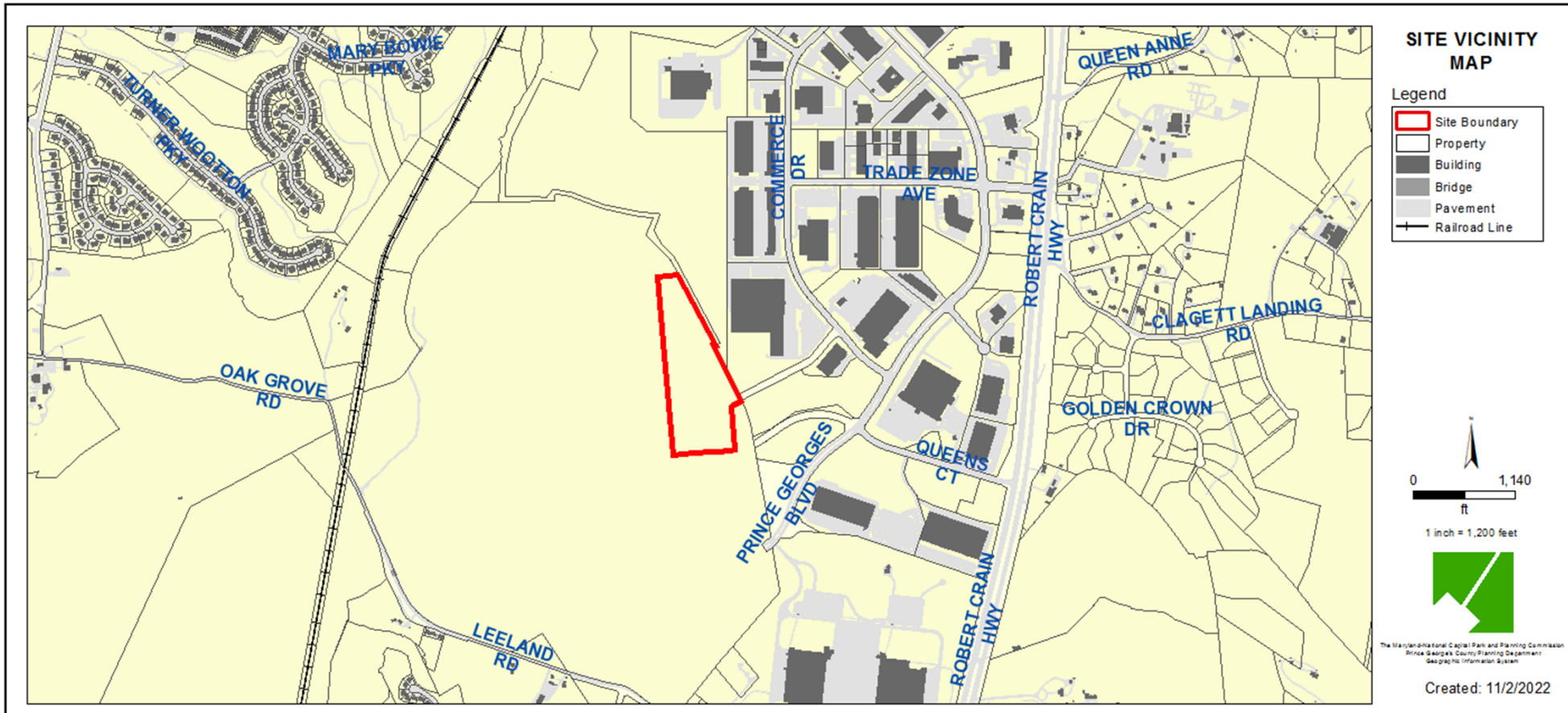
# GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



# SITE VICINITY MAP



March 13, 2023

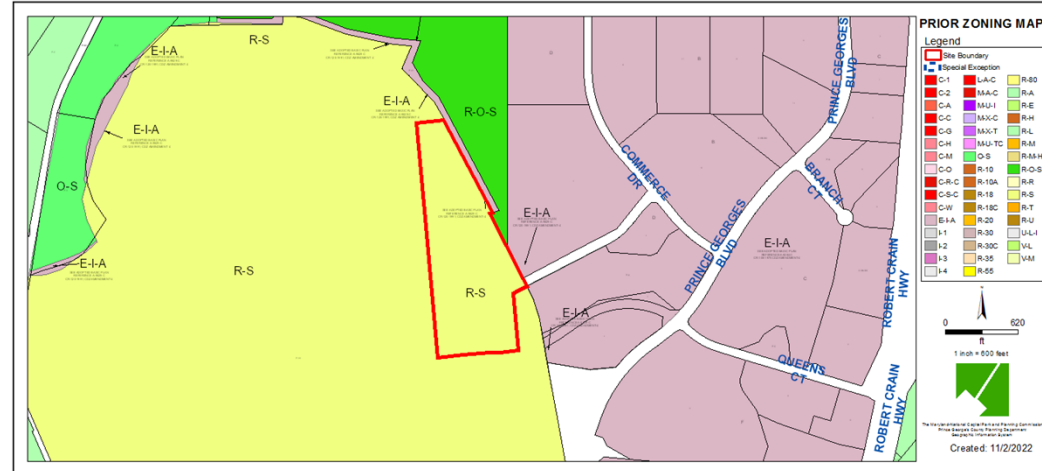
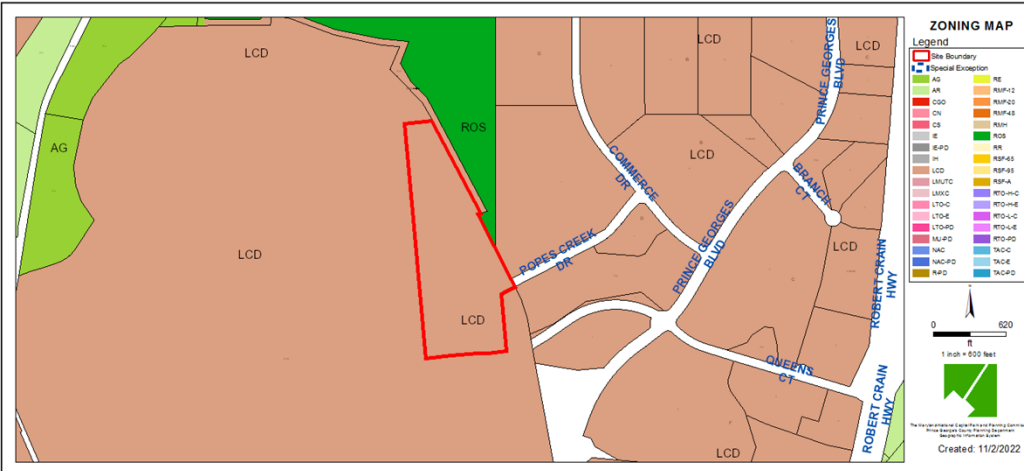
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# ZONING MAP (CURRENT & PRIOR)

Property Zone: LCD  
 Prior Zone: R-S

CURRENT ZONING MAP

PRIOR ZONING MAP



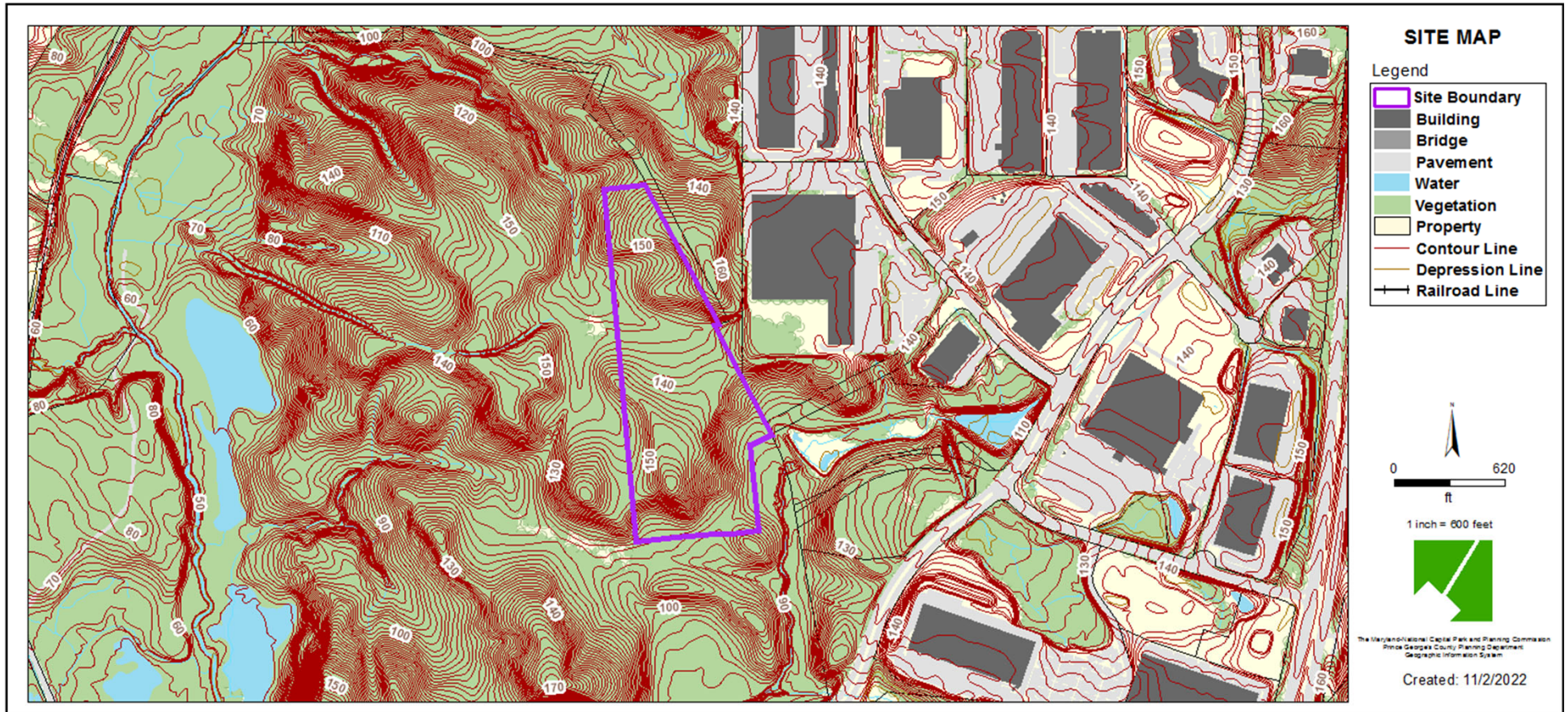
# AERIAL MAP



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# SITE MAP



# SPECIFIC DESIGN PLAN

## SPECIFIC DESIGN PLAN

### SDP-1603-03

FOR  
**NATIONAL CAPITAL BUSINESS PARK - PARCEL 11**  
**LEELAND ROAD & OAK GROVE ROAD**  
**PRINCE GEORGE'S COUNTY**  
**UPPER MARLBORO, MARYLAND 20774**  
**ELECTION DISTRICT 7**  
**TAX ACCOUNT NO.: 0670737**

**PROPOSED DRAINAGE AREA MAP**  
SCALE: 1" = 50'

**LOCATION PLAN**  
SCALE: 1" = 50'

**VICINITY MAP**  
SCALE: 1" = 200'

NATIONAL CAPITAL BUSINESS PARK		
SETBACKS	REQUIRED	PROVIDED
FRONT YARD	20 FT	20 FT
REAR YARD	10 FT	10 FT
SIDE YARD	5 FT	5 FT
AREA DIMENSIONS	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MIN. LOT WIDTH	100 FT	100 FT
MIN. LOT DEPTH	100 FT	100 FT
MIN. LOT AREA PER FOOT	100 SQ. FT.	100 SQ. FT.
MIN. LOT AREA PER FOOT	100 SQ. FT.	100 SQ. FT.

Sheet Number	Sheet Title
1	PROPOSED DRAINAGE AREA MAP
2	LOCATION PLAN
3	PROPOSED DRAINAGE AREA MAP
4	PROPOSED DRAINAGE AREA MAP
5	PROPOSED DRAINAGE AREA MAP
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**GENERAL NOTES**

- PROJECT NAME: NCBP - PARCEL 11
- TOTAL SITE AREA: 1.00 ACRES (43,560 SQ. FT.)
- APPLICANT: NCBP PROPERTY, LLC
- OWNER: NCBP PROPERTY, LLC
- TOTAL NUMBER OF LOTS: 1
- PARCEL 11: 1.00 ACRES
- PARCEL 12: 1.00 ACRES
- PARCEL 13: 1.00 ACRES
- PARCEL 14: 1.00 ACRES
- PARCEL 15: 1.00 ACRES
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- PARCEL 100: 1.00 ACRES

**LANDSCAPE ARCHITECT**  
 NAME: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]  
 EMAIL: [Redacted]

**CIVIL ENGINEER**  
 NAME: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]  
 EMAIL: [Redacted]

**OWNER/DEVELOPER/APPLICANT**  
 NAME: NCBP PROPERTY, LLC  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]  
 EMAIL: [Redacted]

**NOTE**

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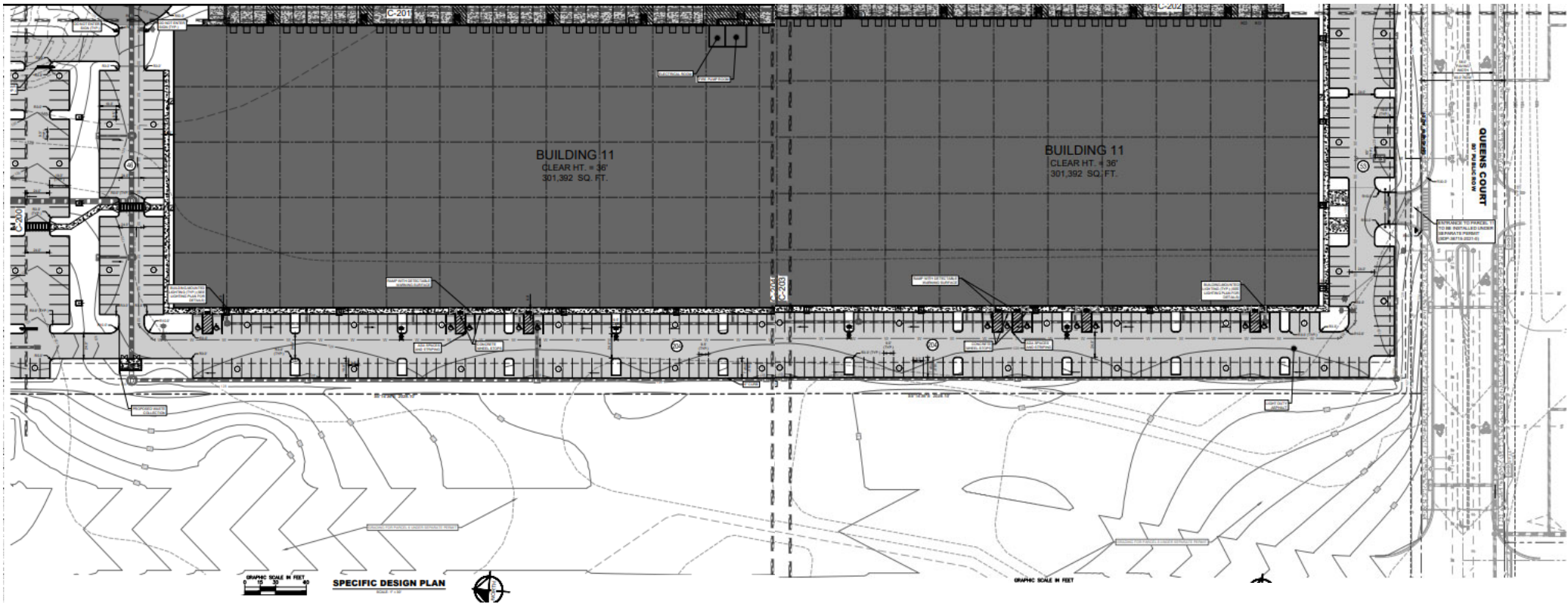
PROJECT NAME: NCBP - PARCEL 11  
 PROJECT NUMBER: SDP-1603-03

**COVER SHEET**

NCBP - PARCEL 11  
 PREPARED FOR:  
 NCBP PROPERTY, LLC  
 PRINCE GEORGE'S COUNTY, MARYLAND

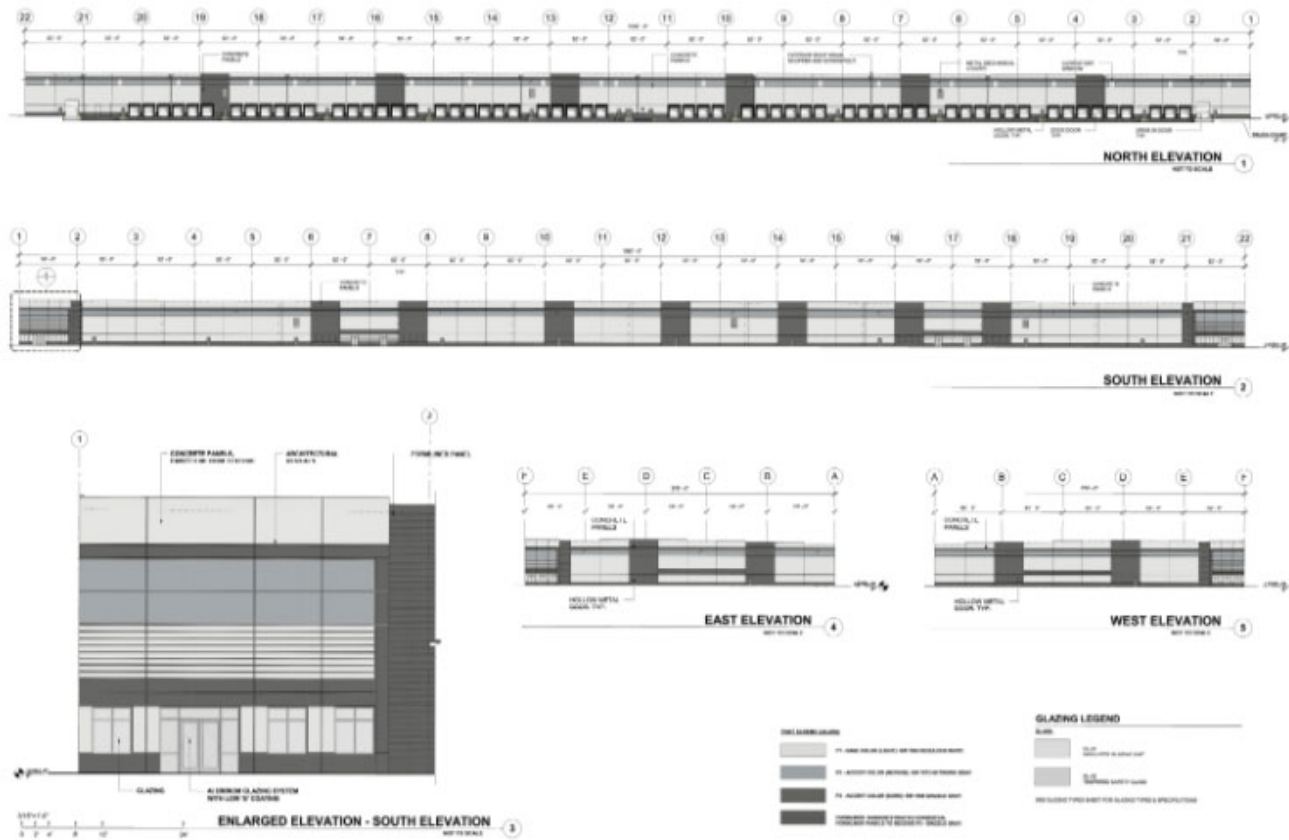
SHEET NUMBER: C-000

# SPECIFIC DESIGN PLAN

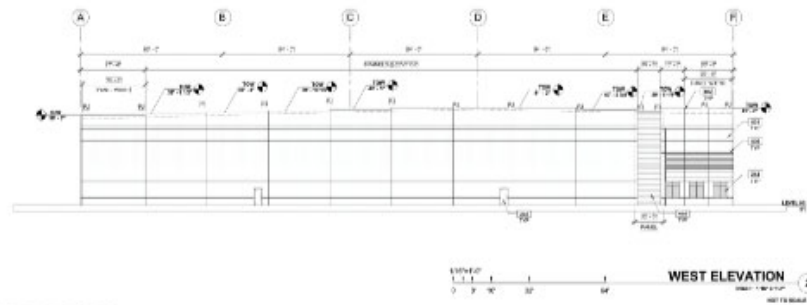
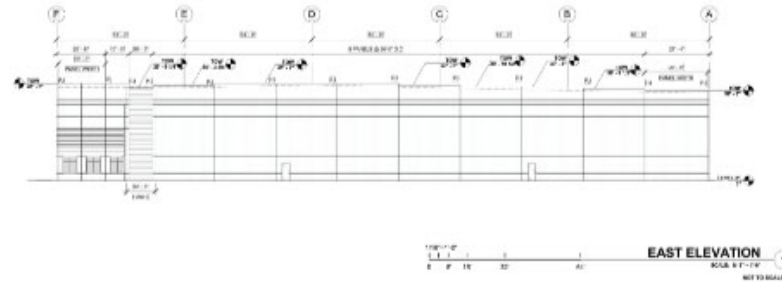




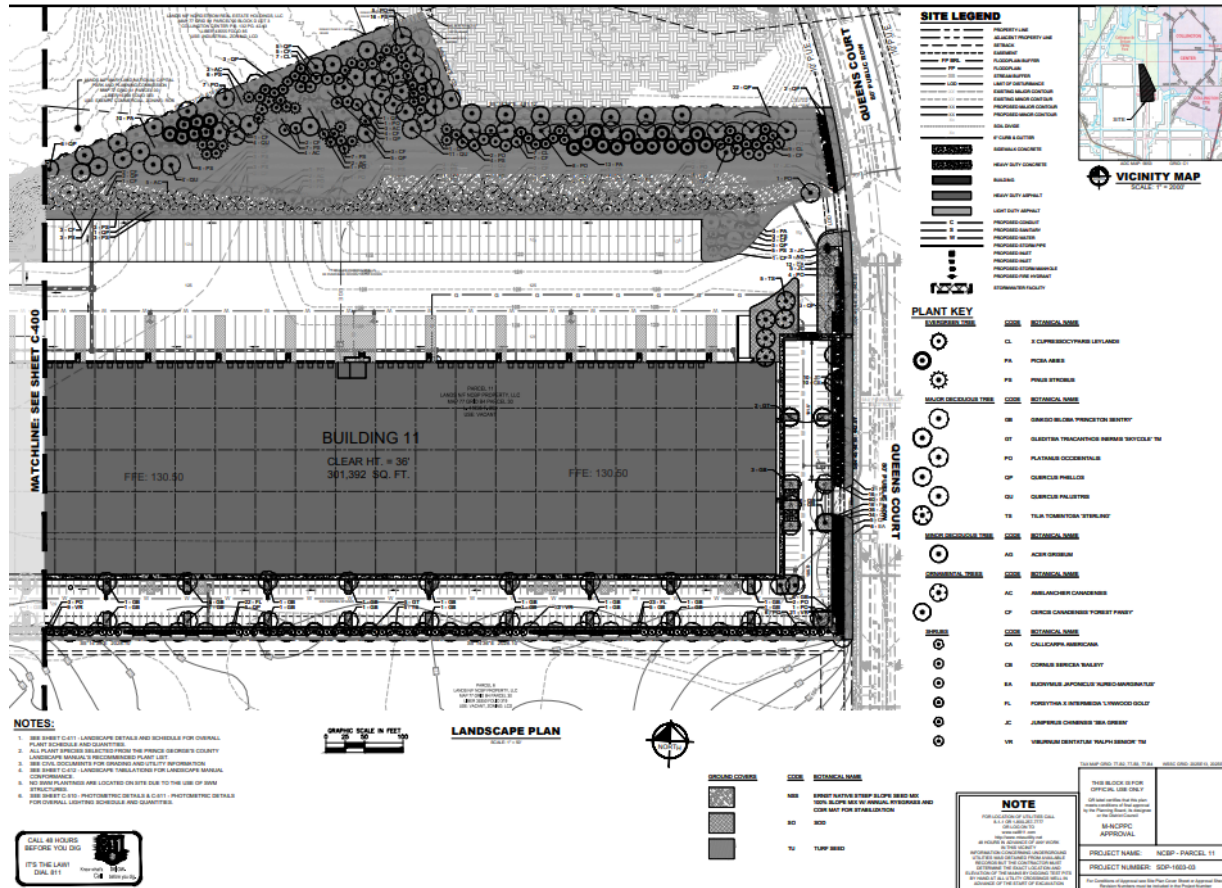
# ELEVATIONS



# SIGNAGE PLAN



# LANDSCAPE PLAN



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# TYPE II TREE CONSERVATION PLAN



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# 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