

**LAND USE PETITION IN THE BOWIE PLANNING AREA**

Md.-National Capital Park and Planning Commission ID: Detailed Site Plan #07035  
Navy Federal Credit Union  
Bowie Advisory Planning Board # 07-10 Date: September 27, 2007

**INTRODUCTORY NOTE: The proposed application is a request for approval:**

- (a) of a zoning type case involving the specific use of land;
- (b) of a conceptual site plan;
- (c) to subdivide property into building lots and obtain adequate public facilities approval;
- (d) of a site plan for building and parking design, landscaping, architecture, etc.

under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to three (3) minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

**GENERAL DATA:**

1. Nature of Petition: Detailed Site Plan
2. Petitioner: Navy Federal Credit Union
3. Represented by: Mr. Mark M. Viani, McGuireWoods, LLC
4. Location of Petitioned Property: U.S. Route 301/MD Route 197
5. Proposed Use of Petitioned Property: Commercial (Financial Institution)
6. Size/Zone of Petitioned Property: 2.23 acres/Zoned: C-M (Commercial Miscellaneous)
7. Date of Hearing before BAPB: Tuesday, September 25, 2007 at 7:00 P.M.
8. Date of Hearing before City Council: Monday, October 1, 2007 at 8:00 P.M.
9. Date of Hearing before M-NCPPC: TBD
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

<b>NOTICES/LEGALS</b>	<b>Date</b>	<b>Number of Mailing/Signs</b>
Notice sent to Adj. Properties:	08/22/07	71
Notice sent to Parties of Record	N/A	
Date Signs Posted:	08/22/07	2
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

**RECOMMENDATIONS:**

12. **Department of Planning & Economic Development Recommendation:**  
The Department of Planning & Economic Development staff recommends **APPROVAL** with the conditions stated in the attached report.
13. **Bowie Advisory Planning Board Recommendation:**  
The Bowie Advisory Planning Board recommends **APPROVAL** with the conditions stated in the attached report.



# City of Bowie

2614 Kenhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

**TO:** City Council

**FROM:** Ron Skotz, Chairman  
Bowie Advisory Planning Board

**SUBJECT:** Detailed Site Plan #DSP-07035  
Navy Federal Credit Union  
Lot 5, Block A, Bowie Gateway Center

**DATE:** September 27, 2007

---

The Bowie Advisory Planning Board (BAPB) met on Tuesday, September 25, 2007 to review an application for a Detailed Site Plan (DSP), submitted by the Navy Federal Credit Union (NFCU) for the purpose of constructing a one-story/3,500 sq. ft. credit union building with a drive-through facility and 72 on-site parking spaces. The development is proposed to take place on a vacant lot located to the immediate south of On the Border. Vehicular access to the subject parcel is provided via an existing ingress/egress easement through the properties housing the On the Border and Chili's restaurants. None of the lots have direct vehicular access to or from U.S. Route 301 or MD Route 197. The subject property is zoned C-M (Commercial Miscellaneous), where the proposed use is permitted by right under the Prince George's County Zoning Ordinance.

### Presentations

Mr. Frank Stevens, of the City Planning staff, addressed the Board, directed the Board's attention to a PowerPoint presentation regarding the application, and reviewed the staff report. He noted the criteria cited in the staff report that need to be satisfied for approval of a Detailed Site Plan. Mr. Stevens ended his presentation by stating that the staff report recommended approval of the DSP with conditions. Mr. Stevens noted that the staff and applicant met prior to the meeting to review the report and conditions contained therein and agreed to modify two (2) of the conditions. The applicant agreed with all of the other conditions.

Mr. Mark Viani, an attorney with McGuire-Woods, LLP, was in attendance representing the applicant. Mr. Viani stated that the applicant agreed with the staff recommendation and the modifications to the conditions.

### Questions by BAPB Members

Questions by BAPB members centered on the following:

- **What is the function of the Board of Design?** (RESPONSE: The Board of Design was established by the covenants several years ago to review site planning and architectural matters of developments in the Bowie Gateway Center. The composition of the Board has become reduced in past years and now includes City staff and a resident of the Heather Hills residential community. With respect to the subject case, it was the consensus of the Board to recommend approval of the Detailed Site Plan application. Concerns of the Board, which included the hours of trash pick-up and signage, have been addressed by conditions contained in the staff report.)
- **What was the origination of the condition that limits flags, banners, etc.?** (RESPONSE: That condition resulted from a City Council policy adopted in the mid-to-late-1990s, in reaction to the Council's concern of the excessive use and duration of flags, banners, etc. by businesses.)
- **Is it possible to obtain proof that the Tree Conservation mitigation fee has been paid and a location where the mitigation will occur provided?** (RESPONSE: Yes, staff will obtain that information from the Park and Planning staff.)
- **Where is the nearest existing branch of the credit union, and are clients expected from the increased employment at Ft. Meade?** (RESPONSE: The closest branch presently is in Rockville. The credit union is looking to locate other branches in Millersville and Largo. The increase of personnel at Ft. Meade is expected to contribute to the need for and use of the branch proposed in Bowie.)
- **Who is eligible to become a member of the NFCU?** (RESPONSE: Military personnel, employees of the Department of the Navy, and their siblings and relatives are eligible to become members of the credit union.)
- **What will be the hours of operation of this branch?** (RESPONSE: Initially, the branch will be opened from 8 A.M. to 6 P.M., with the drive-through teller windows opened from 7 A.M. to 7 P.M. This branch is envisioned to handle between 800 and 1,100 transactions daily; many customers make more than one (1) transaction/visit.)
- **What are the vehicular points to the site?** (RESPONSE: Access is via an existing driveway/access easement through the two (2) restaurant properties. No vehicular access is proposed nor permitted from U.S. Route 301 and MD Route 197.)

- **How do the signs proposed for the credit union site and building compare with those existing on the restaurant buildings and sites?** (RESPONSE: The restaurants have a free-standing sign, directional sign at the site entrance, and building-mounted signs. The NFCU is proposing an equivalent hierarchy and number of signs. A street number will be provided on the credit union building.)
- **Are there any concerns with the restaurants?** (RESPONSE: The credit union is unaware of any concerns the restaurants. The credit union purchased the site from the owners of the restaurants, so they are aware of the proposal.)
- **How many employees will work at this branch, and will the NFCU seek to hire City residents?** (RESPONSE: During the peak hour shift, between 16 and 18 employees will be on site. While the credit union recruits employees from the general population, it prefers that they live close to the branch where they work.)

### **Public Hearing**

Since no members the public signed up to speak during the public hearing portion of the meeting, Chairman Skotz declared the public hearing closed.

### **BAPB Discussion**

Staff reviewed the conditions in the staff report that the staff and applicant had agreed to amend.

### **BAPB Motion**

Mr. Ray Loftin moved for approval of Detailed Site Plan #DSP-07035, in accordance with the conditions contained in the staff report, as amended at the meeting. The motion, seconded by Mr. Terry Rogers, passed unanimously, 9-0.



# City of Bowie

2614 Kenhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

**To:** City Council

**From:** David J. Deutsch *DJD*  
City Manager

**Subject:** Detailed Site Plan #DSP-07035  
Navy Federal Credit Union  
Lot 5, Block A, Bowie Gateway Center

**Date:** September 27, 2007

---

### I. General Information

**Applicant:** Navy Federal Credit Union

**Status of Ownership:** Owner

**Subject:** Detailed Site Plan #DSP-07035

**Project Name:** Navy Federal Credit Union at Bowie Gateway Center

**Location:** U.S. Route 301/MD Route 197 (northwest corner) (Attachment 1)

**Acreage:** 2.23 acres

**Existing Zoning:** C-M (Commercial Miscellaneous)

**Existing Land Use:** Vacant

**Surrounding Land Uses and Zoning:**

North: Commercial (On the Border and Chili's restaurants), Zoned C-M

South: Residential (Covington), Zoned R-U

East: Commercial (Rip's Restaurant and Liquor Store), Zoned C-M

West: Commercial (Lowe's), Zoned C-M

**Master Plan Land Use Category:** Mixed Use Commercial

**Sectional Map Amendment:** C-M (retained in 2006 Sectional Map Amendment)

**MAYOR** G. Frederick Robinson **MAYOR PRO TEM** Dennis Brady

**COUNCIL** Kevin W. Conroy ♦ Jack D. Jenkins ♦ James L. Marces ♦ D. Michael Lyles ♦ Todd M. Turner **CITY MANAGER** David J. Deutsch  
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

County - District II (Bowie Substation)  
- City of Bowie Police Department

Fire Engine Service: Bowie Company (Company #39)

Medic Service: Bowie Company (Company #39)

Ambulance Service: Bowie Company (Company #39)

**The Bowie Town Center Station, which is programmed for construction in FY08, according to the current County CIP, will include a pumper and ambulance and will improve response times.**

## **II. Background Information**

On November 2, 1998, the Bowie City Council conducted a public hearing on applications for a Revision to the Conceptual Site Plan (#CSP-78020/05) and a Preliminary Subdivision Plan (#4-98060) for two "Non-Fast-Food Restaurants" and one Commercial/Retail use, and to create three lots. At that time, the City Council voted unanimously to recommend approval of those applications, with the following conditions, which supersede those imposed by the 1992 subdivision approval:

### **Conceptual Site Plan Revision**

1. A detailed site plan for each lot shall be submitted prior to the issuance of a building permit.
2. No variances or departures shall be granted for building location, locations of parking and driveway aisles, required number of on-site parking spaces, site access location and parking lot landscaping requirements.

### **Preliminary Subdivision Plan**

1. Vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E (Applebee's site).
2. The applicant shall perform pavement striping and other necessary improvements on Heritage Boulevard and at the Heritage Boulevard/Mitchellville Road intersection as directed by the City Department of Public Works.

The County Planning Board voted to approve the Conceptual Site Plan Revision and Preliminary Subdivision Plan November 19, 1998.

On March 1, 1999, the Bowie City Council recommended approval of the Detailed Site Plan (#DSP-98061) for the Chili's and On the Border restaurants. The County Planning Board approved that plan on April 22, 1999.

### **III. Bowie Gateway Center Board of Design**

The Bowie Gateway Center Board of Design met on September 12, 2007 to review this application. The Board of Design is composed of a resident of the Heather Hills community and a representative from the City staff. After a presentation by the applicant and his engineer and discussion, it was the consensus of the Board to recommend **APPROVAL**, the Detailed Site Plan.

### **IV. Proposal Overview and Analysis**

The applicant is seeking approval of a Detailed Site Plan (DSP) for Lot 5 for the construction of a one-story/3,500 sq. ft. credit union building with a drive-through facility and 72 on-site parking spaces (Attachment 2). Vehicular access to the subject parcel is provided via a proposed ingress/egress easement through Lots 6 (On the Border) and 7 (Chili's). None of the lots have direct vehicular access to or from US Route 301 or MD Route 197.

#### **A. Detailed Site Plan (Attachments 2 and 3)**

Pursuant to Section 27-281 (c) (1) of the Prince George's County Zoning Ordinance, the Specific Purposes of Detailed Site Plans are:

- “(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;
- (B) To show specific grading, planting and sediment control, tree preservation, and storm water management features proposed for the site;
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site;”

Further, pursuant to Section 27-285 (b) of the Zoning Ordinance, the following required findings must be made to approve a Detailed Site Plan:

- “(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.
- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).”

1. **Site and Building Data**

The following are site and building data for the proposed credit union building:

Area of Site:	2.23 acres
Building Area (gross floor area):	3,500 sq. ft.
Building Height:	
Maximum Permitted:	30 ft. (without additional setback requirements)
Proposed:	24 ft.
Building Setbacks:	
Required: (Front yard)	100 ft. (from U.S. Rt. 301) 70 ft. (from MD Rt. 197)
(Rear yard)	25 ft.
(Side yard)	10 ft.
Proposed: (Front yard)	241 ft. (to U.S. Rt. 301 r/w) 78 ft. (to MD Rt. 197 r/w) 40 ft. (to northern/rear property line) 90 ft. (to western/side property line)

**COMMENT:** The proposed building height and setbacks conform to the requirements of the Zoning Ordinance.

2. **Parking, Loading and Circulation**

a. **Parking**

Required: 12 spaces (including a minimum of 1 handicap space)

Provided: 72 spaces (including 55 standard size spaces, 13 compact spaces and 4 handicap spaces, 2 of which are van accessible)

**COMMENT:** Pursuant to City policy, all handicap parking spaces should be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each space. A note should be placed on the plan indicating that all handicap spaces will be painted blue.

b. **Loading Space**

Required: N/A

Provided: N/A

**COMMENT:** The Zoning Ordinance does not require a loading space for banks with less than 10,000 sq. ft. (The gross floor area of the bank proposed is 3,500 sq. ft.) Furthermore, traditionally, banks do not have loading spaces; deliveries are made via armored car, parcel truck, regular mail or express mail. Therefore, there is no need for a separate delivery/loading space on the site under review.

**c. Circulation and Access**

Vehicular access to the site is proposed via a common two-way driveway/ingress-egress easement from Heritage Boulevard.

**COMMENT:** To enhance on-site traffic circulation, pavement-painted arrows delineating the two-way travel flow should be provided within the parking lot of Lot 5.

To avoid motorist confusion, two (2) "Do Not Enter" signs should be installed at the exit of the drive-through facility, adjacent to the crosswalk.

The eastern-most portion of the parking area, where six (6) spaces are proposed, ends in a dead-end, without providing an opportunity for motorists to leave without backing up if this lot is full. To remedy this situation, this parking area should be reserved for employee parking only and designated by signage, similar in design, style, height and area to the proposed on-site directional sign which should be located at the entrance to this parking area.

Five (5)-foot wide sidewalks are proposed within Lot 5 to connect portions of the parking lot to the building. To provide a pedestrian linkage between the subject site and the two (2) restaurants, it is recommended that the sidewalk be extended from where it presently terminates on Lot 6 and connect with the sidewalk proposed in the northern island in the parking lot of Parcel 5. Pavement-painted crosswalks should be provided to identify all pedestrian crossings.

Lastly, regarding sidewalk, the width of the sidewalk proposed on Lot 5 is five (5) feet. The width of the sidewalk on the approved DSP for the restaurants is six (6) feet. To have a consistent sidewalk width throughout the entire developed site, and to provide more area for pedestrians to walk, the width of all of the sidewalk on Lot 5 should be increased to six (6) feet.

**3. Landscape Plan (Attachment 4)**

A Landscape Plan, which proposes 19 varieties of deciduous, evergreen and ornamental trees, and evergreen and deciduous shrubs to be planted throughout the site, has been submitted for the site in conjunction with the DSP.

**COMMENT:** The site is proposed to be extensively landscaped. The quantities of proposed landscaping conform to the requirements of the County's Landscape Manual. Many of the species of planting materials proposed on this site are native, non-invasive plants and are typical of those found and approved throughout the Bowie Gateway Center.

**4. Lighting**

On-site lighting is proposed in the form of pole-mounted lighting located throughout the parking lot as well as building-mounted recessed light fixtures.

**COMMENT:** The style of the lighting fixtures of the parking lot lighting should be consistent with those existing on the two (2) adjacent restaurant sites in the Bowie Gateway Center. Poles and fixtures should be dark bronze in color; fixtures should be the "shoe-box" design; and, the height of the poles and fixtures (including mounting base, if any) should not exceed 25 ft., or the height of the building (24 ft.), whichever is lower. Plans should be revised, and notes should be provided on the revised plans to reflect these criteria.

If aesthetic/decorative building-mounted lighting is proposed on the building, details of this style/type of light fixture should be provided on the plans.

To be consistent with adopted City policy, and in recognition of the on-site safety of employees and customers, all parking lot lighting should consist of cut-off fixtures, as appropriate, so as to minimize off-site glare, include timing devices to turn off unneeded lighting during times the parking lots are not in use and be down lit so as to not cast glare off-site. A note should be placed on the plan to include this condition.

**5. Signage (Attachments 5A, 5B, 5C, 6A and 6B)**

The signage permitted on this site is regulated by City covenants executed with the former developer of the International Renaissance Center (IRC), by internal covenants between property owners within the IRC and by the County Zoning Ordinance. Under the internal covenants, the site is permitted two (2) signs via one of the following options: two (2) building-mounted signs or one (1) building-mounted sign and one (1)

freestanding sign. (Freestanding signs also include ground-mounted signs.) The City covenants on the property require that free-standing signs be setback 40% of the distance between the property line and the closest face of the building. To comply with this setback requirement, the sign would have to be located to setback a distance of at least 97 feet from the U.S. Route 301 right-of-way (r/w) line. The Zoning Ordinance allows the area of a freestanding sign in the C-M Zone to be up to 200 sq. ft. and it may be located at least 10 feet from the property line.

**COMMENT:** One (1) ground-mounted sign, 10.5-foot high with an area of 92.6 sq. ft., is proposed along the U.S. Route 301 r/w, abutting a 10-foot wide Public Utilities Easement (P.U.E.) (Attachment 5B). With respect to location, installing this sign 97 ft. from the U.S. Route 301 r/w, as required by City covenants, is unreasonable and would place it within an existing, fenced SWM facility. To be consistent with the location of the free-standing sign shared by Chili's and On the Border, and to provide improved visibility to the traveling public, it is recommended that the sign be situated a minimum of 40 ft. from the U.S. Route 301 r/w. To achieve this setback, a section of fencing around the SWM area should be realigned to accommodate the sign.

In addition to the proposed ground-mounted sign noted above, architectural building elevations (Attachments 6A and 6B) indicate two (2) building-mounted signs proposed: one (1) over the main building entrance on the southern elevation (facing MD Route 197), with an area of approximately 21.8 sq. ft., and one (1) on the eastern elevation, facing U.S. Route 301, also with an area of approximately 21.8 sq. ft. Total area of building-mounted signage proposed is 43.6 sq. ft., which is within the total area of building-mounted signage permitted by the Zoning Ordinance (104 sq. ft., based on the length of the wall with the main entrance to the building). Although approving two (2) building-mounted signs, in addition to the ground-mounted sign, violates the internal covenants for the development, such signage would be consistent with what has been approved for other developments in the Bowie Gateway Center. (The internal covenants are only enforceable by private property owners in the development. The City has no role.)

Two (2) on-site directional signs are proposed, each with on a solid base, with a height of four (4) feet at the locations shown on the site plan (Attachment 5C). The area of each directional sign is 9.6 sq. ft. Due to the potential of one (1) directional sign being located within a sidewalk and potentially creating a blind spot for drivers using the parking lot, it is recommended that this sign be deleted, and only one (1) directional sign be provided on the site, which should be located on the eastern side of the site's main driveway. With respect to height, directional signs are encouraged to be no higher than 2.5 ft., so as to not interfere with motorists' line-of-sight and vision to see other vehicles entering/exiting and within the parking area. It is

therefore recommended that the height of the directional sign be reduced from four (4) ft. to no higher than 2.5 ft. (Recently-approved banks in the City have complied with this height restriction.)

Also, in keeping with the City's adopted policy, no flags, banners or large, inflatable forms of advertising should be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one (1) standard size American flag. A note should be provided on the site plan reflecting this recommendation.

6. Architecture and Building Materials (Attachments 6A, 6B, 6C & 6D)

The architecture of the credit union building is characteristic of that used in the design of banks recently opened and approved in the Bowie Town Center area. Features include the use of clerestory and arching building component. In this case, the drive-through facility includes an arched roof. Building materials include the 100% use of brick (beige) on all sides of the building, blue and gray aluminum trim and blue-tinted glass on the clerestory.

**COMMENT:** If the door on the northern (rear) building elevation (Attachment 6D) is proposed to be solid (vs. glass), it should be painted beige to match the color of the brick background wall.

To be consistent with other buildings approved in the Bowie Gateway Center and throughout the City, all roof-mounted HVAC equipment should be screened. The material and color of the HVAC screen wall should include the use of aluminum panels, blue or gray in color.

7. Trash Area

An enclosed trash area, proposed in the western portion of the site, is proposed to be constructed of wooden board-on-board fencing eight (8) feet in height. Junipers, six (6) to eight (8) feet in height, are proposed on three (3) sides of the trash area to provide screening.

**COMMENT:** A note on the plan indicates that the enclosure will be painted to match the color of the building. So the trash enclosure will be less visible behind the proposed landscaping, it is recommended that the fencing and gates be painted either black or dark brown, rather than a lighter color.

Although the applicant has agreed to limit the hours of trash pick-up from 7 A.M. to 10 P.M., this should be made a condition of approval.

**B. Stormwater Management Plan (Attachment 7)**

Pursuant to the specific purposes of a DSP, proposed Stormwater Management Plan (SWM) features for the site should be shown on the plan. This plan proposes to handle stormwater generated on site by directing it to two (2) bio-retention areas on the property: one located in the western portion of the site, the other in the eastern area.

**COMMENT:** The SWM Concept Plan has been approved by the City's engineering consultant.

**C. Woodland Conservation and Tree Preservation (Attachment 8)**

The specific purposes of a DSP also include showing locations of tree preservation for the site. To this end, the applicant has submitted a Tree Conservation Plan-II (TCP-II).

**COMMENT:** According to the Woodland Conservation worksheet provided by the applicant's consultant, 0.30 acres of the site are wooded. Approximately 0.10 acres will be reforested/afforested, which will be located in the extreme western tip of the site. Under the County's Woodland Conservation policy and formula, 0.64 acres of woodland conservation are required to be provided as a result of developing the subject property. There is a 0.54-acre shortfall in acreage of woodlands required to be provided and what the applicant is proposing on-site. The applicant is proposing to mitigate this difference by paying a \$7,056.72 fee-in-lieu.

**V. Recommendation**

Staff finds that the criteria set forth in the Zoning Ordinance for approval of a Detailed Site Plan will be met and that proposed plan is a reasonable alternative for satisfying the site plan guidelines and purposes. It is, therefore, recommended that **Detailed Site Plan #DSP-07035** be **APPROVED**, with the following conditions, which are intended to maintain the consistency of features for this project with existing and approved projects in the Bowie Gateway Center and other locations in the City, to comply with adopted City policy, the City covenants on the property, and to improve the quality and aesthetics of the subject development:

1. Pursuant to City policy, all handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each space. A note shall be placed on the plan indicating that all handicap spaces will be painted blue.
2. **Circulation and Access.**
  - A. Pavement-painted arrows delineating the two-way travel flow shall be provided within the parking lot of Lot 5.
  - B. Two (2) "Do Not Enter" signs shall be installed at the exit of the drive-through facility, adjacent to the crosswalk.

- C. The eastern-most portion of the parking area, where six (6) spaces are proposed in a dead-end configuration, shall be for employee parking only and shall be designated by signage, similar in design, style, height and area to the proposed on-site directional sign which should be located at the entrance to this parking area.
- D. The sidewalk shall be extended from where it presently terminates on Lot 6 (On the Border) and shall connect with the sidewalk proposed in the northern island in the parking lot of Lot 5. Pavement-painted crosswalks shall be provided to identify all pedestrian crossings.
- E. The width of all of the sidewalk on Lot 5 shall be increased to six (6) feet.

3. Lighting.

- A. The height of the poles and fixtures (including mounting base, if any) shall not exceed 25 ft. or the height of the building (24 ft.), whichever is lower. Plans shall be revised, and notes shall be provided on the revised plans to reflect these criteria.
- B. Details of aesthetic/decorative building-mounted lighting shall be provided on the plans.
- C. In recognition of the on-site safety of employees and customers, all parking lot lighting shall consist of cut-off fixtures, as appropriate, so as to minimize off-site glare, shall include timing devices to turn off unneeded lighting during times the parking lots are not in use and shall be down lit so as to not cast glare off-site. A note shall be placed on the plan to include this condition.

4. Signage.

- A. If one (1) ground-mounted sign is approved, its height shall not exceed 10.5-feet and its area shall not exceed 92.6 sq. ft. This sign shall be situated no closer than 40 ft. from the U.S. Route 301 r/w. To achieve this setback, a section of fencing around the SWM area shall be realigned to accommodate the sign.
- B. If two (2) building-mounted signs are approved, one (1) shall be installed over the main building entrance on the southern elevation (facing MD Route 197) and shall have an area not exceeding 21.8 sq. ft., and one (1) shall be installed on the eastern elevation, facing U.S. Route 301, with an area not exceeding 21.8 sq. ft.
- C. The one (1) directional sign located within a sidewalk and potentially creating a blind spot for drivers using the parking lot,

shall be deleted. The second directional sign shall be relocated to the eastern side of the site's main driveway.

D. The height of the directional sign shall not exceed 2.5 ft.

E. No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one (1) standard size American flag. A note shall be provided on the site plan reflecting this recommendation.

5. Architecture and Building Materials.

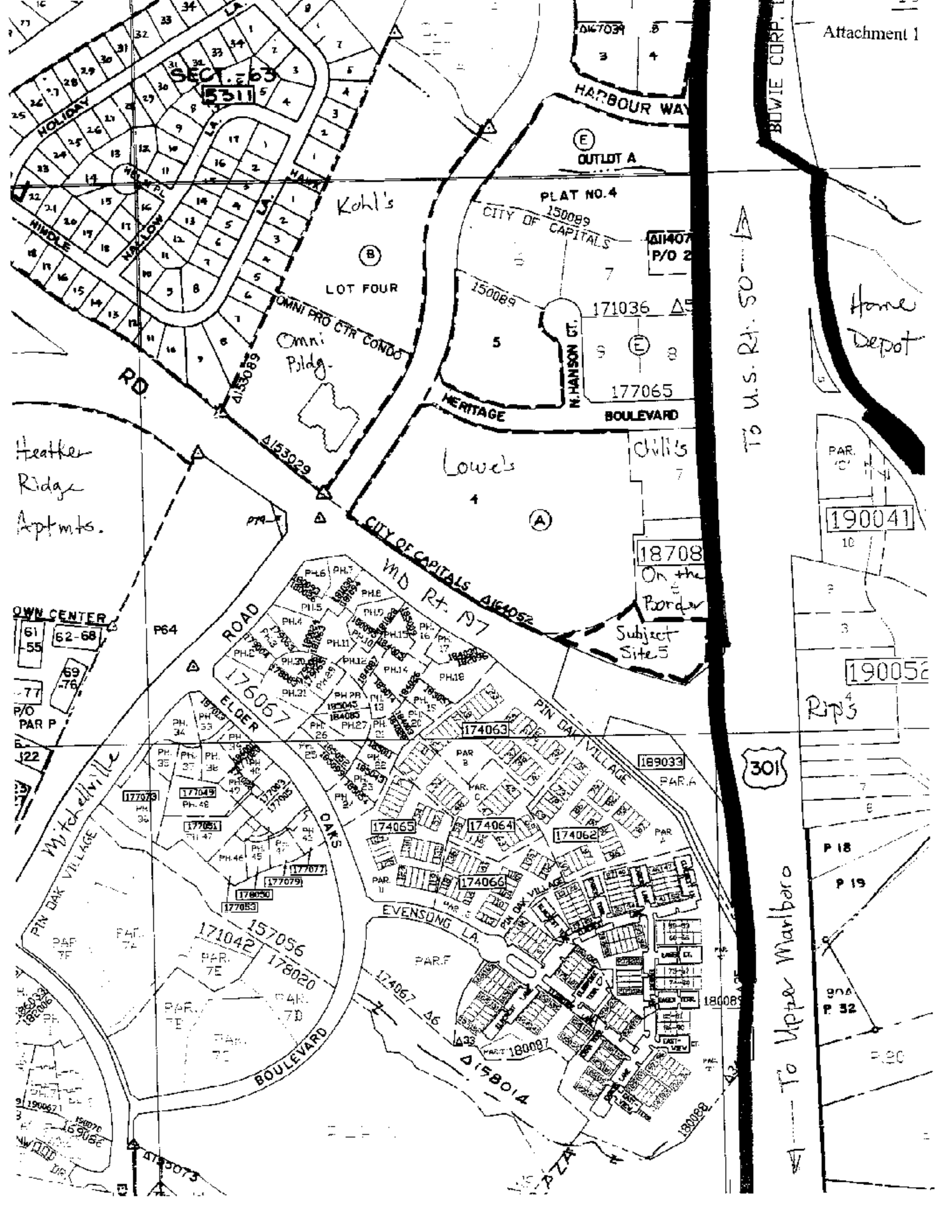
A. If the door on the northern (rear) building elevation is proposed to be solid (vs. glass), it shall be painted beige to match the color of the brick background wall.

B. All roof-mounted HVAC equipment shall be screened. The material and color of the HVAC screen wall shall include the use of aluminum panels, blue or gray in color.

6. Trash Area.

A. The fencing and gates of the trash area shall be painted either black or dark brown, rather than a lighter color.

B. The hours of trash pick-up shall be from 7 A.M. to 10 P.M.



SECT. 63  
5311

Kohl's  
LOT FOUR

Omni Pro CTR CONDO  
Omni Bldg.

PLAT NO. 4  
CITY OF CAPITALS  
150089  
171036  
177065  
MERCHANT BOULEVARD  
N. HANSON CT.

To U.S. Rt. 50

Home Depot

Heather Ridge Apts.

Lowel's

CITY OF CAPITALS  
MID Rt. 197

18708  
On the Border

Subject Site 5

190041

OWN CENTER  
61-55  
62-68  
69-76

190052

Rip's

301

To Upper Marlboro

Witchellville  
PIN DAK VILLAGE

177079

177049

177051

177077

177053

177050

171042

157056

178020

174065

174064

174062

174066

174067

180087

189033

P 18

P 19

P 32

P 30

190067  
150076  
169066

190067  
150076  
169066

CITY OF CAPITALS - NAVY FEDERAL CREDIT UNION  
BOWIE, MARYLAND

BURGESS & NIPLE  
2022 YORK DRIVE SUITE 1000  
FARMERS MARKET, BOWIE, MARYLAND 21032  
TEL: (410) 326-4400 FAX: (410) 326-4401



EXISTING  
LOWE'S HOME IMPROVEMENT CENTER  
AND PARKING LOT

EXISTING  
ON THE BORDER  
RESTAURANT  
AND PARKING LOT

PROPOSED  
ENTRANCE  
TO BANK

PROPOSED  
ENTRANCE  
TO BANK

PROPOSED  
MONUMENT  
SIGN

PROPOSED  
AFFORESTATION  
AREA

EXISTING  
TREE COVER  
TO REMAIN

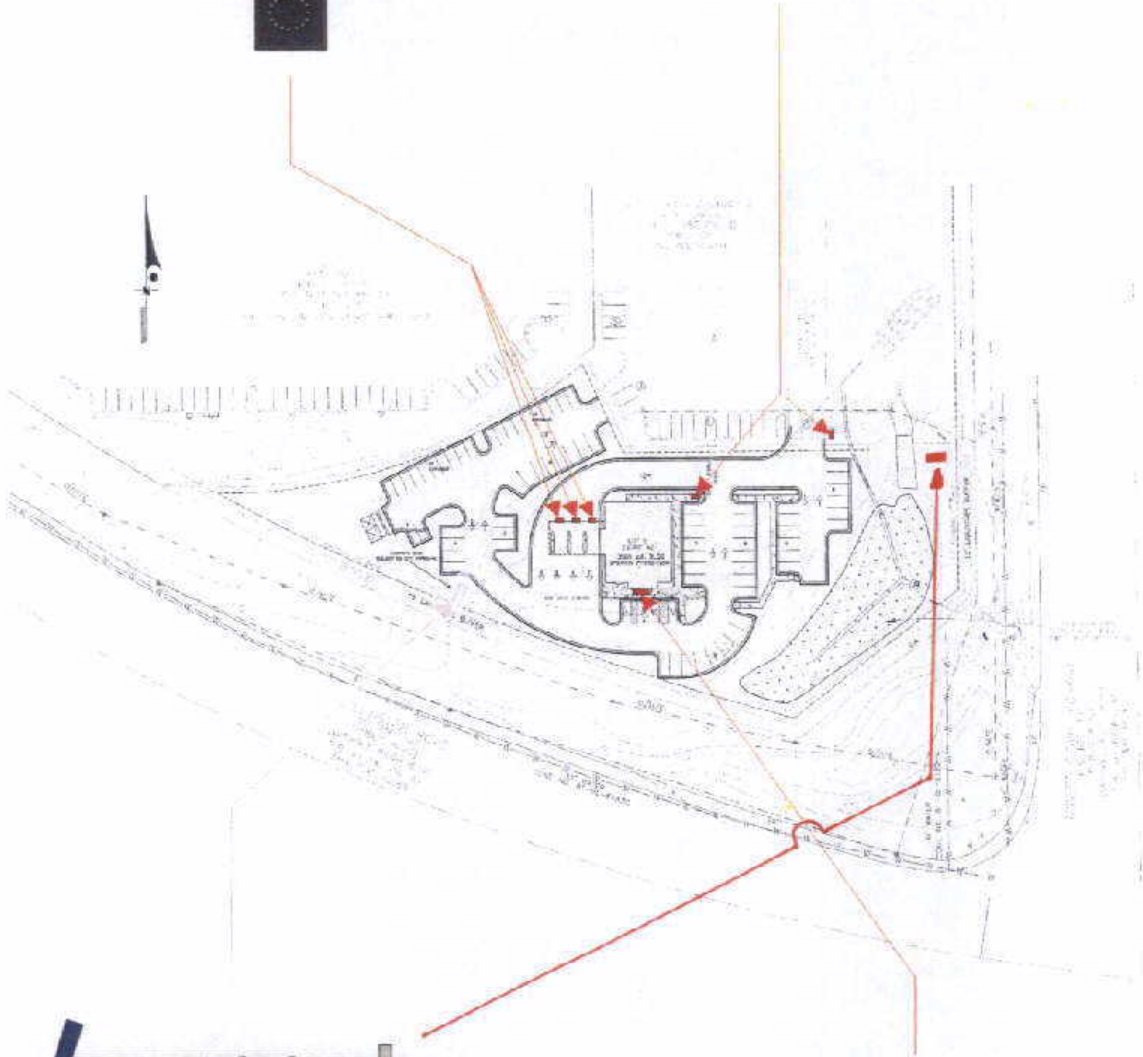
COLLINGTON ROAD (MD RTE, 197)

CRAIN HIGHWAY (US RTE, 301)

EXISTING  
SWIM  
DRY POND







1 OPEN

2 CLOSED



**NAVY**  
**FEDERAL**  
 Credit Union

Customer: Navy FCU  
 Salesman: Daniel Mifchum  
 Drawn By: TGP  
 Date: 8/2/2007  
 Drawing No.: A3975  
 Pg. 9 of 9

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IT IS TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER, ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADE MARKS) REMAIN THE PROPERTY OF CONCEPT UNLIMITED, INC.

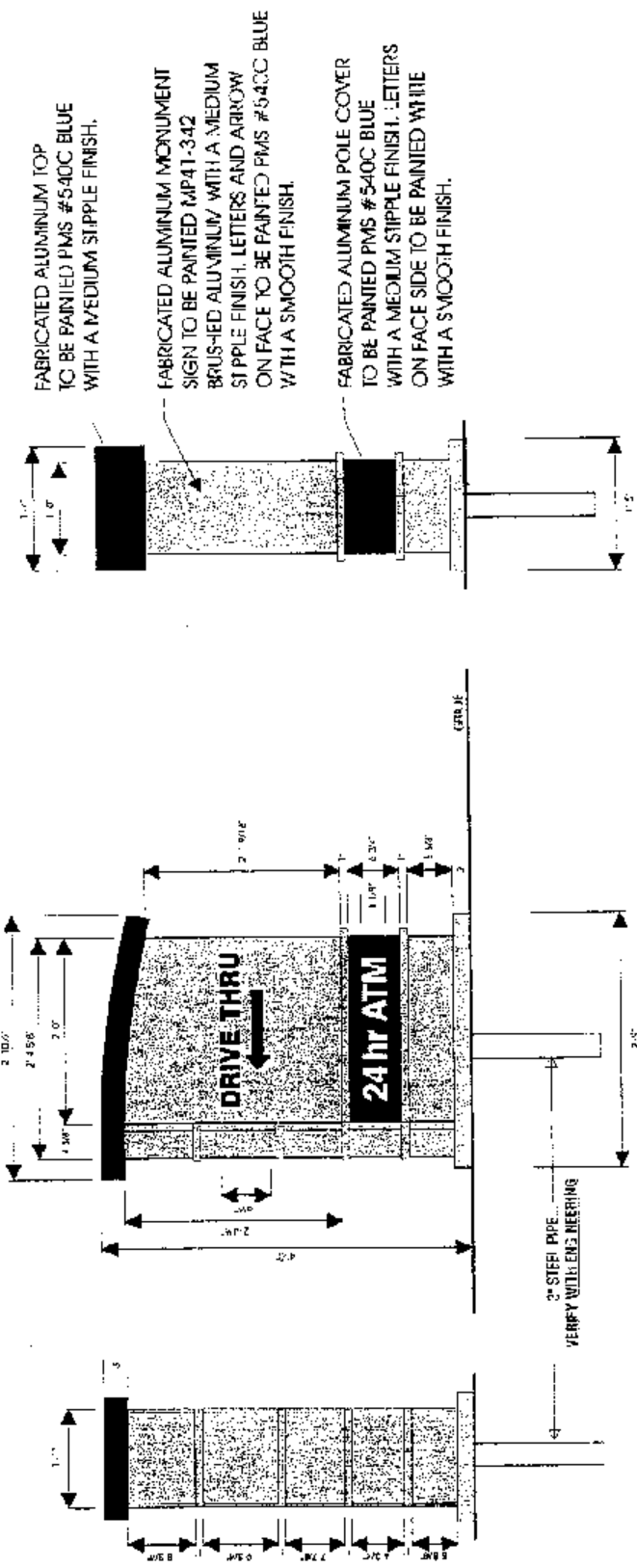
**SITE SIGNAGE FOR  
 BOWIE, MD.**

Revision:

**CONCEPT UNLIMITED, INC.**  
 10220 Farrow Rd. Columbia, SC 29203  
 Phone (803) 755-9100







OPTION "A" - NON-ILLUMINATED W/ PAINTED GRAPHICS

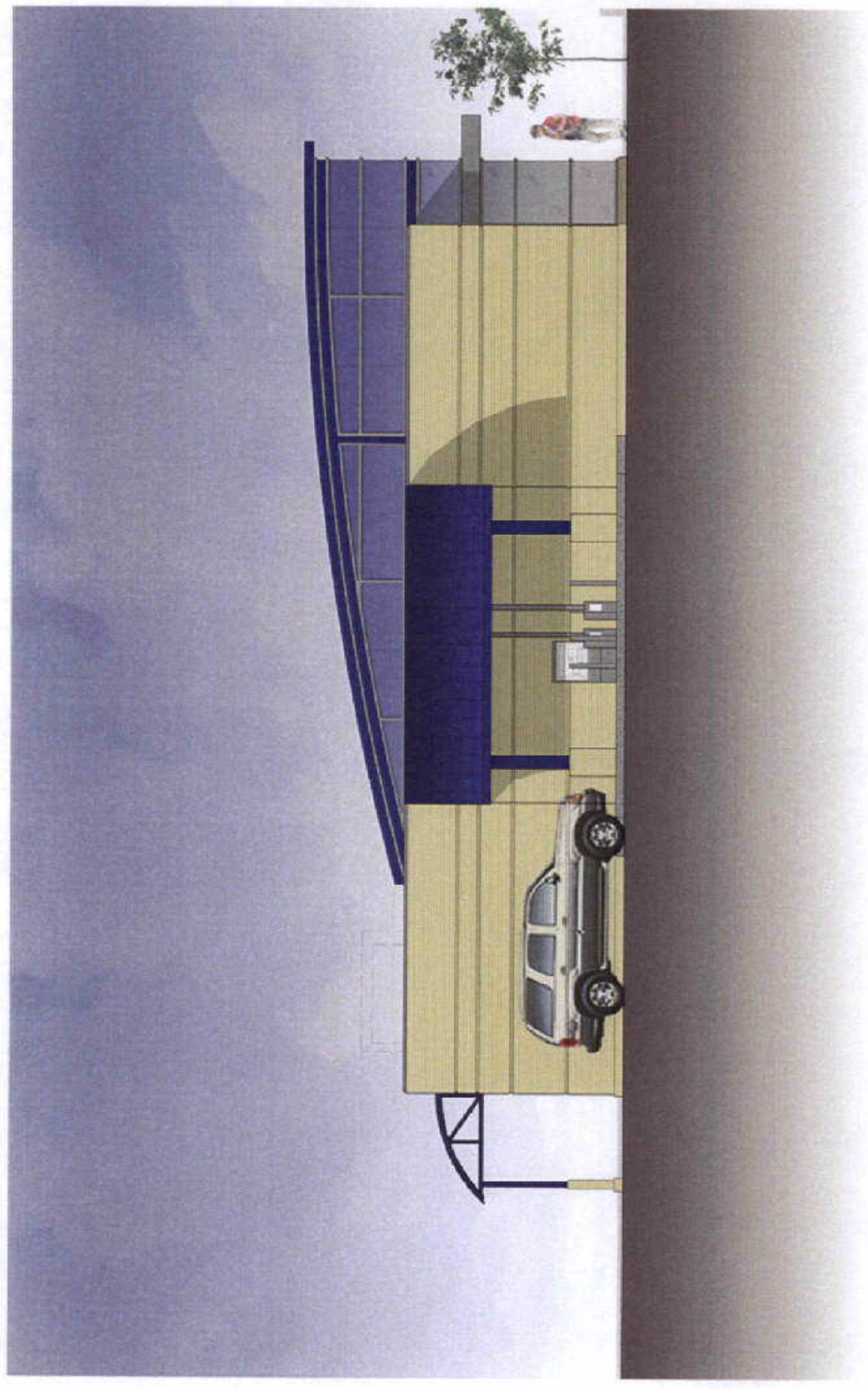
<p>Customer: <b>Now FCU</b>          Salesman: <b>Daniel Milledum</b>          Drawn By: <b>JGP</b>          Date: <b>8/2/2007</b>          Drawing No: <b>A3975</b>          Pg. 4 of 9</p>	<p>THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PRELIMINARY USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WITHOUT WRITTEN PERMISSION. PART OF THIS DESIGN IS EXCEPT REGISTERED TRADEMARKS. ALL RIGHTS RESERVED. THE PROPERTY OF CONCEPT UNLIMITED, INC.</p>
<p><b>CONCEPT UNLIMITED, INC.</b>          10020 Farlow, Ste. Columbia SC 29203          Phone (803) 755-8000</p>	<p><b>Revision:</b></p> <p><b>SITE SIGNAGE FOR BOWIE, MD.</b></p>



FRONT ELEVATION  
FACES COLLINGTON ROAD



RIGHT ELEVATION  
FACES MD ROUTE 301



DRIVE-THRU ELEVATION  
FACES REAR OF LOWE'S PARKING LOT



BUMGARDNER & NEALE  
 1000 ...  
 ...

DATE: 11/17/11  
 BY: ...

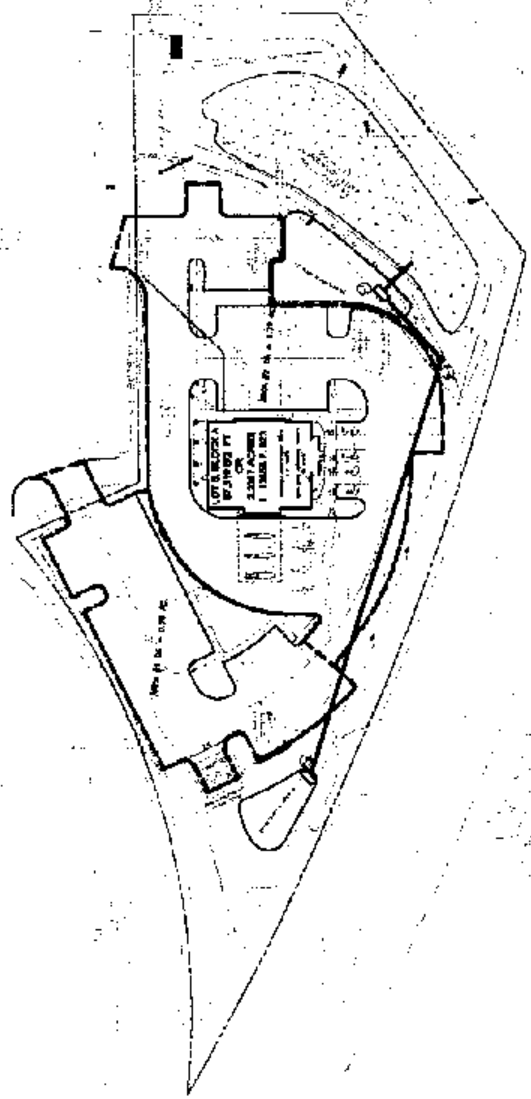


**CONTRACTORS**  
 ...  
 ...

**CONSTRUCTION**  
 ...  
 ...

**PROFESSIONAL CERTIFICATION**  
 ...  
 ...

...  
 ...  
 ...



**Stormwater Management Summary Table**

Item	Quantity	Notes
1. Total Impervious Area	1,234,567 sq ft	
2. Total Stormwater Volume	1,234,567 gal	
3. Detention Volume	1,234,567 gal	
4. Infiltration Volume	1,234,567 gal	
5. Total Detention Volume	1,234,567 gal	

...  
 ...

