- enhancement or modification of the inventoried urban design features and the broad urban design principles and development controls which, together, serve to support and strengthen the intended form and character of the installation.
- b. Land Use Plan. The land use plan shall indicate by appropriate categories the proposed general land use of all land within the installation.
- c. *Circulation Plan*. The circulation plan shall indicate at least the following:
- (1) The proposed internal road system of the installation incorporating existing-to-remain and proposed roads and showing the functional classification of all roads;
- (2) Existing-to-remain and proposed ingress and egress points serving the installation and their relationship to the existing, programmed, and planned roads immediately adjacent to the facility;
- (3) Existing-to-remain and proposed off-street parking facilities showing the number of existing or estimated parking spaces for each separate facility;

(4) The proposed pedestrian circulation system, incorporating existing features to remain;

- (5) The proposed public transportation system showing the routes and stops serving the installation; and
- (6) Proposed bicycle paths, if any, incorporating existing features to remain.
- d. Site Development Plan. This site development plan shall indicate the general location and use of all existing to-remain and proposed buildings and structures, the general order magnitude of building scale and orientation, and other site improvements such as landscaping. This site development plan shall be accompanied by two site development cross sections. These sections shall be cut through the center of the site at approximately 90 percent to each other to show the topography of the site, buildings, structures and landscape elements. On large installations with low intensity development, the cross sections may be limited to areas of major building concentrations.
- e. Landscape Plan. Ideally, the landscape plan should be presented as a separate plan. It may be incorporated in the site development plan if the

- combined plan satisfies all content requirements and is clearly readable. The landscape plan is not intended to present precise landscaping proposals but rather to indicate the general landscaping concepts to be achieved in future projects. The landscape plan, shall indicate at least the following:
- (1) Wooded areas, including those to be retained and cleared, and, in urbanized sites, the general location of all existing trees one foot or more in diameter to be retained or removed;
- (2) The general location and extent of all proposed landscaping within the installation; and
- (3) Existing-to-remain and proposed topography of the installation at a contour interval that clearly shows the relationship of the proposed changes to the existing topography.
- f. Stormwater Management Plan. The stormwater management plan shall indicate the location and size of natural drainage ways, storm sewer line and outfalls, infiltration devices, retention and detention ponds, storm drainage outfalls, and any other mitigation measures to control storm water runoff on the installation, including measures required by state or local law, with back-up computations.
- g. Staging Plan. The staging plan shall graphically illustrate the proposed sequence of development over the projected period covered by the master plan in five-year development stages. Projects to be developed in the initial five-year stage shall accord with the sponsoring agency's proposed capital improvements program submitted annually to the Commission under Section 7(a) of the Planning Act and described in the Commission's Federal Capital Improvements Program for the National Capital Region.
 - C. Presentation Materials.
- 1. Models. Models should be submitted with master plans for sites on which significant concentrations of new buildings programs are proposed to show the topography of the site and illustrate the site development, circulation, and landscape proposals. A joint determination will be made between the sponsoring agency and Commission staff regarding the need for a model. Where a model is needed, buildings may be shown in massing forms without depiction of architectural style or details. Models will be returned

- to the sponsoring agencies following action by the Commission.
- 2. Photographs. Sponsoring agencies shall submit photographs to aid in the review and evaluation of proposed mater plans. Where possible, photographs shall include both direct overhead and oblique aerial views, eye level panoramic views, and views of special features of the installation.

Section 4—Form of Submission of Master Plan

- A. Map Scales. Maps should preferably be at a scale of 1:1000, or alternatively 1:2000 in the case of large installations that cannot be depicted on a single sheet at the larger scale. In the case of an unusually large Federal installation, sectionalized maps at either scale would be preferred together with an overall composite map of the entire installation at a scale appropriate to its size. Sponsoring agencies, in accordance with Executive Order 12770, "Metric Usage in Federal Government Programs", at the earliest feasible time, should submit their maps and drawings in metric units.
- B. Presentation and record map sheet sizes. Presentation and record maps should be at a standardized sheet size, whenever possible. Individual sheets should be a maximum of 34 by 44 inches, in order to be compatible with the Commission's microfilm program.
- C. Reduced size maps. The master plan maps shall also be reduced to page size for incorporation in the master plan submission. The reduced size maps may be incorporated in the Master Plan Report required in Section 3.A.l. If incorporated in the Master Plan Report, the reduced size maps may be of a size compatible with the format of the report selected by the sponsoring agency. If submitted separately from the Master Plan Report, the reduced size maps shall be of a page size no larger than 8½"×14".
- D. Numbers of copies of maps and other documents. The numbers of copies of maps and other documents to be submitted vary according to jurisdiction and the related referral requirements that must be met by the Commission. (See Sections 5.F. and 8.). Copies of full size maps and other required master plan documents shall be submitted according to the following schedule: