



CITY COUNCIL WORK SESSION AGENDA
Introduction of the Beltway Plaza Phase 1 Detailed Site Plan

COUNCIL MEETING WILL BE ONLINE ONLY

Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:

Join Zoom Meeting

[https://us02web.zoom.us/j/88202892054?](https://us02web.zoom.us/j/88202892054?pwd=UnUwbUM4OEFzTkJEYUp5WU5lbEFjdz09)

[pwd=UnUwbUM4OEFzTkJEYUp5WU5lbEFjdz09](https://us02web.zoom.us/j/88202892054?pwd=UnUwbUM4OEFzTkJEYUp5WU5lbEFjdz09)

Passcode: 300754

OR

Join By phone: (301) 715-8592

Meeting ID: 882 0289 2054

Passcode: 897948

Monday, November 16, 2020

8:00 PM

Work Session Packet Agenda *â€¢ Introductions â€¢ Council Discussion â€¢ Questions and Answers â€¢ Other Items*

Introduction of the Beltway Plaza Phase 1 Detailed Site Plan

[Beltway Plaza Phase 1 Detailed Site Plan Memorandum.pdf](#)

[Detailed Site Plan.pdf](#)

[Elevations.pdf](#)

[Landscape Plan.pdf](#)

[Conceptual Site Plan Memorandum of Understanding.pdf](#)

[Preliminary Plan of Subdivision Conditions.pdf](#)

[GreenACES Comments on the Beltway Plaza Redevelopment.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: November 16, 2020

Submitted by: Molly Porter

Submitting Department:

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Introduction of the Beltway Plaza Phase 1 Detailed Site Plan

Suggested Action:

Attachments:

[Beltway Plaza Phase 1 Detailed Site Plan Memorandum.pdf](#)

[Detailed Site Plan.pdf](#)

[Elevations.pdf](#)

[Landscape Plan.pdf](#)

[Conceptual Site Plan Memorandum of Understanding.pdf](#)

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[GreenACES Comments on the Beltway Plaza Redevelopment.pdf](#)

CITY OF GREENBELT, MARYLAND
MEMORANDUM

TO: Nicole Ard, City Manager
FROM: Molly Porter, Community Planner
VIA: Terri Hruby, Director of Planning and Community Development
DATE: November 12, 2020
SUBJECT: Introduction of the Beltway Plaza Phase 1 Detailed Site Plan

Background:

The representatives from Beltway Plaza have submitted a Detailed Site Plan (DSP) for Phase 1 of the proposed redevelopment of Beltway Plaza. The Applicant has submitted this DSP to the Maryland-National Capital Park and Planning Commission (M-NCPPC), but to date the DSP has not been accepted. The Applicant has also submitted the DSP to the City and staff has started their initial review, including ensuring that the Applicant has provided the information necessary to fulfill the conditions that were agreed to during the Conceptual Site Plan (CSP) and Preliminary Plan of Subdivision (PPS) phases. This DSP has also been introduced to the Advisory Planning Board (APB) and GreenACES.

The purpose of this memorandum is to introduce the Phase 1 DSP and provide an initial overview of major issues that Staff have identified to date. Staff will be prepared to present a detailed staff report as the review of this DSP continues.

Phase 1 Detailed Site Plan (DSP) Overview:

This Phase 1 DSP contemplates the redevelopment of the northern portion of the site, where there is existing surface parking. The proposed modification to the existing mall structure is the reduction of the space currently occupied by the Laugh Out Loud Station, that will serve as the recreation center.

The Applicant is proposing the construction of 750 multifamily dwelling units, a 92-room hotel, and approximately 27,000 square feet of improved recreation space to be dedicated to the City. Planning Staff and Recreation Staff have been engaging with the Applicant on a preliminary design for the recreation space. This DSP will also include frontage improvements along Greenbelt Road and Breezewood Drive, and off-site bicycle and pedestrian improvements.

The Applicant is proposing that the 750 dwelling units be split between three (3) different buildings all of which would front on Breezewood Drive. These buildings are proposed to contain 317, 283, and 150 units respectively. The Applicant is proposing that these buildings will contain one-bedroom and two-bedroom units. The Applicant has indicated that these buildings would be built in stages with Building 1A (317 units) being constructed first. This building is proposed to be located in the northeastern quadrant of the Beltway Plaza property.

The Applicant is also proposing three (3) new access points off of Breezewood Drive, which is consistent with the approved PPS. Two (2) of these access points will provide entry to parking garages (one serving Building 1A; the other serving Building 1C, the hotel, and the existing commercial retail) and the third entrance will act as the main northern entrance to Beltway Plaza. Proposed improvements along Breezewood Drive include a shared-use path, landscaping, and pedestrian scaled lighting.

As mentioned above the Applicant is required to include frontage improvements along Greenbelt Road. These improvements include installing a contiguous sidewalk along Greenbelt Road, to complete the missing link between 62nd Avenue and Cunningham Drive, removing the slip lane at Cunningham Drive, and landscaping improvements. The Applicant is proposing to convert existing parking along Greenbelt Road to compact spaces to allow for additional landscaping. Staff strongly believes that the frontage improvements for Greenbelt Road should include bicycle lanes to connect with the existing lane that ends at 62nd Avenue.

Along the eastern side of the site the Applicant is required to construct a shared-use path that will extend from Breezewood Drive to the front of the existing Target building. This trail is proposed to be constructed out of asphalt and is proposed to be eight (8) feet wide. Staff has raised initial concerns and questions about this shared-use path due to the steep slopes in this area.

Major Issues and Concerns:

The first major issue that Staff has identified is that this DSP includes three (3) residential buildings without necessary information. Private recreational amenities are detailed for Building 1A, but no details are provided for Buildings 1B and 1C. Loading areas are also not shown for Buildings 1B and 1C. The Applicant has also not proposed how the parking garages for Buildings 1B and 1C will be masked. The only parking garage that is proposed to be fully wrapped is the parking garage associated with Building 1A.

In addition to these concerns the Applicant has not identified which types of units will be provided in Buildings 1B and 1C. They have indicated that perhaps Building 1C would be condominiums, but the unit type has not been determined to date. For these reasons staff believes that this DSP should be withdrawn and resubmitted with only Building 1A, because there are not enough details provided for the other buildings for a comprehensive review. Staff also feels that a DSP only contemplating Building 1A would mirror what was discussed during the previous phases.

The Applicant should also provide details about how access from Franklin Park will be guaranteed throughout all phases of the redevelopment, particularly if Building 1A is built before the other proposed buildings.

The Development District Overlay Zone standards limit the lot coverage for Beltway Plaza to 70%. The Applicant is requesting a modification to the DDOZ standards to allow for 86.7% lot

coverage, which is the existing lot coverage for the entire site. The existing lot coverage for the Phase 1 area is 72.4%. Staff is strongly opposed to this modification and believes that the lot coverage area in Phase 1 should be limited to 70%, in conformance with the DDOZ standards.

The second major issue identified is with respect to the hotel. While staff believes that the DSP should be withdrawn and resubmitted with only Building 1A, they have identified initial issues with the hotel as proposed. The DSP does not provide the types of amenities that would be associated with a hotel. It is also unclear how the proposed parking would serve the hotel. The DSP proposes that parking will be provided in Parking Deck #3, but this parking garage is not connected to the hotel and it does not appear that there is a drop-off area proposed. The DSP also does not detail the proposed signage for this hotel, in part because a tenant for the hotel has not been finalized.

A third major issue is with respect to the proposed surface parking along 'Street A'. The DSP proposes retaining some surface parking in this area, but the proposed circulation pattern raises concern. The circulation pattern in this area needs to be reexamined and revised to ensure the safety of pedestrians, cyclists, and motorists.

There are a variety of other issues that have been raised by staff, including the proposed design of 'Street B'. This street is proposed to be constructed across from Cherrywood Terrace and would act as the main entrance to the development for the surrounding community. Staff believes this street should be redesigned to remove proposed on-street parking to provide space for a planted median, providing a more welcoming entrance.

The Applicant has also not provided details about signage for the site. The submitted Statement of Justification and DSP indicate that signage is proposed and the DSP shows proposed locations for signs, but no details about dimensions or content are provided.

As shown on the DSP the existing northernmost access point on Cherrywood Lane is proposed to be shifted south. As the access point is currently shown on the DSP, vehicles would no longer be able to turn left onto Cherrywood Lane because of an existing median. Further detail needs to be provided by the Applicant about proposed changes to Cherrywood Lane.

Staff recognizes the challenges of screening existing loading areas and trash areas, but creative solutions need to be incorporated into the site to minimize the effects of the loading areas to the maximum extent possible.

Staff also has concerns about the architecture as presented, and believes that variation in architecture is necessary along Breezewood Drive to create interest. Staff also believes that the quality of materials proposed needs further examination.

Lastly, there are a number of additional items that the Applicant needs to provide to the City, including but not limited to a photometric plan, a schedule for improvements on Cherrywood Lane, and an engineer's assessment of the retaining wall on the eastern side of the property.

Staff has also provided the Applicant with a number of conditions from previous phases that have not yet been fully addressed by the DSP submission. This memorandum provides a brief overview of initial concerns raised by staff at this time. Staff is continuing their review of this DSP and will provide additional information about areas of concern.

Next Steps:

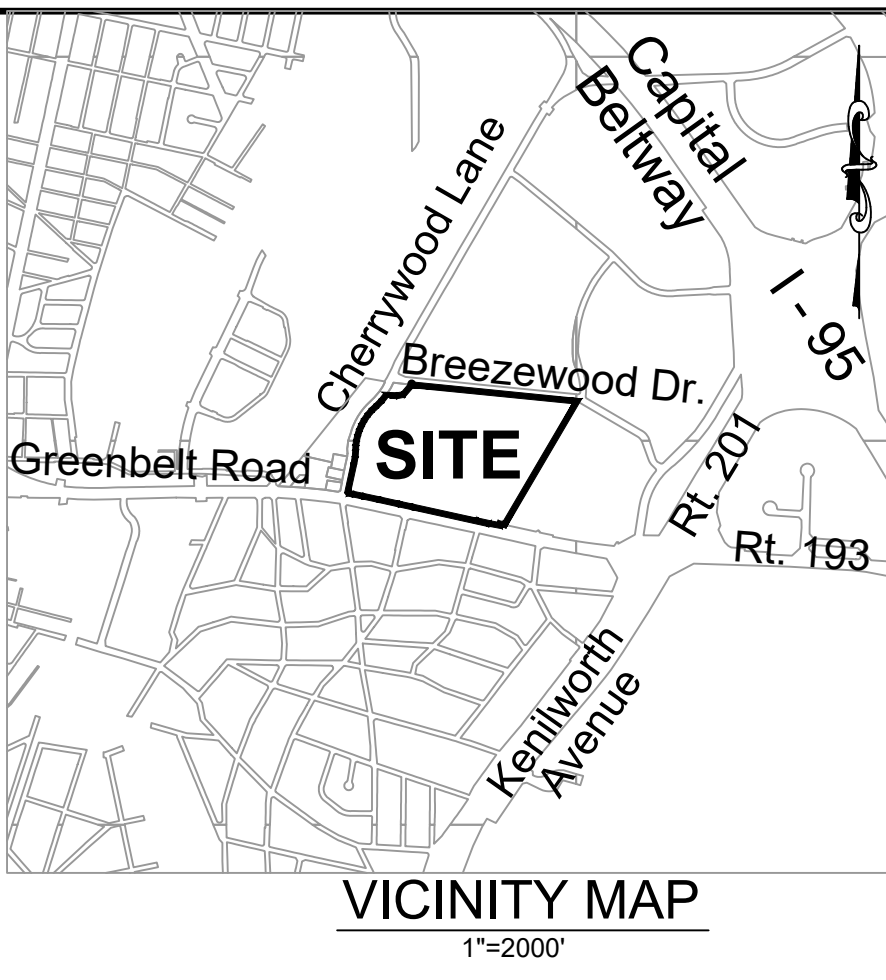
The subject DSP will be presented to the Parks and Recreation Advisory Board on November 18, 2020. APB will continue its review of this DSP over the next several weeks and anticipates having a report prior to City Council's next work session. A second City Council work session is scheduled for December 2, 2020. This work session, however, may need to be deferred to a later date due to delays at the County level.

As mentioned previously this DSP has not yet been accepted by M-NCPPC, and therefore the complete review schedule is unknown at this time. While this memorandum provides a brief overview of the Phase 1 DSP, Staff is preparing a detailed staff report to be presented to City Council. This report will be completed when Staff receives and reviews the full DSP acceptance package referred to the City by M-NCPPC.

DETAILED SITE PLAN #20020

BELTWAY PLAZA - PHASE 1

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	APPROVALS
3A	NOTES AND TABULATIONS
3B	NOTES AND TABULATIONS
3C	TEMPLATES
4	EXISTING CONDITIONS
5	DETAILED SITE PLAN
6	DETAILED SITE PLAN
7	DETAILED SITE PLAN
8	DETAILED SITE PLAN
9	DETAILED SITE PLAN
10	DETAILED SITE PLAN
11	DETAILED SITE PLAN
12	DETAILED SITE PLAN
13	DETAILED SITE PLAN
14	DETAILS

GENERAL NOTES	
1 The proposed project is named:	Beltway Plaza - Phase 1
2 The subject property consists of the following:	Parcels DD & EE, Beltway Plaza (P.B. PM218, Plat No. 95) Parcels FF & Y, Beltway Plaza (P.B.218, Plan No/96);
3 The prior approvals are as listed:	CSP-05007; 4-19023
4 The subject property proposes:	32.97 Acres M-U-I (Mixed Use - Infill) / D-D-O (Development District Overlay (Greenbelt Metro Area and MD 193 Corridor).
5 The subject property is currently zoned:	M-U-I/D-D-O
6 The proposed use of this property is:	Residential and Commercial
7 This subdivision proposes:	8 Parcels + 3 Residual Parcels
8 Breakdown of proposed dwelling units by type:	750 Multifamily Dwelling Units
9 Gross floor area of existing and proposed:	Existing Gross Floor Area 910,785 SF Proposed Gross Floor Area 954,562 SF
10 200 foot map reference number:	210NE05, 210NE06, 211NE05, 211NE06
11 Tax map number and grid:	Tax Map 26, Grid A4 and B4
12 Aviation Policy Area:	None
13 Existing Water/Sewer Designation:	W-3 / S-3
14 Proposed Water/Sewer Designation:	W-3 / S-3
15 Stormwater Management concept plan number:	#46825-2005-03, Approval Date 04/26/2019
16 10- foot public utility easement along all rights-of-way:	10 foot P.U.E.'s. Public Utility Easements shall be approved by the utility companies at the time of approval of the DSP and reflected on the final plat.
17 Mandatory park dedication:	Combination of On-Site Facilities & 25,000 sf of interior space for the City of Greenbelt Department of Recreation.
18 Cemeteries on or contiguous to the property:	No
19 Historic sites in or in the vicinity of the property:	Yes - Greenbelt Historic District 67-004-00
20 Type Two Conservation Plan:	Included with submittal
21 Wetlands:	No
22 Streams:	No
23 100-year floodplain:	No
24 Within Chesapeake Critical Bay Area (CBCA):	No
25 Source of topography:	GIS
26 Applicant:	Quantum Companies
27 The 65dBA falls within the limits of this application	Yes (Phoenix Noise Study dated 05/03/2019)
28 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	No
29 During demolition/contruction phases of the project, no dust shall be allowed to cross over property lines and impact adjacent properties. The applicant shall conform to construction activity dust control requirements specified in 2011 Maryland Standards and Specifications for soil erosion and sediment control.	
30 The following noise control procedures are to be implemented during the construction phase of the project: no construction noise shall be allowed to adversely impact activities on adjacent properties. The Applicant shall conform to the construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County code.	
31 Trash collection for buildings 1A, 1B, 1C, and the Hotel will be handled internally.	

PARKING TABULATION	
Spaces Required by 27-568 (part 11):	
Multifamily	317 units
Building 1A	171 One Bedroom x 1.33 Spaces = 228 Spaces 146 Two Bedroom x 1.66 Spaces = 243 Spaces Total Spaces Required = 471
Building 1B	283 units 186 One Bedroom x 1.33 Spaces = 248 Spaces 97 Two Bedroom x 1.66 Spaces = 162 Spaces Total Spaces Required = 410
Building 1C	150 units 75 One Bedroom x 1.33 Spaces = 100 Spaces 75 Two Bedroom x 1.66 Spaces = 125 Spaces Total Spaces Required = 225
Hotel	92 rooms 1.0 Space per 2 rooms = 46 Spaces
Recreation Center	27,068 sf 1.0 Space per 4 spectator seats = 0 Spaces 1.0 Space per 250 sf of office = 2 Spaces (for 421 sf) 1.0 Space per 3 Students = 24 Spaces (for 71 classroom capacity) Total Spaces Required = 26 Spaces
Remaining Mall Space	Per Parking Exhibit= 3,348 Spaces - 46,607 sf (Reduction to Laugh Out Loud space @ 1sp/200 sf) = -233 Spaces Total Spaces Required = 3,115 Spaces
Total Spaces Required = 4,293 Spaces	

Spaces Provided:	
Existing Surface Parking within Phase 1 to Remain= 55 Spaces	
Existing Parking under rear parking deck to Remain= 107 Compact Spaces (50% of Existing)	
Existing Parking under Community Center to Remain= 29 Compact Spaces (25% of Existing)	
Existing Parking in other phases to Remain= 2,371 Spaces	
(4,006 From Existing Parking Exhibit - 1,634 Existing in Phase 1)	
Parking Deck #1 (Access Restricted to Bldg. 1A)= 476 Spaces (101% of Min. Req.)	
(464 Standard, 9 Accessible, 3 Electric Charging Stations)	
Parking Deck #2 (Access Restricted to Bldg. 1B)= 425 Spaces (103% of Min. Req.)	
(413 Standard, 9 Accessible, 3 Electric Charging Stations)	
Parking Deck #3 (1 level for Bldg. 1C, 1 level for Hotel, 3 levels for Retail)= 425 Spaces	
(413 Standard, 9 Accessible, 3 Electric Charging Stations)	
Parking Deck #4 (Community Center and Retail)= 425 Spaces	
(413 Standard, 9 Accessible, 3 Electric Charging Stations)	
Podium Parking Under Building 1C= 140 Spaces	
(132 Standard, 5 Accessible, 3 Electric Charging Stations)	
Proposed Surface Parking (Standard 9.5x19')= 35 Spaces	
Proposed Surface Parallel (Standard 8'x22')= 38 Spaces (Includes spaces on Breezewood)	
Proposed Surface Parking (Compact 8'x16.5')= 27 Spaces	
Total Spaces Provided = 4,573 Spaces (107% of Required)	

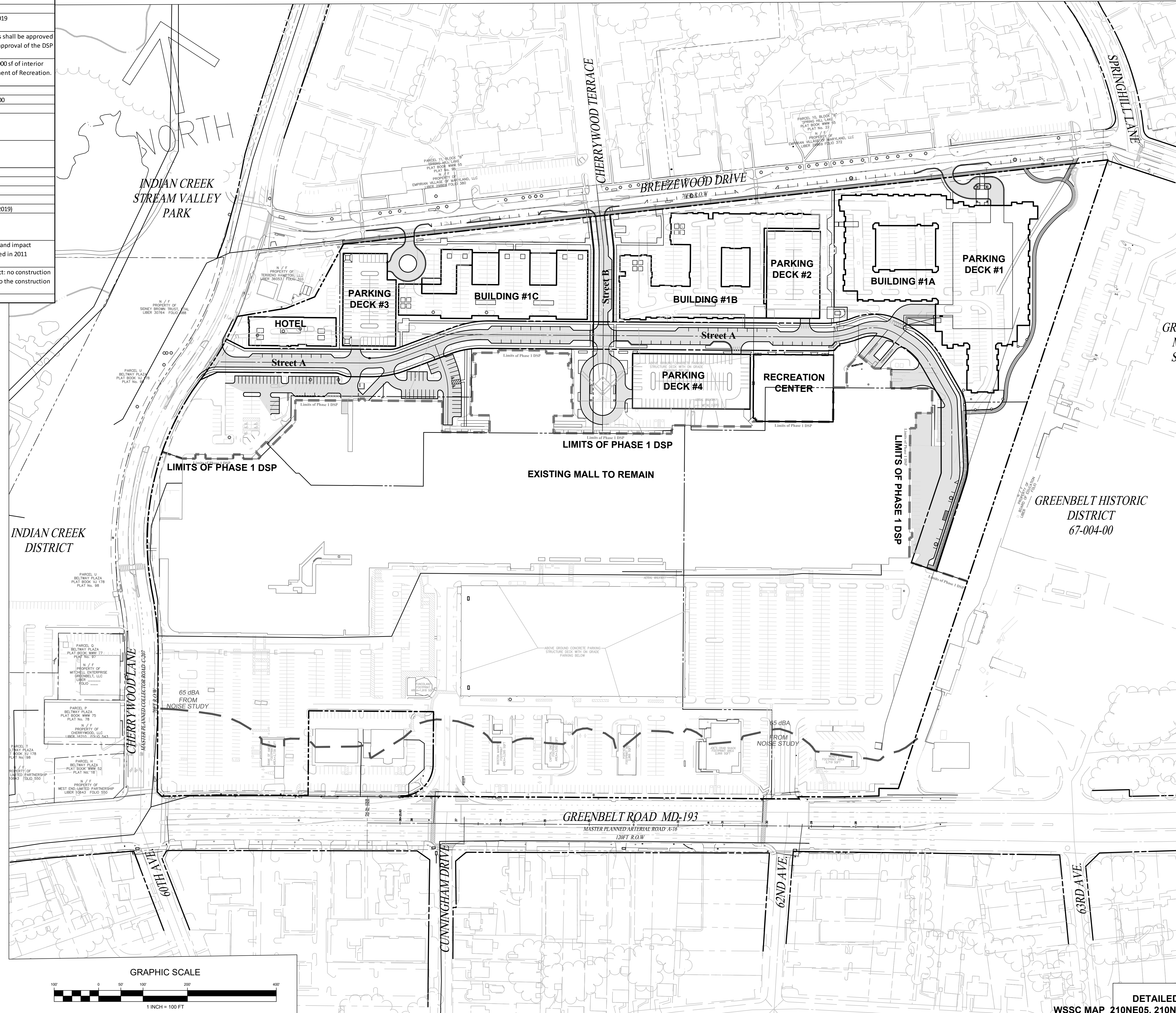
LOADING TABULATION	
Existing Mall Space	
Per Parking Exhibit= 11 Spaces (12' x 33' or larger)	

Spaces Required by 27-568 (part 11):	
Multifamily (100-300 Units)= 1 Space	
Building 1A, 317 units= 1 Space	
Building 1B, 283 units= 1 Space	
Building 1C, 150 units= 1 Space	
Hotel (10,000-100,000 sf= 1 Space)= 1 Space	
Recreation Center None	
Total Loading Spaces Required = 15 Spaces	

Spaces Provided:	
Existing Loading Spaces to Remain= 22 Spaces	
Building 1A= 1 Space	
Building 1B= 1 Space	
Building 1C= 1 Space	
Hotel= 1 Space	
Total Spaces Provided = 26 Spaces	

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start of Construction



LEGEND:	
---	EX. BOUNDARY LINE
- - - -	EX. LOT LINE
- . - . -	EX. ESMT
- - - - -	EX. BLDG
- - - - -	EX. SIDEWALK
- - - - -	EX. PARKING STRIPING
- - - - -	EX. 10' CONTOUR LINE
- - - - -	EX. 2' CONTOUR LINE
- - - - -	EX. TREES
- - - - -	EX. WATER
- - - - -	EX. SEWER
- - - - -	EX. STORM DRAIN
- - - - -	EX. WETLAND
- - - - -	EX. WETLAND BUFFER
- - - - -	EX. PRIMARY MGMT AREA/ STREAM BUFFER
- - - - -	EX. STREAM
- - - - -	EX. FLOODPLAIN
- - - - -	EX. PRIMARY MGMT AREA/ FLOODPLAIN
- - - - -	EX. FLOODPLAIN BRL
- - - - -	EX. POND
- - - - -	EX. UNMITIGATED 65 DB LINE
- - - - -	PR. R.O.W.
- - - - -	PR. LOT LINE
- - - - -	PR. BLDG
- - - - -	PR. SIDEWALK
- - - - -	PR. PARKING STRIPING
- - - - -	PR. FACE OF CURB
- - - - -	PR. BACK OF CURB
- - - - -	PR. ROAD PAVEMENT
- - - - -	PR. SEWER
- - - - -	PR. WATER
- - - - -	PR. STORM DRAIN
- - - - -	PR. PUE
- - - - -	PR. EASEMENT
- - - - -	PR. WOOD FENCE
- - - - -	PR. ORNAMENTAL FENCE
- - - - -	REQUIRED LOT DEPTH
- - - - -	WETLAND
- - - - -	SPECIMEN TREE TO BE REMOVED

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
CADD	---
DESIGNED	---
DRAWN	---
REVIEWED	CH
RODGERS CONTACT: NAT BALLARD	
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN # 20020 COVER SHEET

SCALE: 1" = 100'

JOB No. **1287A**

DATE: **AUG 2020**

SHEET No. **1 of 14**

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 40787
EXPIRATION DATE: 6/19/21

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

 **CALL "MISS UTILITY" AT 1-800-257-7777**
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS

CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	--/---/----
DESIGNED	--	--/---/----
DRAWN	--	--/---/----
REVIEWED	CH	--/---/----
RODGERS CONTACT: NAT BALLARD		
RELEASE FOR ☐		
BY: _____ DATE: _____		

DETAILED SITE PLAN #20020 APPROVALS

PROFESSIONAL CERTIFICATION

*I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 40787
EXPIRATION DATE: 6/19/21



10-9-2020

SCALE:

JOB No. 1287A

DATE: AUG 2020

SHEET No. 2 of 14

[illegible]

Signage	New signs shall be attached to the façade. Signs may be flat against the façade or mounted projecting or hanging from the façade. Signs may also be mounted on the roof of landmark or civic buildings in certain cases, to be determined at the time of a detailed site plan review.	Where provided - This standard is being met.	Water Efficiency and Recharge	Surface parking areas, alleyways, and driveways should be constructed with durable, pervious paving materials (grass paver systems, porous paving, or pervious asphalt) to promote groundwater recharge and reduce stormwater runoff quantity and flow rates. Gravel is discouraged because of issues related to dust generation.	Modification requested. As the overall site was previously developed and heavily compacted, it is assumed that the hydrologic soil group type is 'D'. Pervious pavement is not conducive to HSG type 'D' soils. This is outlined in the SWM concept report. Other areas on-site are proposed in a fill condition where pervious pavement is not allowed, and will not function as intended. Pervious pavement along the master plan trail is not advised. Again this area is in fill, and attempting to infiltrate stormwater around retaining walls, especially on a hillside where soil stability is in question, would be a poor engineering practice to try and implement.	Specific Uses of Lighting	To increase safety, help with orientation, and highlight the identity of an area, the street elements specified below are recommended to be lit. Transit stops: People feel more secure when transit stops are well-lit. Lighting also draws attention to, and encourages, the use of such amenities. Edges: Edges of a park or plaza shall be lit to define and identify the space.	Standard is being met.
	A maximum of one freestanding or monument sign shall be permitted for each commercial shopping center, office park, or mixed-use development exceeding 100,000 square feet in size. A maximum of one freestanding or monument sign shall be permitted for each residential development exceeding 200 dwelling units.	N/A- This application does not contain a freestanding or monument sign for a commercial shopping center, office park, or mixed-use development. This standard is being met. One freestanding or monument sign is proposed at the Breezewood Road B intersection.						
	Freestanding and monument signs shall not exceed eight feet in height, and the maximum area of any single freestanding or monument sign shall not exceed 80 square feet. Freestanding and monument signs shall be constructed of durable, high-quality materials such as, but not limited to, decorative masonry, wrought iron, or weatherized decorative metals.	This standard is being met.		All at-grade walks (excluding public sidewalks) and pathways shall be constructed with pervious materials.	Modification requested. See above.		Focal points and gateways: Lighted sculptures, fountains, and towers in a neighborhood, especially those visible to pedestrians and vehicles, provide a form of wayfinding.	Standard is being met.
				Capture slow runoff using exfiltration tanks, drainage swales, and other devices.	Standard is being met. This application proposes the use of micro-bioretenention facilities as well as bio-filtration boxes.	Streetscape Lighting	Lighting fixtures shall be appropriately chosen for the subarea where they are located. The standards below shall be used as a guide to selecting fixtures.	
	Signs shall be externally lit from the front with a full-spectrum light source. Internal and back lighting are permitted as an exception only for individual letters or numbers, such as for "channel letter" signage (paneled back lighting and box lighting fixtures are prohibited). Signage within a shopfront may be neon lit.	This standard is being met.	Stormwater Management and Indian Creek	All new development within established floodplains shall comply with all adopted county, state, and federal environmental regulations to prevent unnecessary runoff and pressure on Indian Creek and the local watersheds.	This standard is being met. The proposed work includes the redevelopment of the site, which will reduce imperviousness and introduce additional stormwater controls to prevent unnecessary runoff into Indian Creek.		Variety in character is good to establish identity and uniqueness. However, there shall be consistency within the Greenbelt Metro Area and MD 193 Corridor development district, creating a unifying scheme of illumination that is appropriate to the scale of the street and the level of nighttime activity. Lamp styles shall not be mixed along any one particular block of a street.	Standard is being met.
				Underground or above-grade cisterns should be integrated into the site plan for all new development within or abutting Indian Creek. These cisterns will both reduce the amount of stormwater flowing into Indian Creek and help to store water on-site for uses, such as landscape irrigation.	This standard is being met through the use of other micro-scale stormwater best management practices (BMP's), in-lieu of cisterns. Selected BMP's reduce the amount of stormwater, in accordance with the MDE Environmental Site Design criteria.		Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.	Standard is being met.
	Building numbers are required, and commercial buildings require building numbers on both the front and rear.	This standard is being met.		Site grading, paving, and planting shall be done in a manner that minimizes off-site stormwater runoff.	This standard is being met.		Energy-efficient lamps shall be used for all public realm lighting in order to conserve energy and reduce long-term costs.	Standard is being met.
	The maximum gross area of building-mounted signage shall not exceed ten percent of the façade area of the commercial portion of the building. Architectural signs, or signage painted on a building façade, or signs mounted on the roof may exceed this limit in certain cases, to be determined at the time of a detailed site plan review.	Where provided - This standard is being met.		Suburban stormwater management measures, such as regional storage and drainage ponds, shall be prohibited.	This standard is being met. This project does not utilize a regional storage and drainage pond.	Open Space	An interconnected network of public and private open spaces is an essential component of the Greenbelt Metro Area and MD 193 Corridor sector plan and development district. Every effort should be made to integrate new development with active and passive open spaces such as parks, plazas, squares, and greens. Appropriate arrangements for open space are described in the table below:	
	Signage submitted for multi-tenant buildings shall be coordinated and shall present a unified approach to signage.	N/A.	Food Production	Local food production techniques are appropriate throughout the area and are increasingly allowing urban agriculture and the raising of animals for supplies and reduction in energy consumption for food.	Where appropriate and available - this standard shall be coordinated between the civil engineer and the architect.		Public and private open spaces should be situated at prominent locations within the development district and consideration should be given to providing a theme and/or dedicating open spaces to important events or citizens.	This standard is being met. Open space is being provided by this application in the form of a trail head on the northwest corner of the site, adjacent to the master plan trail. Open space is also provided at the "Breezewood Triangle" adjacent to Breezewood Drive, and the "Linear Walk".
	Signs shall be made of a durable, high-quality material such as metal, wood, and glass. Signs shall be of professional quality and finish. Signs shall be properly repaired and maintained throughout the year.	This standard is being met.		Community gardens provide a focus for recreation and sociability greater than that of private yards. They are also welcomed by apartment dwellers who enjoy gardening. Community garden plots are not sold but rather left under municipal or private administration.			Pervious paving materials are encouraged whenever possible to facilitate landscaping, tree growth, and the absorption and treatment of rainwater runoff.	Modification Requested. As explained above, this site is not appropriate for the use of pervious paving.
	Signs mounted on the façade shall maintain a minimum clear height of eight feet above the sidewalk.	Where provided - This standard is being met.		Green roofs also provide opportunities for food production, even as they mitigate carbon emissions and reduce stormwater runoff. They may be incentivized by giving developers bonuses for installing them.	N/A. Green roofs are not proposed with this application.		Asphalt shall not be used within paved squares and plazas, but may be used for open space types that are more natural in character such as within pocket parks and parks containing ballfields.	This standard is being met.
	Signs shall not extend within two feet of the curb line.	This standard is being met.		Fruit trees may be included and designated for local food production.	Standard is being met.			
	The maximum area of any single sign mounted perpendicular to a given façade shall not exceed ten square feet.	Where provided - This standard is being met.					Privately owned and operated open spaces should be accessible to the public whenever feasible.	This standard is being met.
Sustainability and the Leadership in Energy and Environmental Design (LEED®) Certification	LEED® standards for building, as set forth by the U.S. Green Building Council, or other similar rating system standards, should be reviewed and integrated into the design and construction process for all new development and renovation projects. LEED-Silver or better certification (or the equivalent) is desired for all new development.	This standard is being met. A LEED Scorecard is provided for Building 1A with this submittal. A determination will be made by the applicant as to what level of LEED, NGBES, or other similar rating system building 1A will be constructed and certified to. Future buildings 1B, 1C, and the Hotel will be subject to DSP Revisions at which time a determination will be made as to the possibility of certification to LEED, NGBES, or other comparable rating systems.	Streets and Open Spaces	The design of streets and relationship to the built environment is an essential element of urban design and placemaking. Streets are considered a major public place, and careful attention must be paid to the design and configuration of streets, including the streetscape, bicycle facilities, street trees, street lighting, and amenities such as benches and trash receptacles. The right-of-way may vary along streets within the Greenbelt Metro Area and MD 193 Corridor development district. In order to achieve a unified street character, easements shall be used where necessary to create a consistent build-to line, landscape area, sidewalk width, and bicycle facilities.	Standard is being met.			
	LEED-Gold or platinum certification under an applicable LEED® rating system is encouraged for all development when feasible.	See above.						
	Developments composed of several buildings should pursue LEED® for Neighborhood Development certification.	See above.	Streetscape	Streetscape refers to the area between the private property line and the edge of the vehicular lanes. Streets with on-street parking and bump-outs containing planted trees should be considered where appropriate.	Standard is being met.			
Passive Solar and Ventilation Design	Provide shade for south-facing façades by designing properly-sized overhangs on south facing glazing. Mature trees can also fulfill the need for shade on south facing façades.	If provided - This standard is being met.	Streets and Open Spaces					
	Solar tubes and skylights can reduce the need for electric lighting or provide sunlight to rooms that have few or no windows. These are encouraged because they provide natural daylighting to interior spaces.	If provided - This standard is being met.	Streetscape, Amenities and Street Trees					
	Maximize opportunities to align fenestration on opposite façades of buildings in order to facilitate cross-ventilation. Minimize floor plate sizes so that rooms may have access to light and air.	If provided - This standard is being met.	Sidewalks	At the time of development, the developer/ property owner is required to install sidewalks for the entire frontage of the site. Special decorative paving materials, such as brick, precast pavers, or granite pavers, are recommended at high visibility intersections such as MD 193 (Greenbelt Road) at Cunningham Drive, 62nd Avenue, and Cherrywood Lane, and at Cherrywood Lane at Breezewood Drive and Springhill Drive.	Standard is being met.			
Materials	Wherever possible, green materials shall be used in both the structure and interior finishes of buildings. These include: recycled or salvaged materials, rapidly renewable materials (derived from plants with a fast growth cycle), Forest Stewardship Council® certified wood, and materials harvested or manufactured locally.	This is encouraged by the LEED process and will be coordinated to that effect.		Sidewalk materials should be continued across driveways whenever possible, and accent paving should be used to define pedestrian crossings.	Standard is being met.			
				Asphalt shall not be permitted as a sidewalk material.	Standard is being met. All sidewalks are concrete. Only trails are constructed of concrete.			
On-Site Energy Generation and Efficiency	In the case of pitched roofs, place photovoltaic panels on the slope that has the highest amount of solar gain.	N/A. Pitched roofs are not proposed with this application.	Landscape Strips	Landscape strips and planting areas are required along all streets, and shall be provided in accordance with the regulations of the Landscape Manual.	Standard is being met.			
	In the case of flat-roofs, place photovoltaic panels behind a parapet so that they are not visible from the street, and orient them as closely as possible to the ideal angle for solar gain. Sun-tracking panels are encouraged.	N/A. Photovoltaic panels are not proposed with this application.	Streetscape Amenities	Amenities, such as benches, bicycle racks, trash receptacles, fountains, public artwork, game tables, moveable seating, mailboxes, and bus shelters, shall be required for all development.	Standard is being met.			
	Roof-mounted solar hot water and/or photovoltaic panels are encouraged to reduce grid demand energy use.	N/A. Photovoltaic panels are not proposed with this application.		Streetscape amenities shall be consistent in design within a development project and should be consistent within each subarea.	Standard is being met.			
	Proposed plantings and/or building additions that will shade preexisting solar panel installations on adjacent properties should be avoided.	N/A. There are no preexisting solar pabels on adjacent properties.		All proposed streetscape amenities shall be indicated on detailed site plan submittals and shall include information of location, spacing, quantity, construction details, and method of illumination.	Standard is being met.			
	Phase out fossil-fuel climatization systems such as oil heating. Renewable energy sources, such as wind, solar, and geothermal generation, should be pursued.	This is encouraged by the LEED process and will be coordinated to that effect.	Street Trees	Street trees are required in all subareas at a spacing of approximately 30 feet on center. Refer to the Landscape Manual for additional requirements and permitted tree species. Invasive tree species shall not be permitted.	Standard is being met.			
	Air-conditioning systems and appliances should be of the highest efficiency ratings. Wherever possible, use Energy Star appliances.	This is encouraged by the LEED process and will be coordinated to that effect.						
	All lighting should use high-performance or LED lighting systems.	This is encouraged by the LEED process and will be coordinated to that effect.	Streetscape Lighting	A combination of pedestrian-scaled street light fixtures and intersection street light fixtures may be required to ensure a well-lit street area and to establish a unifying element along the street.	Noted.			
Landscaping	Minimize lawn or turf area. Turf should only be used in areas where it provides functional benefits.	Standard is being met. Significant lawn/turf areas are proposed adjacent to Breezewood Drive in the public amenity space and minimized in all other locations.		Pedestrian-scaled fixtures shall be used on all streets.	Standard is being met.			
	Use drought-tolerant and/or slow-growing hardy grasses, native and indigenous plants, shrubs, ground covers, and trees appropriate for local conditions.	Standard is being met. This application is in conformance with the Prince George's Landscape Manual Section 4.9 Sustainable Landscaping Requirements.		Street light locations shall be coordinated with the underlying utility locations and street tree plantings, and should be placed to ensure even distribution of lighting levels.	Standard is being met.			
	Permanent irrigation systems shall only utilize captured rainwater and/or building graywater (with approved filtration systems). Potable water use shall not be permitted in permanent irrigation systems.	N/A. No permanent irrigation is proposed by this application.		Illumination shall be provided for main entrances, passageways, parking lots, recycling areas, service entrances and areas, alleys, pathways, parks, and plazas.	Standard is being met.			
	Use mulches to minimize evaporation, reduce weed growth, and slow erosion.	Standard is being met.		Pedestrian-scaled lighting fixtures shall be no taller than 15 feet.	Standard is being met.			
	Encourage on-site food production by planting fruit-bearing trees adapted to the local climate.	Standard is being met.		In commercial and mixed-use areas, business owners should illuminate storefront windows at night from the interior to assist with lighting the sidewalk and accenting their business.	N/A. No commercial or mixed-use areas are proposed with this application.			
	Encourage setting aside areas and constructing composting areas and planting beds for the cultivation of fruits, vegetables, and herbs.	Standard is being met. A garden is provided for the residents of building 1A at this time. Future gardens will be explored with the development of future buildings.		Light poles may include armatures that allow for the hanging of banners or other amenities (e.g., hanging flower baskets, artwork, etc.).	N/A. This application does not propose artmatures.			
				Consideration of security and pedestrian comfort shall be prioritized by increasing illumination low to the ground in public parking lots, at building entries, in public plazas, and at transit stops.	Standard is being met.			
				Low-level up-lighting in tree boxes to illuminate trees and decorative shrubs may be used in commercial districts or gateway entrances.	N/A.			

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CALL "MISS UTILITY" AT
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18 Hours Before Start Of Construction.

[illegible]

Owner/Developer

**GB Mall Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814**

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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DESIGNED	--	yy/mm/yy
DRAWN	--	yy/mm/yy
REVIEWED	CH	yy/mm/yy

RODGERS CONTACT: NAT BALLARD

RELEASE FOR _____

BY _____ DATE _____

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LICENSE NO. 40787
EXPIRATION DATE: 6/19/21

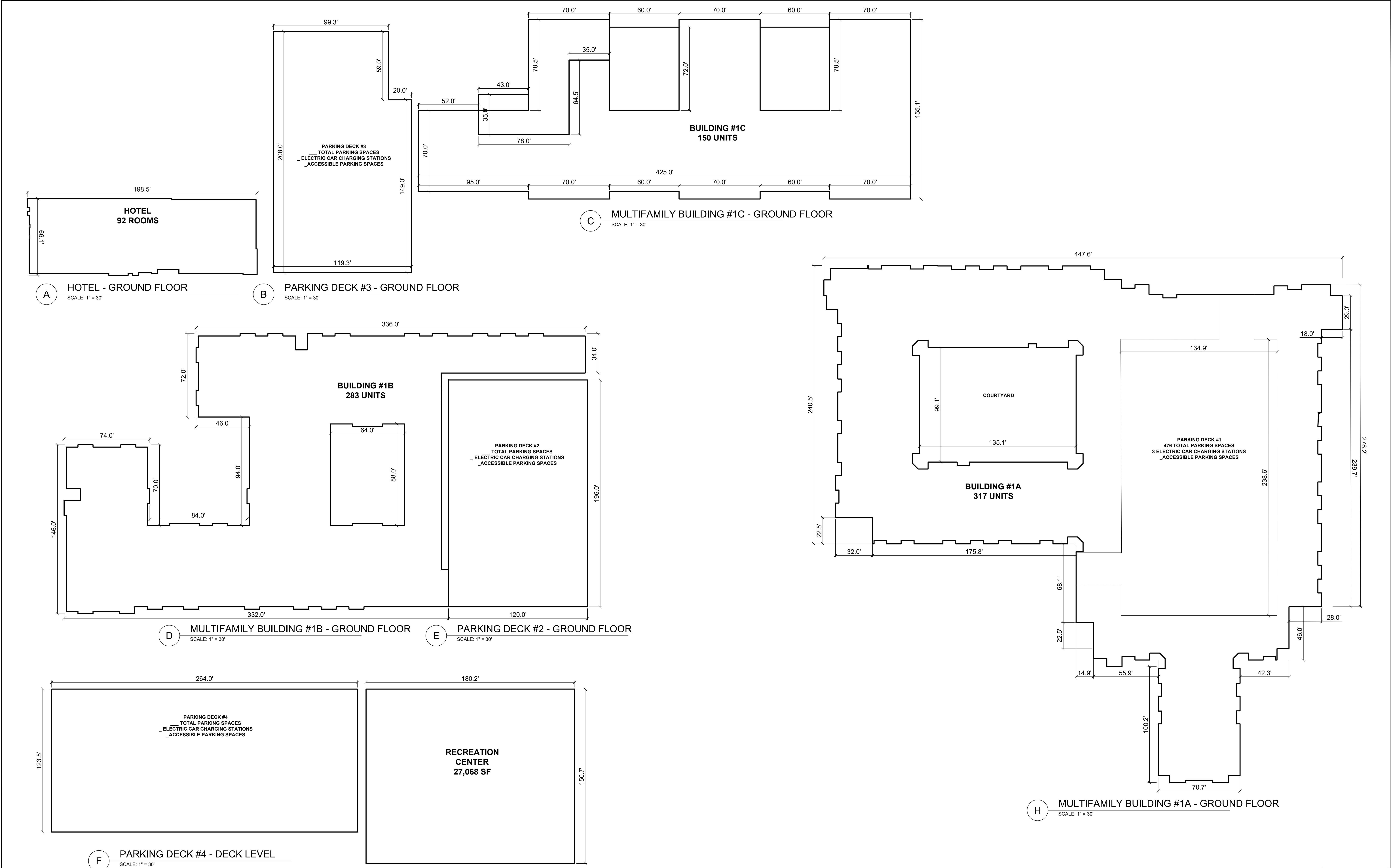


DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

DETAILED SITE PLAN #20020

NOTES AND TABULATIONS

SCALE:	
JOB No.	1287A
DATE:	AUG 202
SHEET No.	3B OF 1



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1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

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RELEASE FOR		
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BY _____		DATE _____

DETAILED SITE PLAN #20020
TEMPLATES

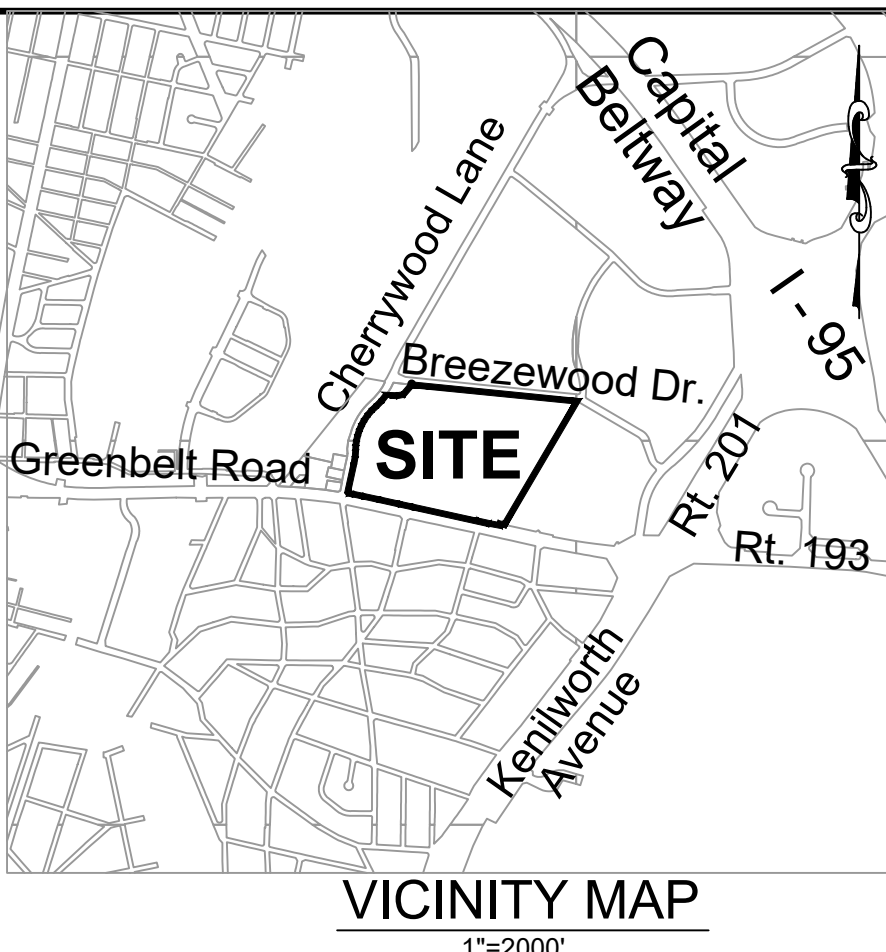
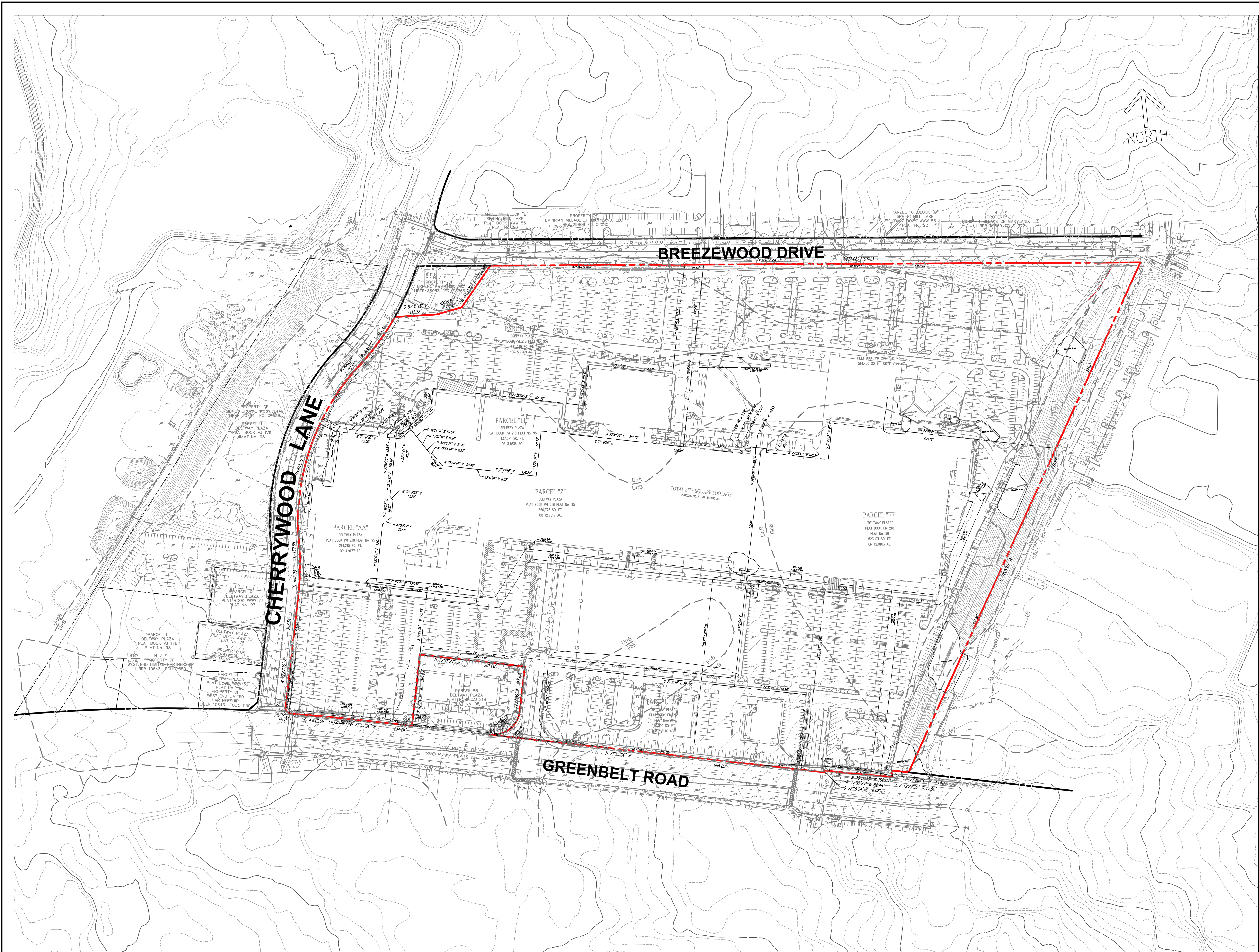
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SCALE:	1" = 10'
JOB No.	1287A
DATE:	AUG 2020
SHEET No.	3C of 14



LEGEND:

---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. ESMT
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. PRIMARY MGMT AREA/ STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA/ FLOODPLAIN
---	EX. FLOODPLAIN BRL
---	EX. POND
---	EX. UNMITIGATED 65 DB LINE
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. BLDG
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	PR. ROAD PAVEMENT
---	PR. SEWER
---	PR. WATER
---	PR. STORM DRAIN
---	PR. PUE
---	PR. EASEMENT
---	PR. WOOD FENCE
---	PR. ORNAMENTAL FENCE
---	REQUIRED LOT DEPTH
---	WETLAND
X	SPECIMEN TREE TO BE REMOVED

GRAPHIC SCALE

1" = 100 FT

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PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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BY	DATE	

DETAILED SITE PLAN #20020 EXISTING CONDITIONS

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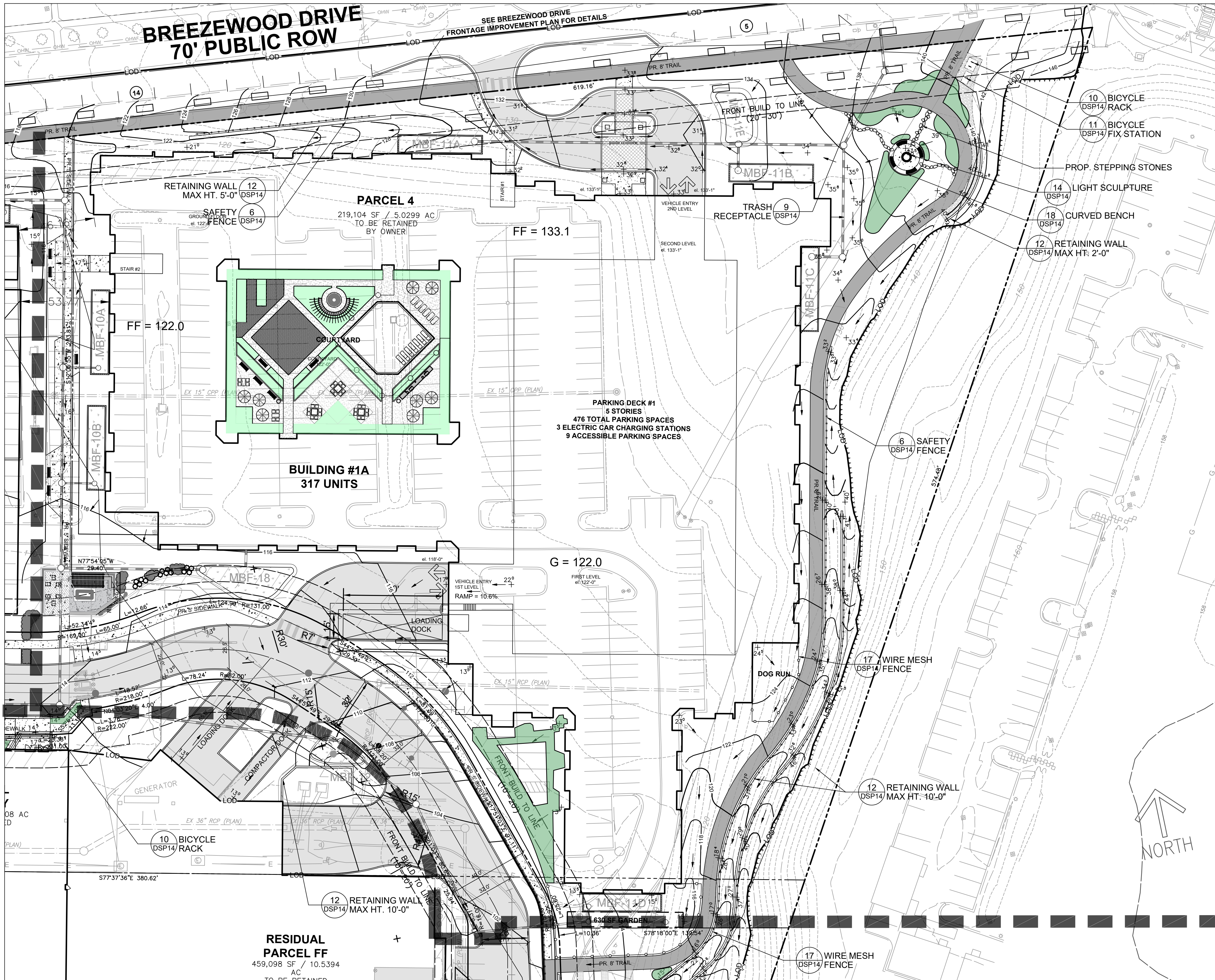
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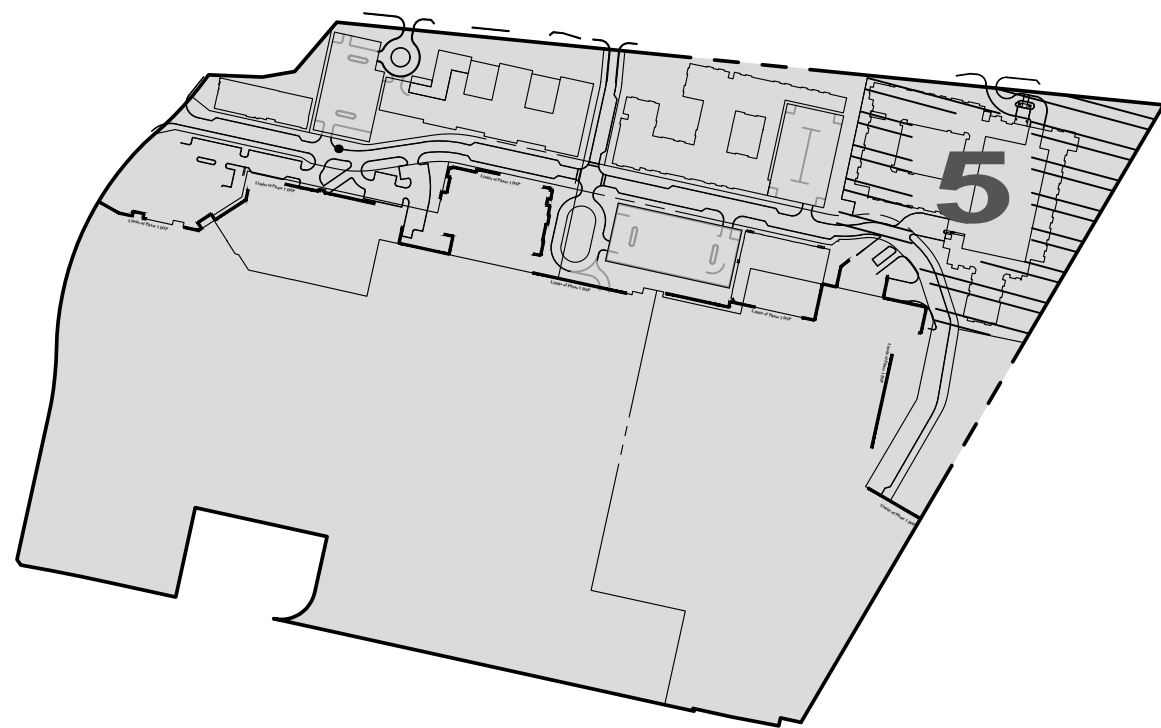
STATE OF MARYLAND
J. David S. Ball
10-9-2020

SCALE: 1" = 100'
JOB No.
DATE: AUG 2020
SHEET No. 4 OF 14

MATCHLINE SEE SHEET 6

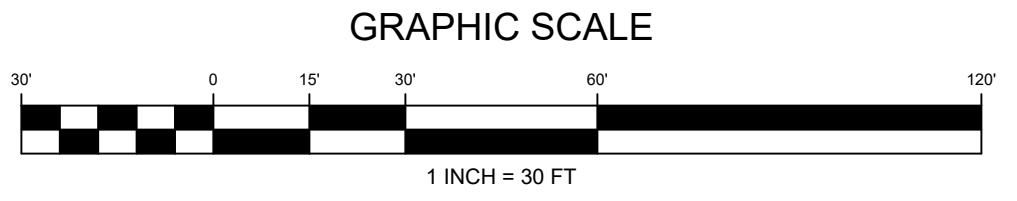


MATCHLINE SEE SHEET 10



DSP KEY
1"=400'

- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMIT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
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 - PR. PUE
 - PR. EASEMENT
 - PR. WOOD FENCE
 - PR. ORNAMENTAL FENCE
 - REQUIRED LOT DEPTH
 - WETLAND
 - SPECIMEN TREE TO BE REMOVED



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BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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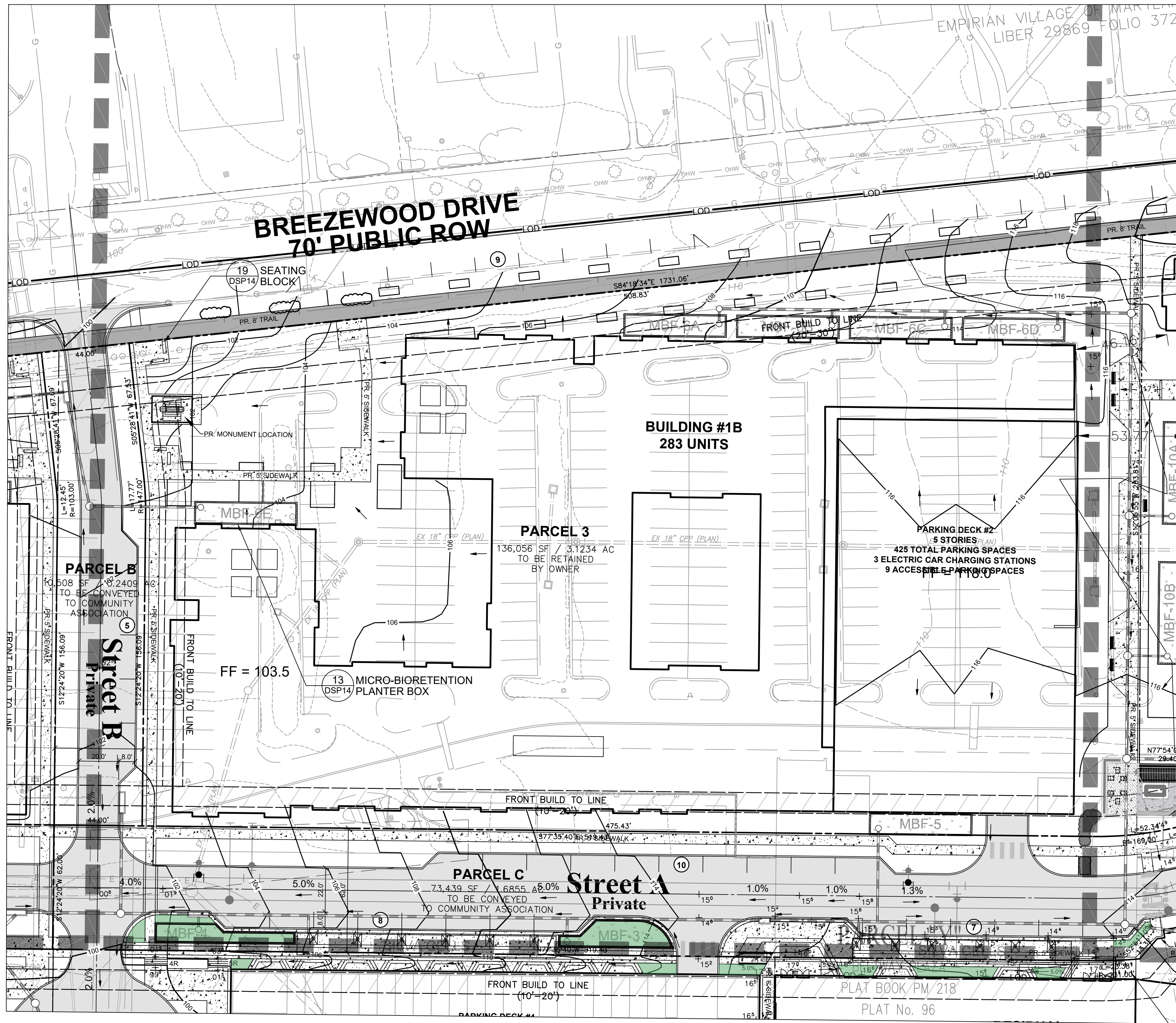
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BY	DATE

DETAILED SITE PLAN #20020
DETAILED SITE PLAN

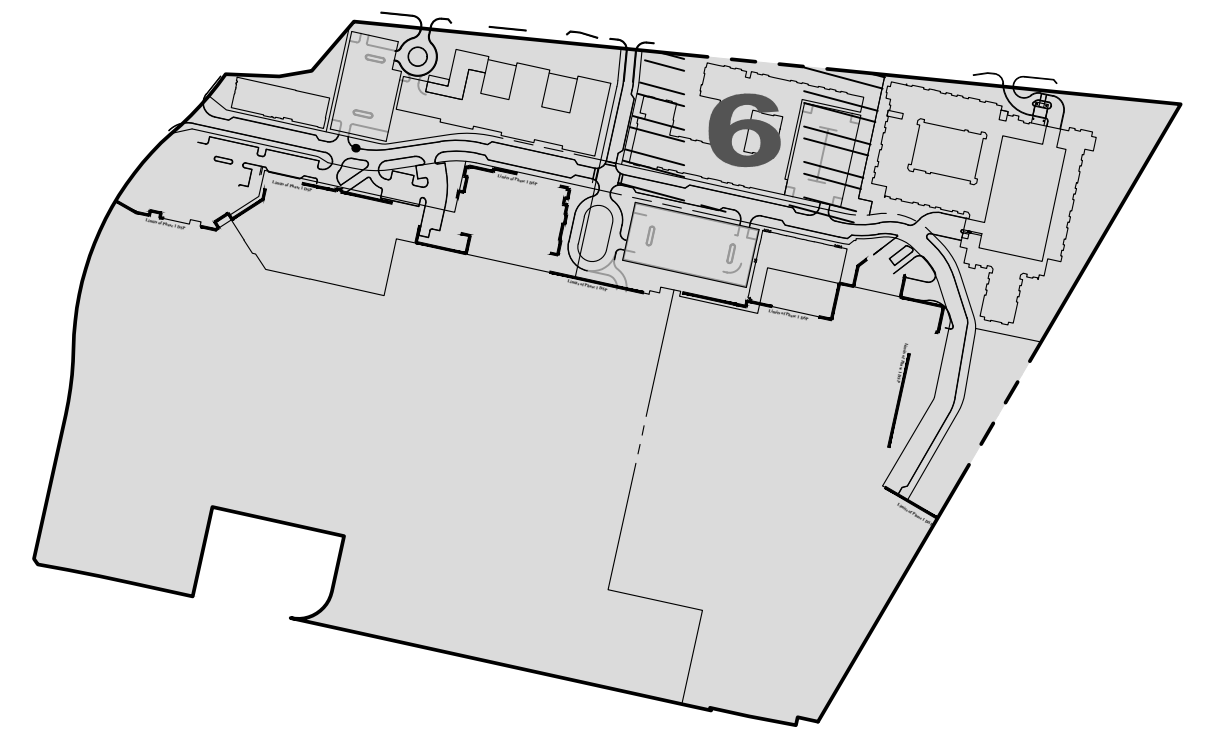


SCALE:	1" = 30'
JOB No.	1287A
DATE:	AUG 2020
SHEET No.	5 of 14

MATCHLINE SEE PAGE 7



MATCHLINE SEE PAGE 9

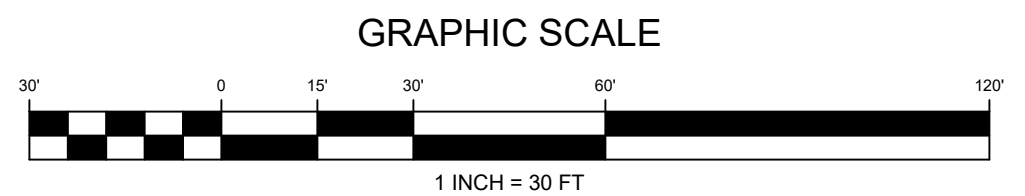


DSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND

SPECIMEN TREE TO BE REMOVED



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BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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BY	DATE

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

DETAILED SITE PLAN #20020
DETAILED SITE PLAN

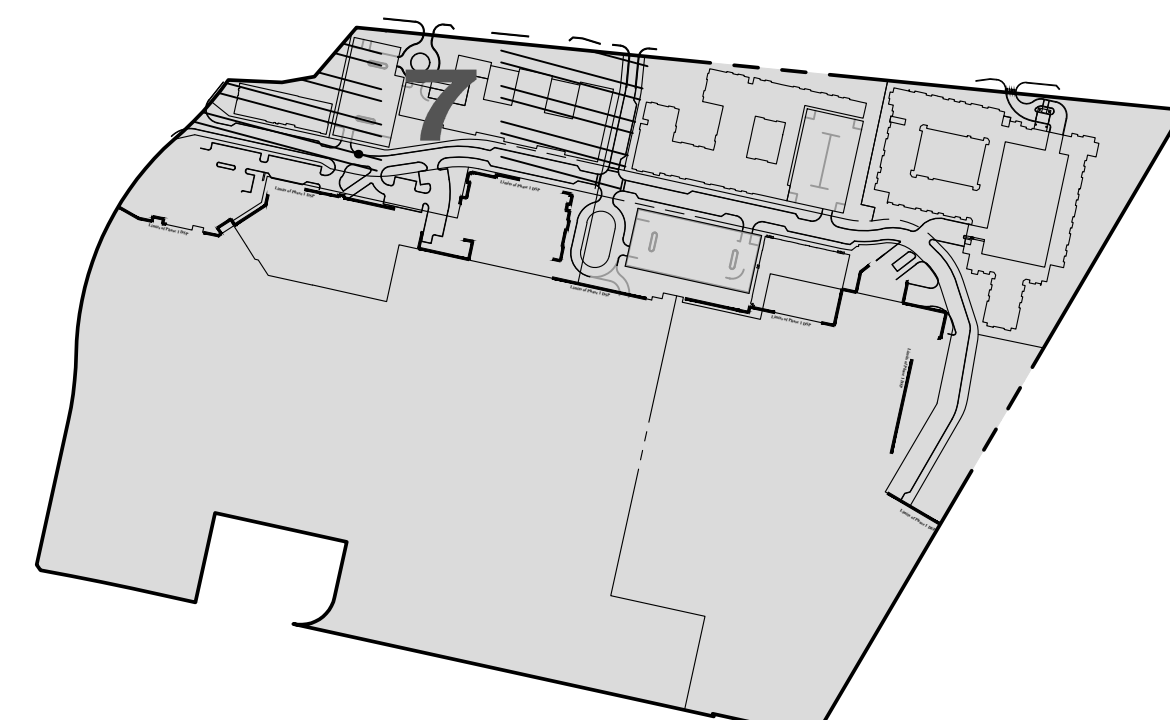
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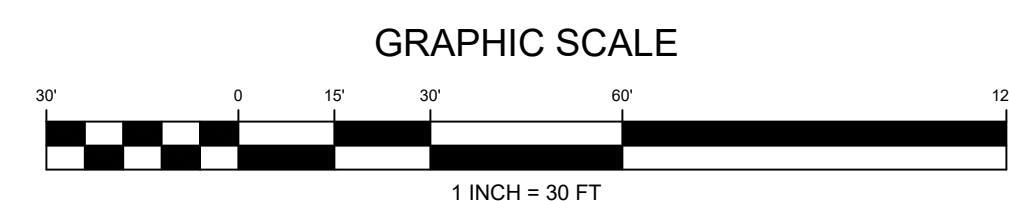
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SHEET No.	6 OF 14



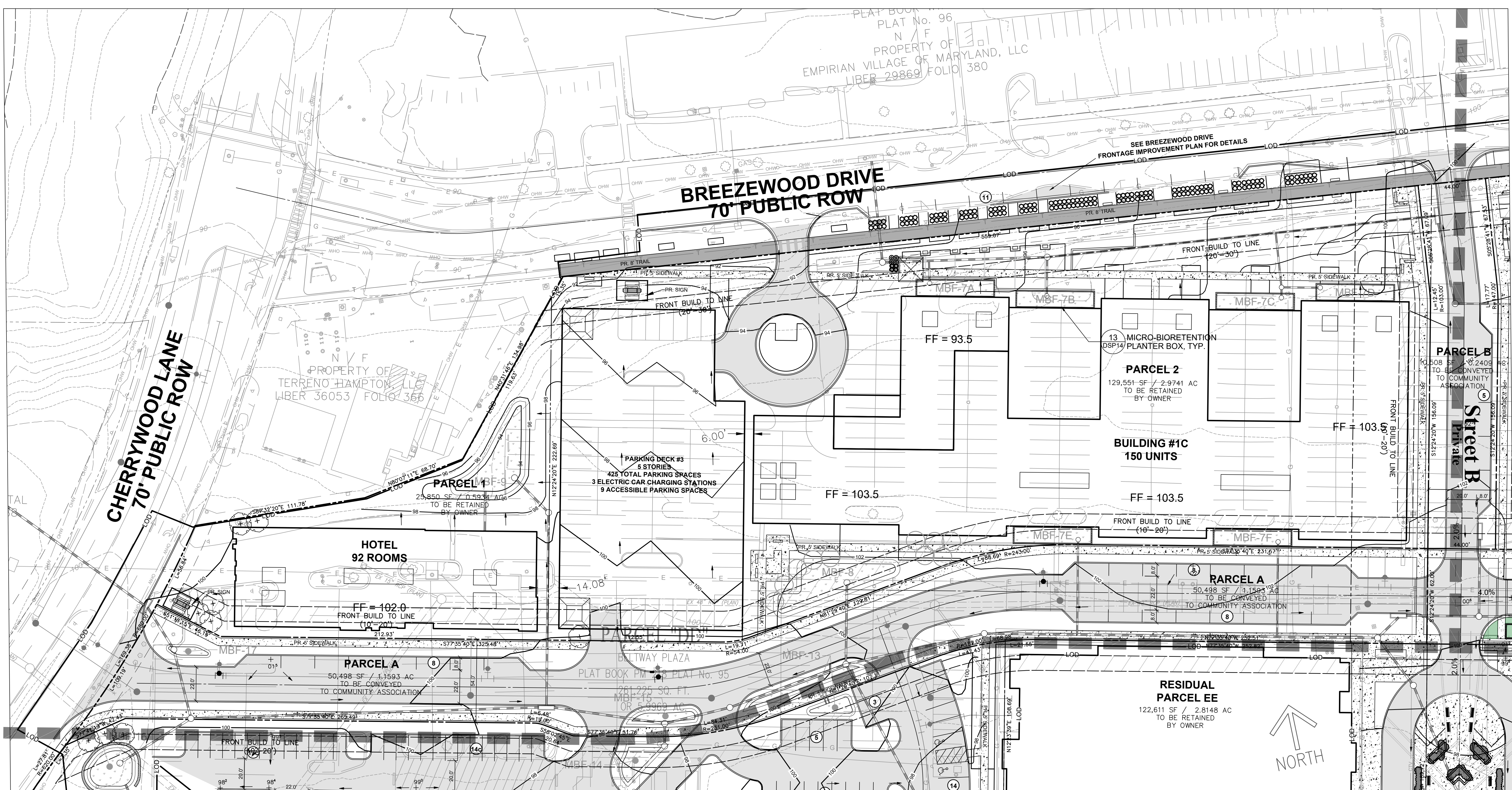
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MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 8

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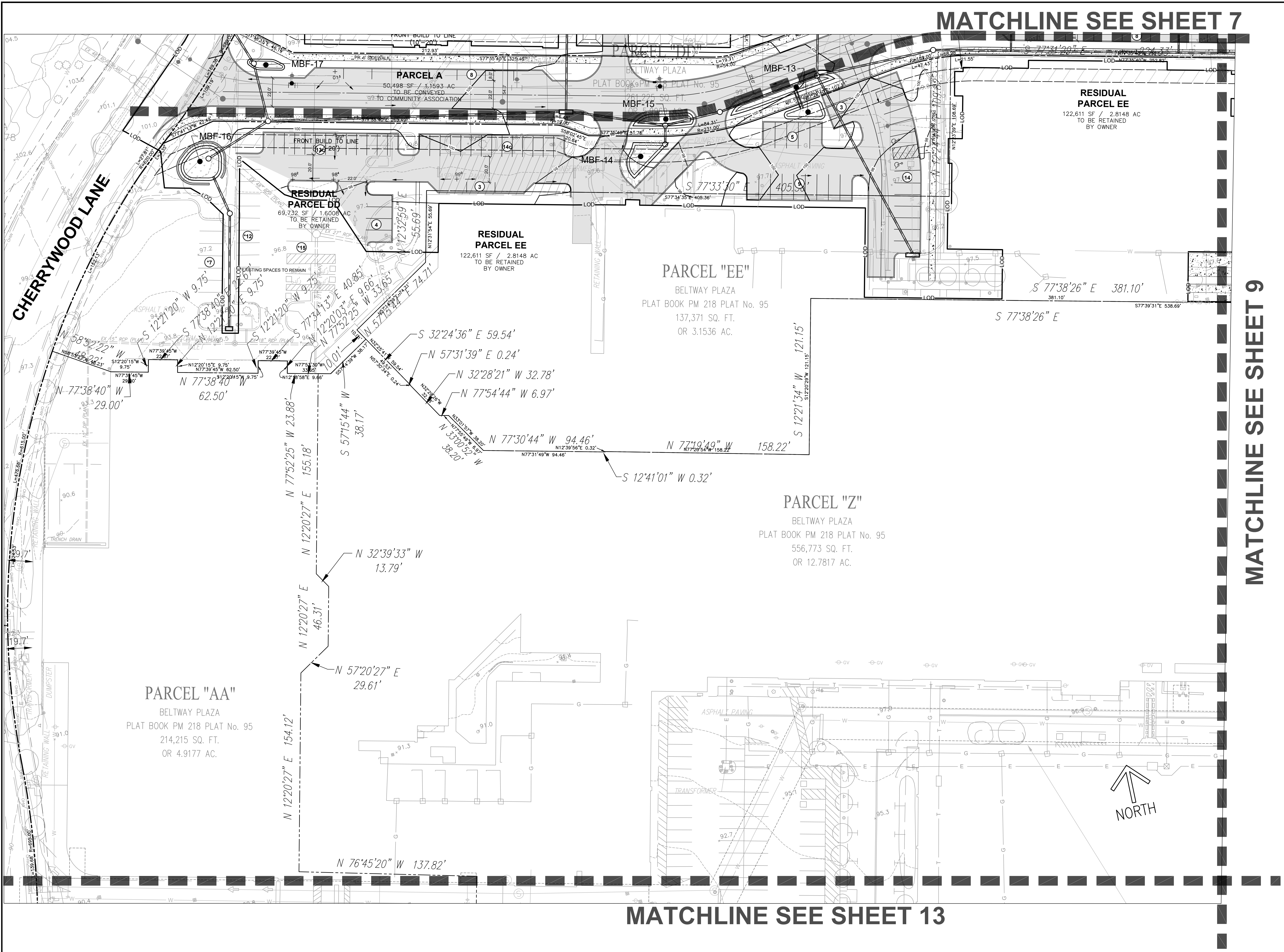
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RELEASE FOR	
BY	DATE

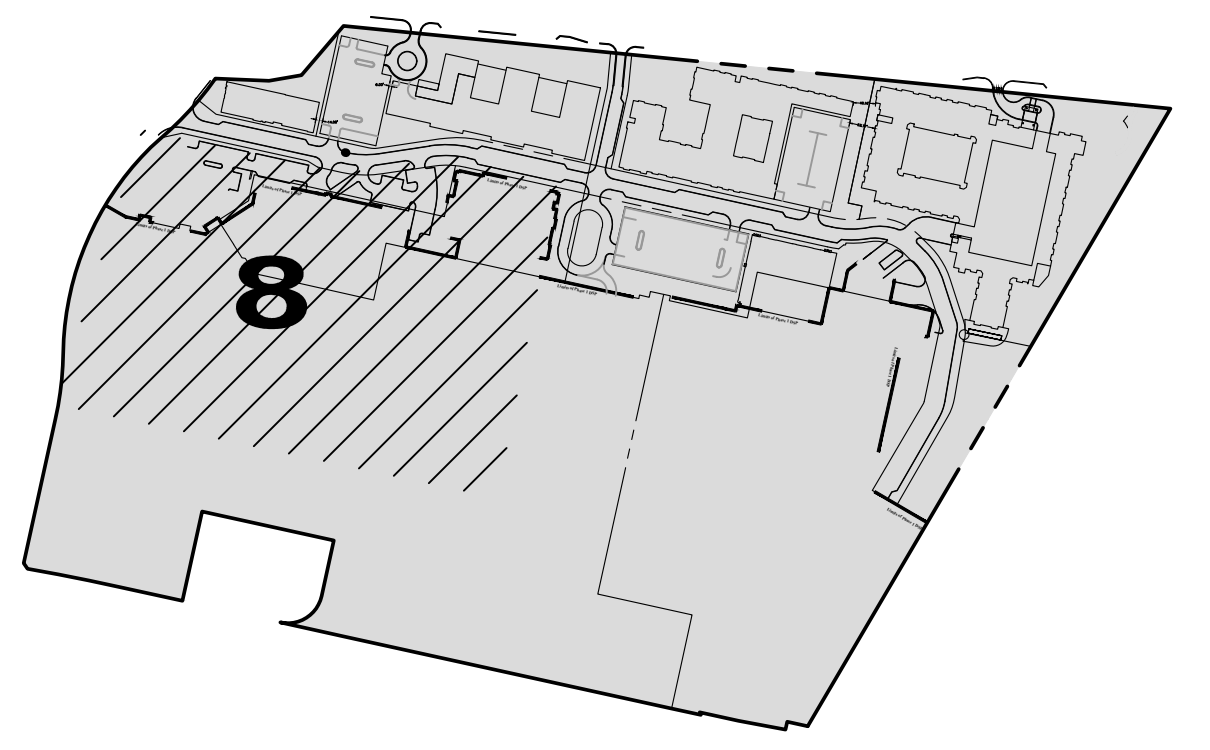
DETAILED SITE PLAN #20020
DETAILED SITE PLAN

PROFESSIONAL CERTIFICATION
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."
RODGERS CONTACT: NAT BALLARD
LICENSE NO. 40787
EXPIRATION DATE: 6/19/21

SCALE: 1" = 30'
JOB No. 1287A
DATE: AUG 2020
SHEET No. 7 OF 14

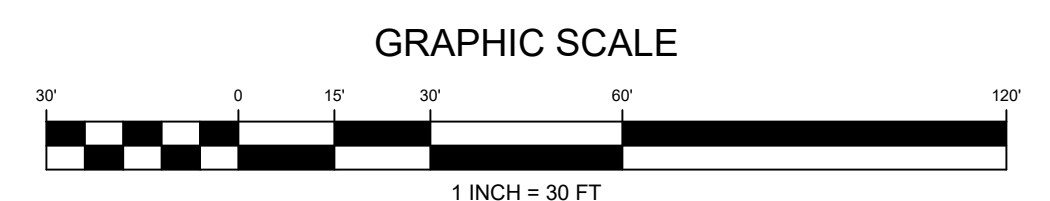


MATCHLINE SEE SHEET 7



DSP KEY
1"=400'

- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/ STREAM BUFFER
 - SB
 - SB
 - FP
 - FP
 - FP BRL
 - EX. FLOODPLAIN BRL
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - PR. WOOD FENCE
 - PR. ORNAMENTAL FENCE
 - REQUIRED LOT DEPTH
 - WETLAND
 - SPECIMEN TREE TO BE REMOVED



MATCHLINE SEE SHEET 13

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN #20020 DETAILED SITE PLAN

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

PROFESSIONAL CERTIFICATION
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND."
RODGERS NO. 40787
EXPIRATION DATE: 6/19/21



SCALE:	1" = 30'
JOB No.	1287A
DATE:	AUG 2020
SHEET No.	8 OF 14

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

TOTAL SITE SQUARE FOOTAGE
2,347,209 SQ. FT. OR 53.8845 AC.

Ex. = 98.0

PARCEL "FF"
"BELTWAY PLAZA"
PLAT BOOK PM 218
PLAT No. 96
523,171 SQ. FT.
OR 12.0103 AC.

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

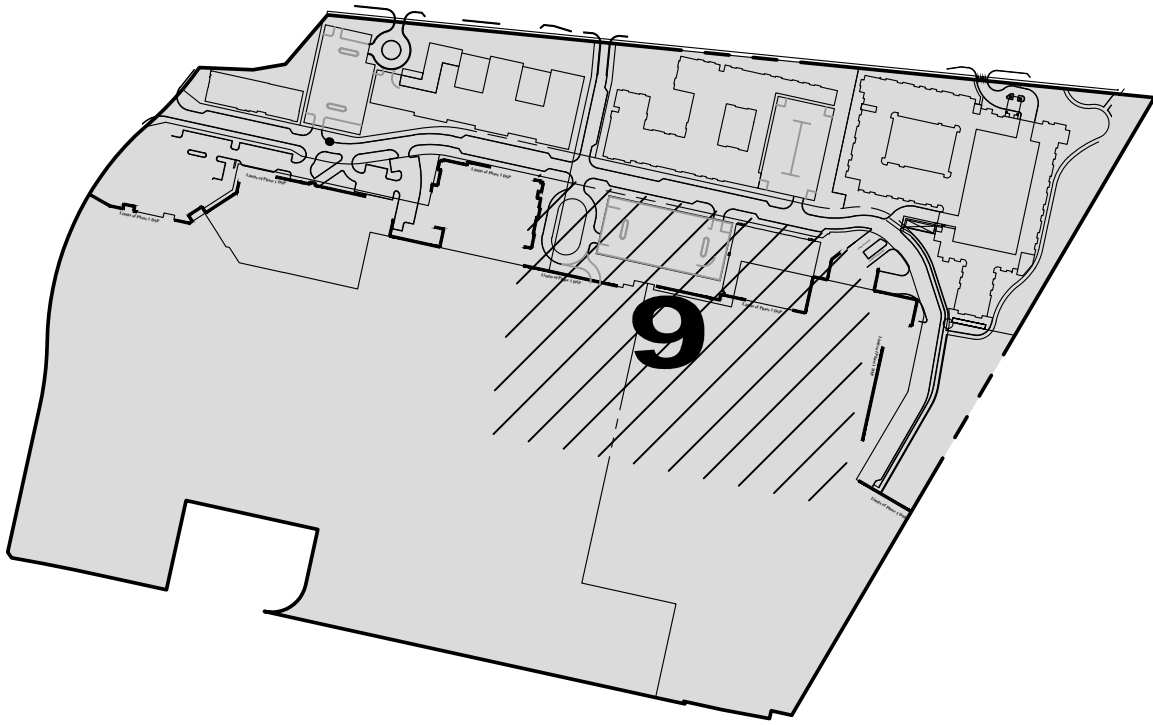
RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN #20020
DETAILED SITE PLAN

SCALE:
1" = 30'
JOB No.
1287A
DATE:
AUG 2020
SHEET No.
9 OF 14



DSP KEY
1"=400'

LEGEND:	
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. ESMT
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. PRIMARY MGMT AREA/ STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA/ FLOODPLAIN
---	EX. FLOODPLAIN BRL
---	EX. POND
---	EX. UNMITIGATED 65 DB LINE
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. BLDG
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	PR. ROAD PAVEMENT
---	PR. SEWER
---	PR. WATER
---	PR. STORM DRAIN
---	PR. PUE
---	PR. EASEMENT
---	PR. WOOD FENCE
---	PR. ORNAMENTAL FENCE
---	REQUIRED LOT DEPTH
---	WETLAND
(X)	SPECIMEN TREE TO BE REMOVED
GRAPHIC SCALE 1" = 30 FT	

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:
GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

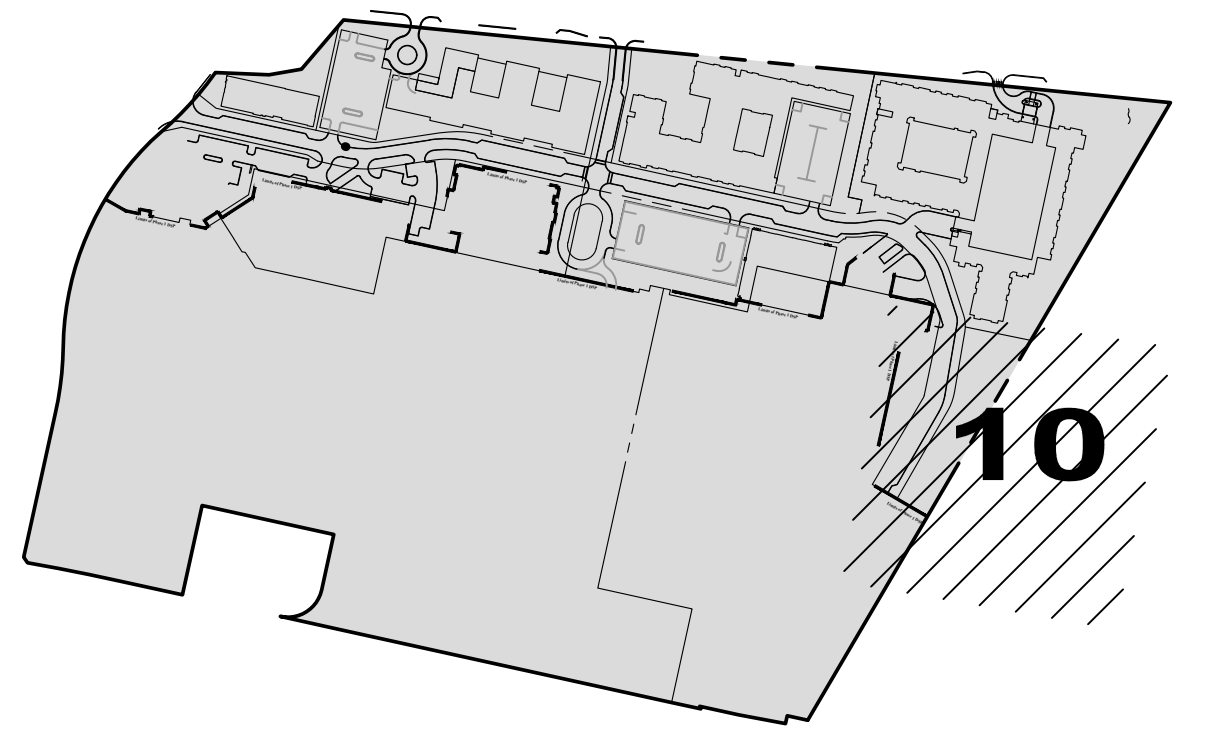
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CERTIFICATION
"I HEREBY CERTIFY THAT THESE
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THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE NO. 40787
EXPIRATION DATE: 6/19/21



MATCHLINE SEE SHEET 9

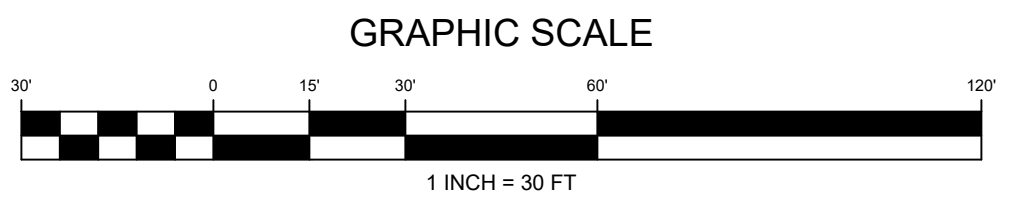
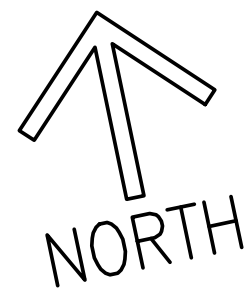


MATCHLINE SEE SHEET 11



DSP KEY
1"=400'

LEGEND:	
	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. ESMT
	EX. BLDG
	EX. SIDEWALK
	EX. PARKING STRIPING
	EX. 10' CONTOUR LINE
	EX. 2' CONTOUR LINE
	EX. TREES
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. WETLAND
	EX. WETLAND BUFFER
	EX. PRIMARY MGMT AREA/ STREAM BUFFER
	EX. STREAM
	EX. FLOODPLAIN
	EX. PRIMARY MGMT AREA/ FLOODPLAIN
	EX. FLOODPLAIN BRL
	EX. POND
	EX. UNMITIGATED 65 DB LINE
	PR. R.O.W.
	PR. LOT LINE
	PR. BLDG
	PR. SIDEWALK
	PR. PARKING STRIPING
	PR. FACE OF CURB
	PR. BACK OF CURB
	PR. ROAD PAVEMENT
	PR. SEWER
	PR. WATER
	PR. STORM DRAIN
	PR. PUE
	PR. EASEMENT
	PR. WOOD FENCE
	PR. ORNAMENTAL FENCE
	REQUIRED LOT DEPTH
	WETLAND
	SPECIMEN TREE TO BE REMOVED



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1-800-257-7777
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT: NAT BALLARD	
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

DETAILED SITE PLAN #20020 DETAILED SITE PLAN

PROFESSIONAL
CERTIFICATION

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LICENSE NO. 40787
EXPIRATION DATE: 6/19/21

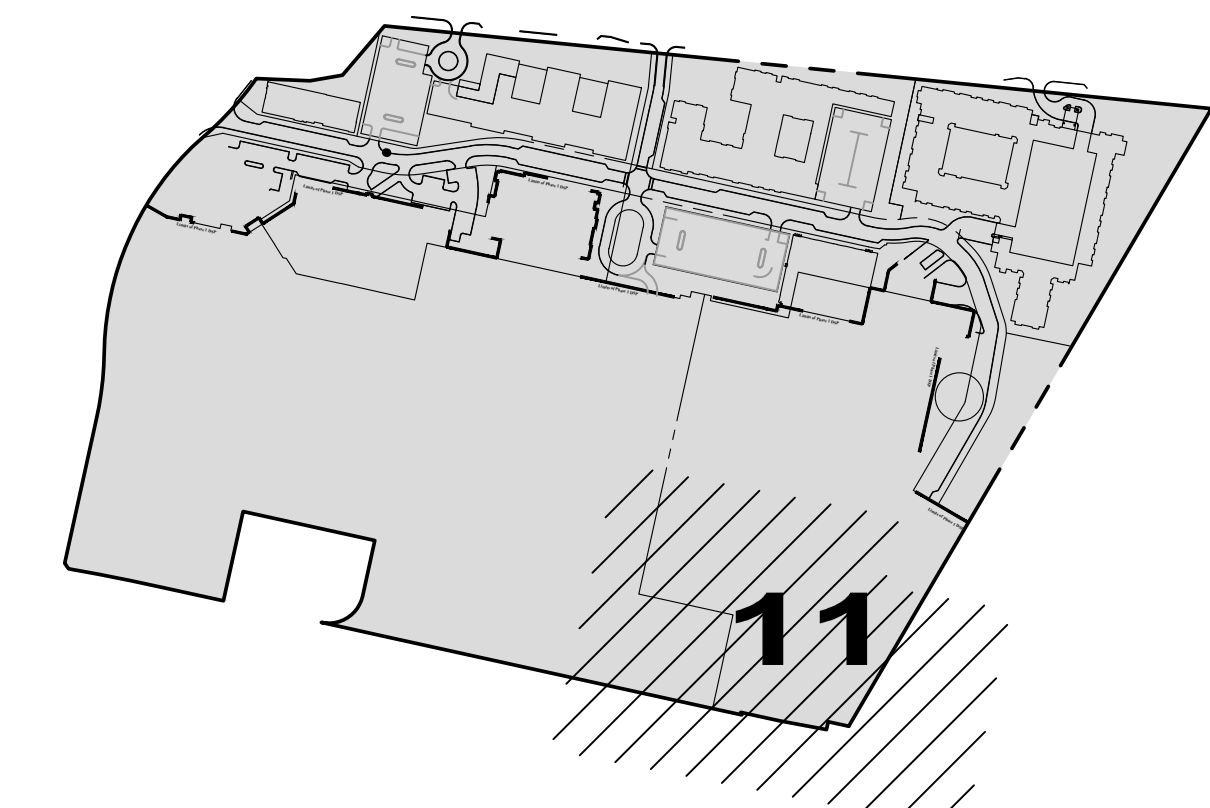


SCALE:	1" = 30'
JOB No.	1287A
DATE:	AUG 2020
SHEET No.	10 of 14

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 12

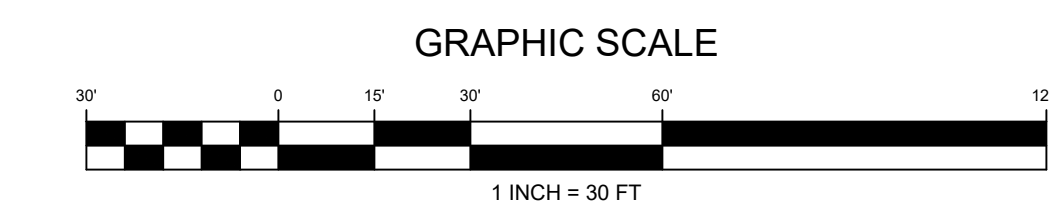
MATCHLINE SEE SHEET 10



DSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND
- SPECIMEN TREE TO BE REMOVED



GREENBELT ROAD (MD-193)
MASTER PLAN ARTERIAL ROAD A-16
120' PUBLIC ROW

PARCEL "CC"
BELTWAY PLAZA
PLAT BOOK PM 218
PLAT No. 96
140,000 SQ. FT.
OR 3.2140 AC.

JOE'S CRAB SHACK
FOOTPRINT AREA
2,966 SQFT

WENDY'S
FOOTPRINT AREA
2,719 SQFT

65 dBA
FROM
NOISE STUDY



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1-800-257-7777
48 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:
GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS CONSULTING

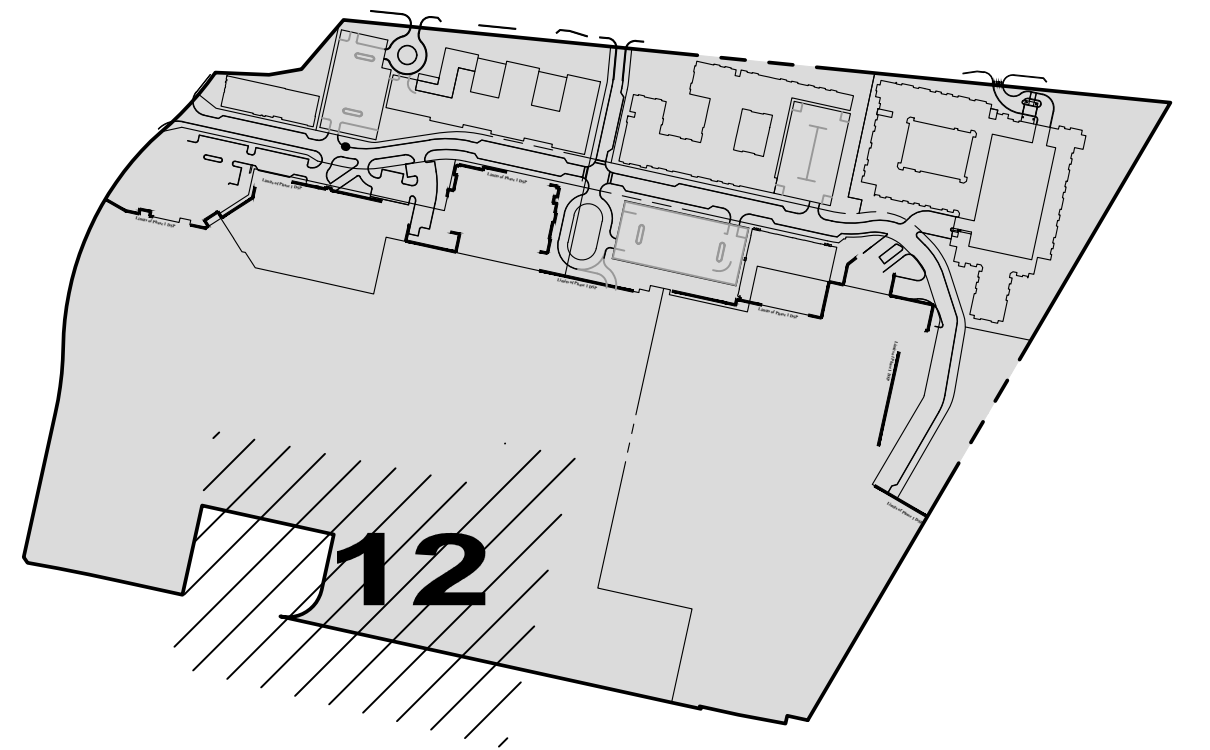
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	
DRAWN	
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN #20020
DETAILED SITE PLAN

PROFESSIONAL CERTIFICATION
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LICENSE NO. 40787
EXPIRATION DATE: 6/19/21

JOB No.	1287A
DATE:	AUG 2020
SHEET No.	11 of 14

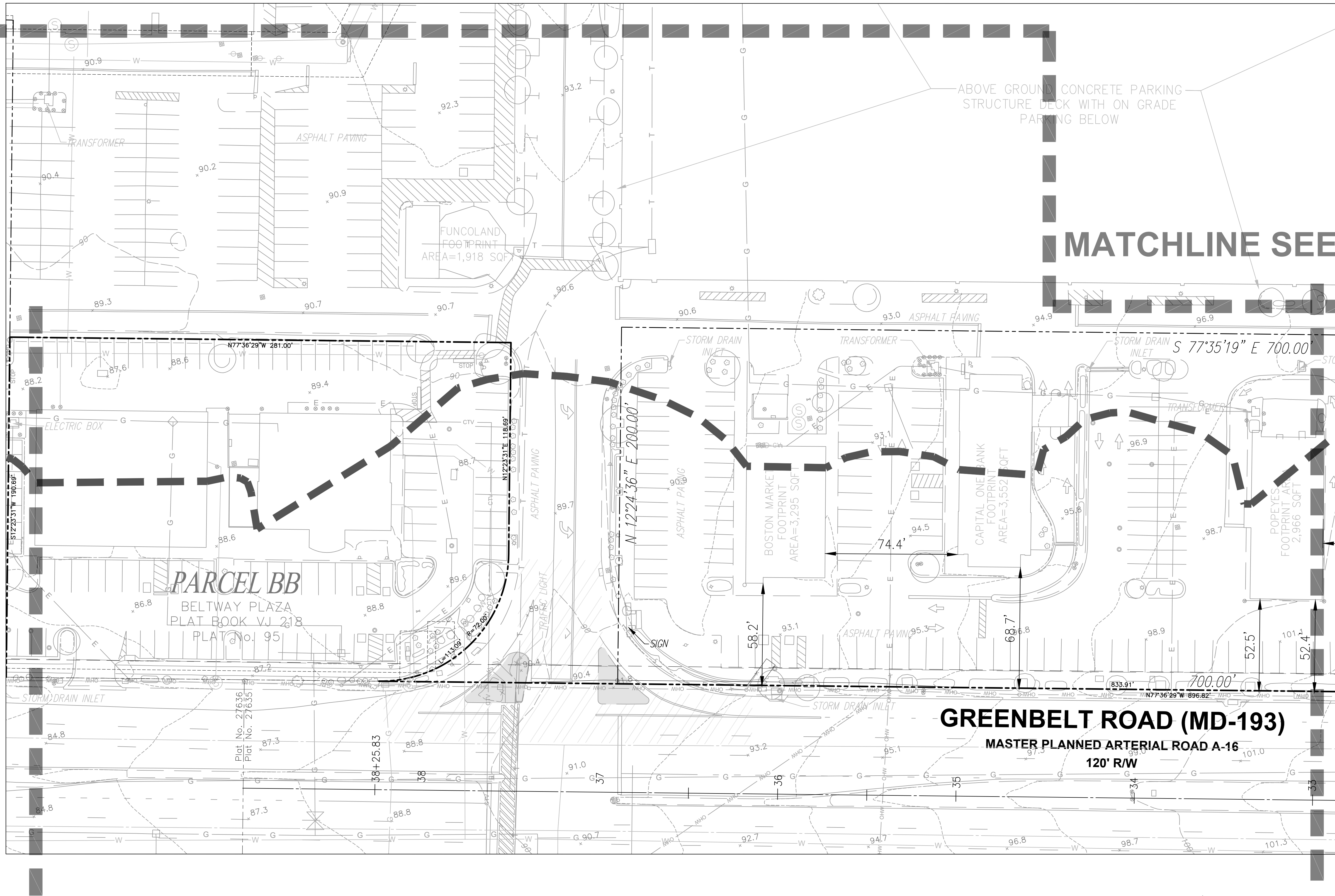


MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 11

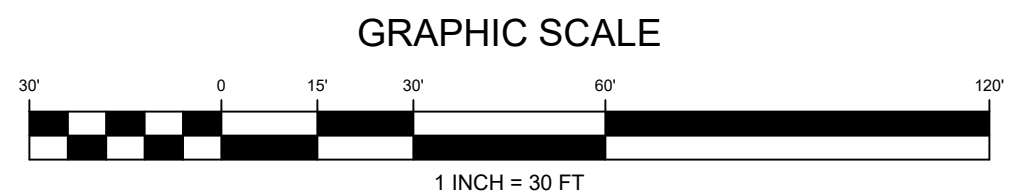


DSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
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- PR. BACK OF CURB
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- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND

SPECIMEN TREE TO BE REMOVED



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1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

DETAILED SITE PLAN #20020
DETAILED SITE PLAN

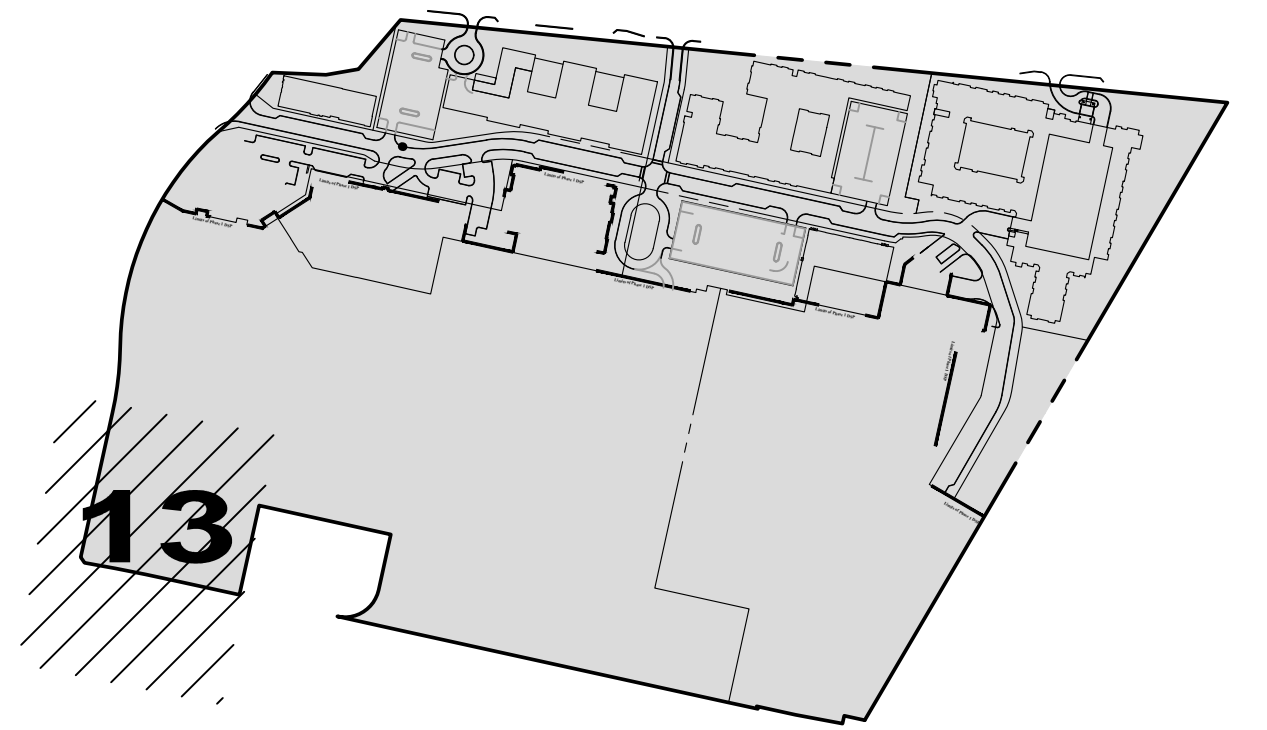
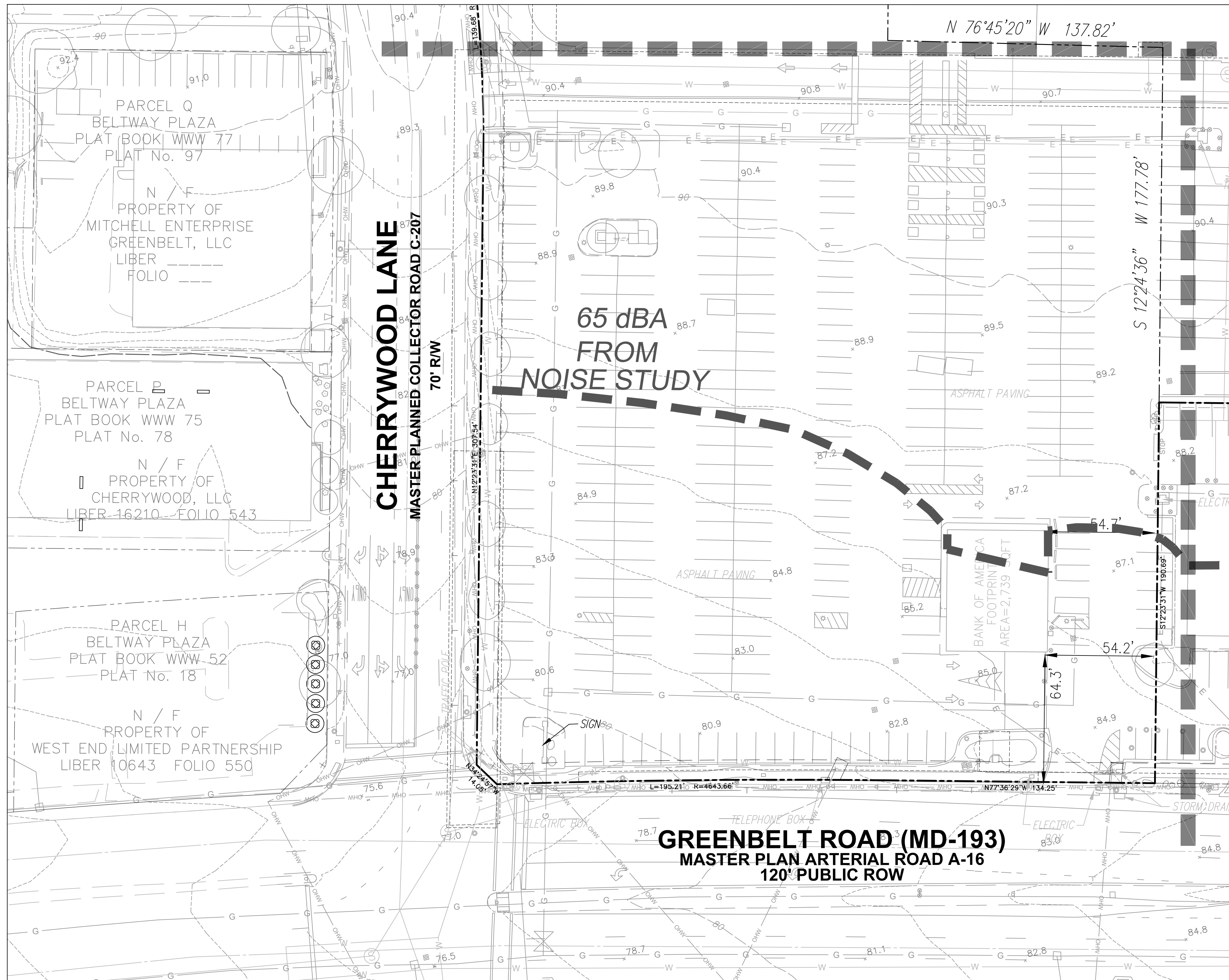
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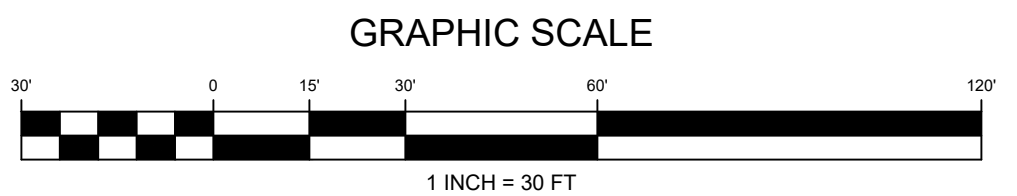
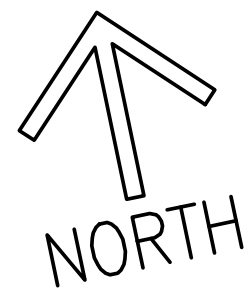
SCALE:
1" = 30'
JOB No. 1287A
DATE: AUG 2020
SHEET No. 12 of 14

MATCHLINE SEE SHEET 8



DSP KEY
1"=400'

- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
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 - EX. FLOODPLAIN BRL
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
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BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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BY	DATE
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REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

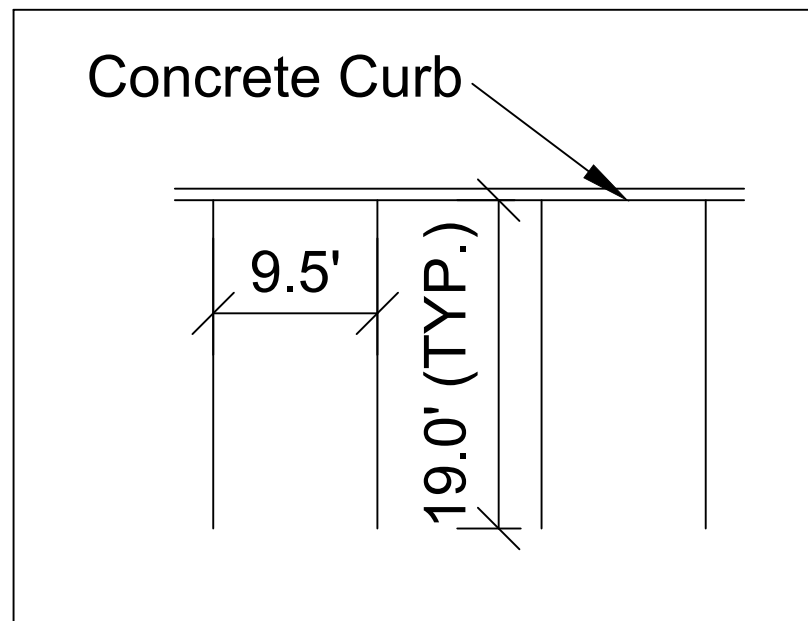
DETAILED SITE PLAN #20020
DETAILED SITE PLAN

PROFESSIONAL
CERTIFICATION

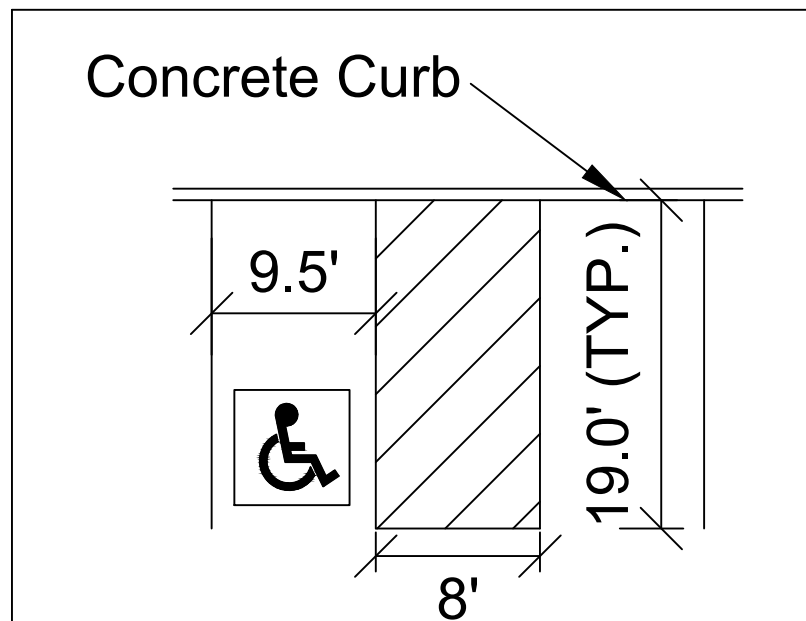
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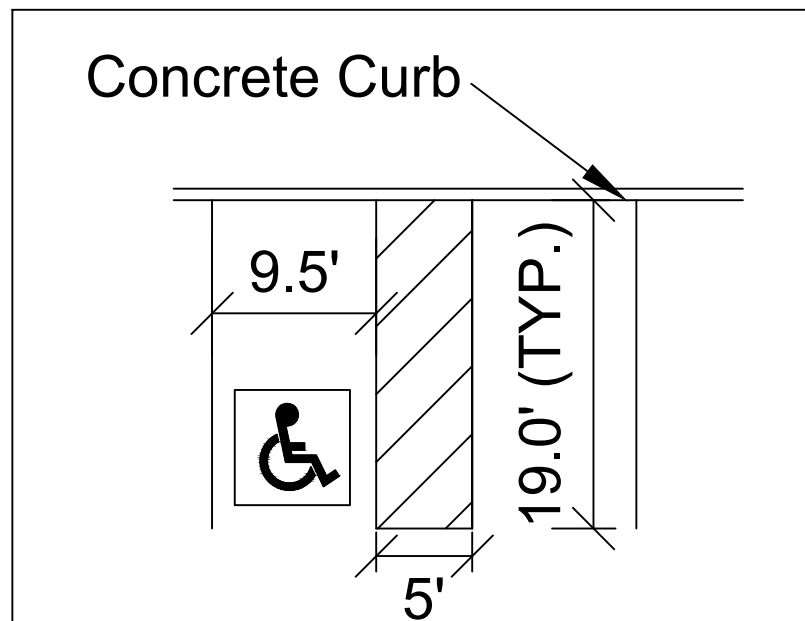
SCALE:
1" = 30'
JOB No.:
1287A
DATE:
AUG 2020
SHEET No.:
13 of 14



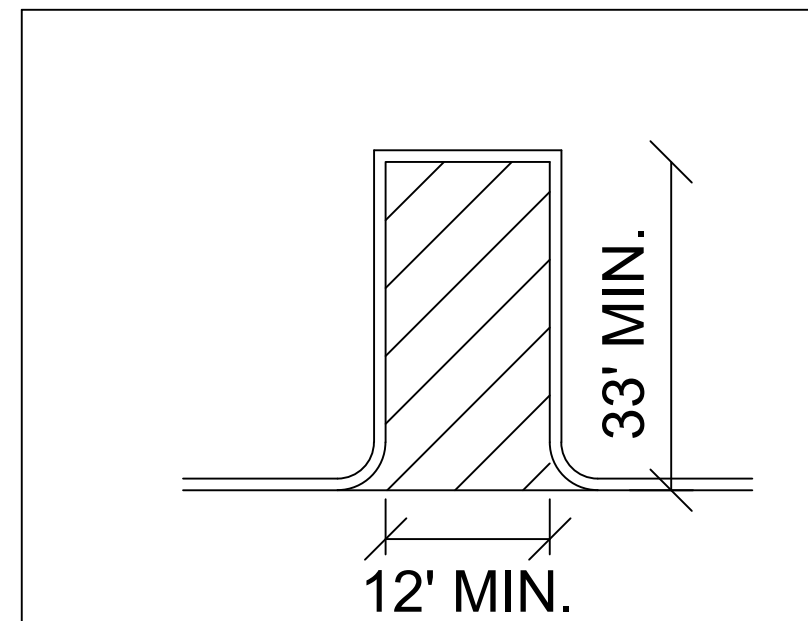
1 Standard Parking Space Detail
Typical Detail N.T.S.



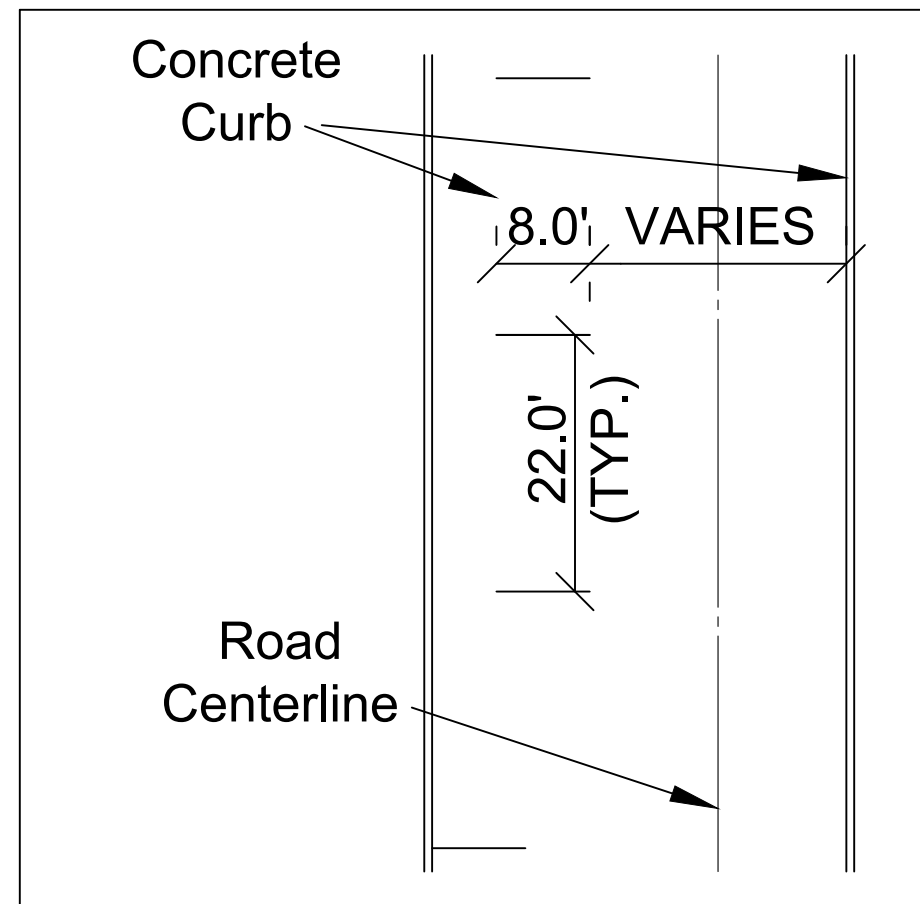
2 Handicapped Parking Space Type B Detail
Typical Detail N.T.S.



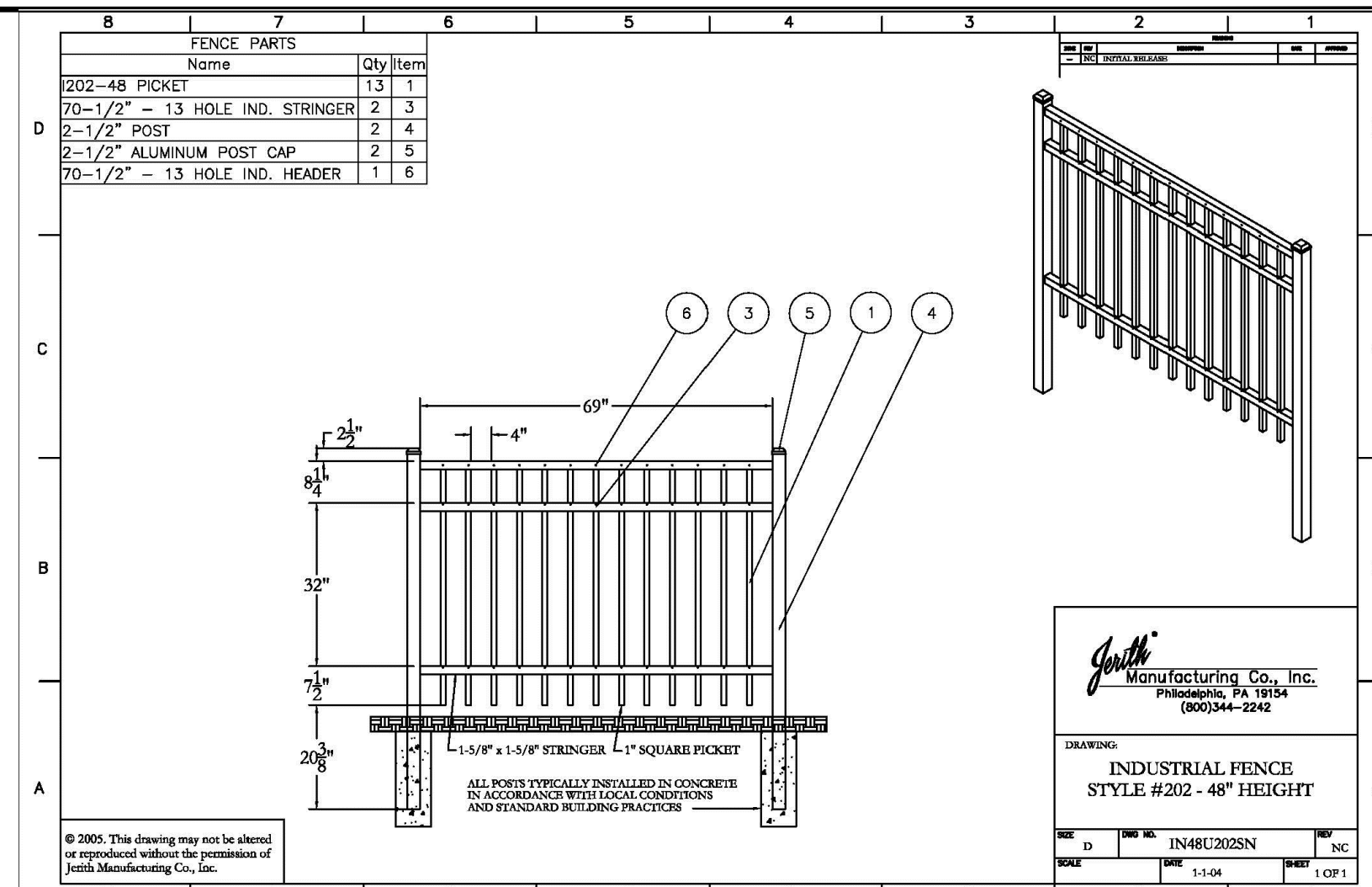
3 Handicapped Parking Space Type A Detail
Typical Detail N.T.S.



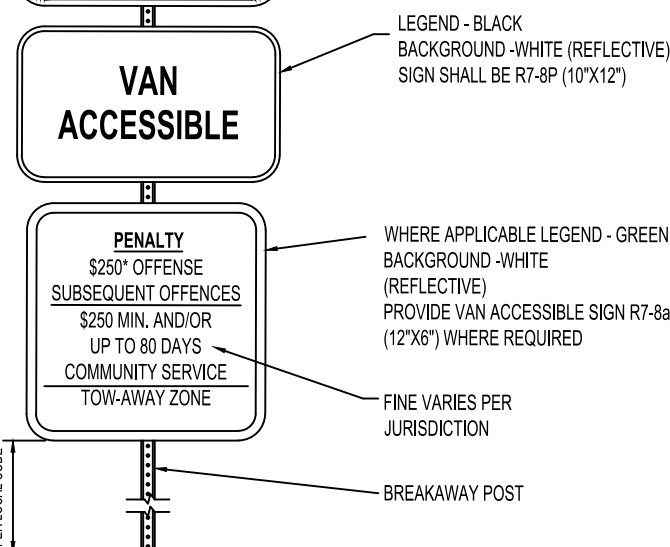
4 Loading Space Detail
Typical Detail N.T.S.



5 Parallel Parking Space Detail
Typical Detail N.T.S.



6 48" Safety Fence
Typical Detail N.T.S.

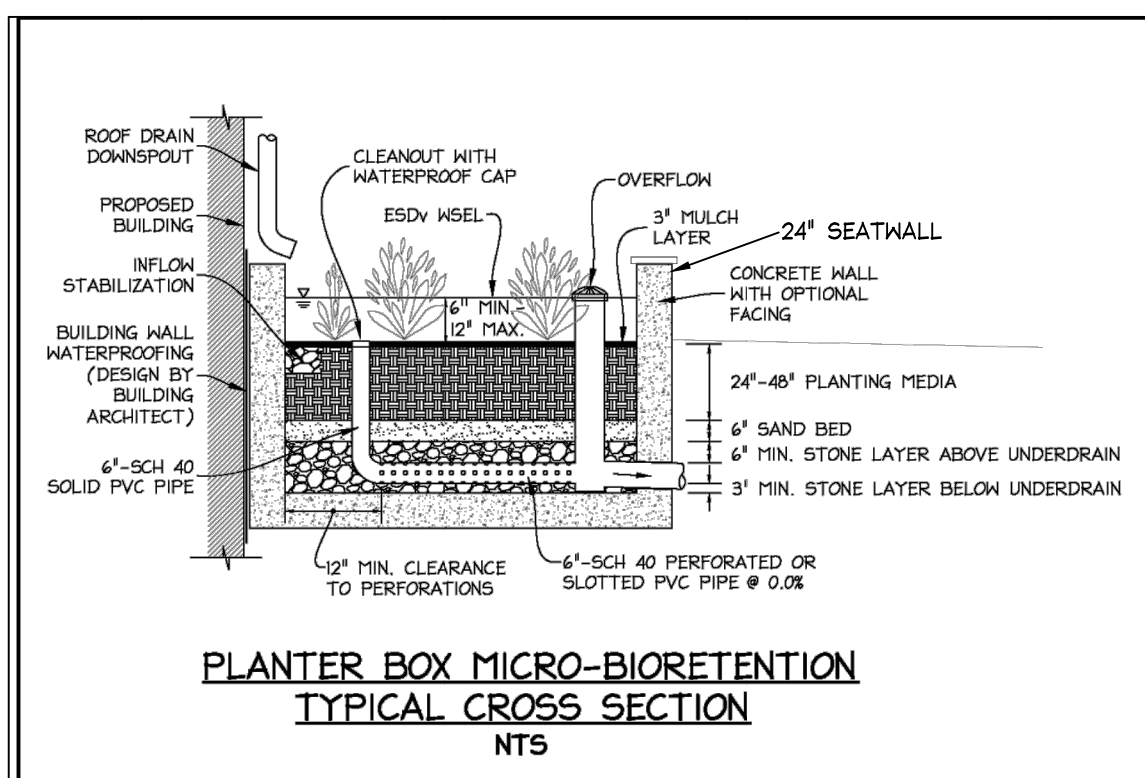


NOTE:
1. SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR AS APPROVED BY PRINCE GEORGE'S COUNTY DPHE.
2. SIGNS ATTACHED WITH ACORN NUT TYPE FASTENERS.
3. INSTALLED PER MANUFACTURERS SPECIFICATIONS.

7 Handicapped Parking Sign
Typical Detail N.T.S.



8 6'-0" Bench
Typical Detail N.T.S.



13 Micro-Bioretenion Planter Box
Typical Detail N.T.S.



9 Trash Receptacle
Typical Detail N.T.S.



10 Bicycle Rack
Typical Detail N.T.S.



DELUXE PUBLIC WORK STAND WITH WHEEL CHOCK AND BIKE PUMP

PRODUCT FEATURES

Tools securely attach by retractable braided stainless steel cables
Large surface area for custom branding/signage; optional Bike Fixation branding as shown is available by request
Designed to directly interface with all three Bike Fixation High Security manual pumps and Wheel Chock attachments
Long hose provides wide range of motion without touching the ground
Impact and UV resistant front plate won't show wear and tear from pedal strikes



11 Bicycle Fix Station
Typical Detail N.T.S.



12 Retaining Wall / Seat Wall
Typical Detail N.T.S.



16 Combination Water Fountain
Typical Detail N.T.S.



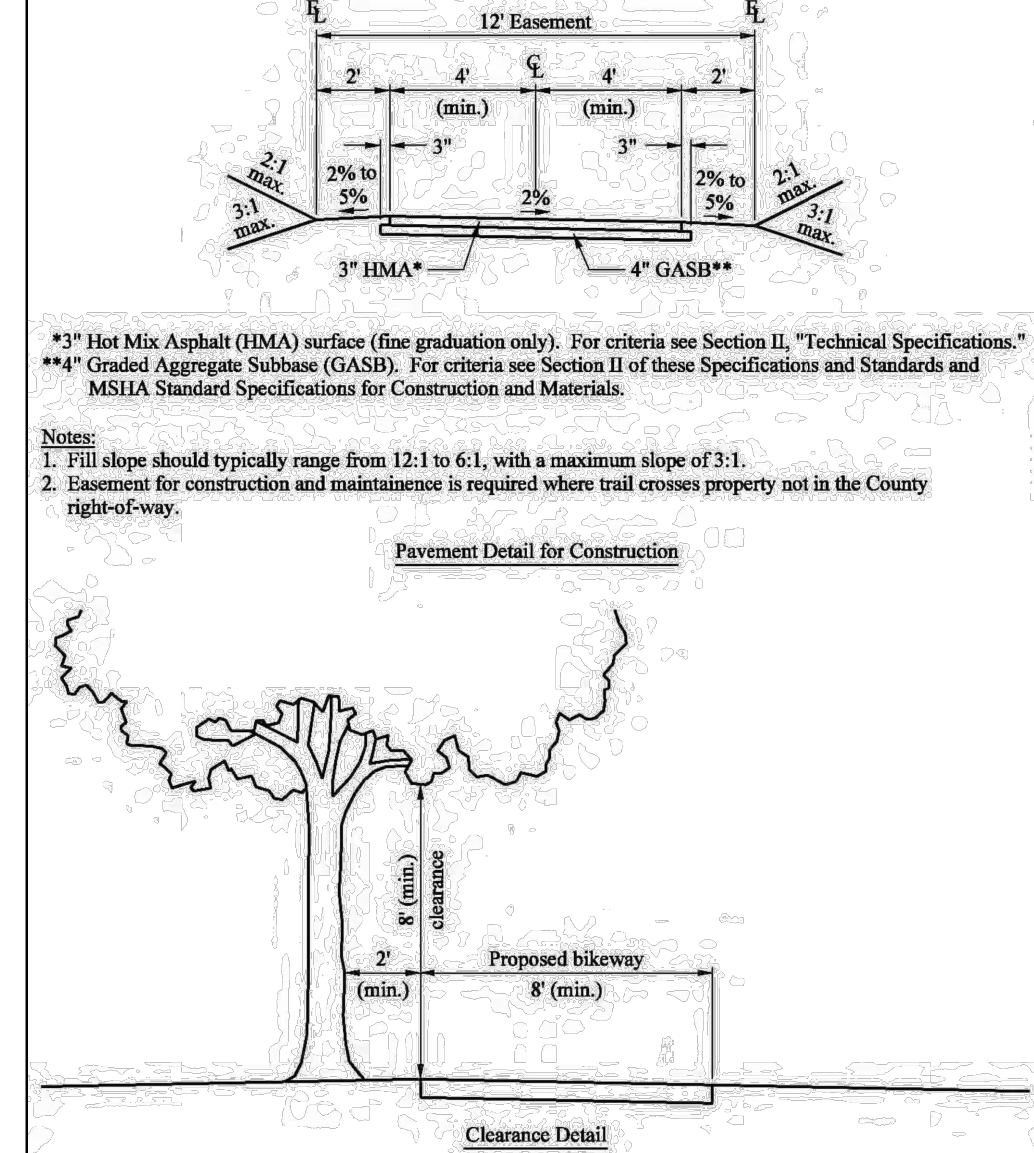
17 Wire Mesh Fence - 60"
Typical Detail N.T.S.



18 Curved Bench
Typical Detail N.T.S.



19 Seating Block
Typical Detail N.T.S.



20 Hiker/Biker Trail
Typical Detail N.T.S.

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:
GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN #20020 SITE DETAILS

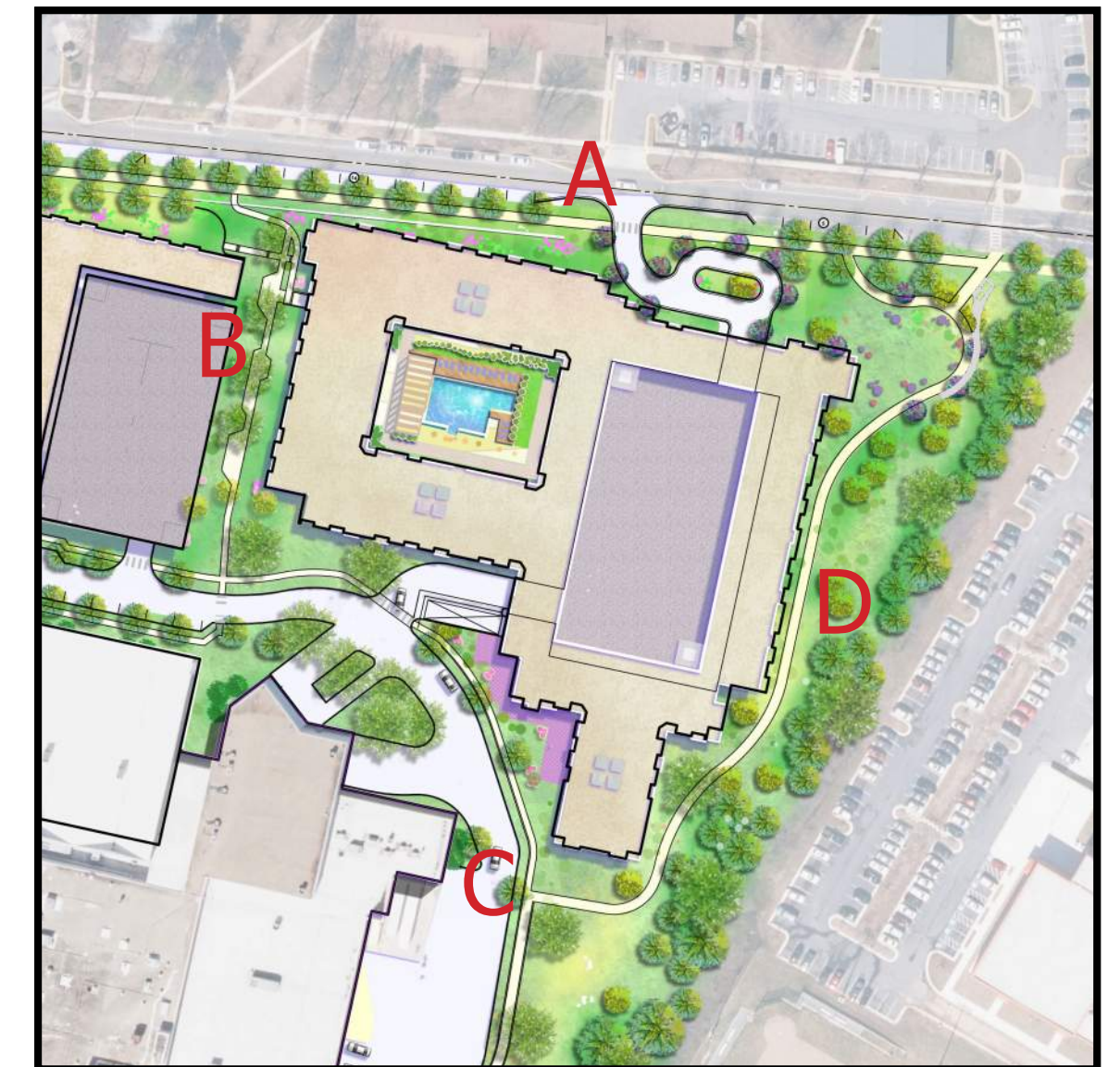
DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 40787
EXPIRATION DATE: 6/19/21



AS SHOWN
JOB No. 1287A
DATE: AUG 2020
SHEET No. 14 OF 14



Key Plan

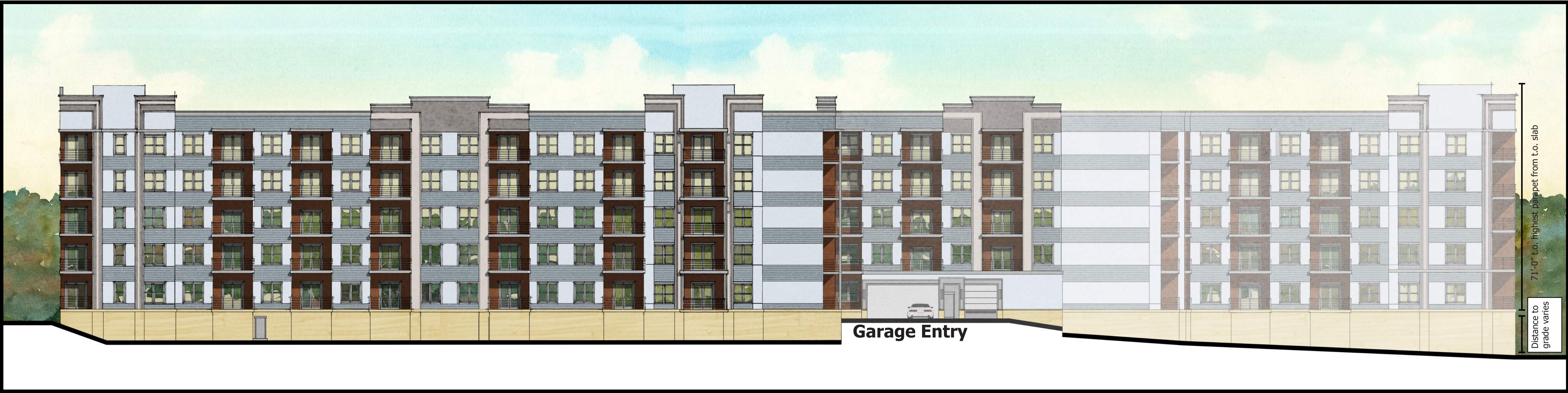


Enlarged Elevation

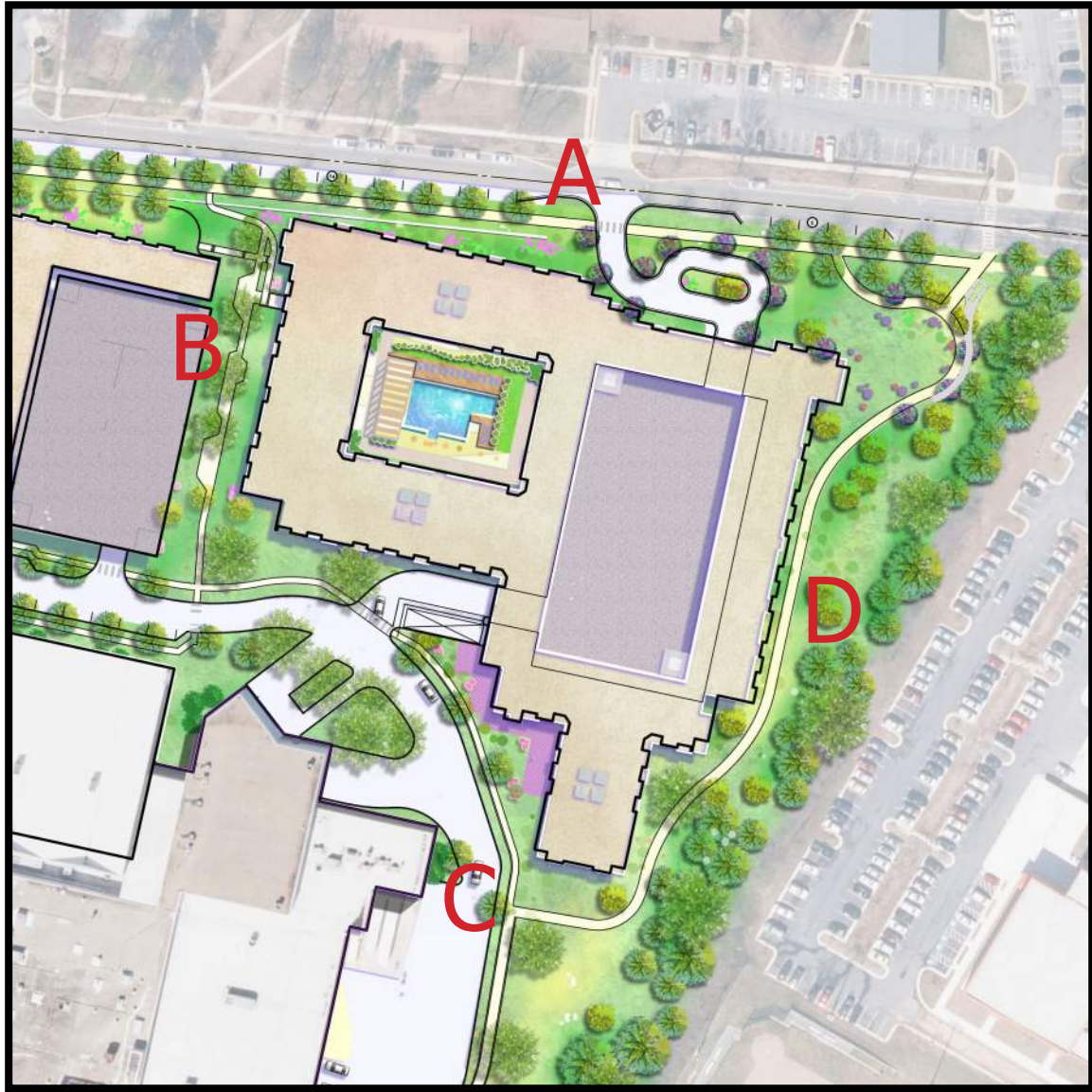
- Building Materials**
- A. Cementitious Panels Color T.B.D.
 - B. Cementitious Panels Color T.B.D.
 - C. Cementitious Panels Color T.B.D.
 - D. Cementitious Trim Color T.B.D.
 - E. Cementitious Trim Color T.B.D.
 - F. Cementitious Siding Color T.B.D.
 - G. Wood Look Siding at Balconies
 - H. Single Hung Windows Color T.B.D.
 - I. Large Unit Masonry Color T.B.D.
 - J. Aluminum Railing System Black
 - K. Aluminum Storefront Color T.B.D.



Breezewood Drive Elevation (A)



West Elevation (B)



Key Plan



South Elevation (C)

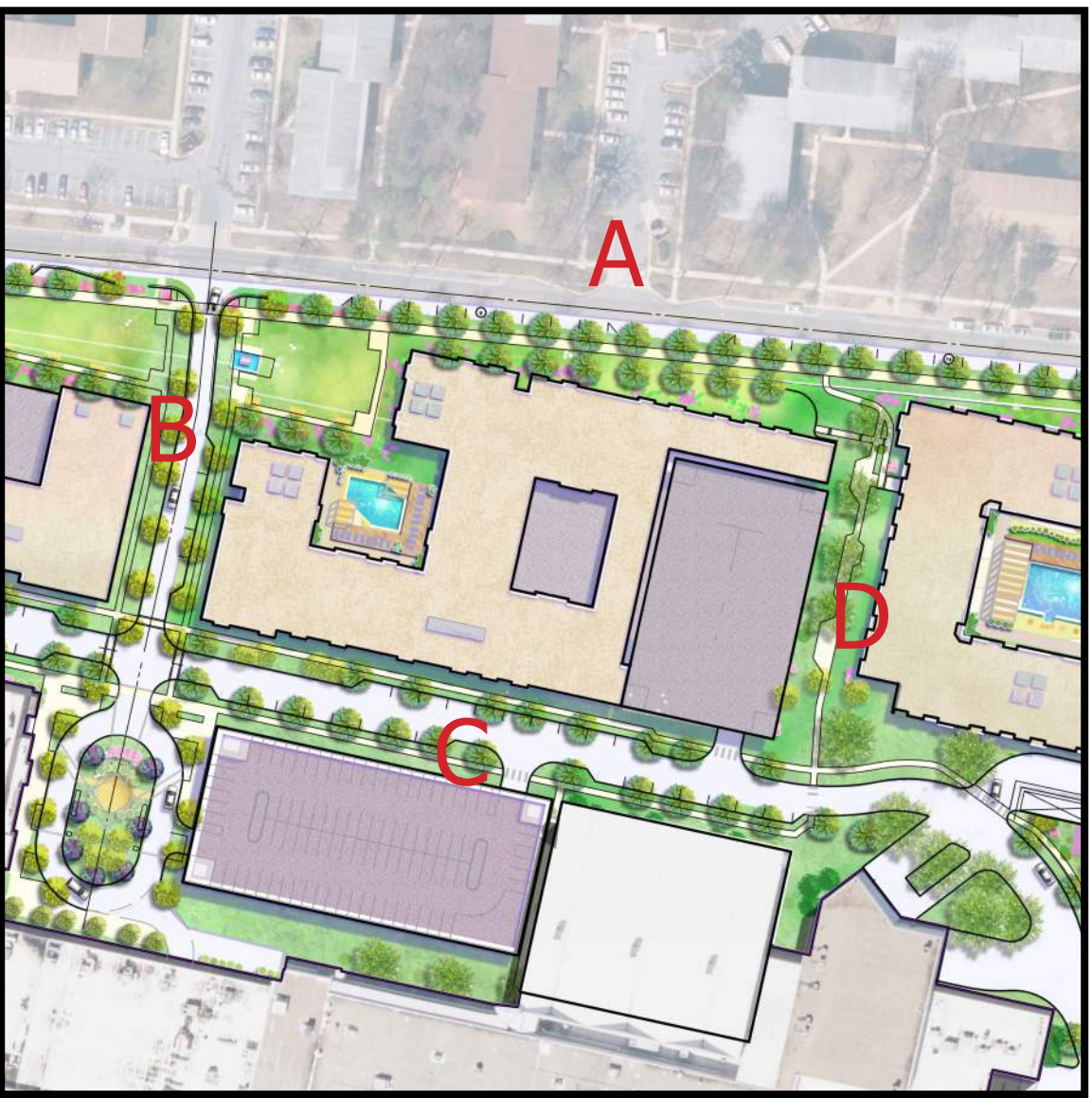


East Elevation (D)



Enlarged Elevation

- Building Materials
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 - B. Cementitious Panels Color T.B.D.
 - C. Cementitious Panels Color T.B.D.
 - D. Cementitious Trim Color T.B.D.
 - E. Cementitious Trim Color T.B.D.
 - F. Cementitious Siding Color T.B.D.
 - G. Wood Look Siding at Balconies
 - H. Single Hung Windows Color T.B.D.
 - I. Large Unit Masonry Color T.B.D.
 - J. Aluminum Railing System Black
 - K. Aluminum Storefront Color T.B.D.



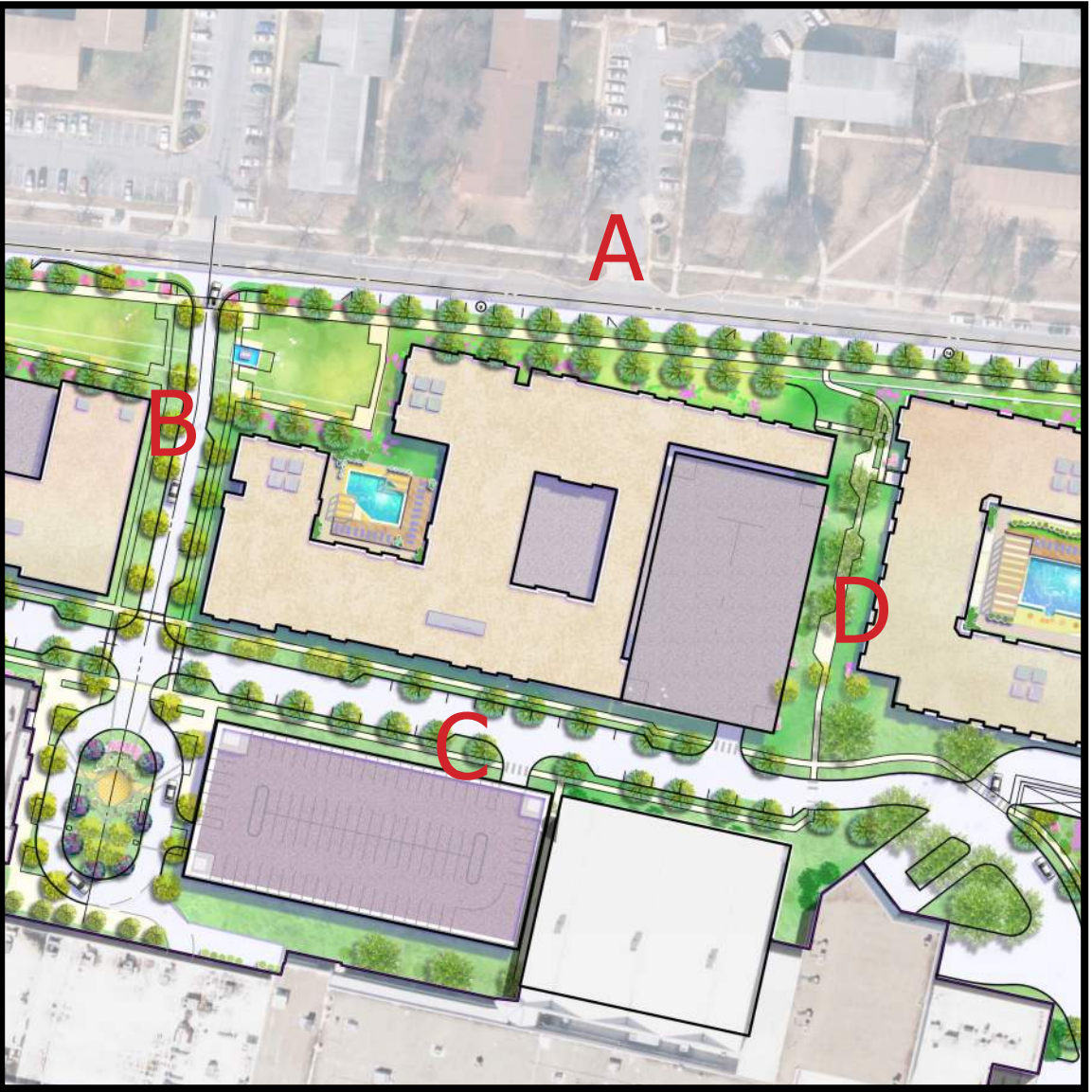
Key Plan



Breezewood Drive Elevation (A)



West Elevation (B)



Key Plan



South Elevation (C)

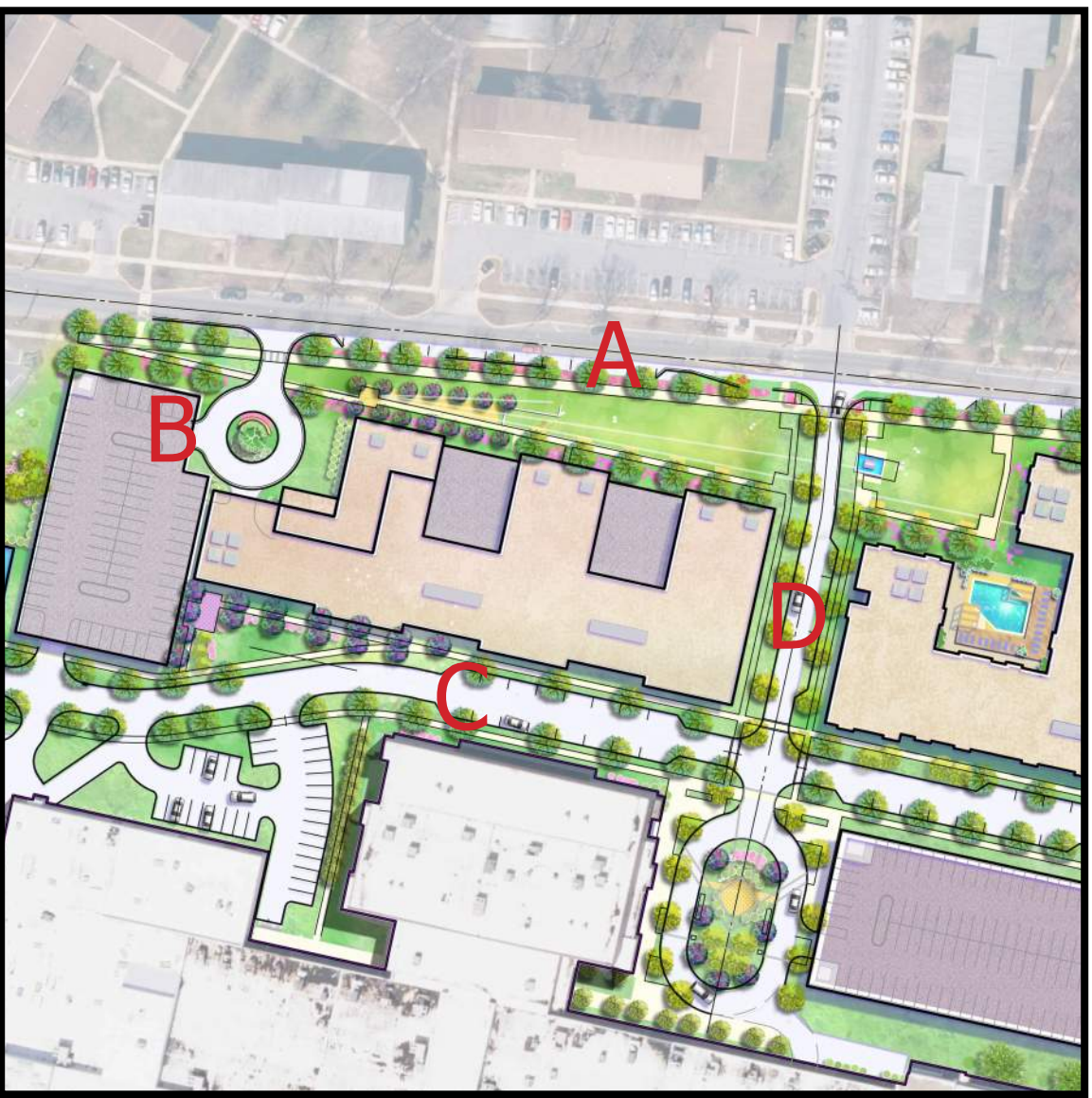


East Elevation (D)



Enlarged Elevation

- Building Materials
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 - B. Cementitious Panels Color T.B.D.
 - C. Cementitious Panels Color T.B.D.
 - D. Cementitious Trim Color T.B.D.
 - E. Cementitious Trim Color T.B.D.
 - F. Cementitious Siding Color T.B.D.
 - G. Wood Look Siding at Balconies
 - H. Single Hung Windows Color T.B.D.
 - I. Large Unit Masonry Color T.B.D.
 - J. Aluminum Railing System Black
 - K. Aluminum Storefront Color T.B.D.



Key Plan

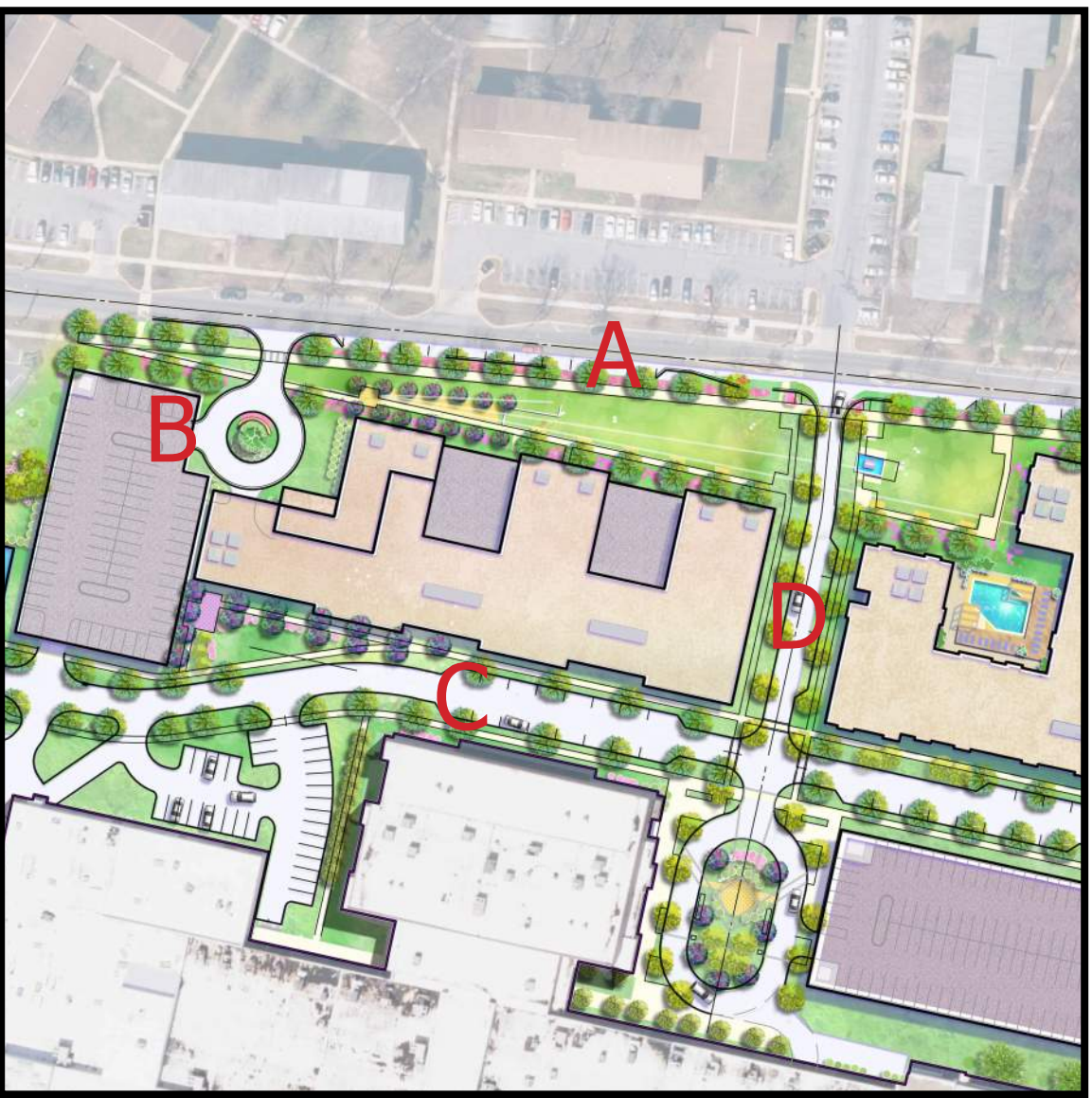


Breezewood Drive Elevation (A)

Clubhouse



West Elevation (B)



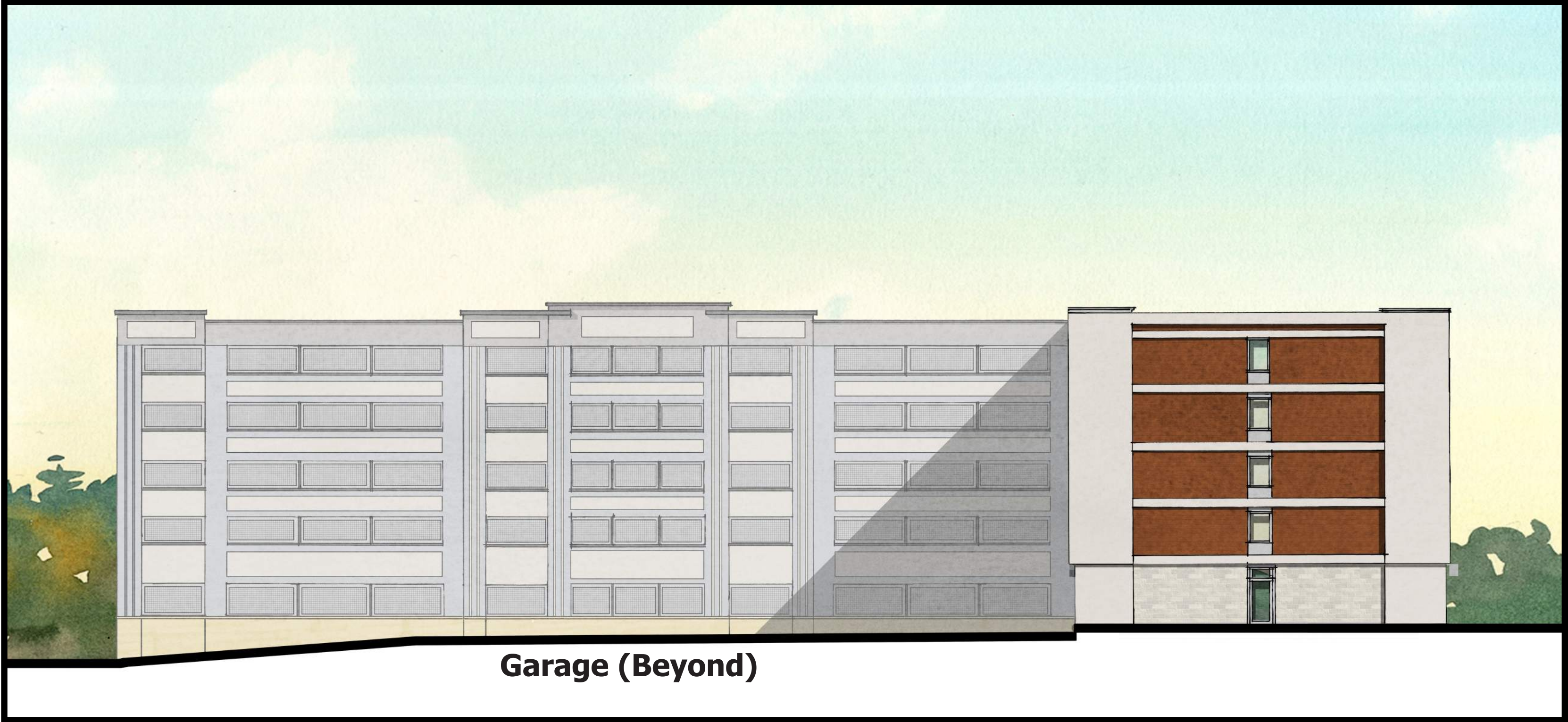
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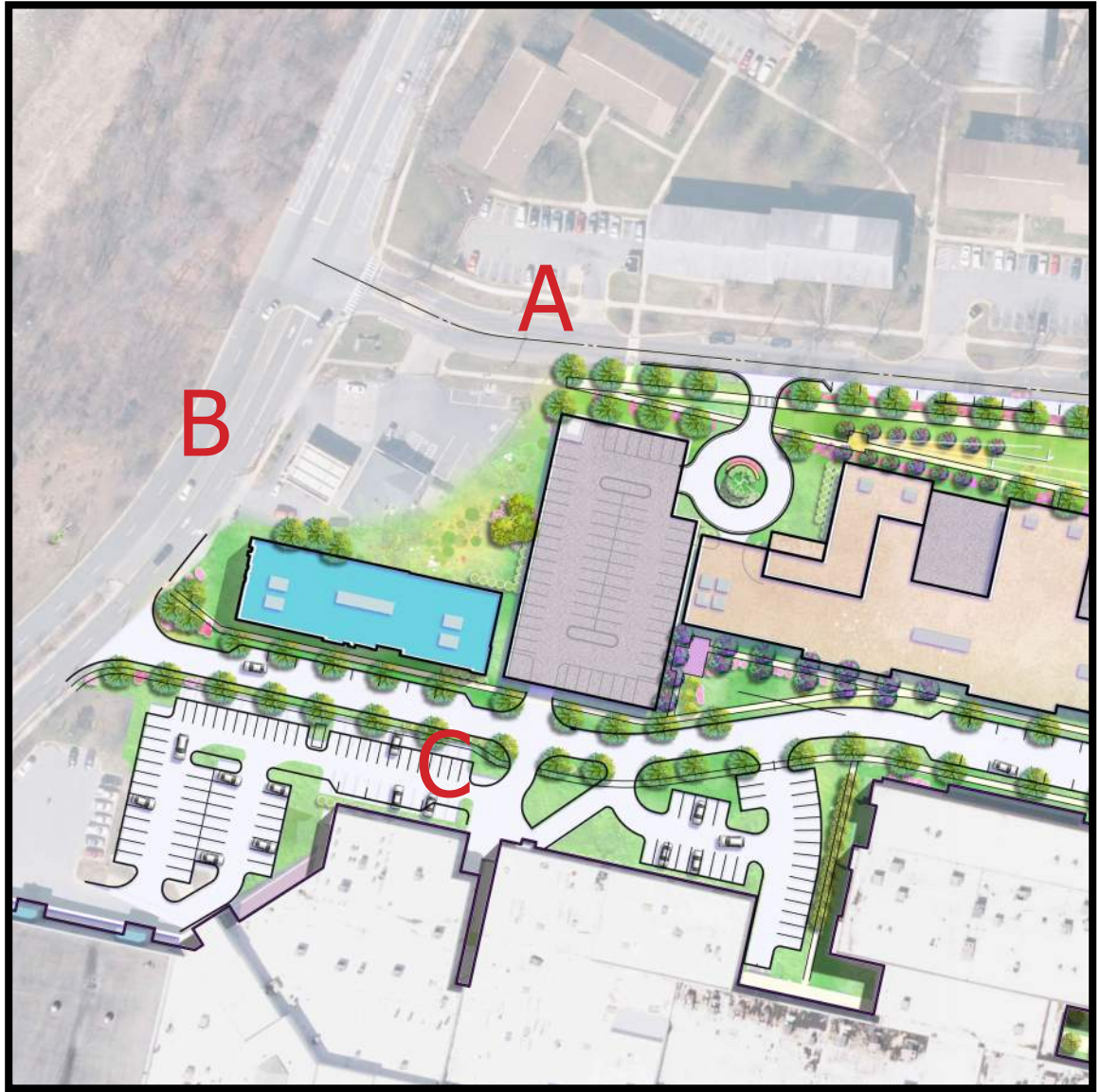
South Elevation (C)



East Elevation (D)



West Elevation (B)



Key Plan

- Building Materials
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 - B. Cementitious Panels Color T.B.D.
 - C. Wood Look Siding
 - D. Stone Veneer Color T.B.D.
 - E. Cementitious Trim Color T.B.D.
 - F. Aluminum Windows Color T.B.D.
 - G. Aluminum Storefront Color T.B.D.
 - H. Cementitious Trim Color T.B.D.



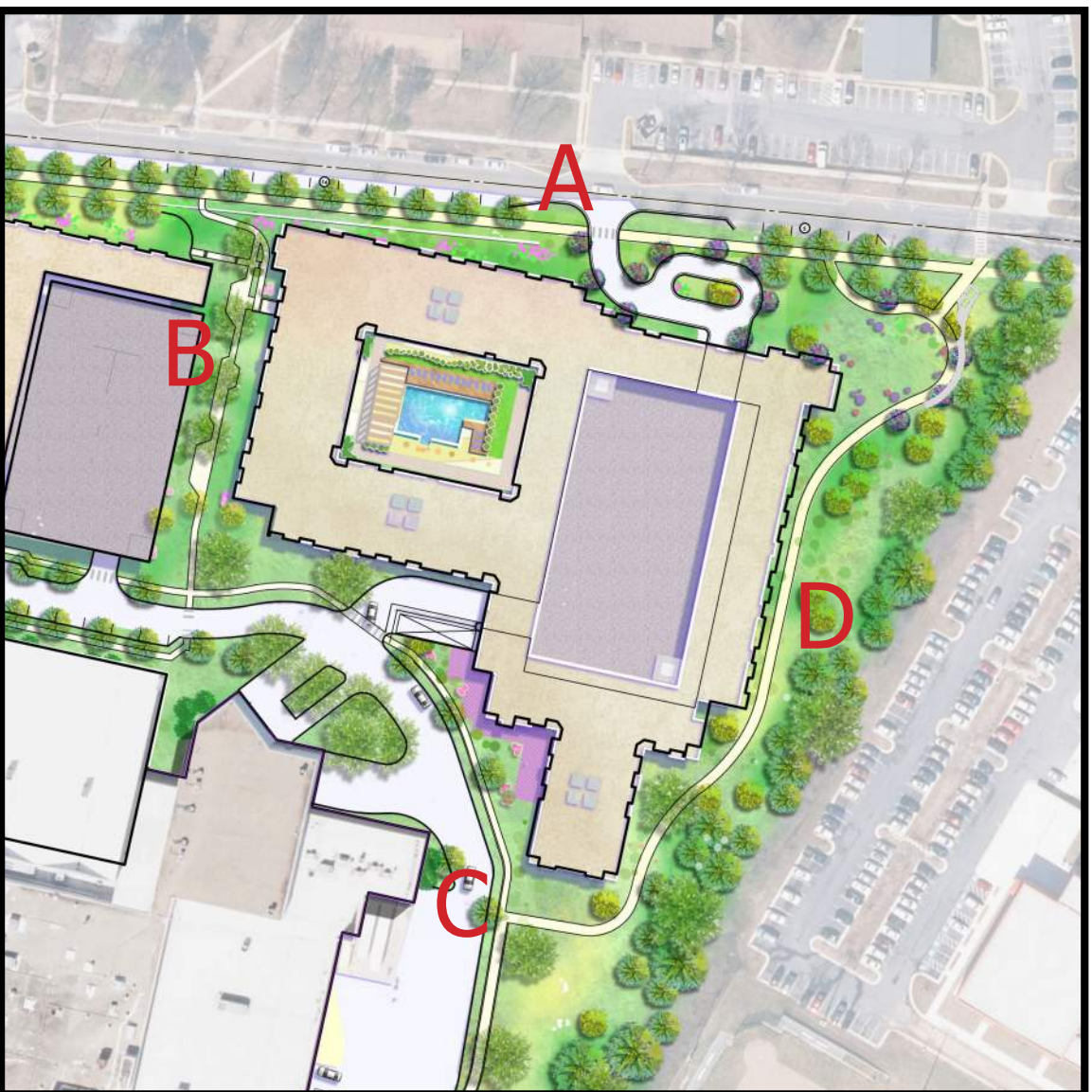
Elevation Materials



South Elevation (C)



Breezewood Drive Elevation (A)



Key Plan



Enlarged Elevation

- Building Materials
- A. Cementitious Panels Color T.B.D.
 - B. Cementitious Panels Color T.B.D.
 - C. Cementitious Panels Color T.B.D.
 - D. Cementitious Trim Color T.B.D.
 - E. Cementitious Trim Color T.B.D.
 - F. Cementitious Siding Color T.B.D.
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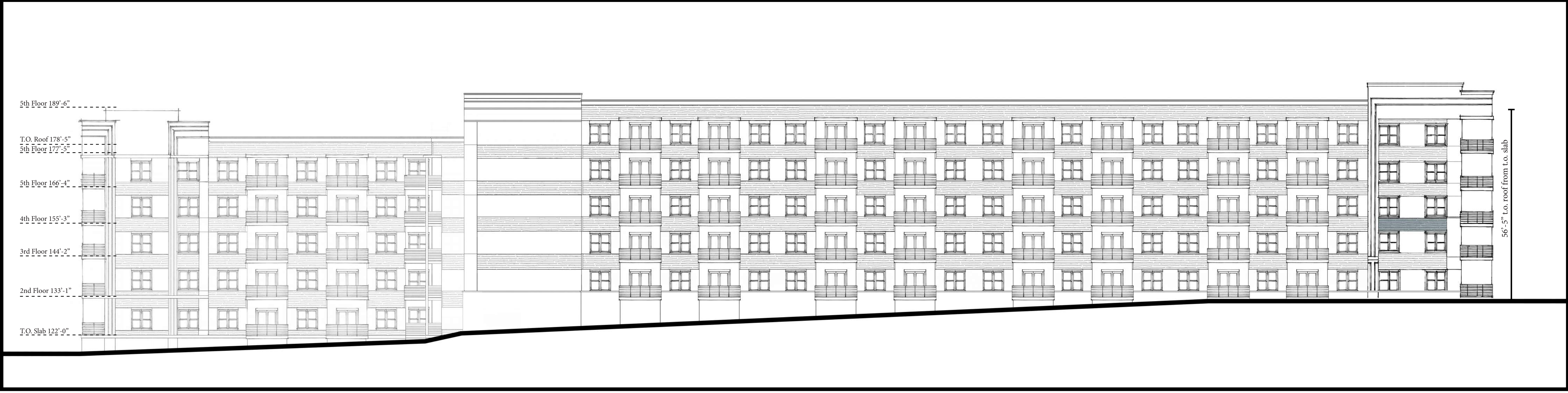
Breezewood Drive Elevation (A)



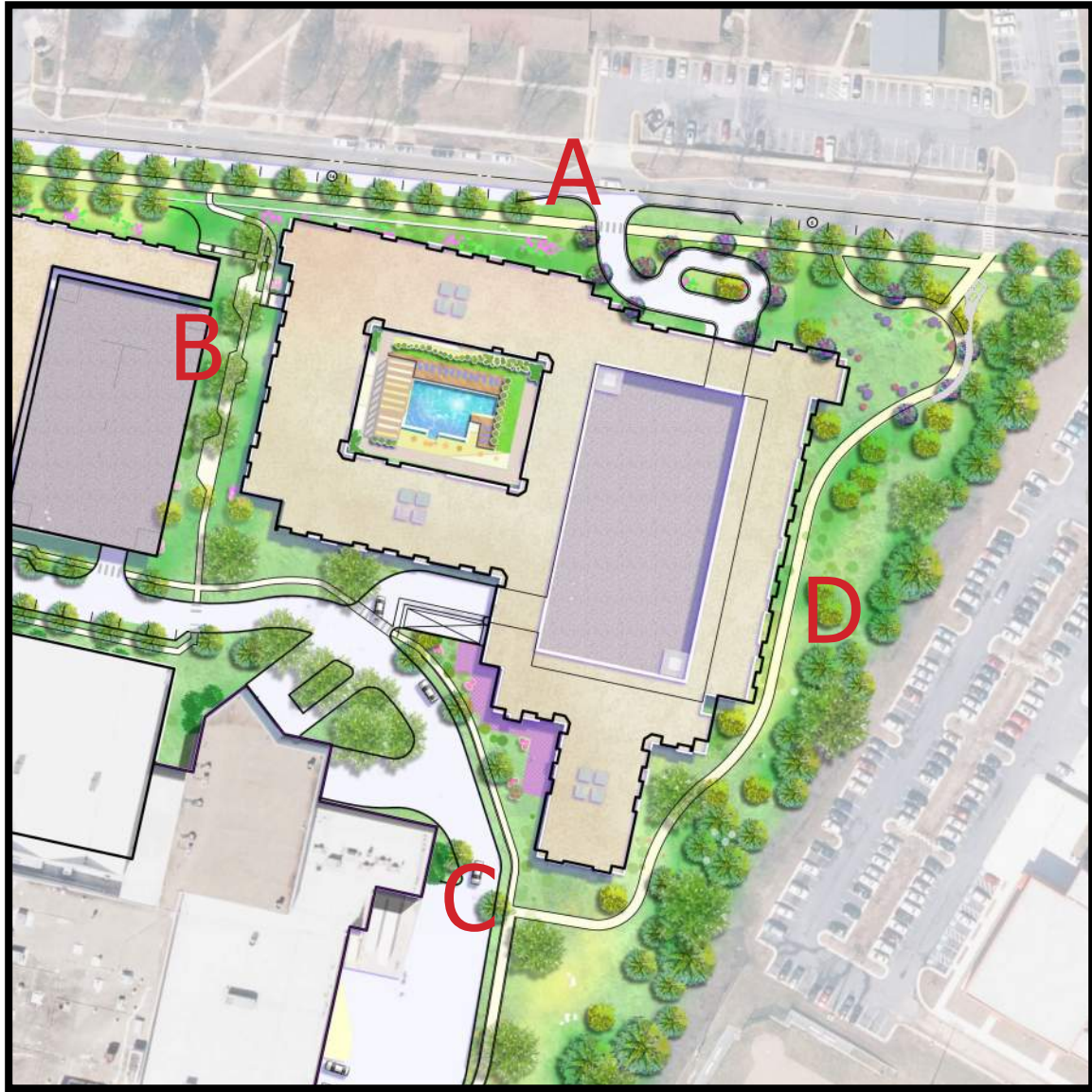
West Elevation (B)



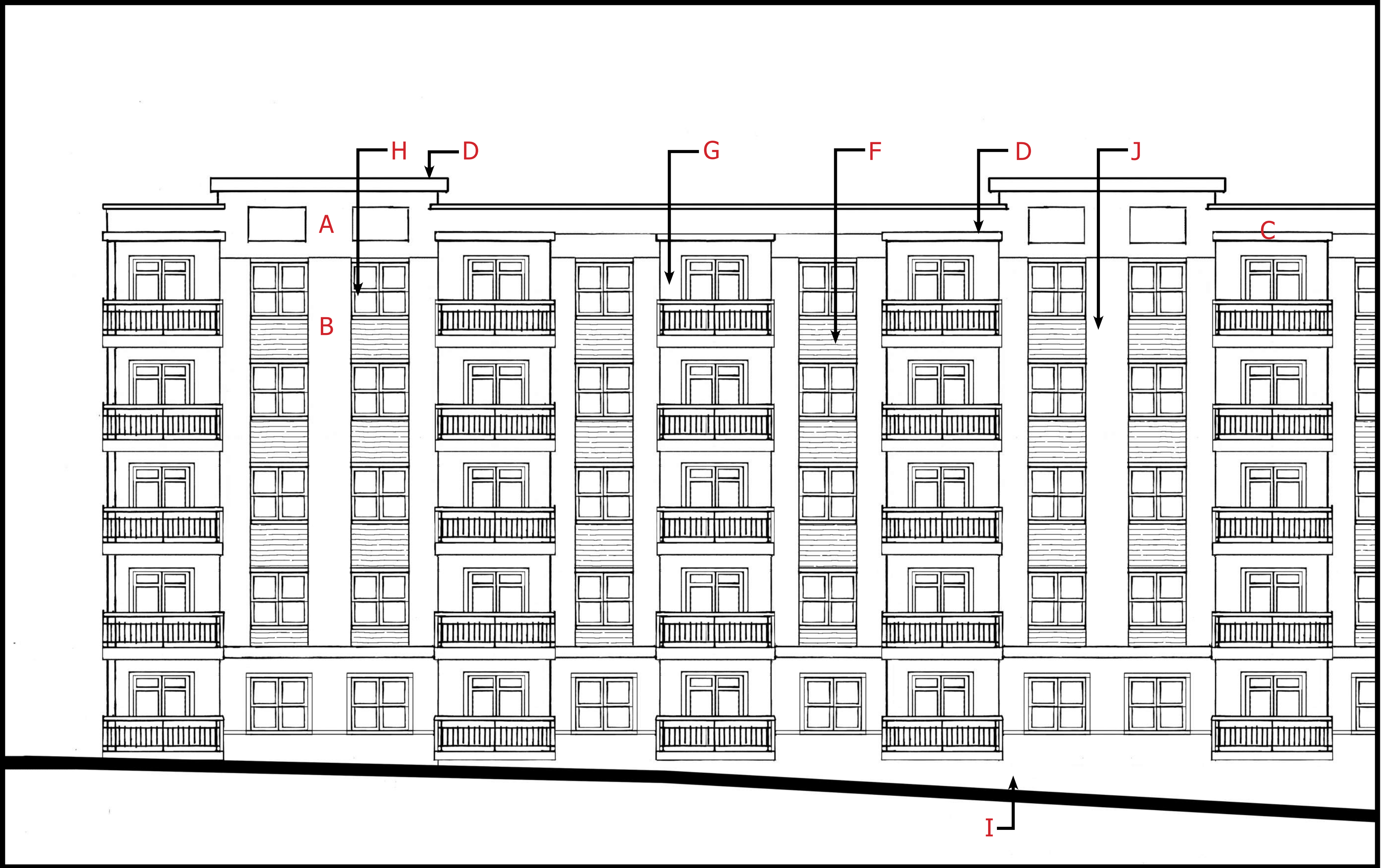
South Elevation (C)



East Elevation (D)

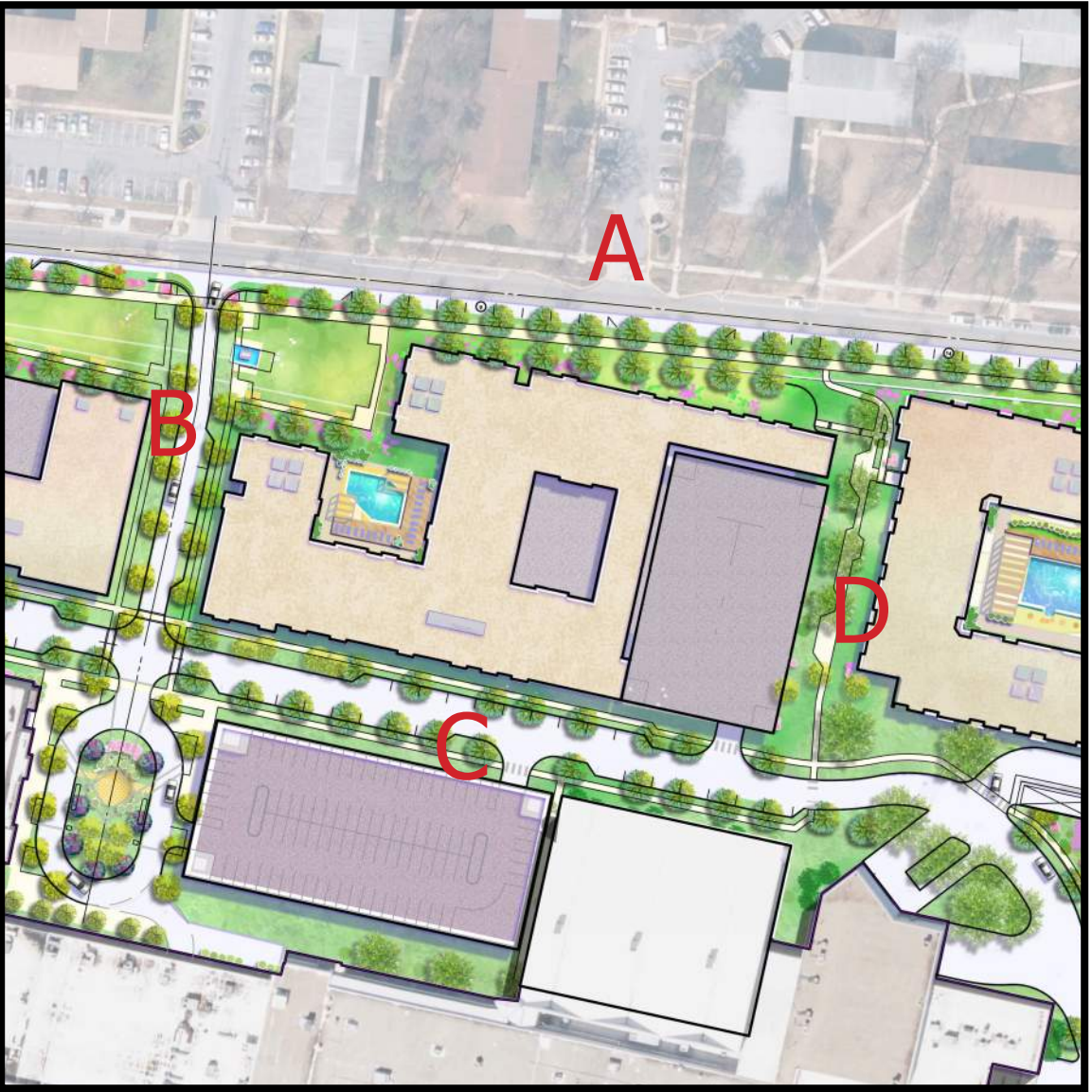


Key Plan



Enlarged Elevation

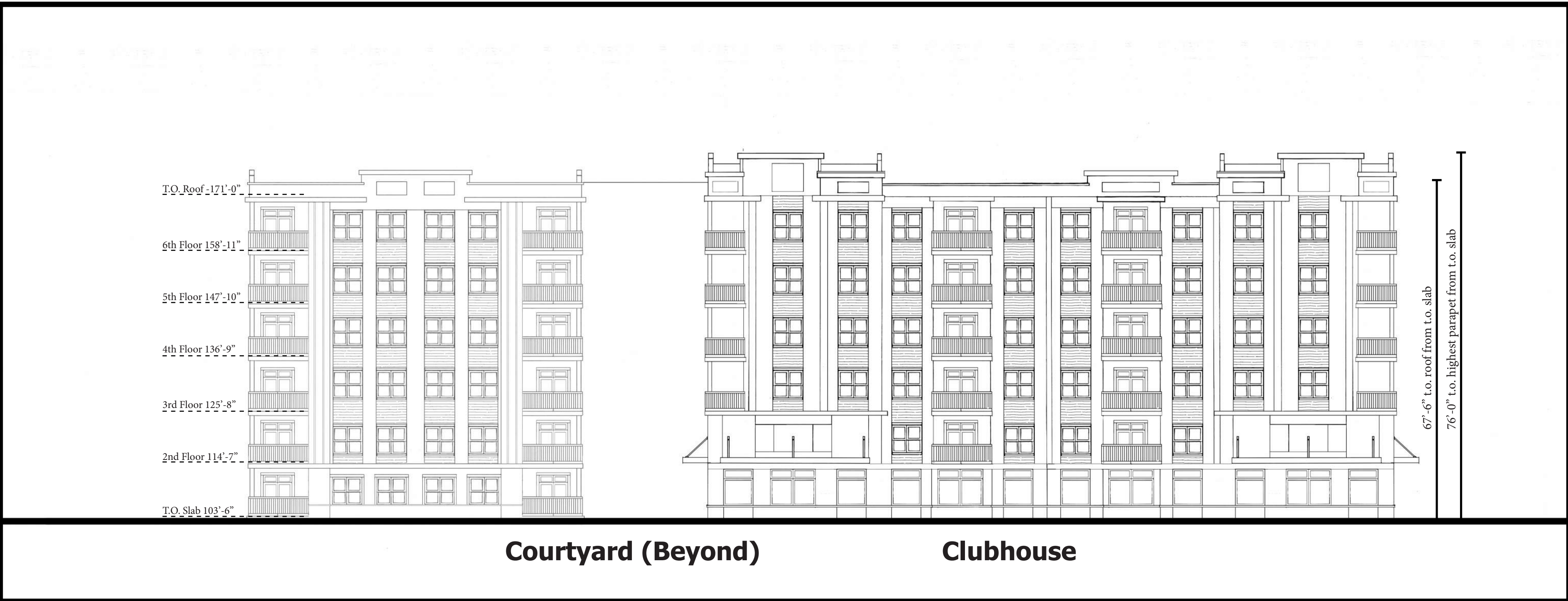
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 - B. Cementitious Panels Color T.B.D.
 - C. Cementitious Panels Color T.B.D.
 - D. Cementitious Trim Color T.B.D.
 - E. Cementitious Trim Color T.B.D.
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 - J. Aluminum Railing System Black
 - K. Aluminum Storefront Color T.B.D.



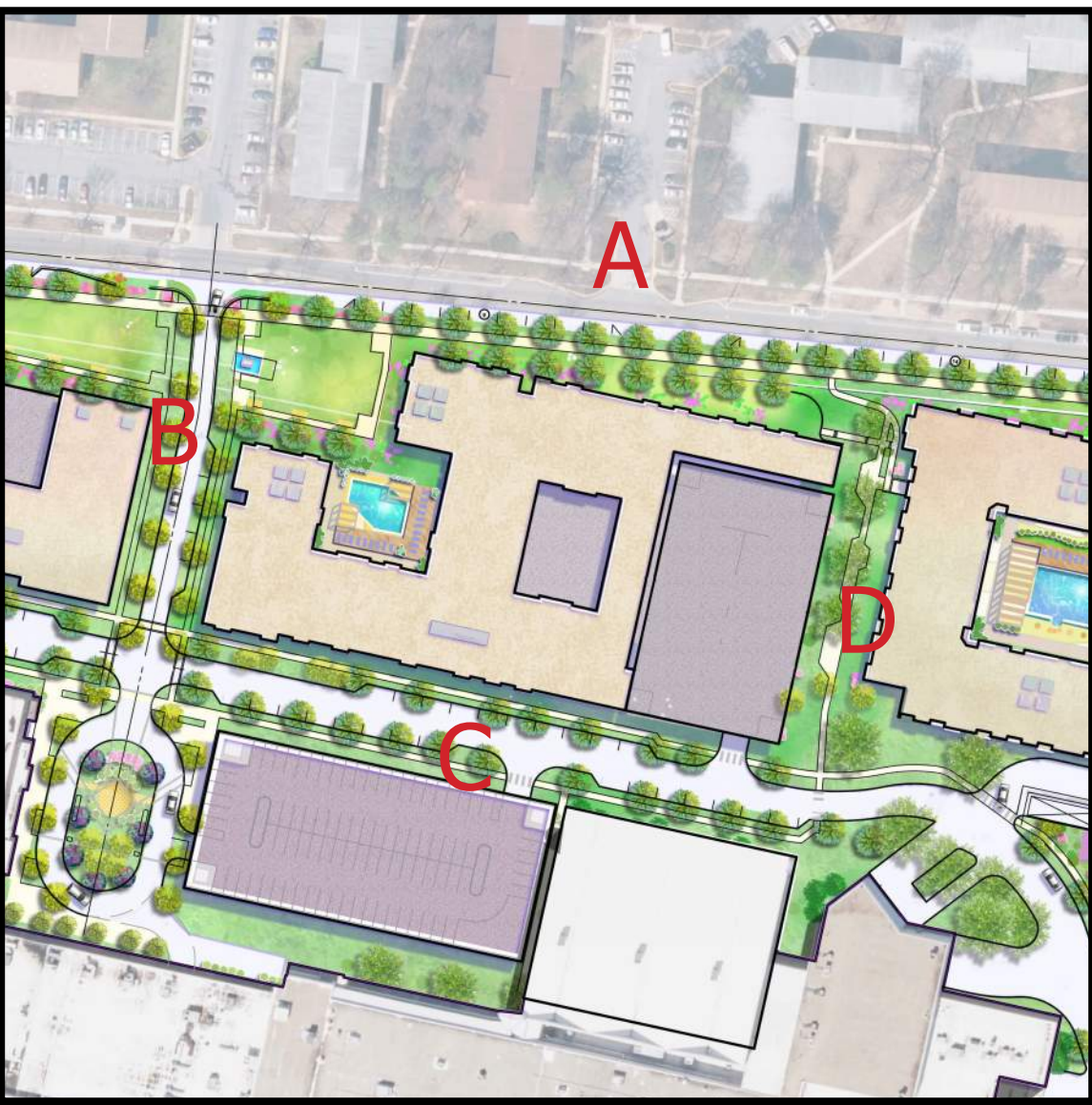
Key Plan



Breezewood Drive Elevation (A)



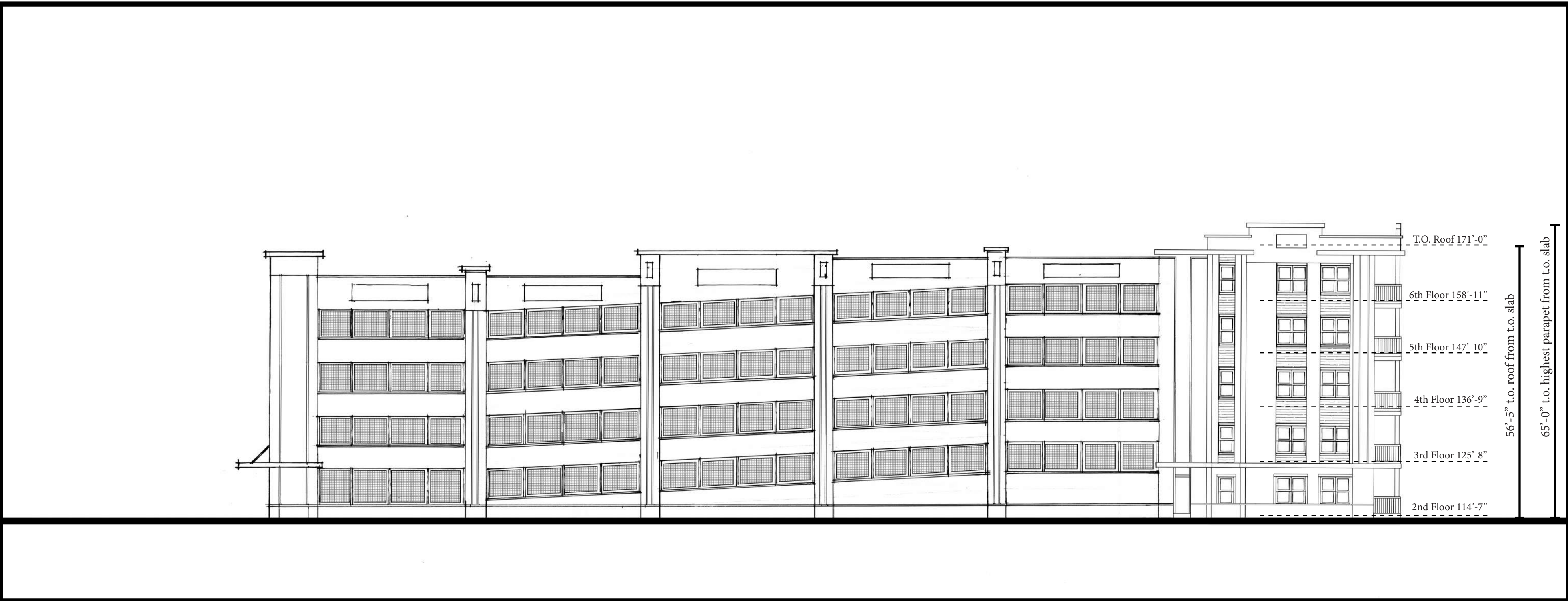
West Elevation (B)



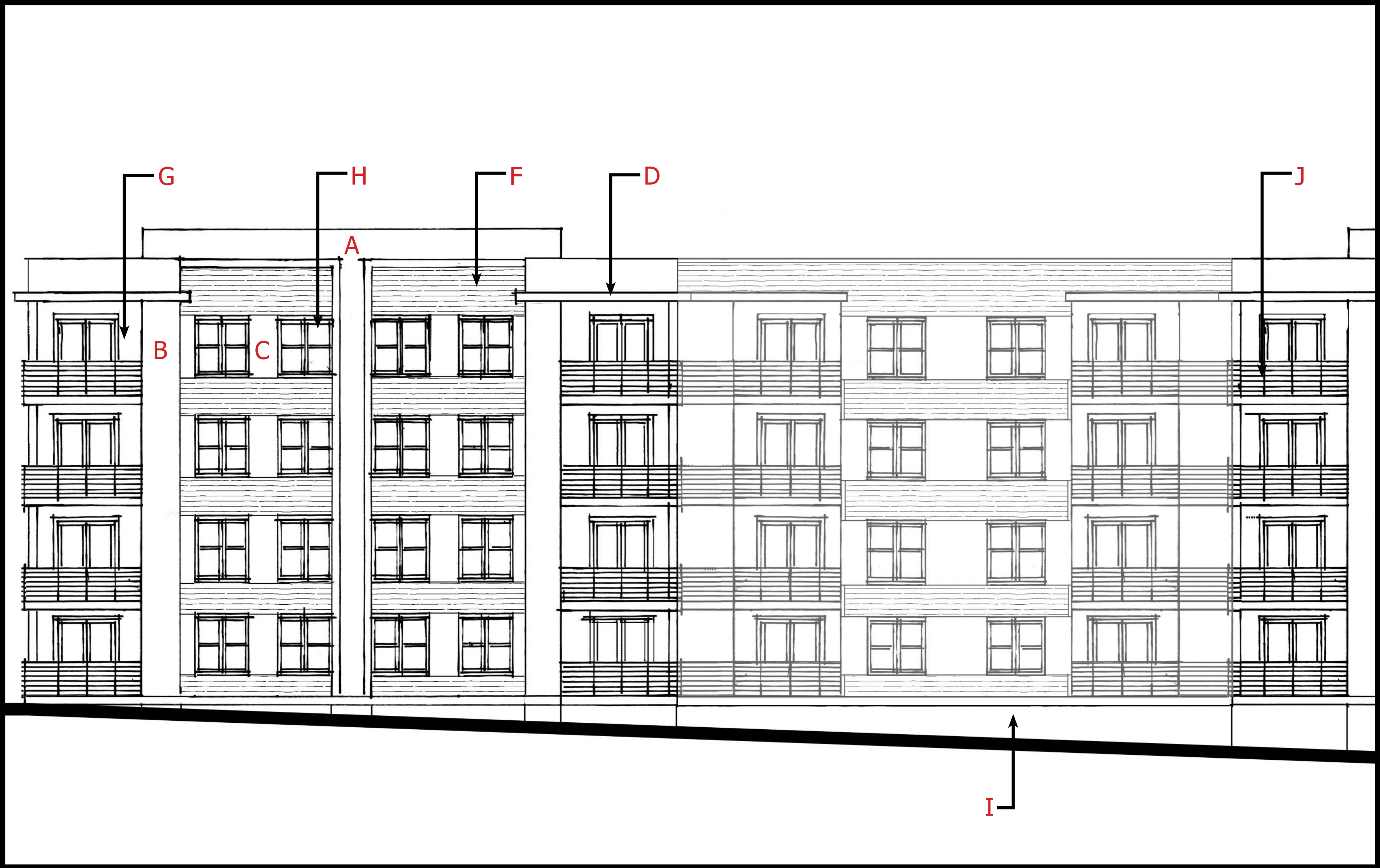
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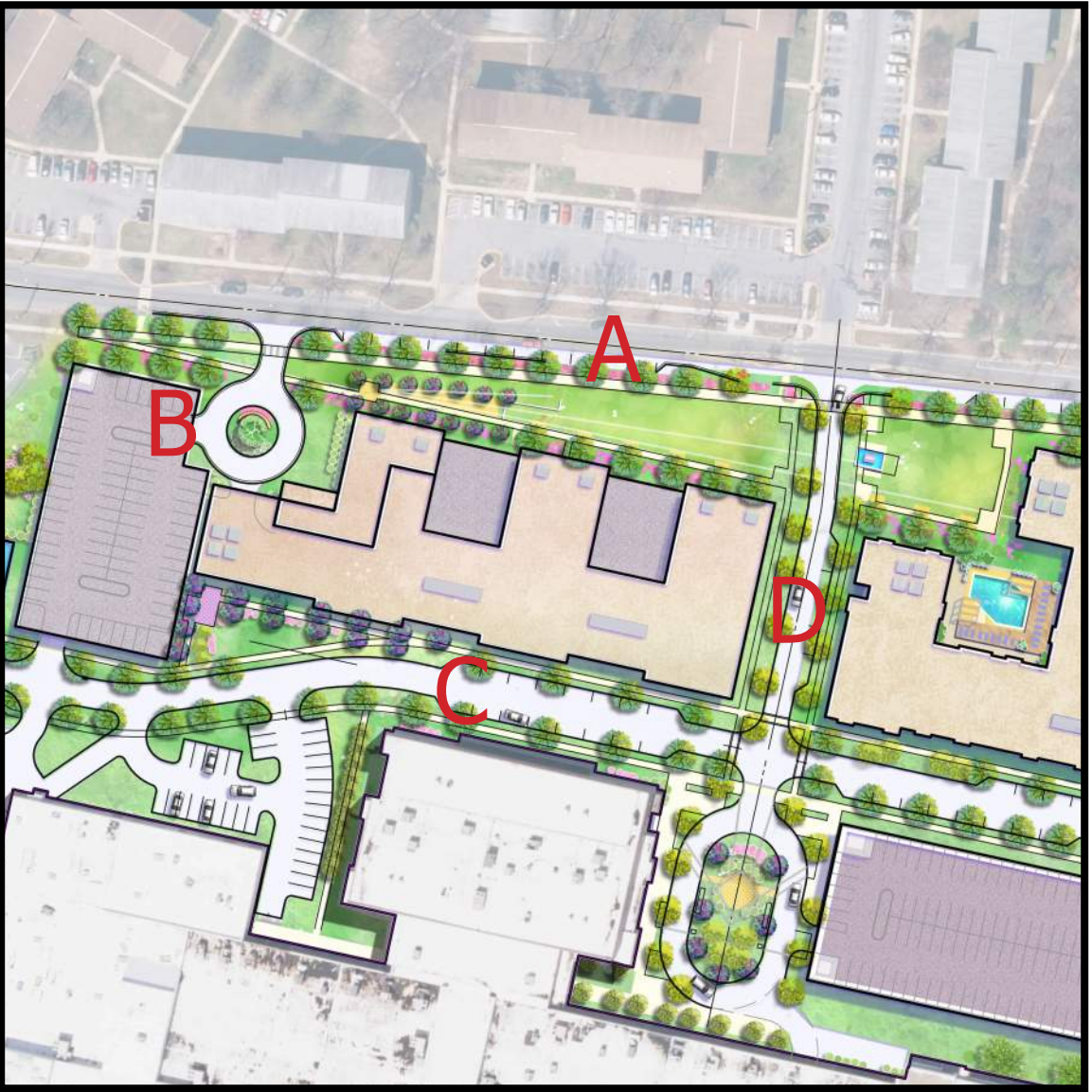
South Elevation (C)



East Elevation (D)



Enlarged Elevation

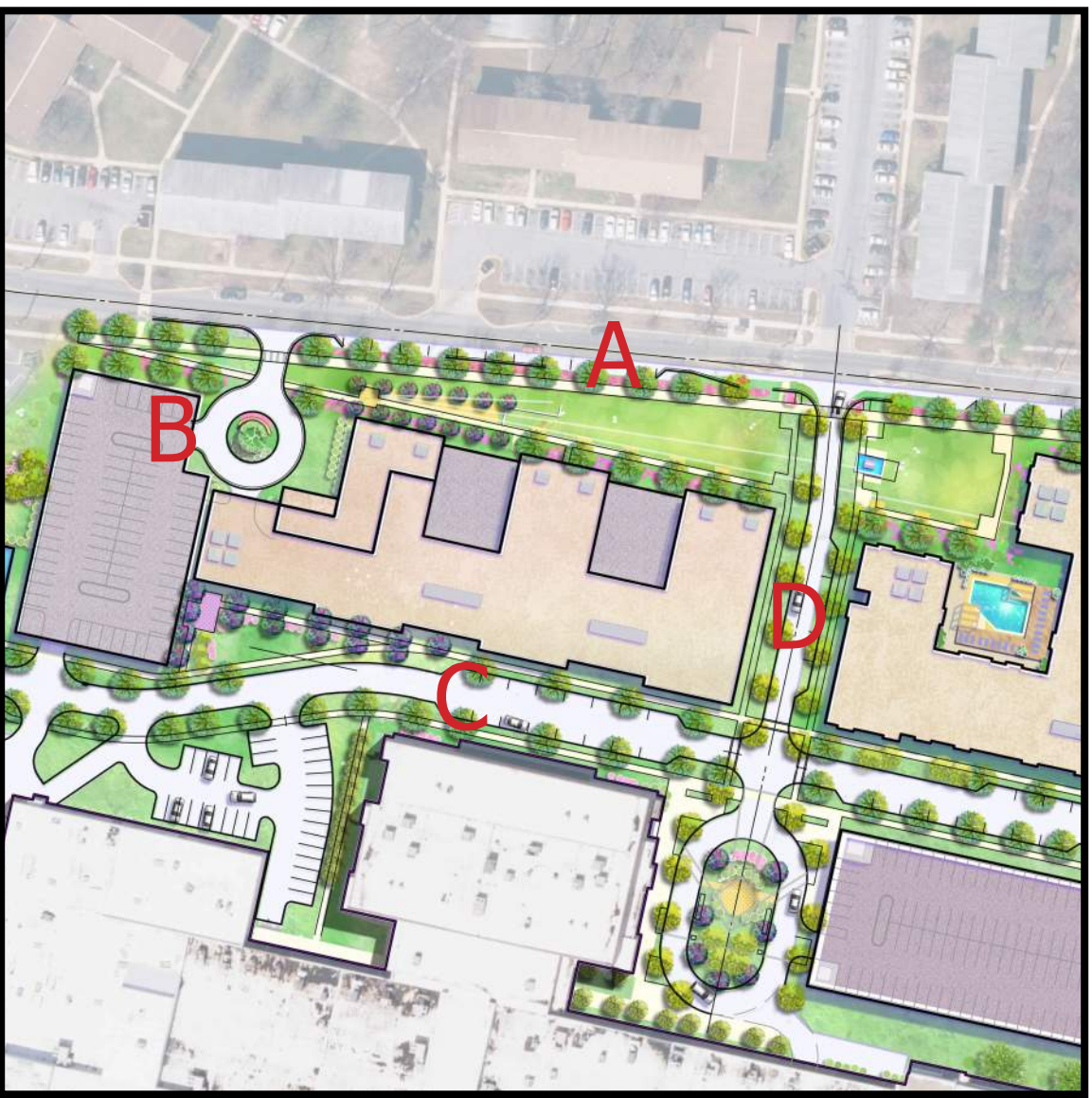


Key Plan

- Building Materials
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 - B. Cementitious Panels Color T.B.D.
 - C. Cementitious Panels Color T.B.D.
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 - K. Aluminum Storefront Color T.B.D.



Breezewood Drive Elevation (A)



Key Plan



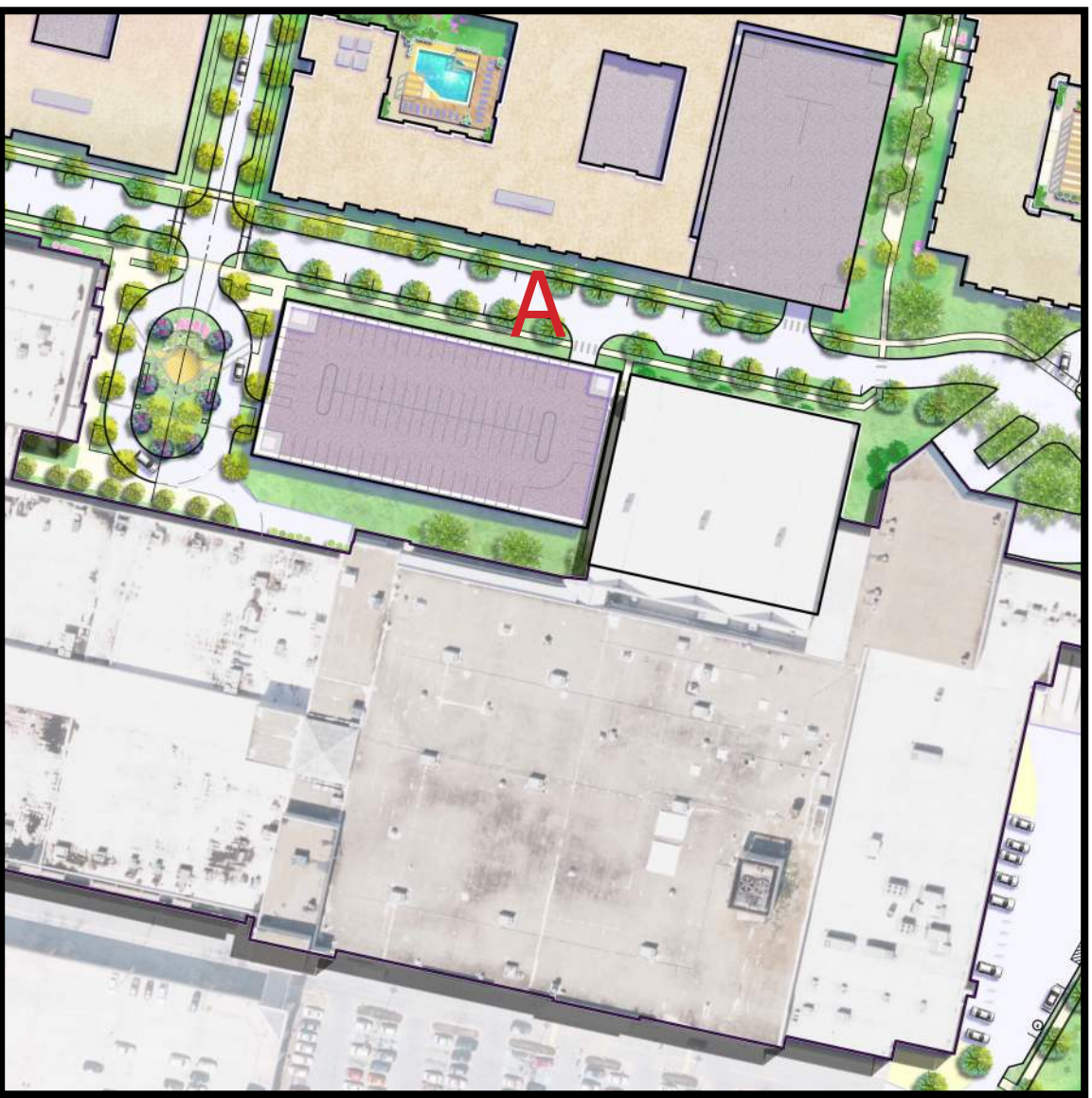
West Elevation (B)



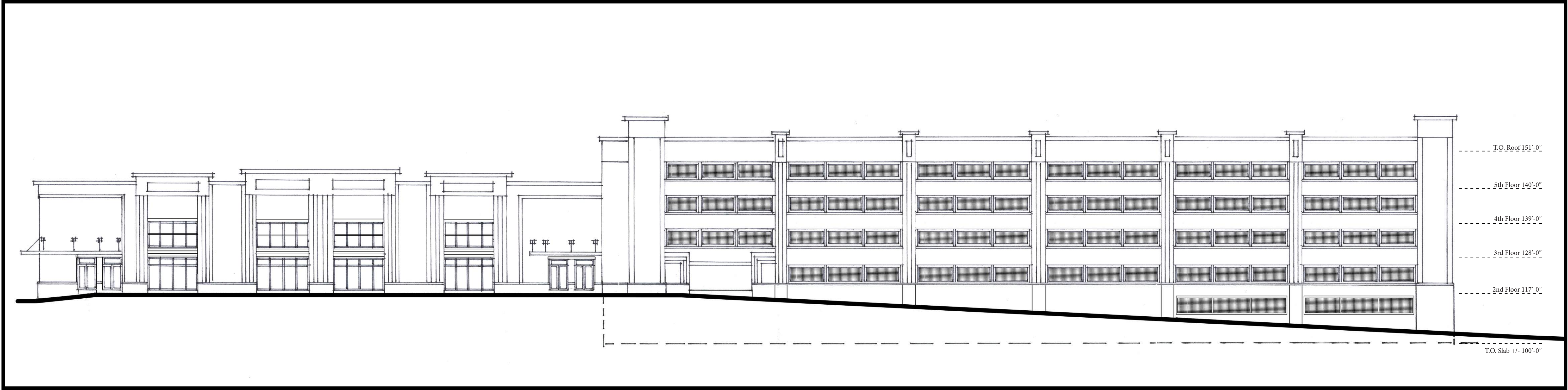
South Elevation (C)



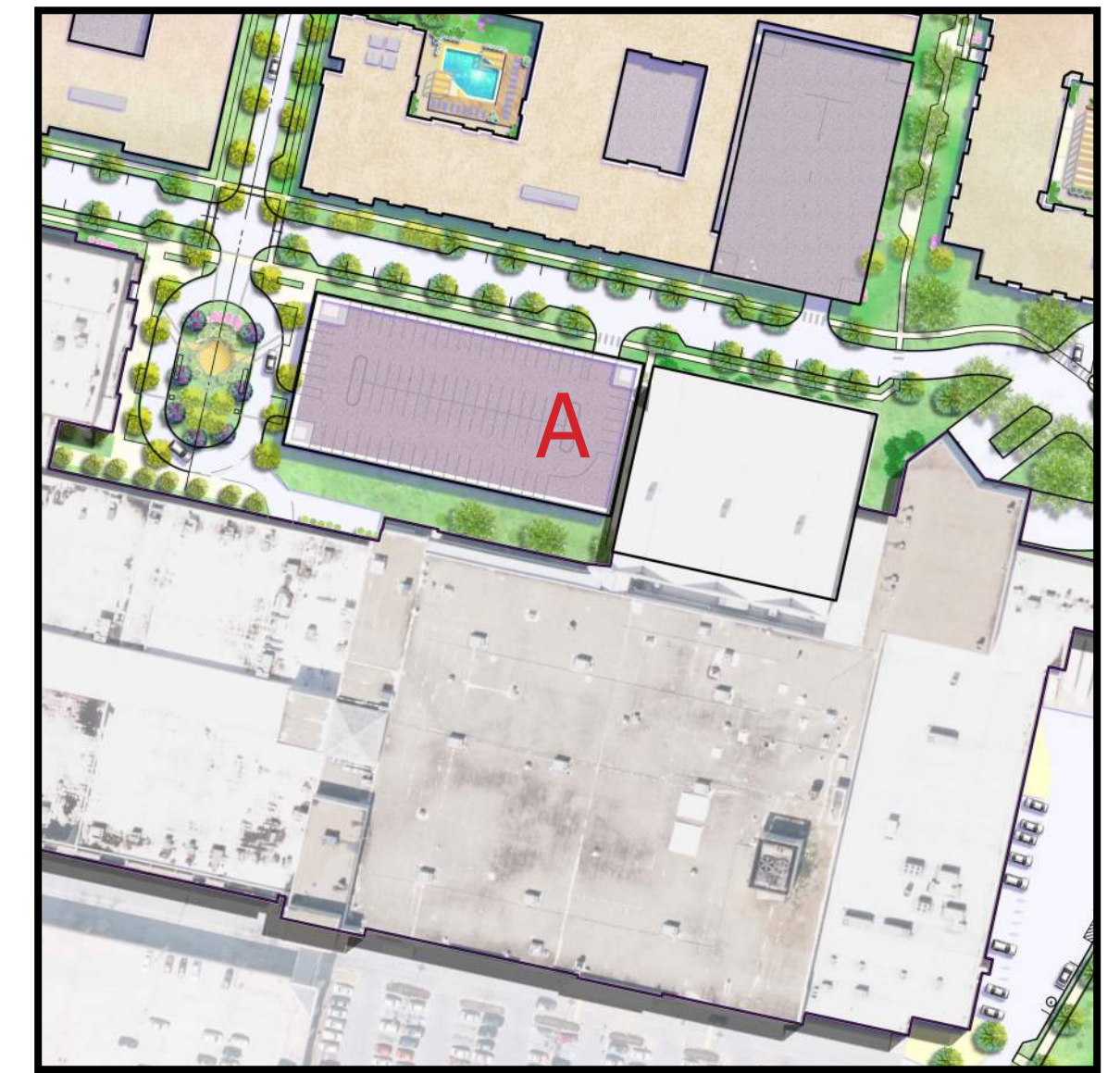
East Elevation (D)



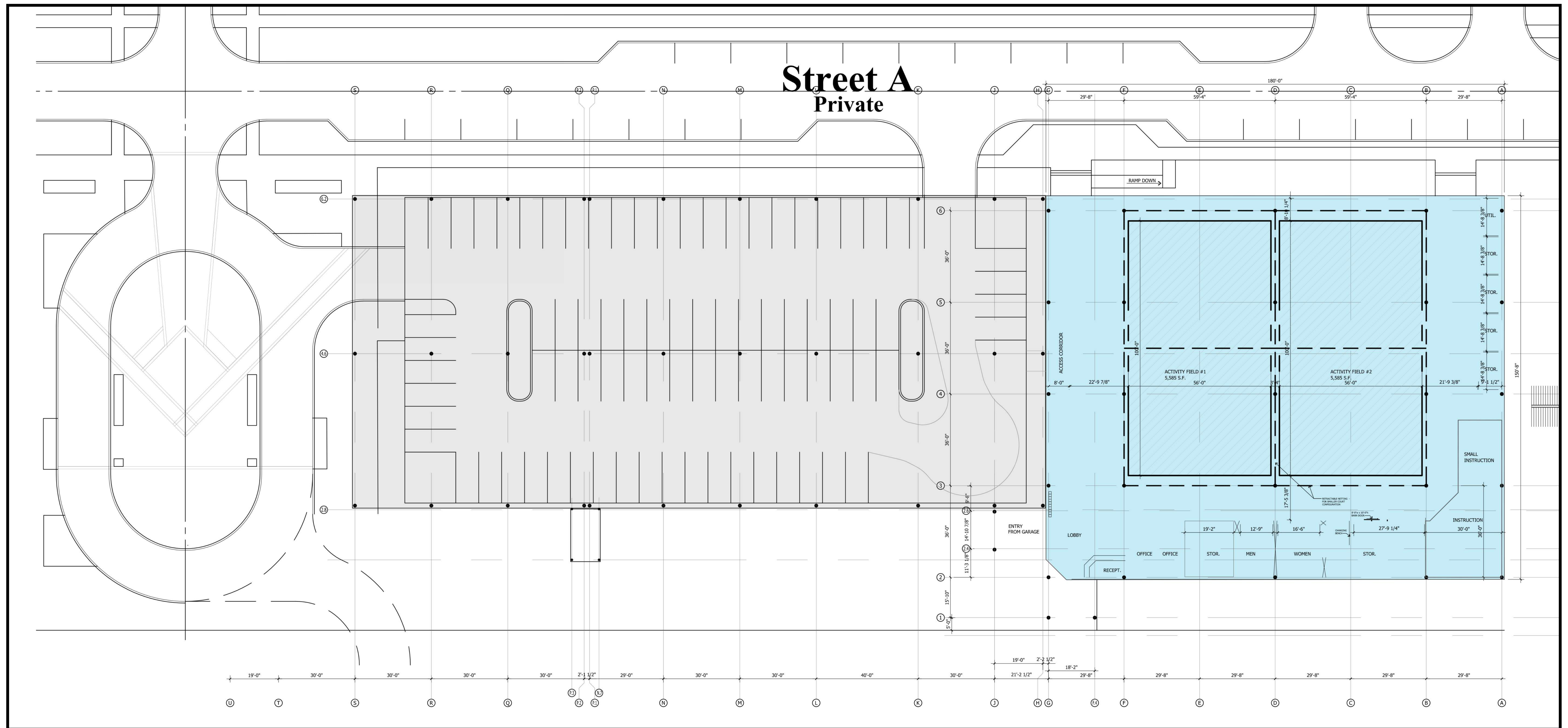
Key Plan



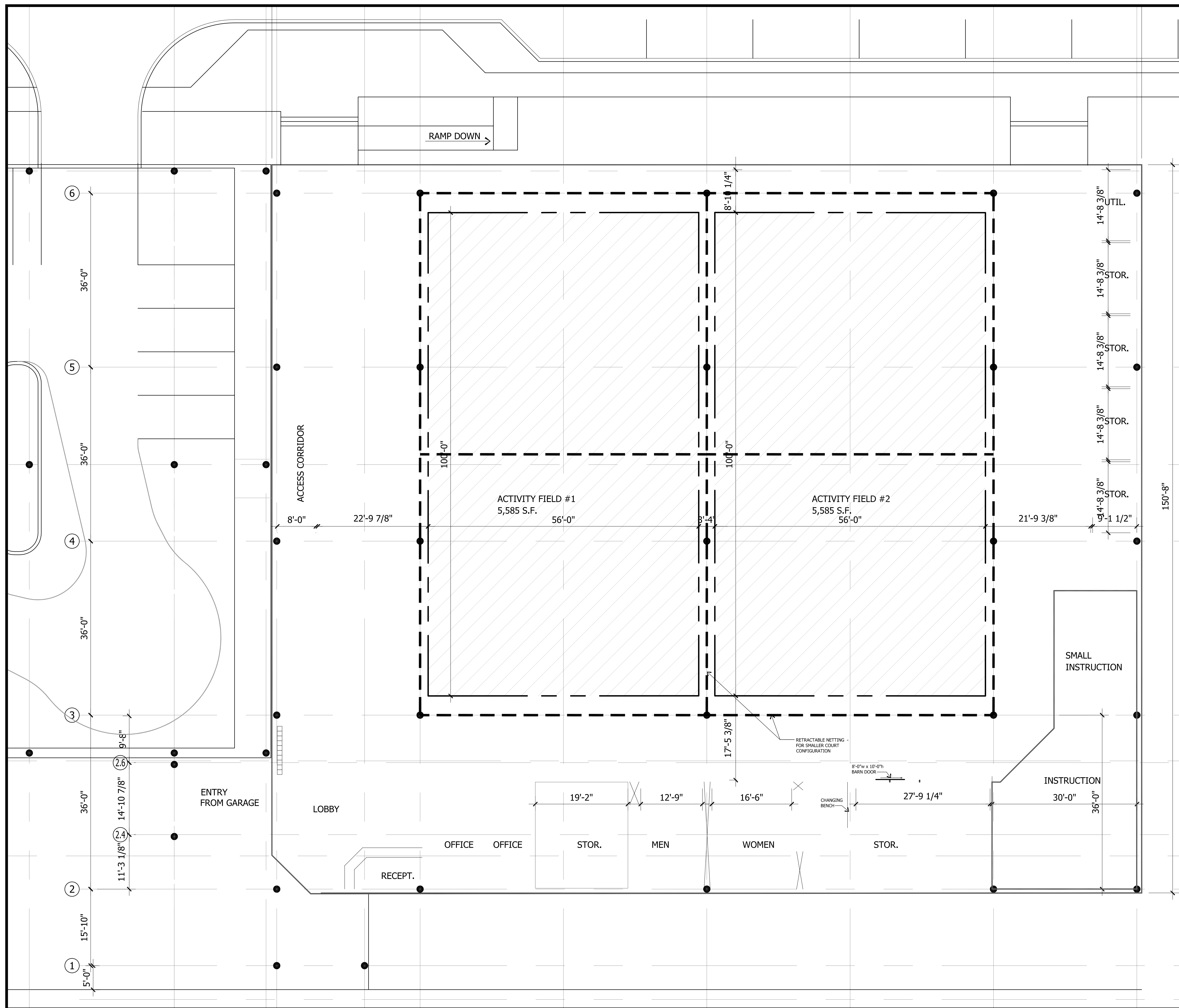
North Elevation (A)



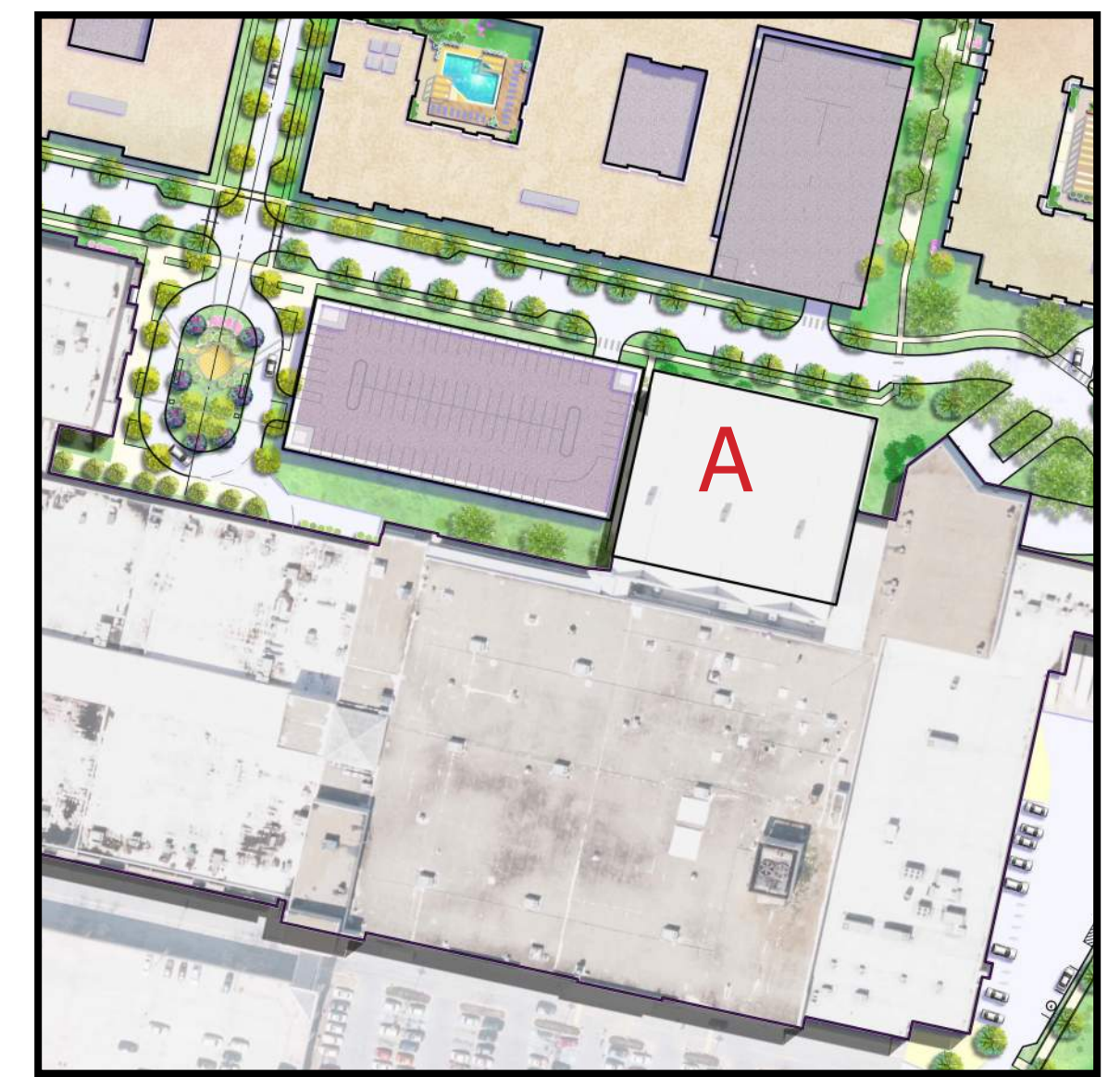
Key Plan



Recreation Center and Parking Garage Conceptual Plan (A)



Recreation Center Plan (A)

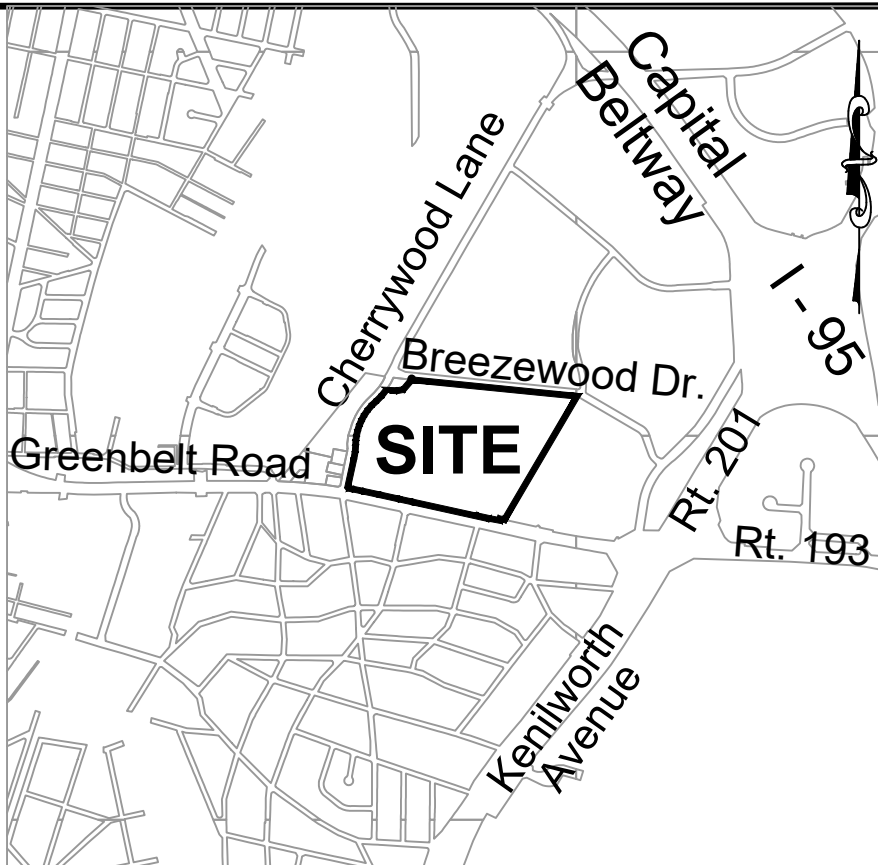


Key Plan

LANDSCAPE PLAN #DSP #20020

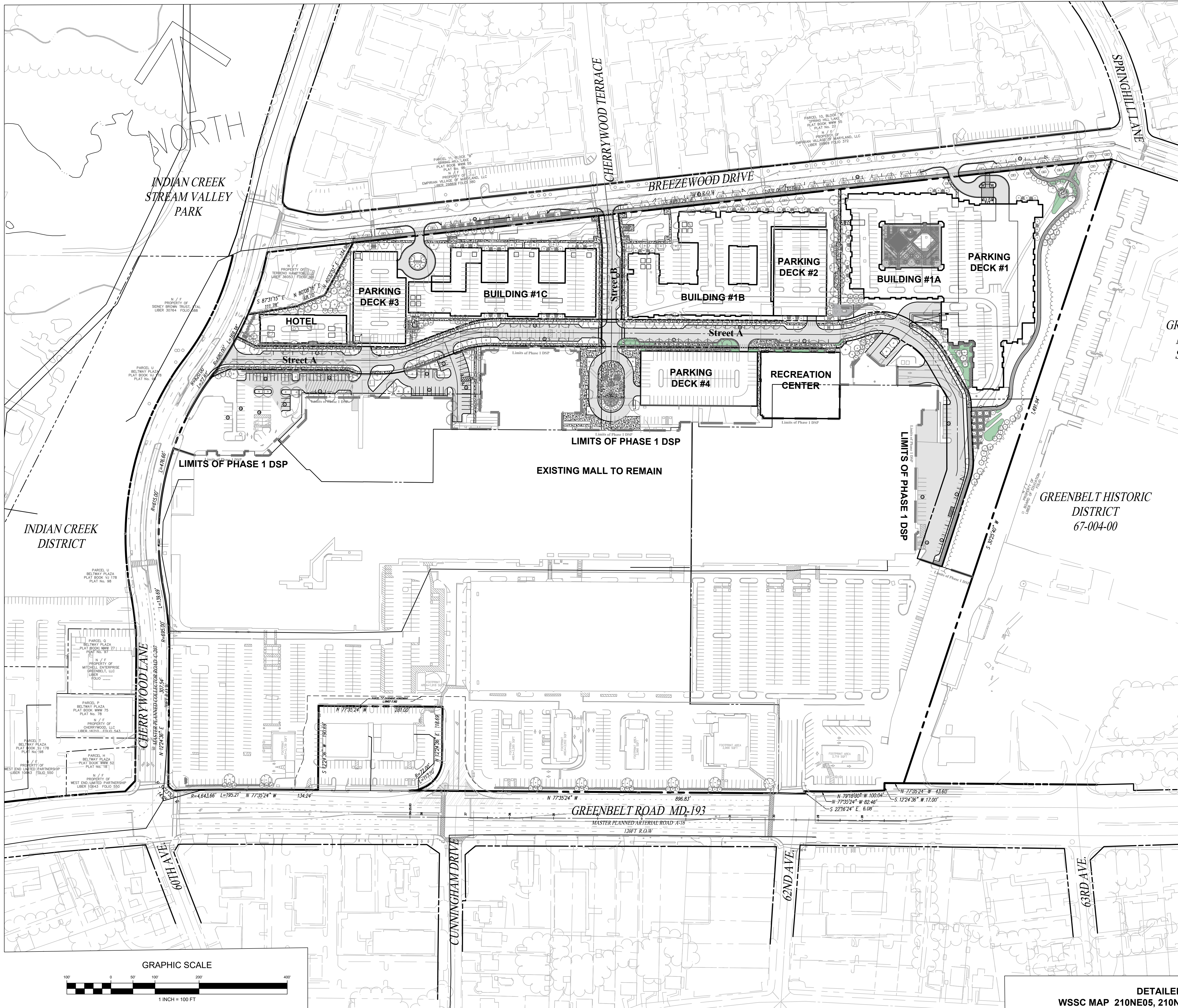
BELTWAY PLAZA - PHASE 1

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

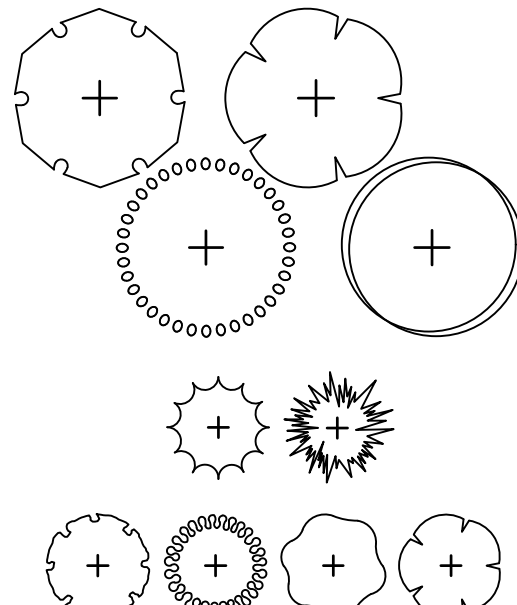


VICINITY MAP
1"=2000'

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2-10	LANDSCAPE PLANS
11	COURTYARD ENLARGEMENT
12-13	LANDSCAPE NOTES & DETAILS
14	LIGHTING DETAILS

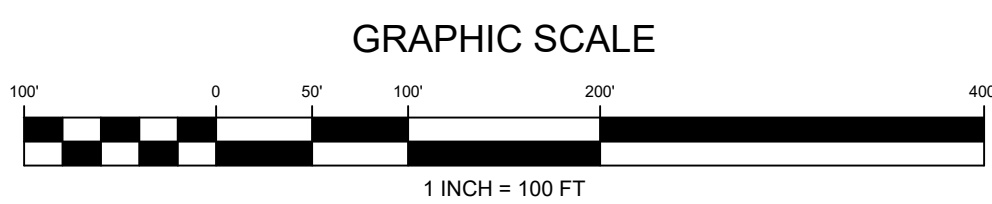


LEGEND:	
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. ESMIT
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. PRIMARY MGMT AREA/
---	STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA/
---	FLOODPLAIN
---	EX. FLOODPLAIN BRL
---	EX. POND
---	EX. UNMITIGATED 65 DB LINE
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. BLDG
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	PR. ROAD PAVEMENT
---	PR. SEWER
---	PR. WATER
---	PR. STORM DRAIN
---	PR. PUE
---	PR. EASEMENT
---	PR. WOOD FENCE
---	PR. ORNAMENTAL FENCE
---	REQUIRED LOT DEPTH



NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:
GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

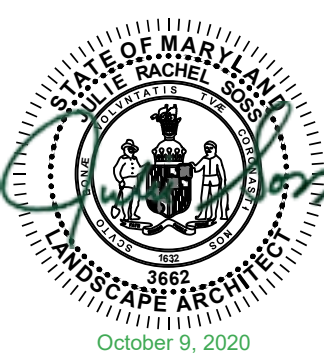
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.roddgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	---
DRAWN	---
REVIEWED	CH
RODGERS CONTACT: NAT BALLARD	
RELEASE FOR	
BY: _____	DATE: _____

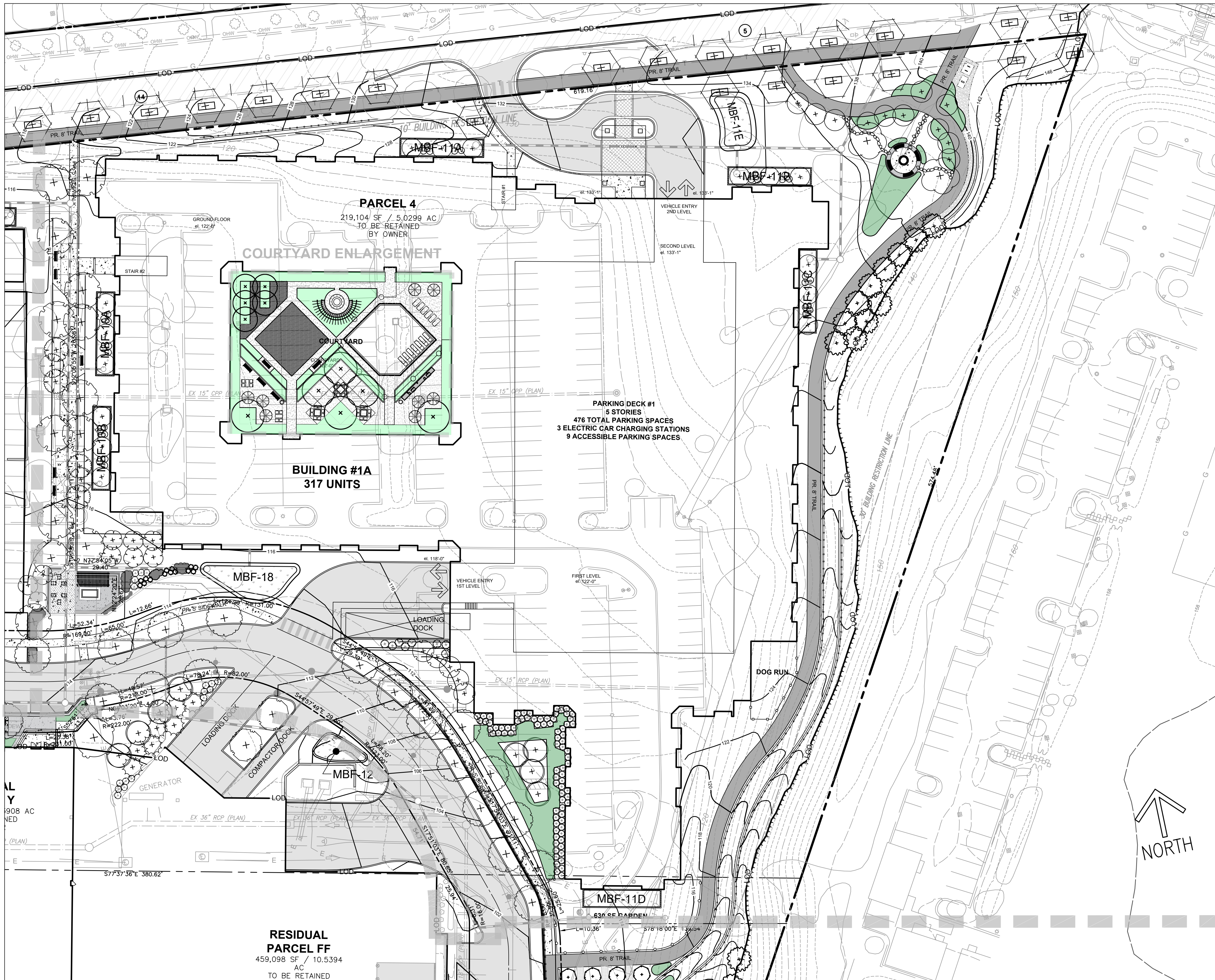
LANDSCAPE PLAN COVER SHEET



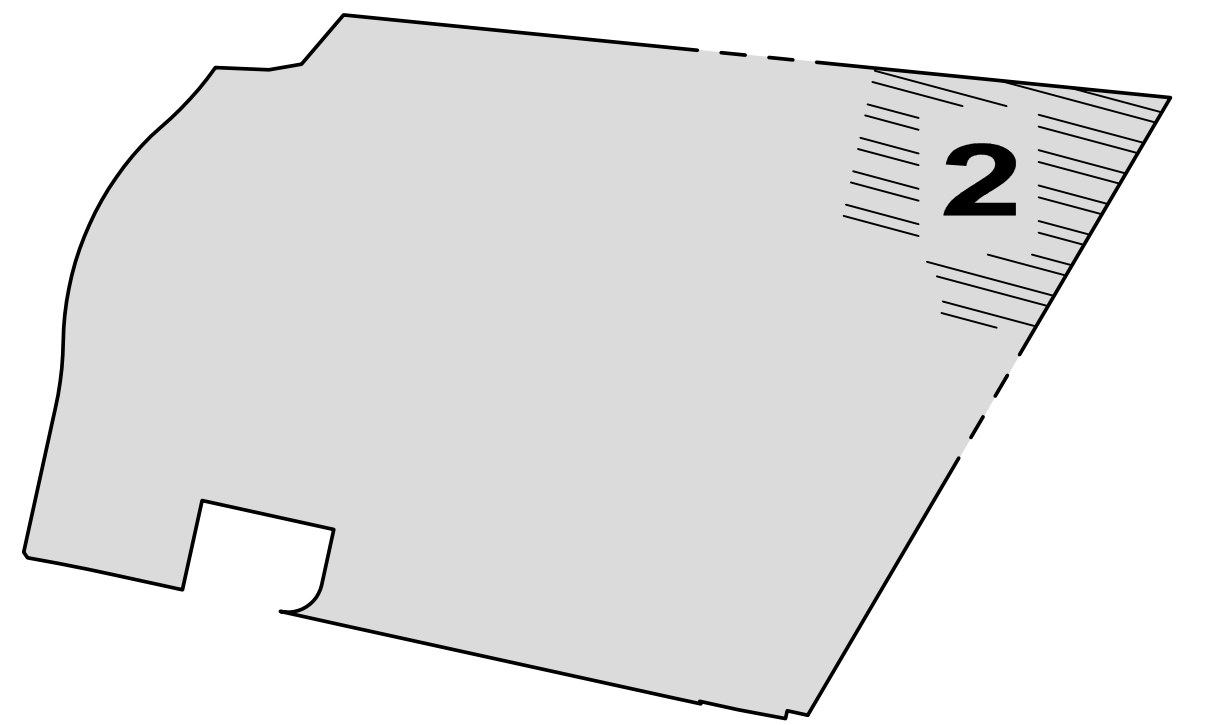
PROFESSIONAL
CERTIFICATION
"I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED
PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND."
LICENSE NO. 3662
EXPIRATION DATE: 04/08/22
October 9, 2020

SCALE: 1" = 100'
JOB No. 1287A
DATE: OCT. 2020
SHEET No. 1 OF 14

MATCHLINE SEE SHEET 3



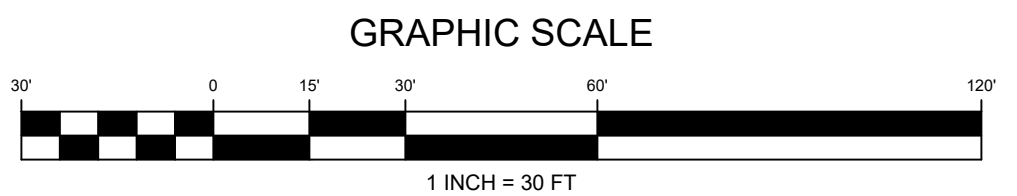
MATCHLINE SEE SHEET 7



LSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE



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The Quantum Building
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Bethesda, MD 20814

BELTWAY PLAZA

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PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS
CONSULTING

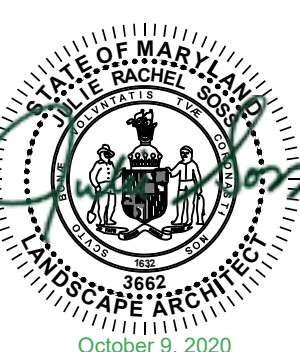
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

LANDSCAPE PLAN

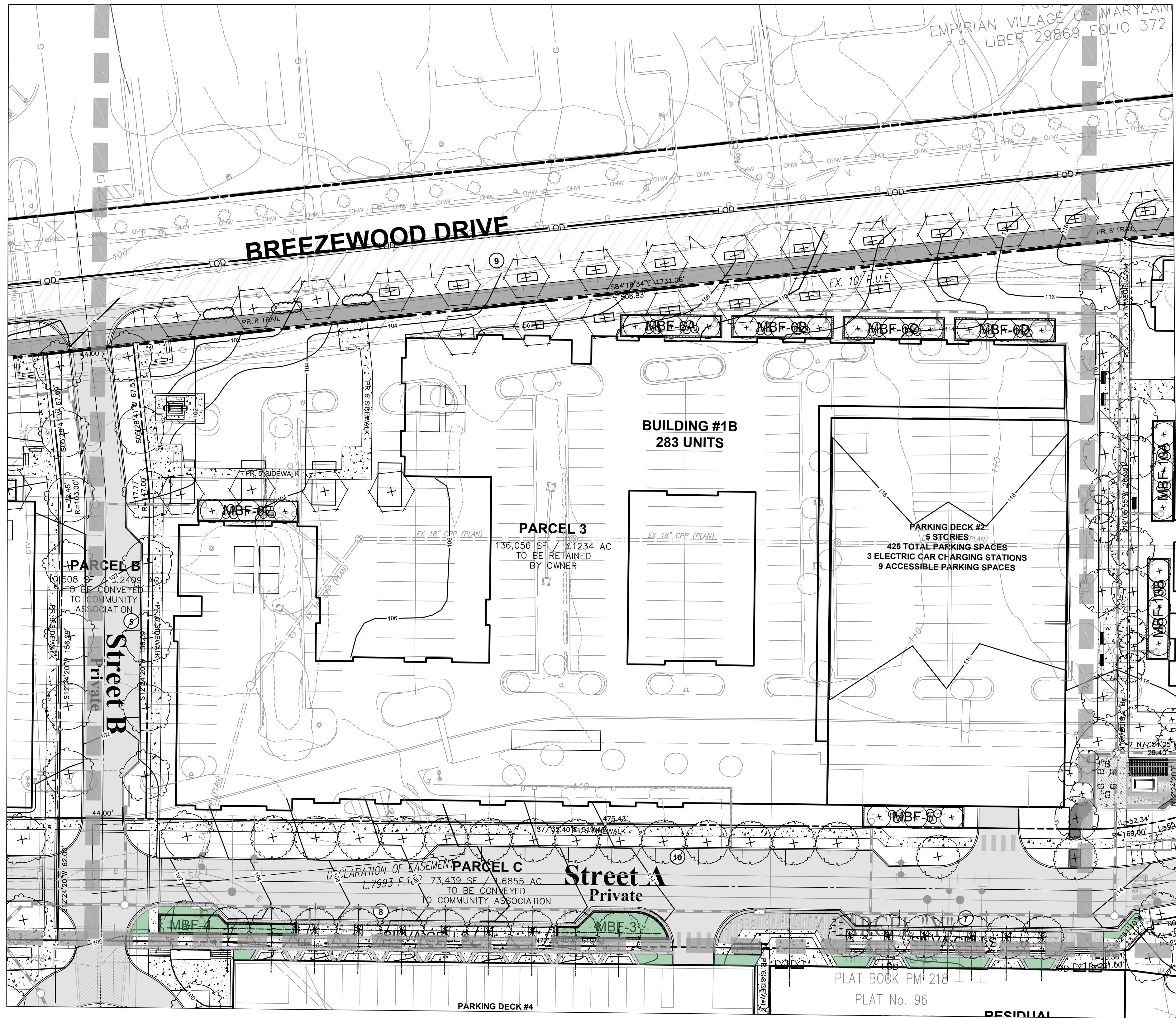
PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND." LICENSE NO. 3662 EXPIRATION DATE: 04/08/22



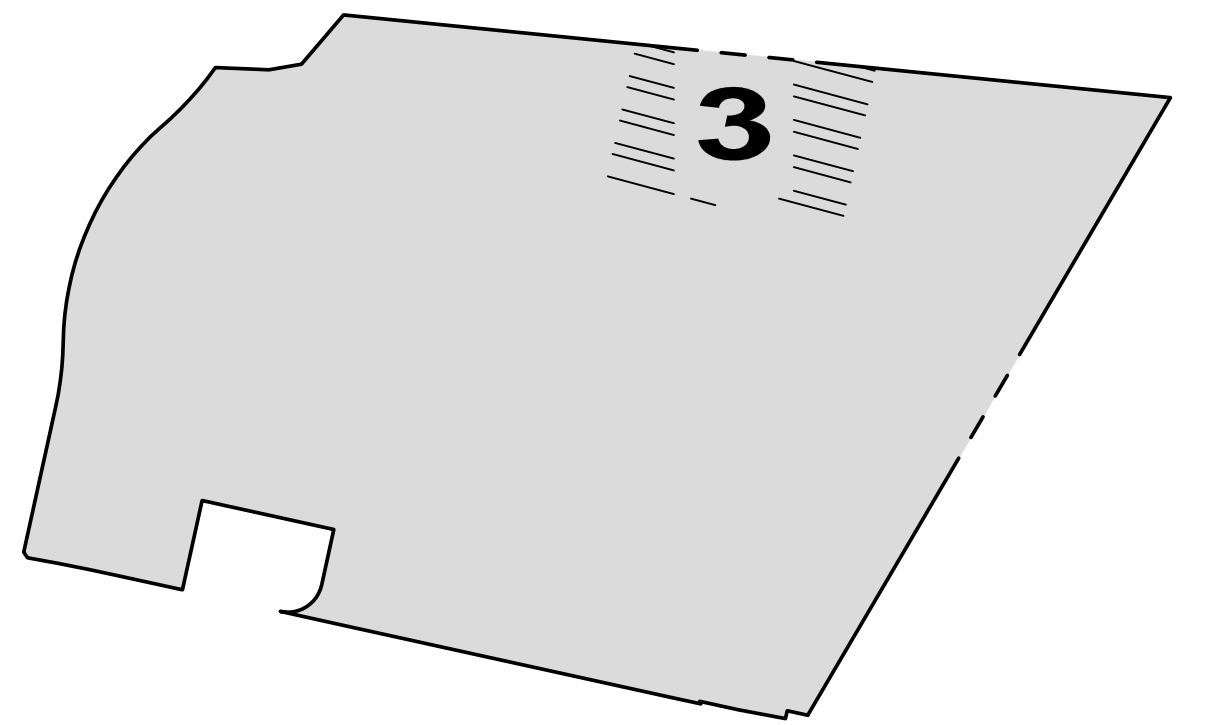
SCALE:
1" = 30'
JOB No.: 1287A
DATE: OCT. 2020
SHEET No.: 2 of 14

MATCHLINE SEE PAGE 4



MATCHLINE SEE PAGE 6

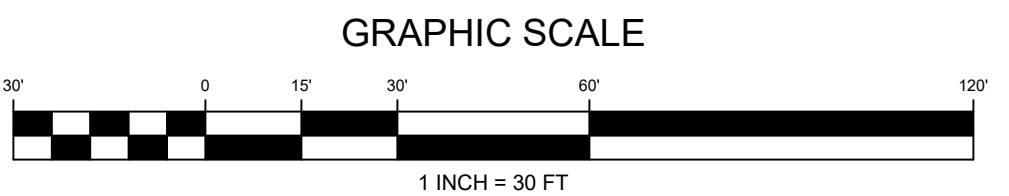
MATCHLINE SEE PAGE 2



LSP KEY
1"=400'

LEGEND:

- | | |
|-----|----------------------------|
| --- | EX. BOUNDARY LINE |
| --- | EX. LOT LINE |
| --- | EX. ESMT |
| --- | EX. BLDG |
| --- | EX. SIDEWALK |
| --- | EX. PARKING STRIPING |
| --- | EX. 10' CONTOUR LINE |
| --- | EX. 2' CONTOUR LINE |
| --- | EX. TREES |
| --- | EX. WATER |
| --- | EX. SEWER |
| --- | EX. STORM DRAIN |
| --- | EX. WETLAND |
| --- | EX. WETLAND BUFFER |
| --- | EX. PRIMARY MGMT AREA/ |
| --- | STREAM BUFFER |
| --- | STREAM BUFFER |
| --- | EX. STREAM |
| --- | EX. FLOODPLAIN |
| --- | EX. PRIMARY MGMT AREA/ |
| --- | FLOODPLAIN |
| --- | EX. FLOODPLAIN BRL |
| --- | EX. POND |
| --- | EX. UNMITIGATED 65 DB LINE |
| --- | PR. LOT LINE |
| --- | PR. BLDG |
| --- | PR. SIDEWALK |
| --- | PR. PARKING STRIPING |
| --- | PR. FACE OF CURB |
| --- | PR. BACK OF CURB |
| --- | PR. ROAD PAVEMENT |
| --- | PR. SEWER |
| --- | PR. WATER |
| --- | PR. STORM DRAIN |
| --- | PR. PUE |
| --- | PR. EASEMENT |
| --- | PR. WOOD FENCE |
| --- | PR. ORNAMENTAL FENCE |
| --- | REQUIRED LOT DEPTH |
| --- | WETLAND |
| --- | PR. SHADE TREE |
| --- | PR. EVERGREEN TREE |
| --- | PR. ORNAMENTAL TREE |



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CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS
CONSULTING

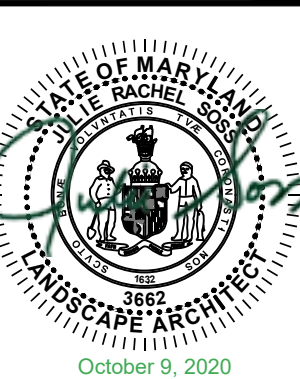
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	---
DRAWN	---
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

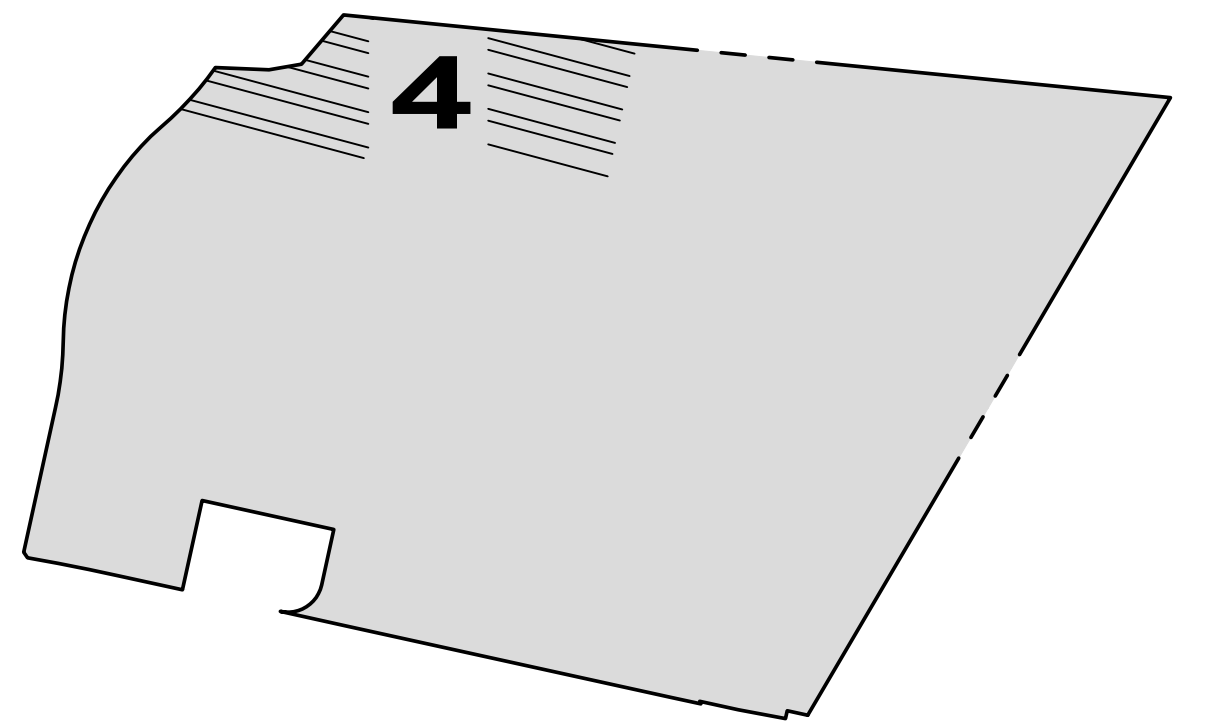
LANDSCAPE PLAN

PROFESSIONAL
CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3662, EXPIRATION DATE: 04/08/22"



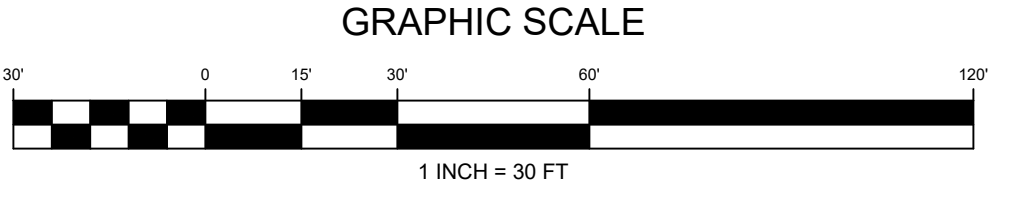
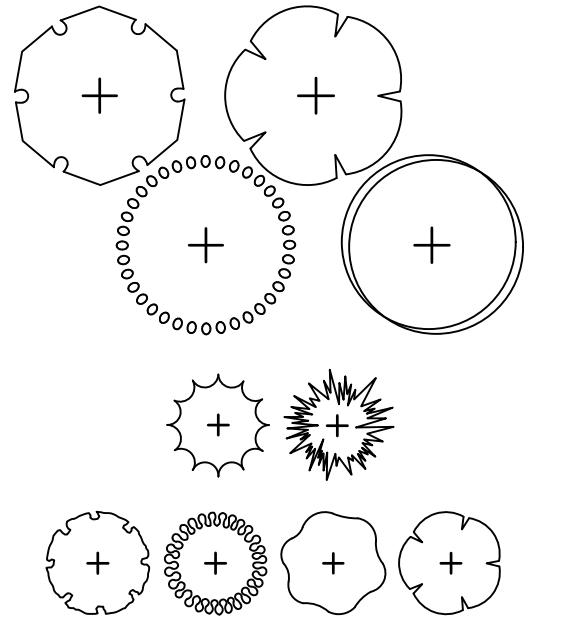
SCALE:	1" = 30'
JOB No.	1287A
DATE:	OCT. 2020
SHEET No.	3 of 14



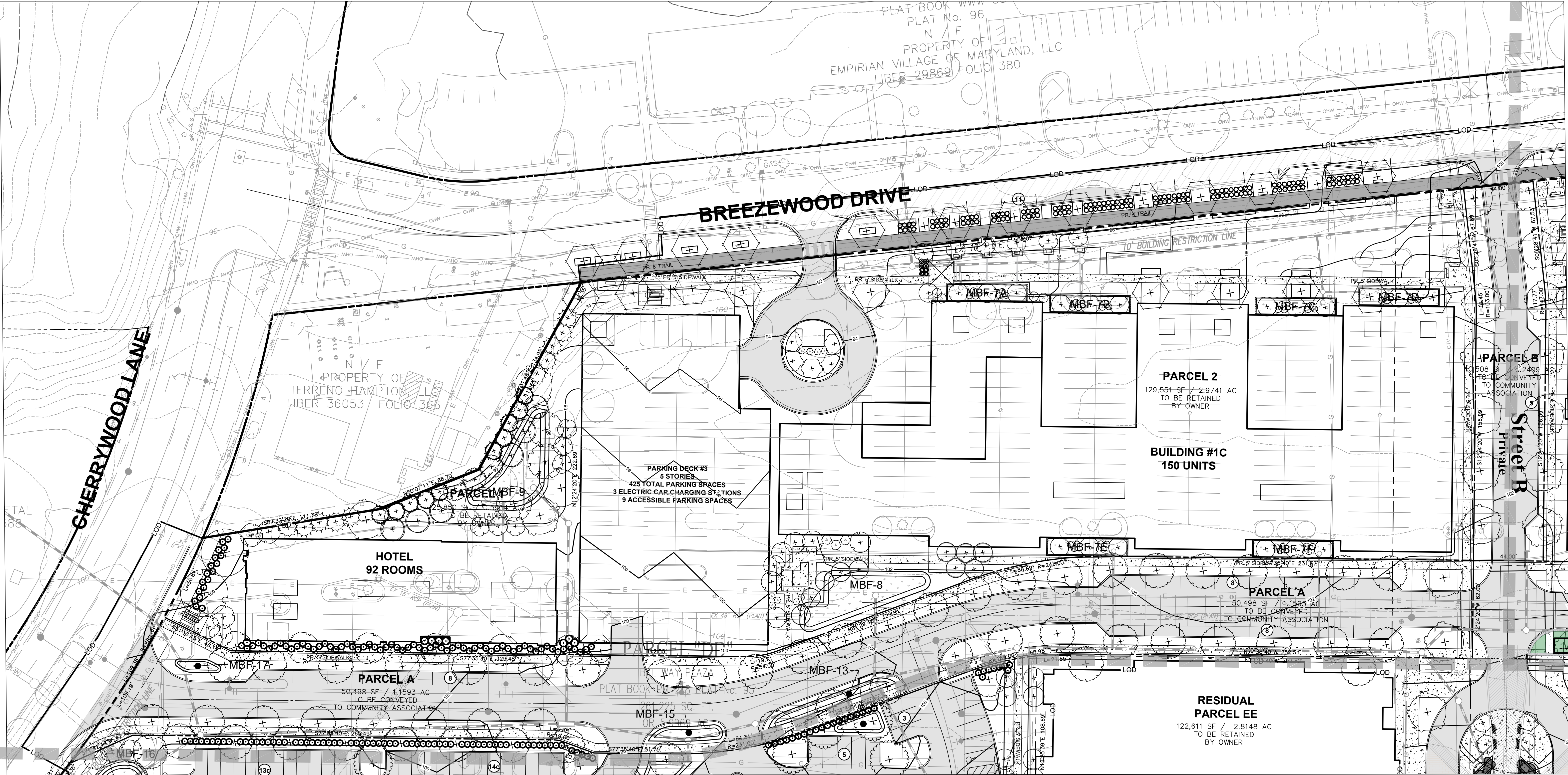
LSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND



MATCHLINE SEE SHEET 3



MATCHLINE SEE SHEET 5

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BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN DSP-2020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

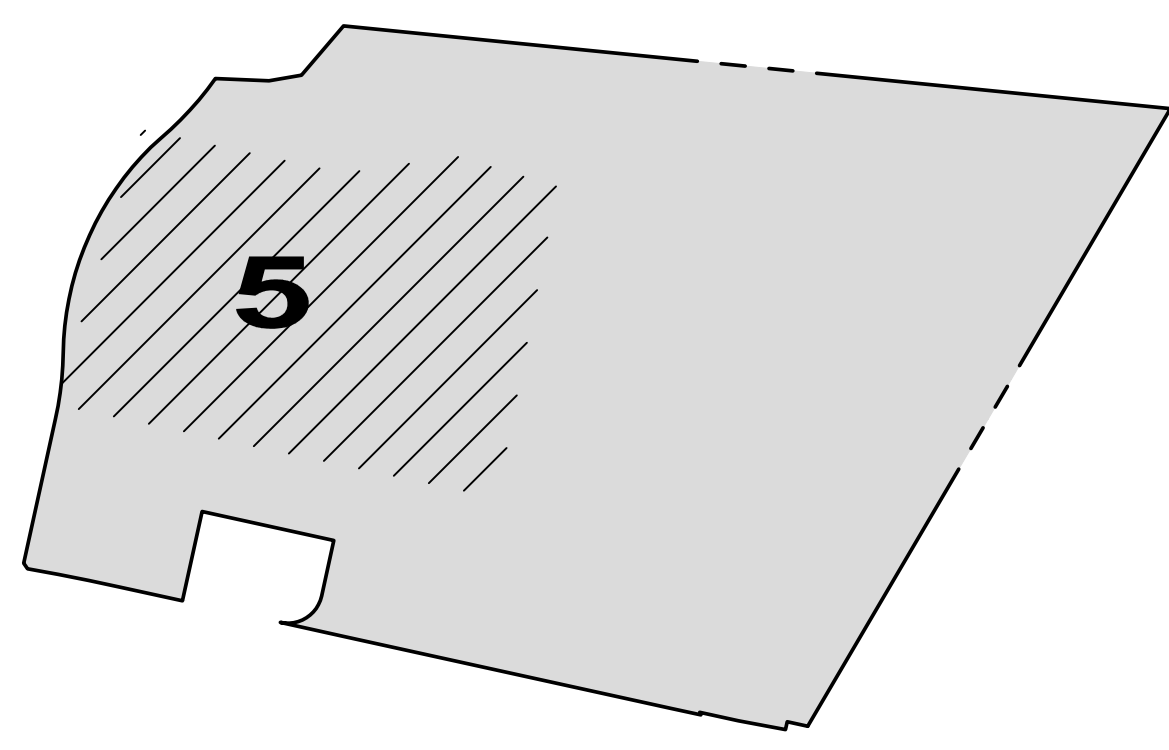
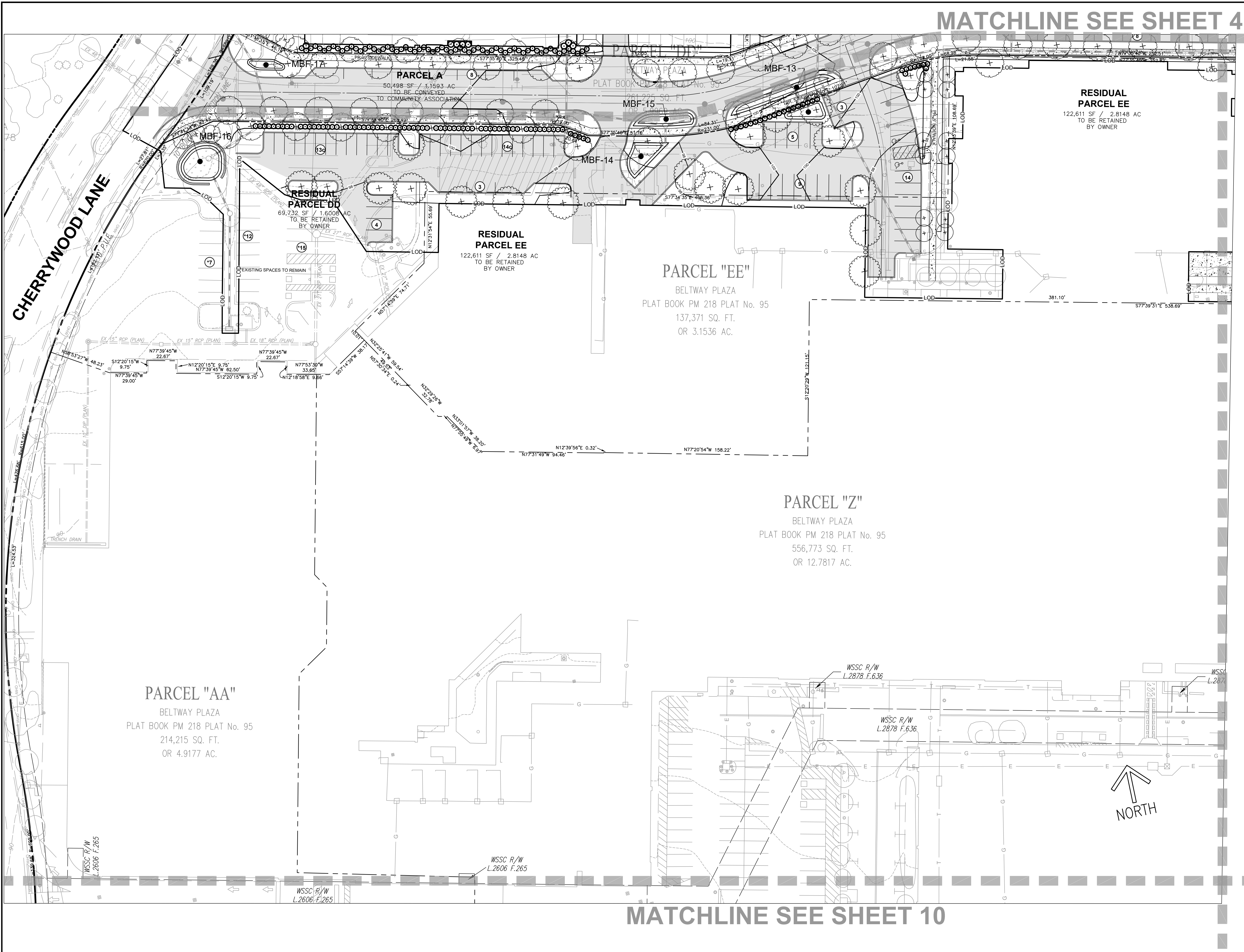
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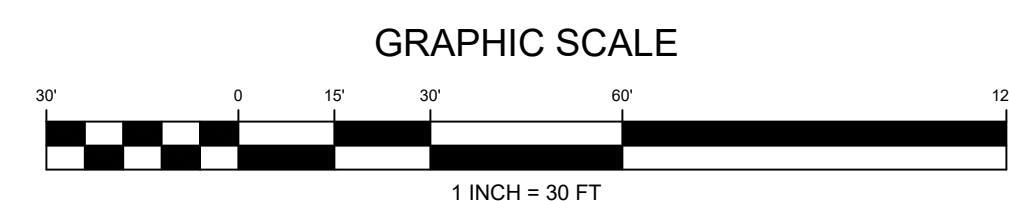
SCALE: 1" = 30'
JOB No. 1287A
DATE: OCT. 2020
SHEET No. 4 OF 14



LSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. UNMITIGATED 65 DB LINE
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
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- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND
- PR. SHADE TREE
- PR. EVERGREEN TREE
- PR. ORNAMENTAL TREE



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BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06



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REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

LANDSCAPE PLAN

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3662
EXPIRATION DATE: 04/08/22

October 9, 2020

SCALE: 1" = 30'

JOB No. 1287A

DATE: OCT. 2020

SHEET No. 5 of 14

MATCHLINE SEE SHEET 3

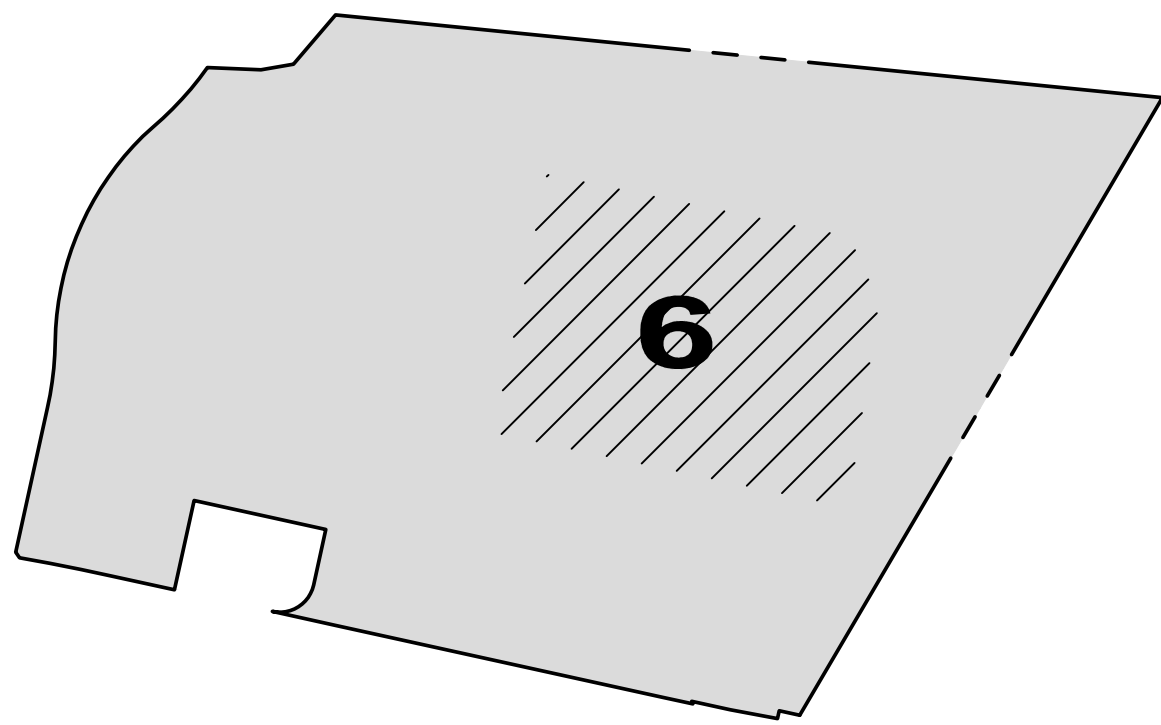
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

TOTAL SITE SQUARE FOOTAGE
2,347,209 SQ. FT. OR 53.8845 AC.

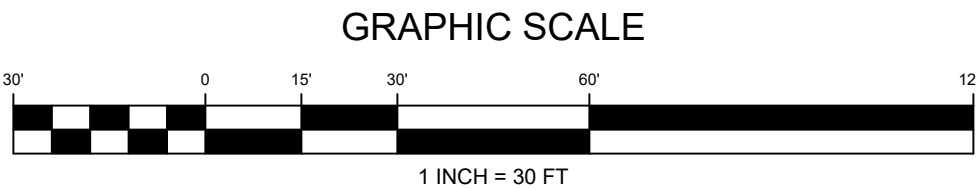
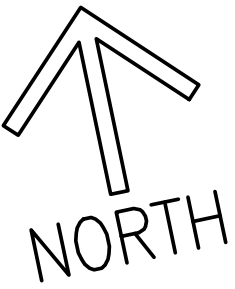
PARCEL "FF"
"BELTWAY PLAZA"
PLAT BOOK PM 218
PLAT No. 96
523,171 SQ. FT.
OR 12.0103 AC.

MATCHLINE SEE SHEET 9



LSP KEY
1"=400'

- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/ STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/ FLOODPLAIN
 - EX. FLOODPLAIN BRL
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. BLDG
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT
 - PR. WOOD FENCE
 - PR. ORNAMENTAL FENCE
 - REQUIRED LOT DEPTH
 - WETLAND
 - PR. SHADE TREE
 - PR. EVERGREEN TREE
 - PR. ORNAMENTAL TREE



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Bethesda, MD 20814

BELTWAY PLAZA

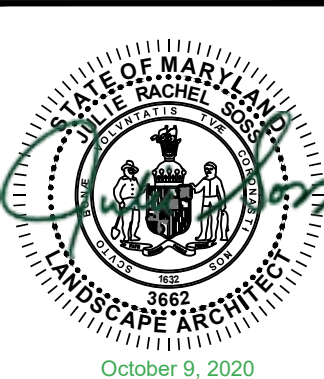
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD
DESIGNED	
DRAWN	
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

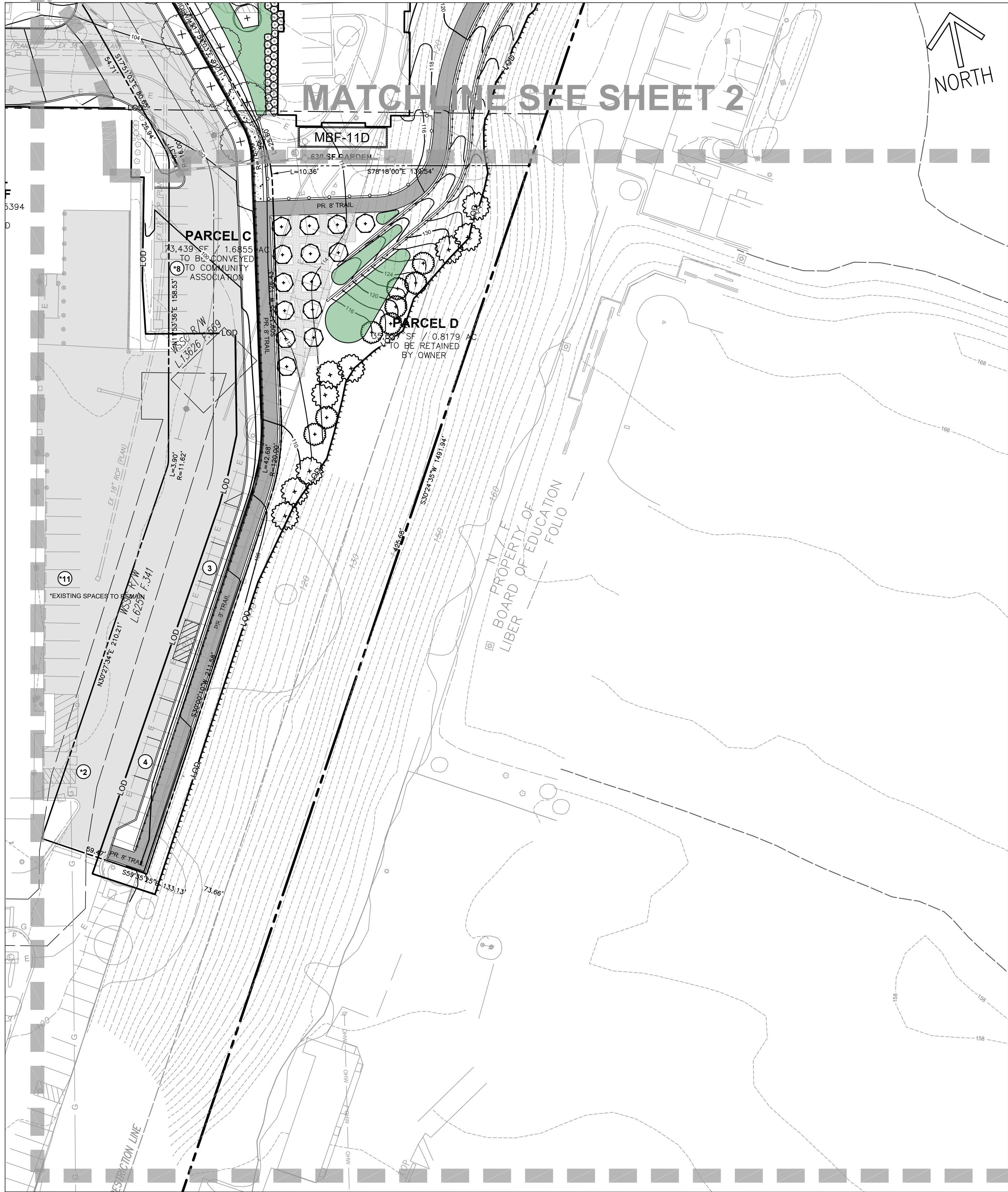
LANDSCAPE PLAN

PROFESSIONAL
CERTIFICATION
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."
LICENSE NO. 3662
EXPIRATION DATE: 04/08/22

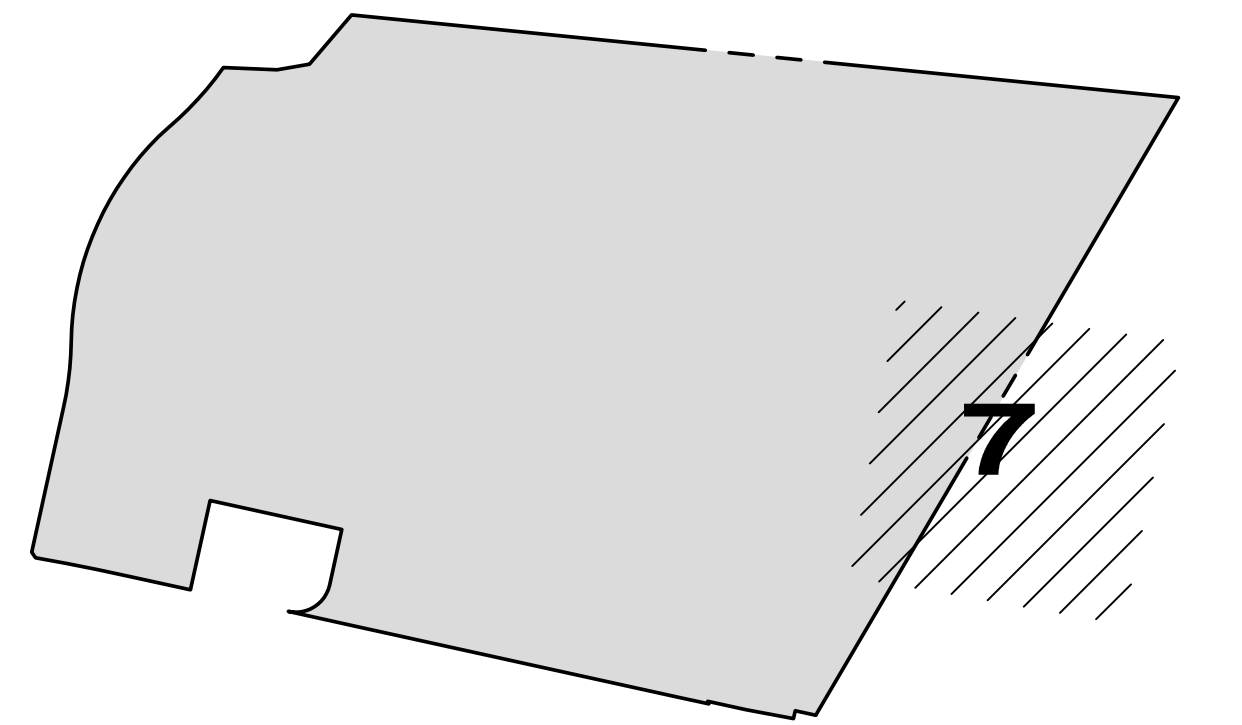


SCALE: 1" = 30'
JOB No. 1287A
DATE: OCT. 2020
SHEET No. 6 of 14

MATCHLINE SEE SHEET 6

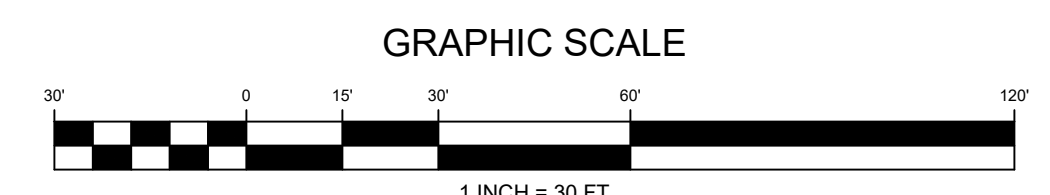


MATCHLINE SEE SHEET 8



LSP KEY
1"=400'

- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
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The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS CONSULTING

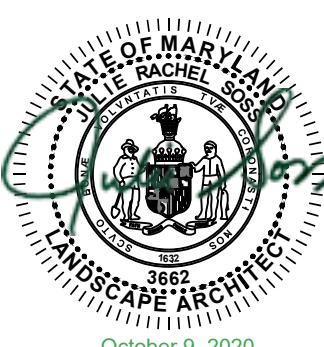
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BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

LANDSCAPE PLAN

PROFESSIONAL CERTIFICATION

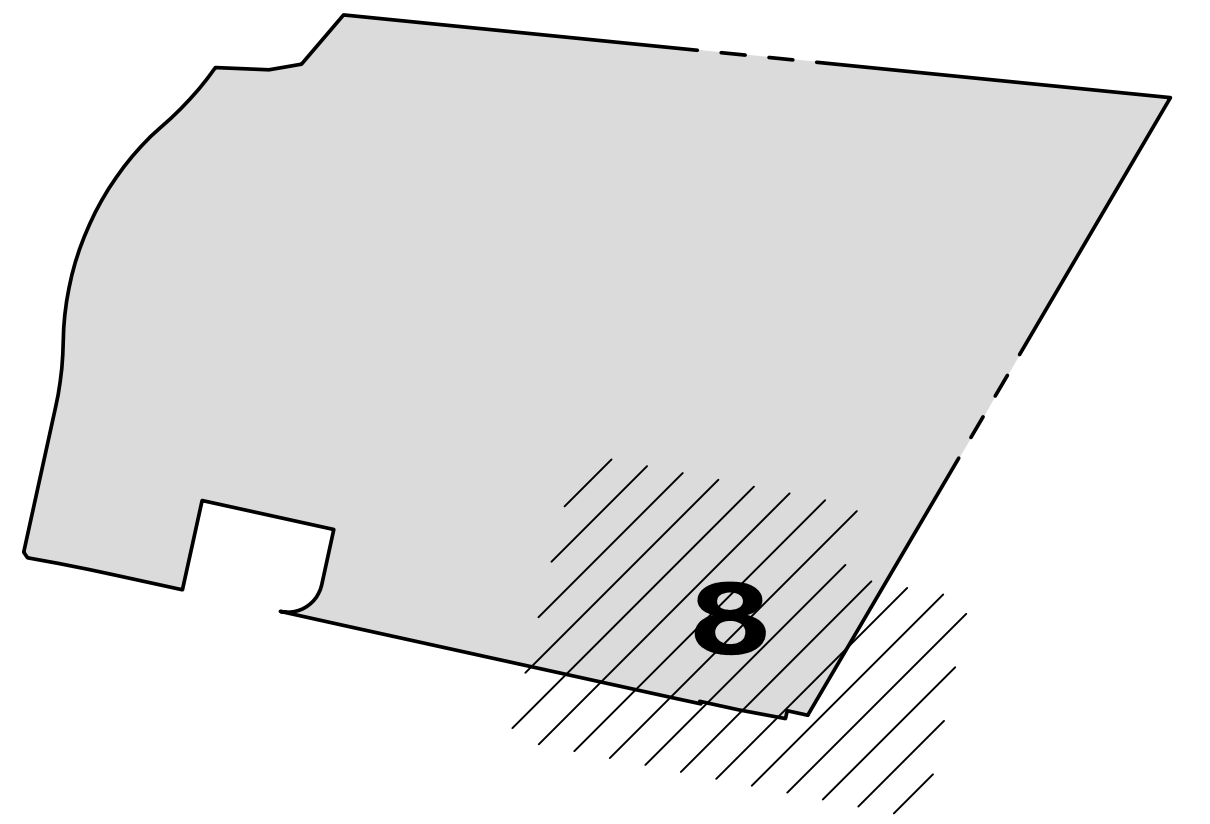
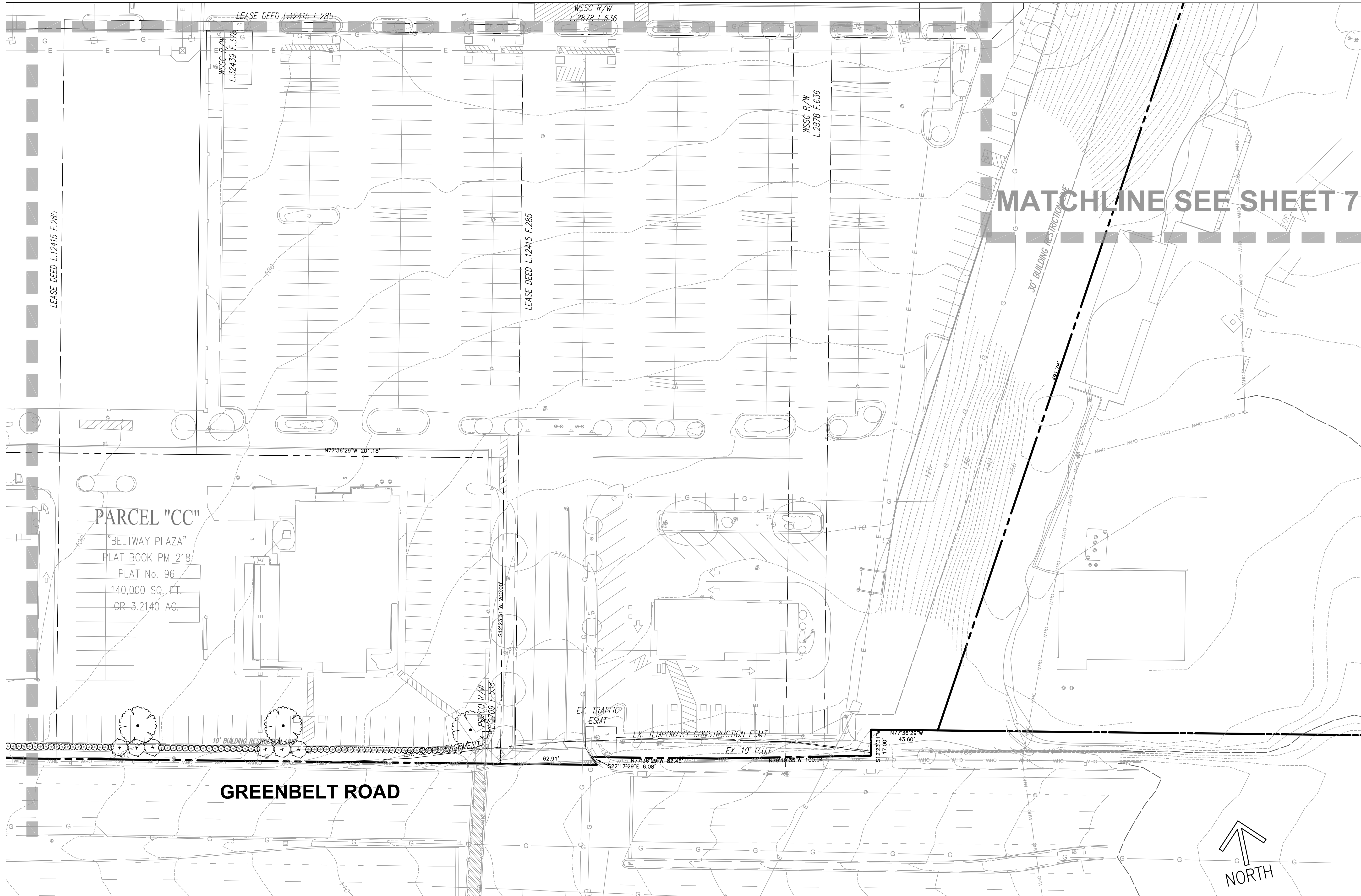
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SCALE: 1" = 30'
JOB No. 1287A
DATE: OCT. 2020
SHEET No. 7 of 14

MATCHLINE SEE SHEET 6

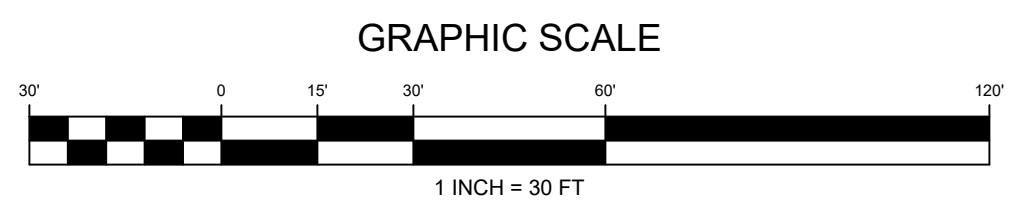
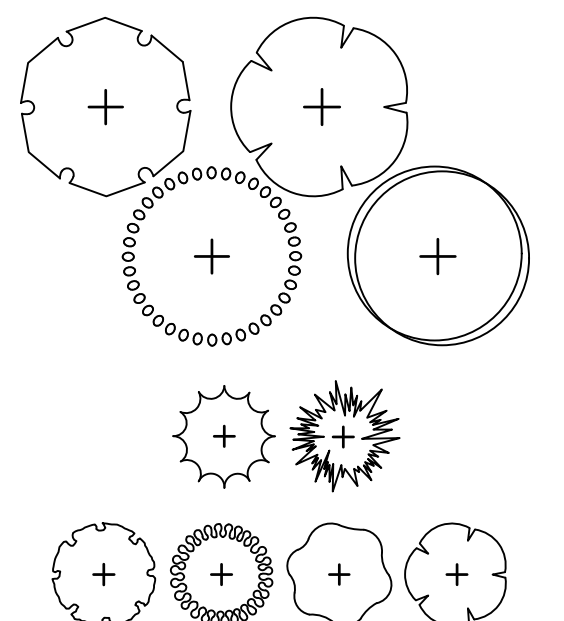
MATCHLINE SEE SHEET 9



LSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
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- WETLAND



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BELTWAY PLAZA

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PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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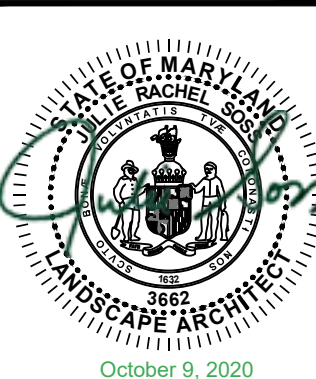
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REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

DETAILED SITE PLAN DSP-20020
WSSC MAP 210NE05, 210NE06, 211NE05, 211NE06
TAX MAP NUMBER & GRID: 26, 34 GRID A1, A4, B1, B4, C4

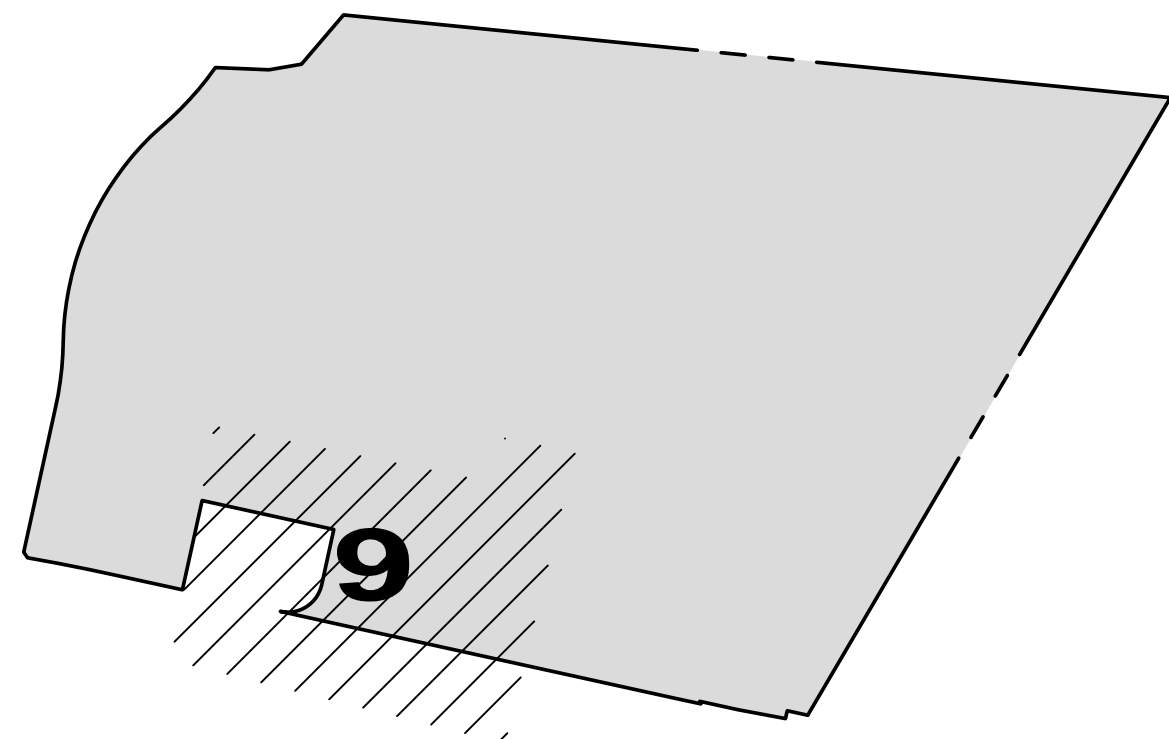
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SCALE:	1" = 30'
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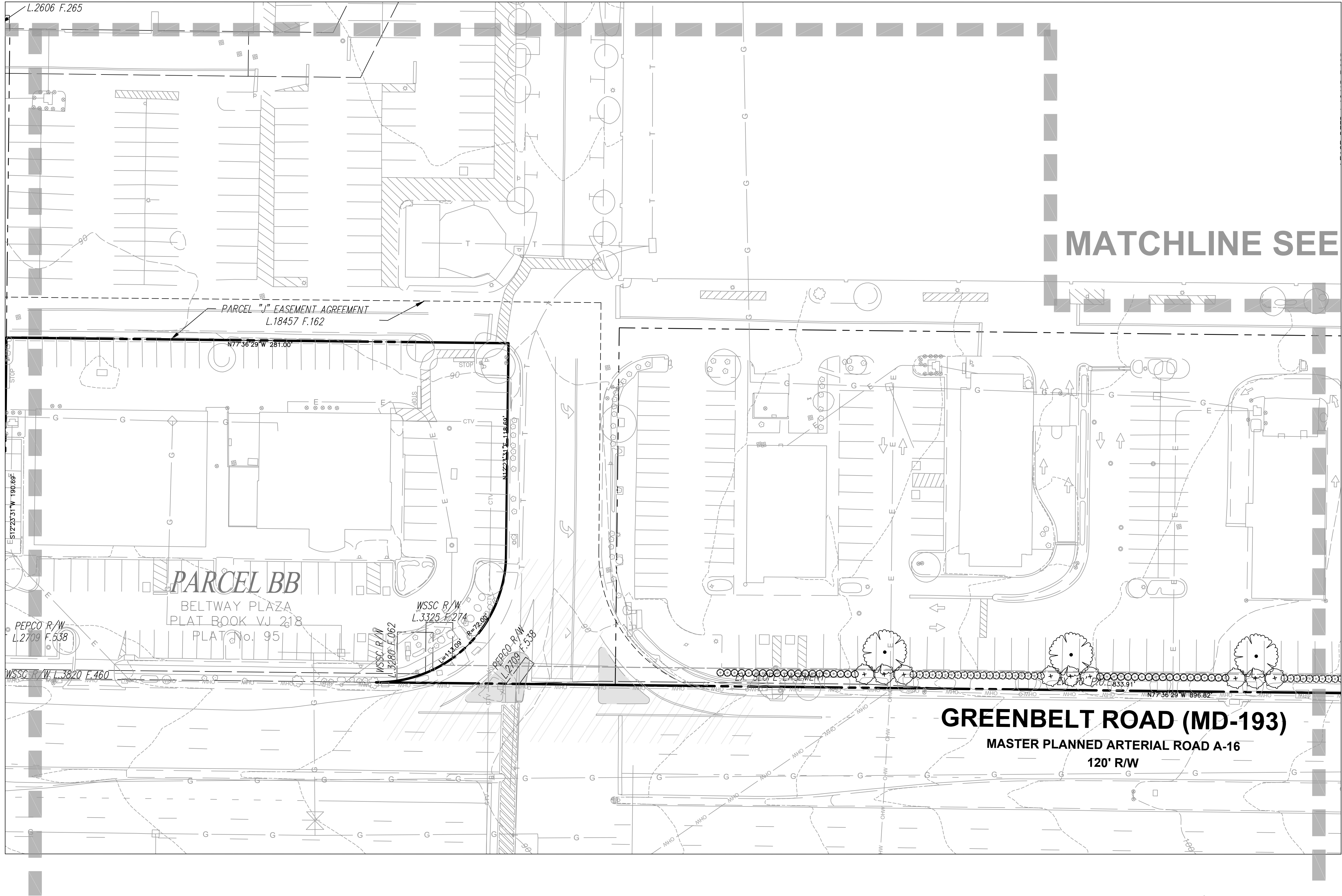


MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 10

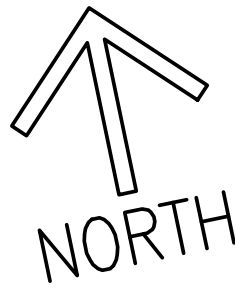
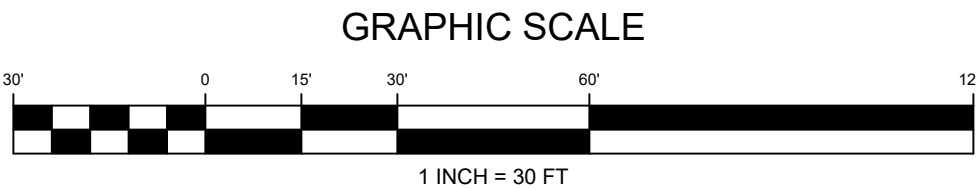
MATCHLINE SEE SHEET 8



LSP KEY
1"=400'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
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BELTWAY PLAZA

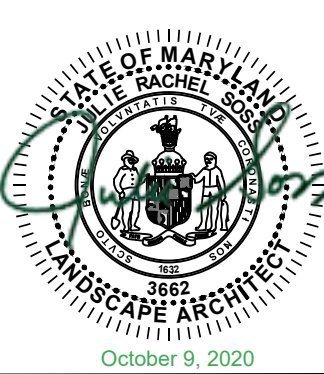
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
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BY	DATE

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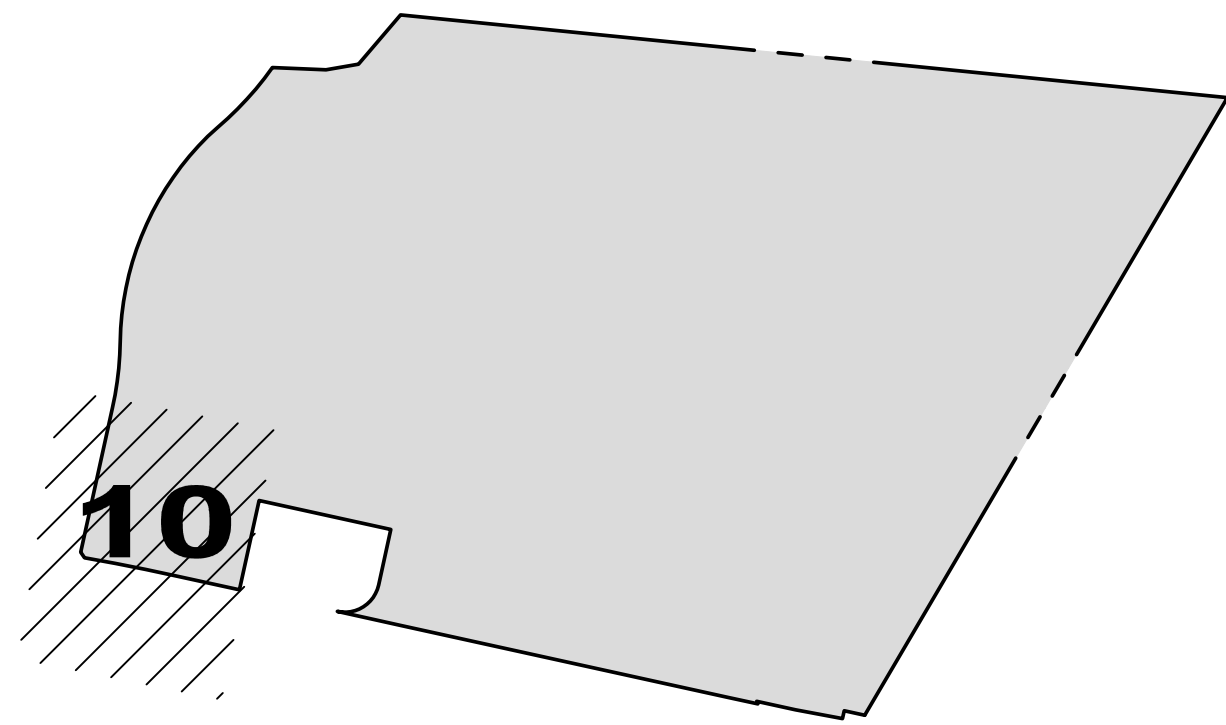
LICENSE NO. 3662
EXPIRATION DATE: 04/08/22

SCALE:
1" = 30'

JOB No. 1287A

DATE: OCT. 2020

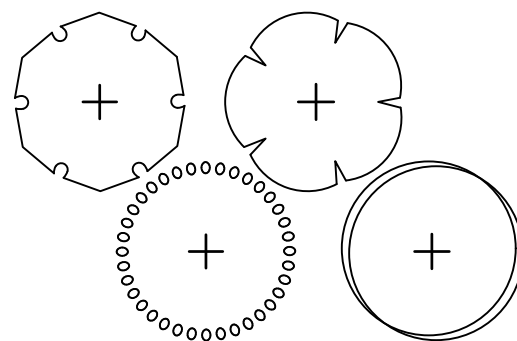
SHEET No. 9 of 14



LSP KEY
1"=400'

LEGEND:

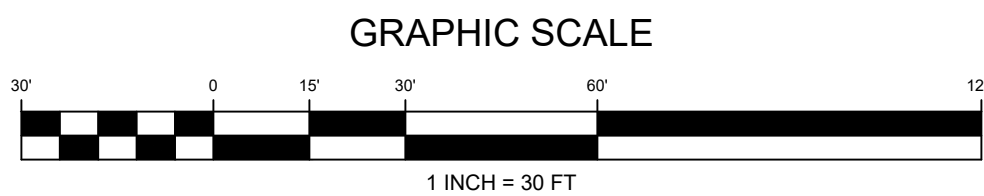
- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA/ STREAM BUFFER
- EX. STREAM
- EX. FLOODPLAIN
- EX. PRIMARY MGMT AREA/ FLOODPLAIN
- EX. FLOODPLAIN BRL
- EX. POND
- EX. UNMITIGATED 65 DB LINE
- PR. R.O.W.
- PR. LOT LINE
- PR. BLDG
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- PR. WOOD FENCE
- PR. ORNAMENTAL FENCE
- REQUIRED LOT DEPTH
- WETLAND



PR. SHADE TREE

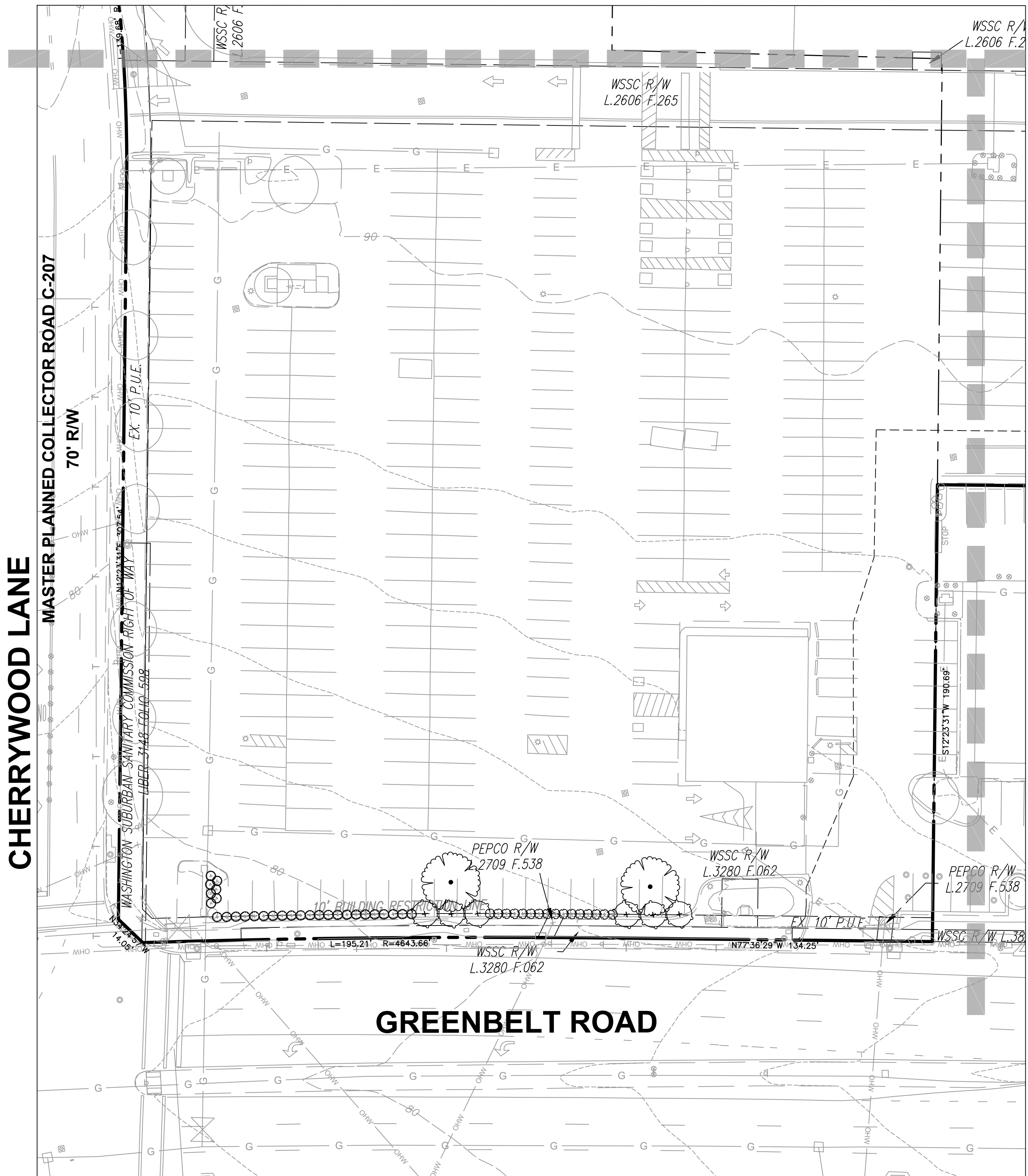
PR. EVERGREEN TREE

PR. ORNAMENTAL TREE



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 9



GREENBELT ROAD

CHERRYWOOD LANE

MASTER PLANNED COLLECTOR ROAD C-207

70' R/W

WASHINGTON SUBURBAN SANITARY COMMISSION RIGHT OF WAY

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

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10' P.U.E.

10' P.U.E.

10' P.U.E.

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	REVISION	DATE
1. ADDRESS PRE-ACCEPTANCE COMMENTS	9/13/19				

Owner/Developer:
GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
4912 Del Ray Avenue
Bethesda, MD 20814

BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

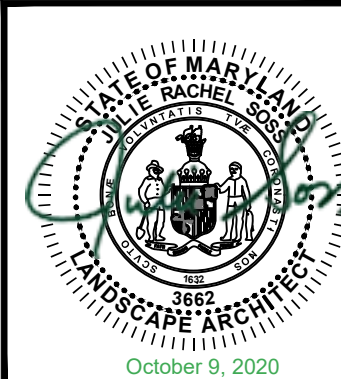
BY	DATE
BASE DATA	CADD
DESIGNED	CH
DRAWN	CH
REVIEWED	CH
RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

LANDSCAPE PLAN

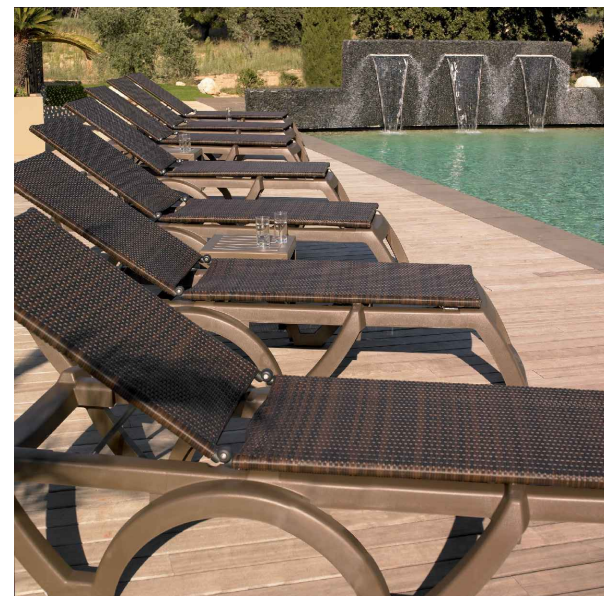
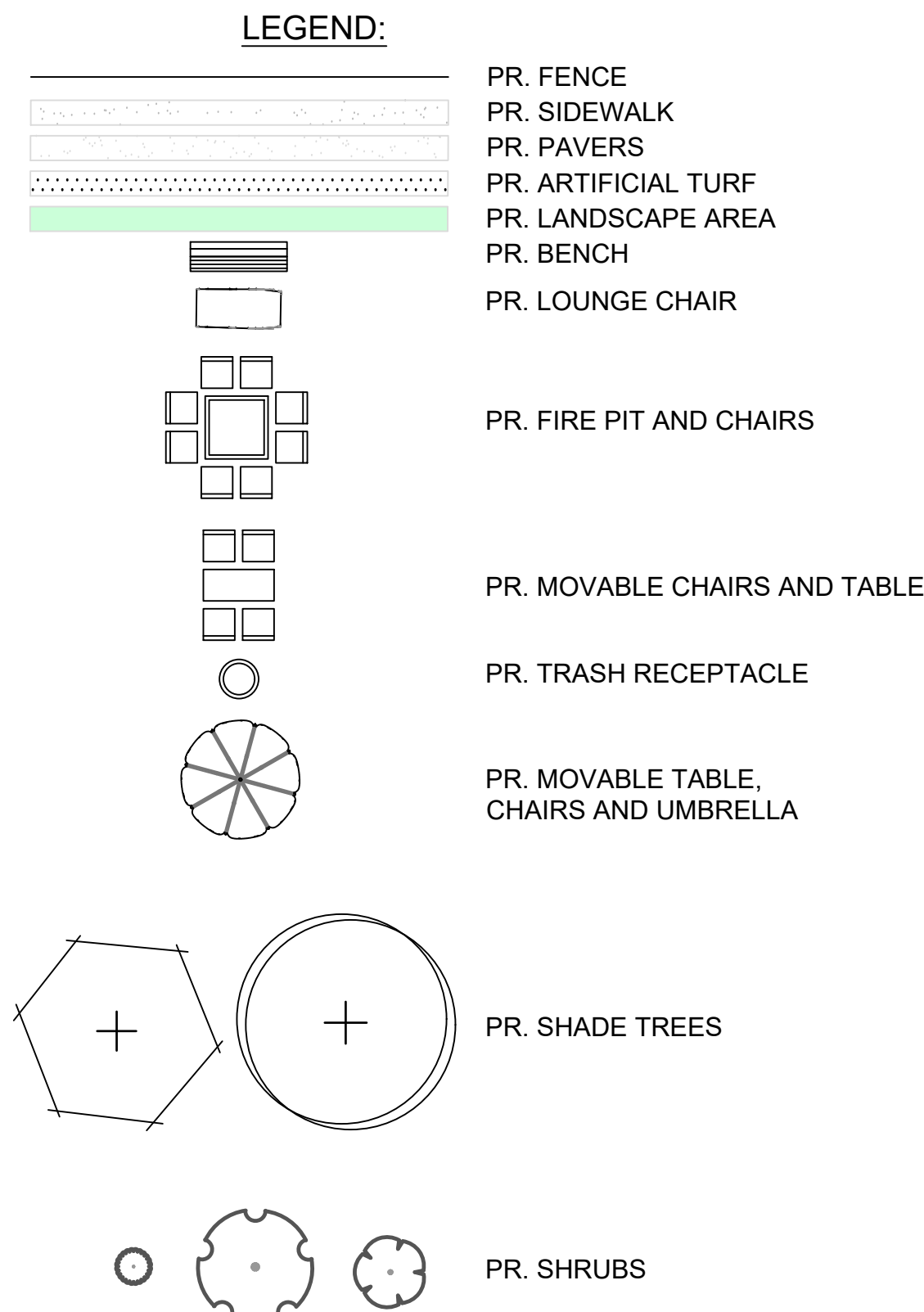
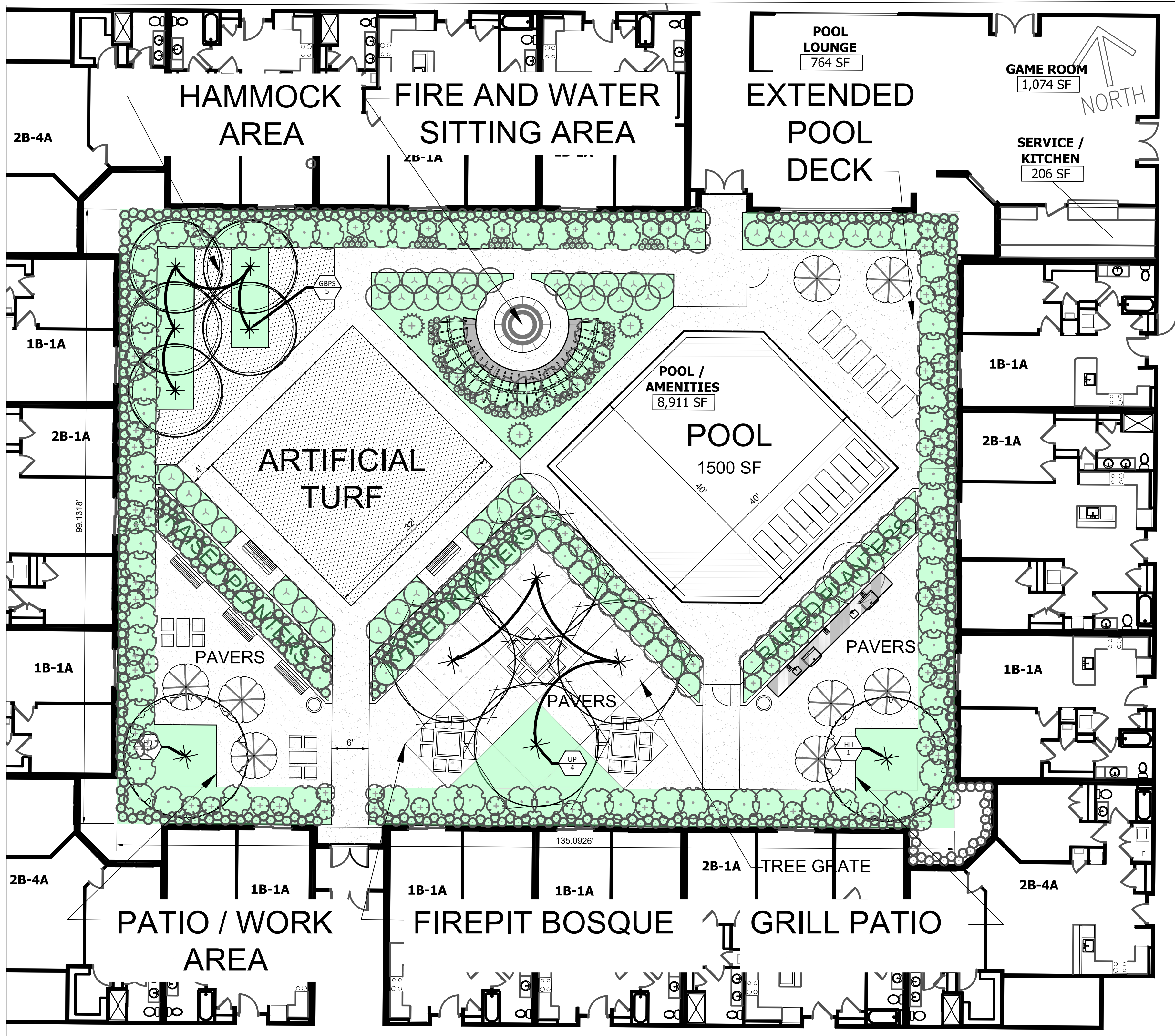
PROFESSIONAL
CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3662
EXPIRATION DATE: 04/08/22



SCALE:	1" = 30'
JOB No.	1287A
DATE:	OCT. 2020
SHEET No.	10 of 14

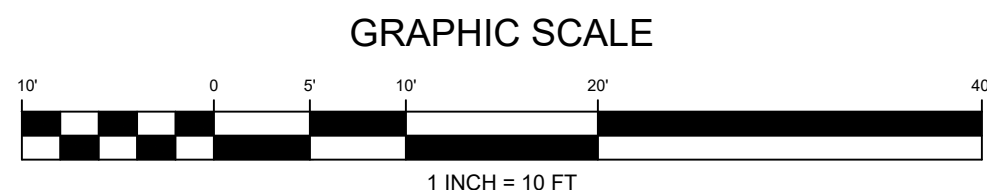


SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	STATUS	DETAIL	REMARKS
UP	4	ULMUS PARVIFOLIA	CHINESE ELM	15 GAL	2.5"-3" CAL	NON-NATIVE		
ORNAMENTAL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	STATUS	DETAIL	REMARKS
GBPS	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	1.5"-1.75" CAL	NON-NATIVE		
HU	2	HAMAMELIS X INTERMEDIA 'JELENA'	YELLOW ORANGE WITCH HAZEL	B & B	1.5"-1.75" CAL	NON-NATIVE		ALSO GOES BY 'COPPER BEAUTY'



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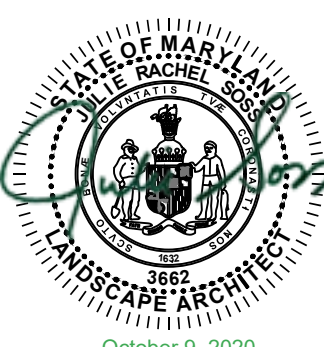
BELTWAY PLAZA
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

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BY	DATE
BASE DATA	CADD
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RODGERS CONTACT	NAT BALLARD
RELEASE FOR	
BY	DATE

COURTYARD ENLARGEMENT

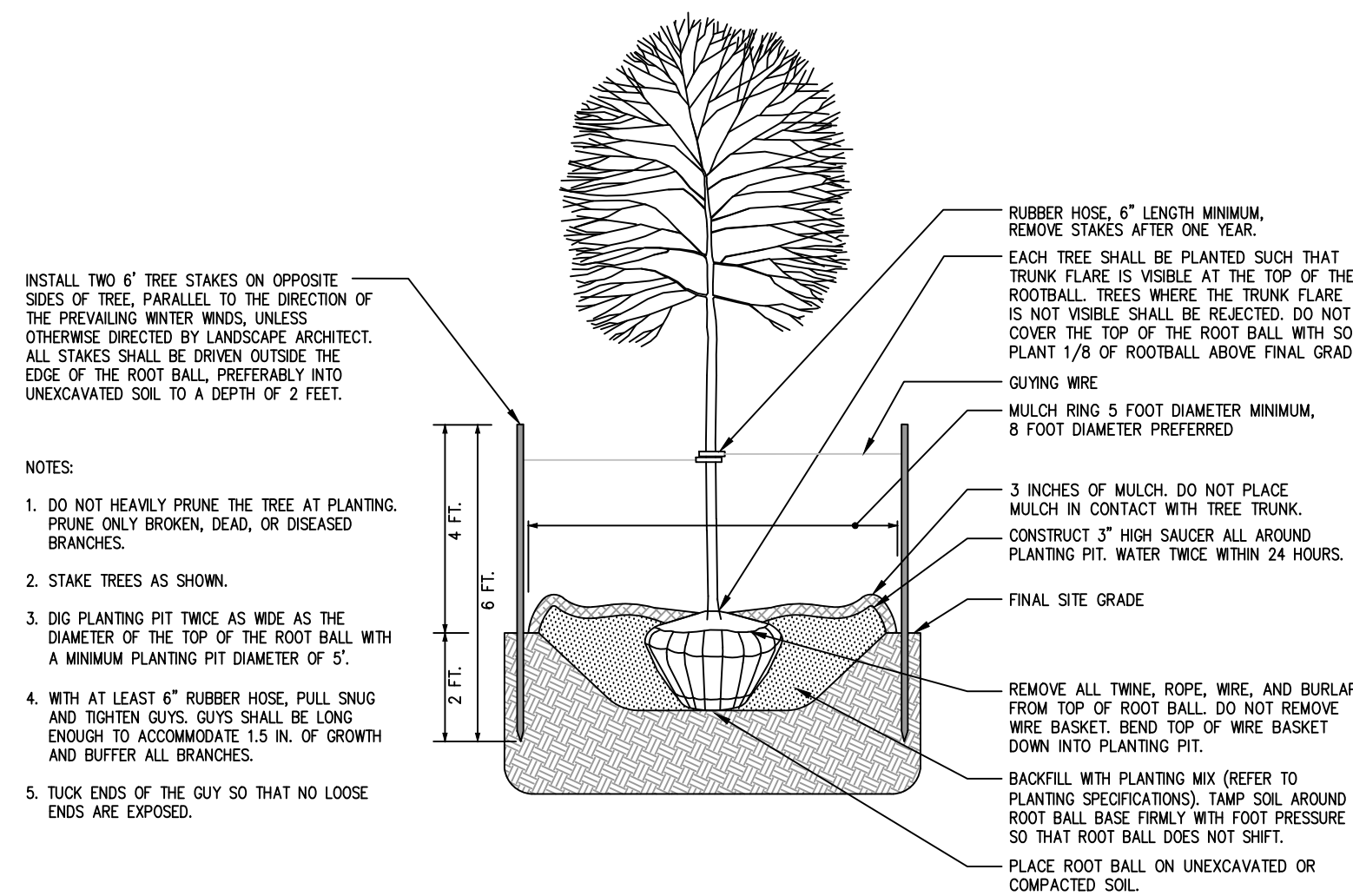
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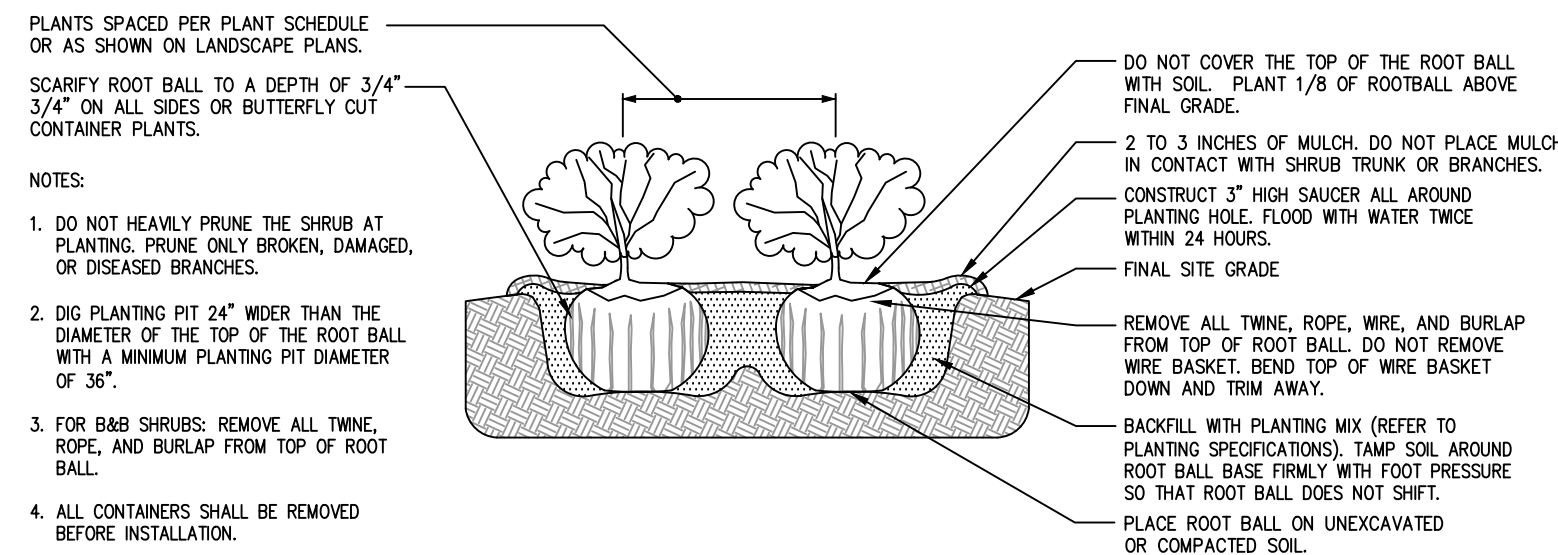
SCALE: 1" = 10'
JOB No. 1287A
DATE: OCT. 2020
SHEET No. 11 of 14

LANDSCAPE PLAN NOTES:

1. PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION, AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN. WHERE DISCREPANCIES EXIST BETWEEN STANDARDS & GUIDELINES REFERENCED WITHIN THESE SPECIFICATIONS AND THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL, THE LATTER TAKES PRECEDENCE.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, THAT IS NOT NURSERY GROWN, UNIFORMLY BRANCHED, DOES NOT HAVE A VIGOROUS ROOT SYSTEM, AND DOES NOT CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARDS WILL BE REJECTED. PLANT MATERIAL THAT IS NOT HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS, AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS WILL BE REJECTED. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL BE REJECTED. ALL B & B PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
3. UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF THE "LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD, DC, & VA", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
4. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION ON THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AND APPROPRIATE UTILITY COMPANIES, UTILITY CONTRACTORS, AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO THE BEGINNING OF ANY WORK. CONTRACTOR MAY MAKE MINOR FIELD ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UNDERGROUND AND ABOVE GROUND UTILITIES. PLANT LOCATION MODIFICATIONS SHALL CONFORM WITH THE ORIGINAL INTENT OF THE PLAN AND ALL WORKSHEET CALCULATIONS. MAJOR CHANGES WILL REQUIRE THE APPROVAL OF THE LANDSCAPE ARCHITECT. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
6. PLANT SPECIES SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PER M-NCPPC SUBSTITUTION POLICY PRIOR TO INSTALLATION.
7. PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED AS SPECIFIED ON THE APPROVED FOREST/TREE CONSERVATION PLANS.
8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. LANDSCAPE PLANTS ARE NOT TO BE INSTALLED BEFORE SITE IS GRADED TO FINAL GRADE.
9. CONTRACTOR TO REGRADE, FINE GRADE, HYDROSEED OR SOD, AND STRAW MULCH ALL AREAS DISTURBED BY THEIR WORK IN ACCORDANCE WITH APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PROJECT SPECIFICATIONS. ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION WHICH ARE NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED, SEEDED WITH THE APPROPRIATE GRASS MIX, AND COVERED WITH STRAW MULCH.
10. BID SHALL BE BASED ON ACTUAL SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.
11. PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES GRAPHICALLY REPRESENTED ON THE PLAN TAKE PRECEDENCE. WHERE DISCREPANCIES ON THE PLAN EXIST BETWEEN THE PLANT SYMBOLS AND THE CALLOUT, THE QUANTITIES GRAPHICALLY REPRESENTED TAKE PRECEDENCE.
12. POSITIVE DRAINAGE SHALL BE MAINTAINED ON PLANTING BEDS (MINIMUM 2 PERCENT SURFACE SLOPE).
13. PLANTING MIX: FOR TREES NOT IN A PREPARED BED, MIX 50% COMPRO OR LEAFGRO WITH 50% SOIL FROM TREE HOLE TO USE AS BACKFILL, SEE TREE PLANTING DETAIL.
14. WEED & INSECT CONTROL: MAINTAIN MULCHED PLANTING BEDS FREE OF WEEDS AND ALL FORMS OF INSECT INFESTATIONS FOR THE EXTENT OF THE WARRANTY PERIOD.
15. WATER: ALL INSTALLED PLANT MATERIAL SHALL BE WATERED THOROUGHLY THE DAY OF PLANTING. ALL PLANT MATERIAL ON SITE NOT YET INSTALLED SHALL BE PROPERLY PROTECTED FROM DRYING OUT UNTIL PLANTED. AT A MINIMUM, WATER UNPLANTED PLANT MATERIAL DAILY AND THEN AS NECESSARY TO AVOID DESICCATION.
16. PRUNING: DO NOT HEAVILY PRUNE TREES AND SHRUBS AT TIME OF PLANTING. PRUNE ONLY BROKEN, DEAD, OR DISEASED BRANCHES FOLLOWING METHODS AS SHOWN IN THE LANDSCAPE GUIDELINES.



DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3\"/>



SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS

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48 Hours Before Start of Construction

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BELTWAY PLAZA

ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26, 34 GRID A1, A4, B1, B4, C4
200 FOOT MAP 210NE05, 210NE06, 211NE05, 211NE06

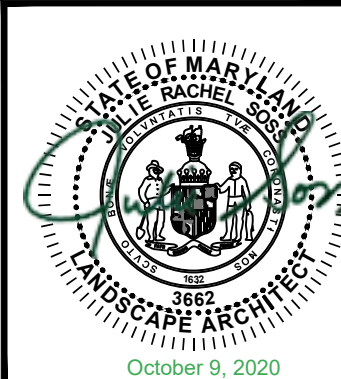
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1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	---/---/---
DESIGNED	--	---/---/---
DRAWN	--	---/---/---
REVIEWED	CH	---/---/---
RODGERS CONTACT: NAT BALLARD		
RELEASE FOR		
BY: _____ DATE: _____		

LANDSCAPE PLAN
LANDSCAPE NOTES & DETAILS

PROFESSIONAL
CERTIFICATION
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."
October 9, 2020
LICENSE NO. 3662
EXPIRATION DATE: 04/08/22



SCALE:	AS SHOWN
JOB No.	1287A
DATE:	OCT. 2020
SHEET No.	12 of 14

Lineal Wide LED Luminaire

FUTURE TYPE:
PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Diecast aluminum housing comprised of 6063-T6 extrusion and 6061-T6 end caps. Galvanized aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P, 50-277V or 347-480V, dimmable constant current driver. Luminaire is pre-wired with waterproof 5 conductor 18 gauge, SLEDOX white, 10kA surge suppression is standard with optional external 20kA surge suppression.

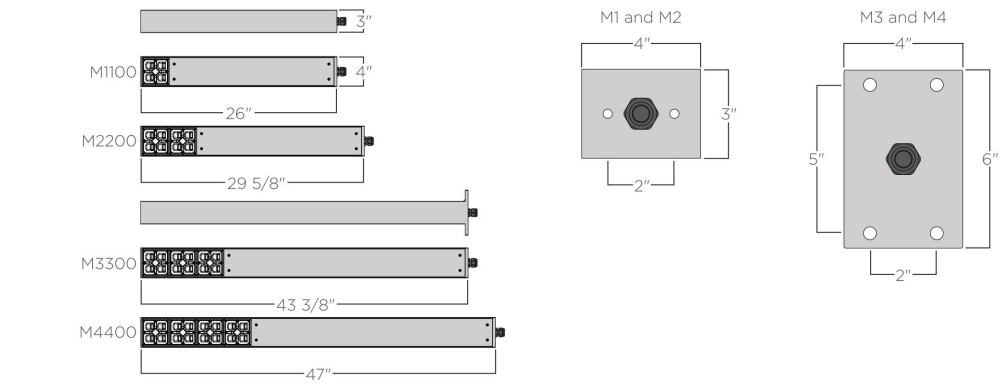
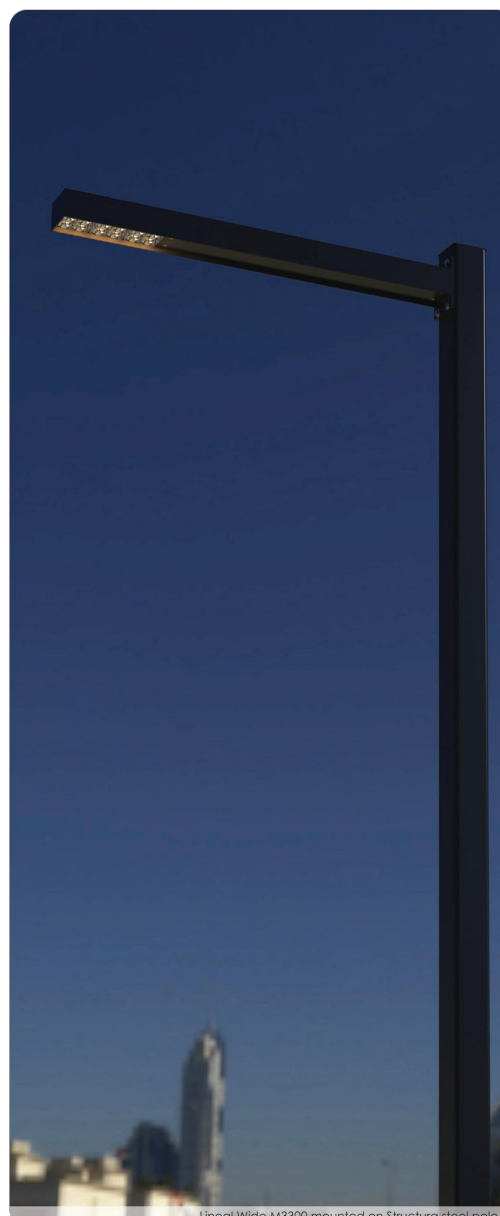
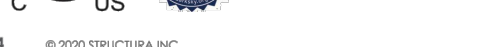
OPTICAL SYSTEM: LED boards have solderless connections for field upgradeability. Available in CCT of 2700, 3000, 3500, and 4000K, 90 CRI. Colors are UV resistant making them in Type II and IV distributions. Contact factory for additional luminaire output, CCT, and sensor distribution options. Operating temperature of -40°F to 140°F.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city controls. See **SenSentry** control documentation for more information.

FINISHES: All aluminum parts are polyester powder coat painted to meet AIAA 2004 standards. See **Structure's** finish options for available colors.

LUMEN & MATERIAL: UL 1595 C-9A listed luminaire tested to EISA L70-T8 and L70-B5 standards. Reported L70 > 90,000 hours. Calculated L70 > 100,000 hours. Beam angle 110-150°.

WARRANTY: 5-year warranty on LED and drivers.



	2700K	3000K	3500K	4000K	EPH	Weight
1000	45.4	190	2695	2781	2982	0.670
2000	90.8	190	5390	5562	5964	1.340
3000	136.2	190	8085	8343	8946	2.010
4000	181.6	190	10780	11045	11693	2.680

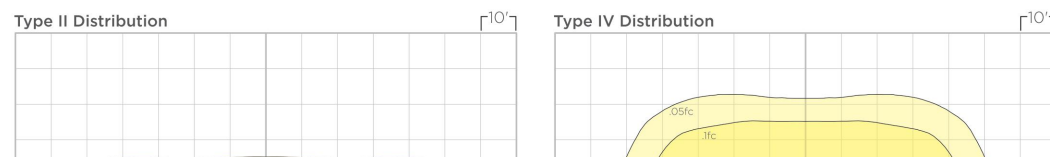
ORDERING GUIDE: EXAMPLE: LINW-M250-UNV-L30-C4-SP-WC-M2A-3-STD

LINW	1	2	3	4	5	6	7	8	9
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1	Series	4	Distribution ¹	7	Mounting
2	Output ²	5	Type III	8	Structure ³
3	Finish	6	Material	9	Options
4	Color	7	Color	10	Options
5	CCT	8	Color	11	Options
6	Wall Thickness ⁴	9	Color	12	Options
7	Finish	10	Color	13	Options
8	Finish	11	Color	14	Options
9	Finish	12	Color	15	Options

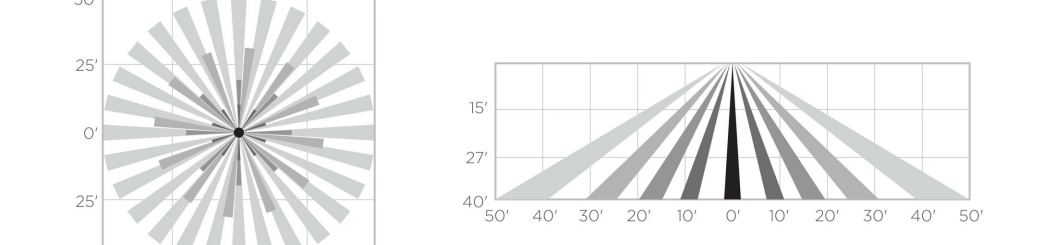
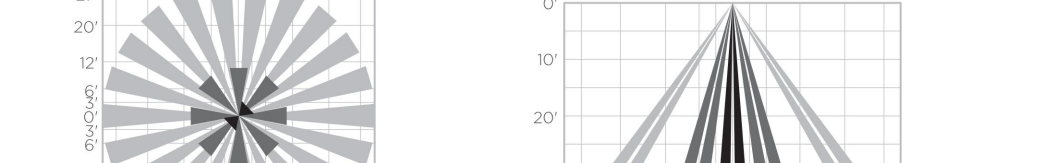
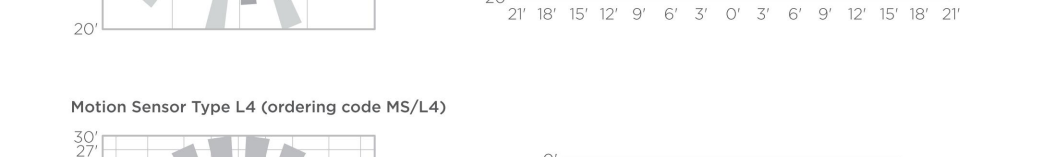
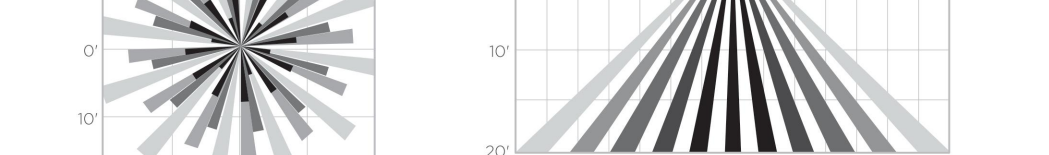
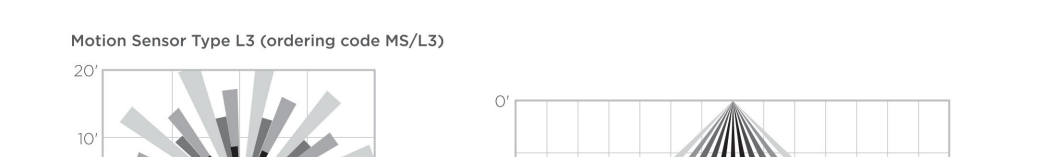
1. Luminaire output based upon Type II distribution.
2. Output based upon luminaire output.
3. Structure based upon luminaire output.
4. Wall thickness based upon luminaire output.
5. Color based upon luminaire output.
6. Color based upon luminaire output.
7. Color based upon luminaire output.
8. Color based upon luminaire output.
9. Color based upon luminaire output.
10. Color based upon luminaire output.
11. Color based upon luminaire output.
12. Color based upon luminaire output.
13. Color based upon luminaire output.
14. Color based upon luminaire output.
15. Color based upon luminaire output.

Lineal Wide LED Luminaire



1. All fixtures are provided with 5 conductor 18ga. SLEDOX white based upon code height. Code allowing 3 ft is not required.
2. 20kA surge suppression is optional in pole base when pole is supplied by Structure.
3. 20kA surge suppression is optional in pole base when pole is supplied by Structure.

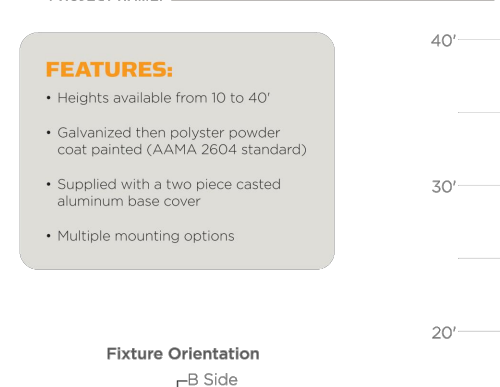
Lineal Wide Motion Sensor Coverage



Product specification sheet subject to change.

ST Straight Square Steel Pole

FUTURE TYPE:
PROJECT NAME:



FEATURES:

• Heights available from 10 to 40'
• Galvanized steel pole with powder coat finish (AIAA 2004 standard)
• Supplied with a two piece called aluminum base plate
• Multiple mounting options

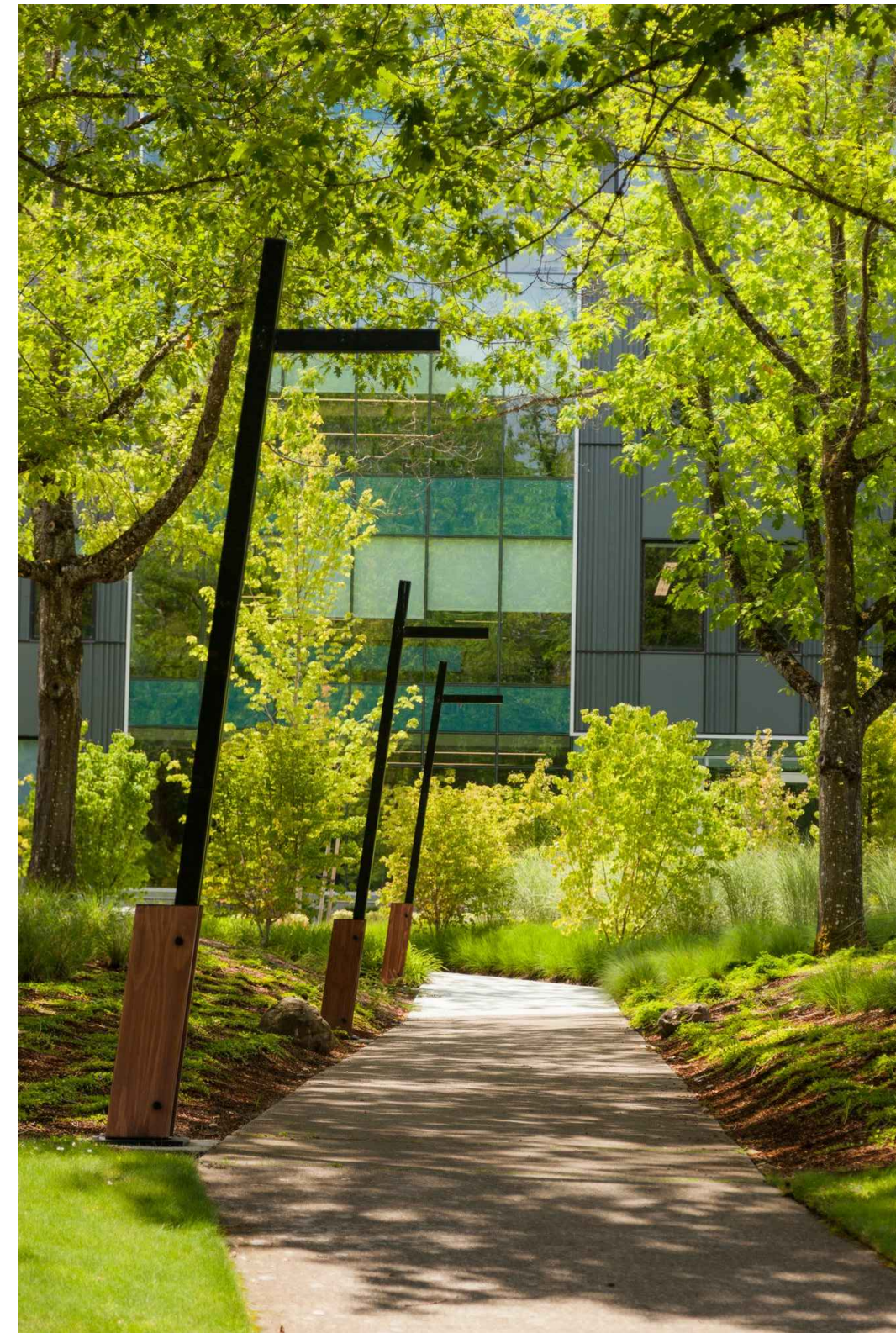
Feature Orientation
Pole Side
Hand Side
C Side
L Side

ORDERING GUIDE: EXAMPLE: ST-20-C740-B12-STD

ST	1	2	3	4	5	6	7	8	9
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1	Series	4	A Side	7	D Side
2	Pole Height	5	Feature Mounting Height	8	Feature Mounting Height
3	Pole Finish	6	Feature Mounting Height	9	Feature Mounting Height
4	Pole Finish	7	Feature Mounting Height	10	Feature Mounting Height
5	Pole Finish	8	Feature Mounting Height	11	Feature Mounting Height
6	Pole Finish	9	Feature Mounting Height	12	Feature Mounting Height
7	Pole Finish	10	Feature Mounting Height	13	Feature Mounting Height
8	Pole Finish	11	Feature Mounting Height	14	Feature Mounting Height
9	Pole Finish	12	Feature Mounting Height	15	Feature Mounting Height

1. Contact factory for alternative RPA for business.



POLE LIGHT

MANUFACTURER: STRUCTURA
COLOR/MATERIAL: TBD
LOCATION: STREETSCAPE & PEDESTRIAN PATHS

Tandem Tilt 12' - 24' Tilted Double Arm

FUTURE TYPE:
PROJECT NAME:



FEATURES:

• Rotatable or pedestrian pole heights up to 24'
• Available with multiple fixture arm mounting options
• Available with wood, aluminum, or weathering steel pole

SPECIFICATIONS:

CONSTRUCTION: Rectangular extruded 6061-T6 aluminum alloy tube finished to a square 6061-T6 base support welded to 3055 aluminum alloy baseplate.

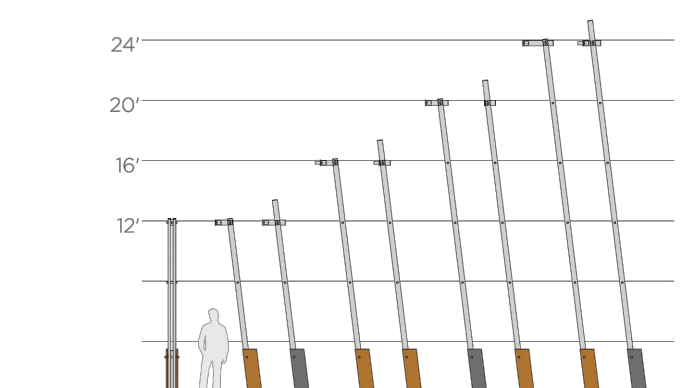
FINISHES AND MATERIALS: All aluminum parts are polyester powder coat painted. Wood parts are finished with a low VOC, waterborne matte exterior finish containing UV and mildew resistance.

ELECTRICAL: A 5/8" - 18 grounding point is provided on the aluminum pole base support. Wiring access is provided through a NEMA compliant handhole on the back of the base support.

HARDWARE: All fasteners and hardware are stainless steel. Anchor bolts are 1/2" diameter galvanized steel.

FEATURE MOUNTING: Fixtures mount pole to arm with welded on ball plate or turn down galvanized steel.

1. Contact factory on custom color.
2. Wall thickness based upon luminaire output.
3. Color based upon luminaire output.



ORDERING GUIDE: EXAMPLE: TLT-12-5-CL-250-A1/MA2-BD-P10C7-STD

TLT	1	2	3	4	5	6	7	8	9	10	11
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1	Series	5	A Side (front)	8	Mounting Type ¹
2	Pole Height	6	Feature Mounting	9	Structure ²
3	Pole Finish	7	Feature Mounting	10	Options
4	Pole Finish	8	Feature Mounting	11	Options
5	Pole Finish	9	Feature Mounting	12	Options
6	Pole Finish	10	Feature Mounting	13	Options
7	Pole Finish	11	Feature Mounting	14	Options
8	Pole Finish	12	Feature Mounting	15	Options
9	Pole Finish	13	Feature Mounting	16	Options

10	Color	14	Color	18	Color
11	Color	15	Color	19	Color
12	Color	16	Color	20	Color
13	Color	17	Color	21	Color
14	Color	18	Color	22	Color
15	Color	19	Color	23	Color
16	Color	20	Color	24	Color
17	Color	21	Color	25	Color
18	Color	22	Color	26	Color
19	Color	23	Color	27	Color

20	Color	24	Color	28	Color
21	Color	25	Color	29	Color
22	Color	26	Color	30	Color
23	Color	27	Color	31	Color
24	Color	28	Color	32	Color
25	Color	29	Color	33	Color
26	Color	30	Color	34	Color
27	Color	31	Color	35	Color
28	Color	32	Color	36	Color

29	Color	33	Color	37	Color
30	Color	34	Color	38	Color
31	Color	35	Color	39	Color
32	Color	36	Color	40	Color
33	Color	37	Color	41	Color
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36	Color	40	Color	44	Color
37	Color	41	Color	45	Color

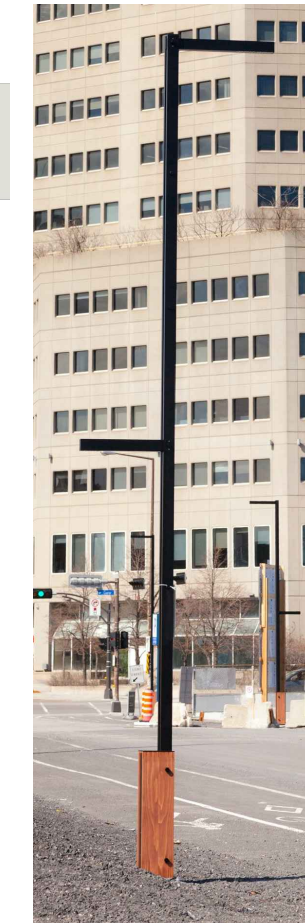
Product specification sheet subject to change.

1	Series	5	A Side (front)	8	Mounting Type ¹
2	Pole Height	6	Feature Mounting	9	Structure ²
3	Pole Finish	7	Feature Mounting	10	Options
4	Pole Finish	8	Feature Mounting	11	Options
5	Pole Finish	9	Feature Mounting	12	Options
6	Pole Finish	10	Feature Mounting	13	Options
7	Pole Finish	11	Feature Mounting	14	Options
8	Pole Finish	12	Feature Mounting	15	Options
9	Pole Finish	13	Feature Mounting	16	Options

10	Color	14	Color	18	Color
11	Color	15	Color	19	Color
12	Color	16	Color	20	Color
13	Color	17	Color	21	Color
14	Color	18	Color	22	Color
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16	Color	20	Color	24	Color
17	Color	21	Color	25	Color
18	Color	22	Color	26	Color

19	Color	23	Color	27	Color
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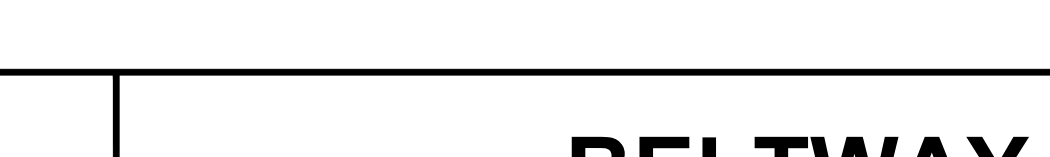
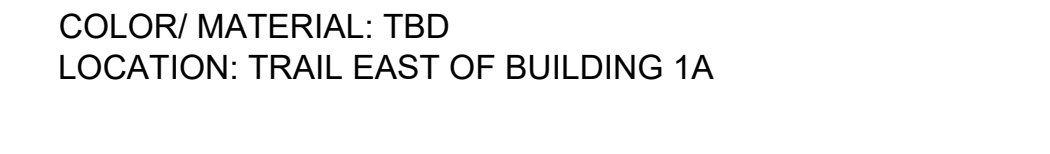
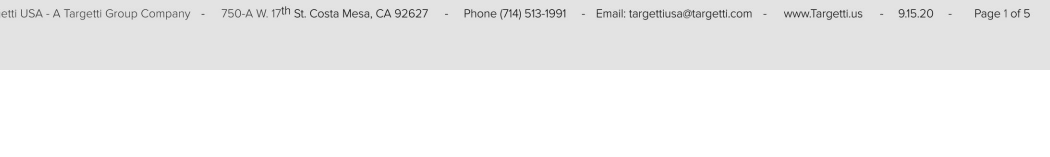
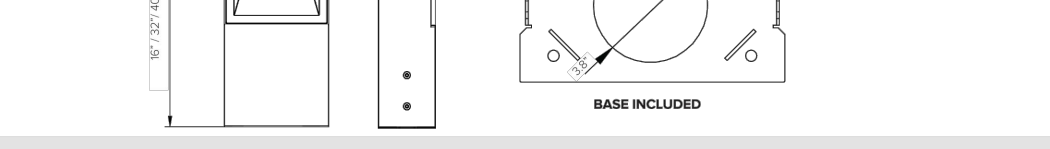
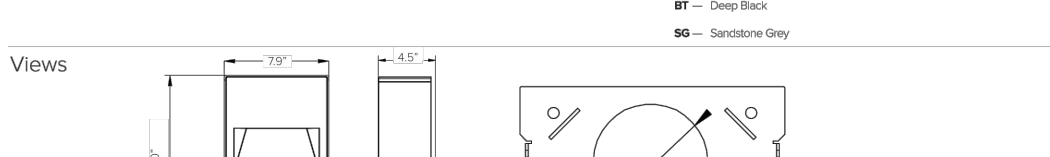
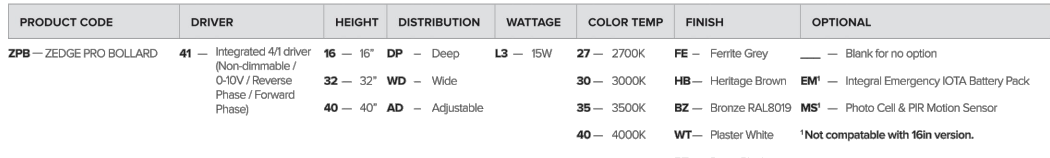
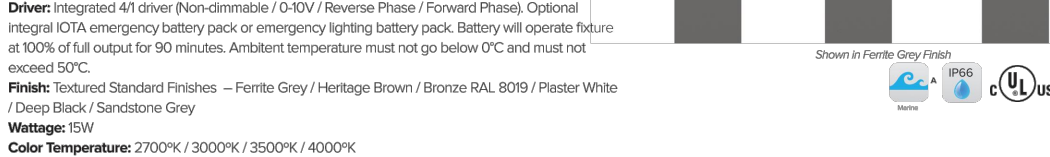
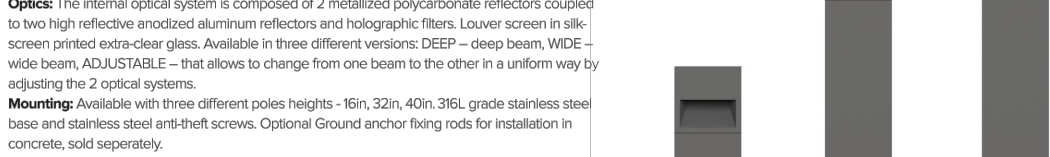
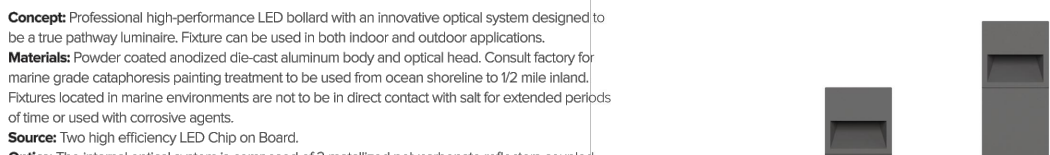
Product specification sheet subject to change.



TARGETTI

ZEDGE PRO BOLLARD

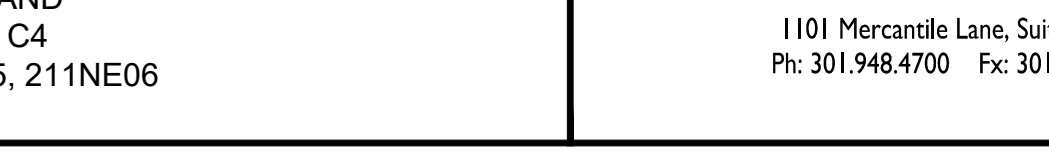
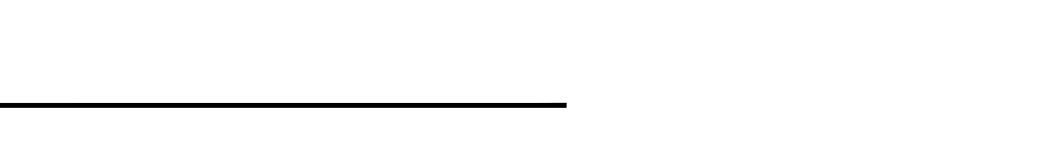
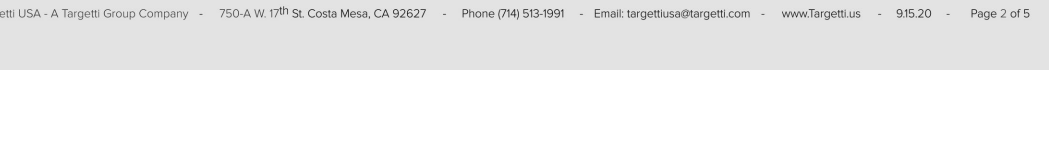
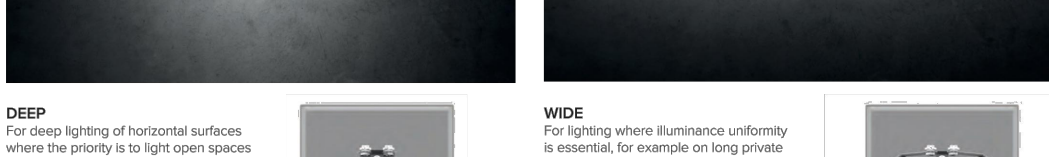
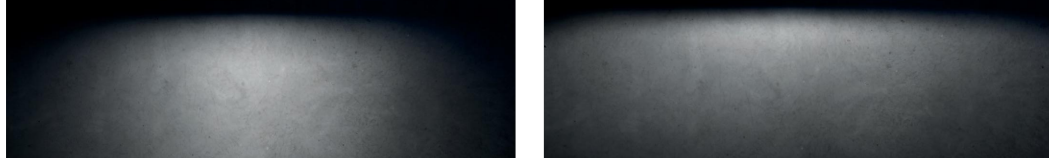
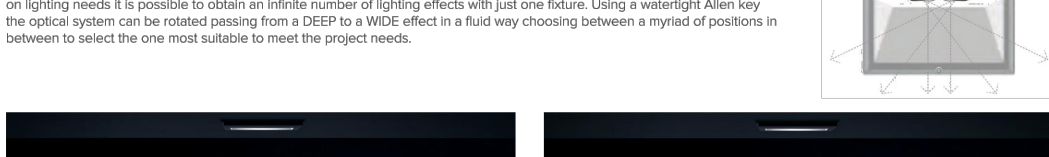
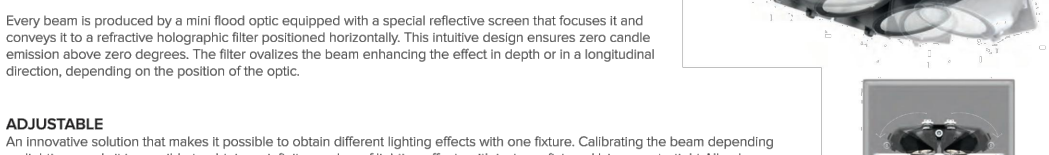
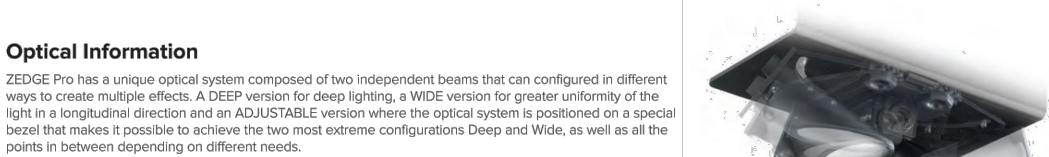
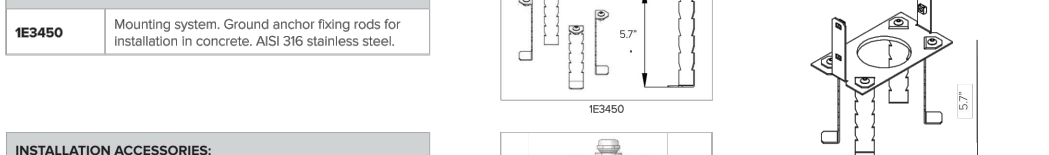
Professional LED Bollard



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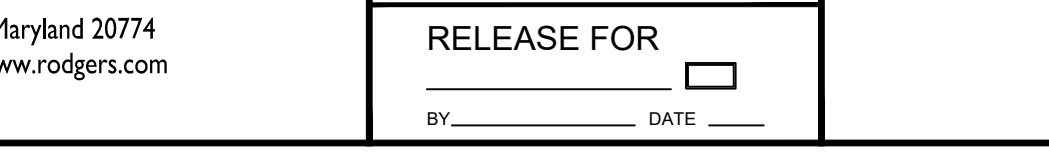
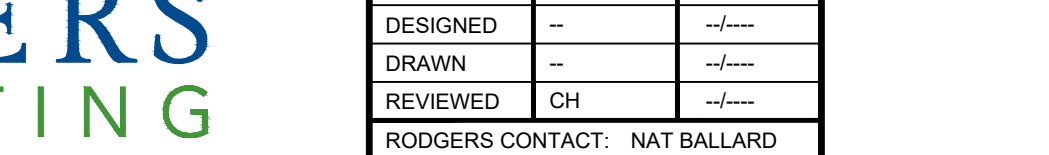
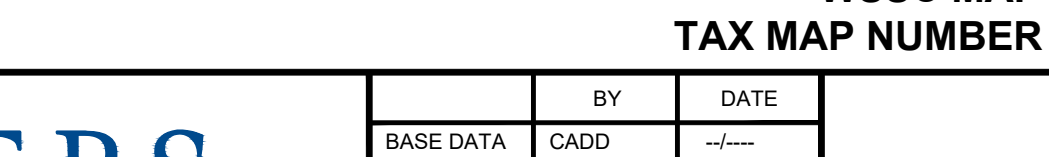
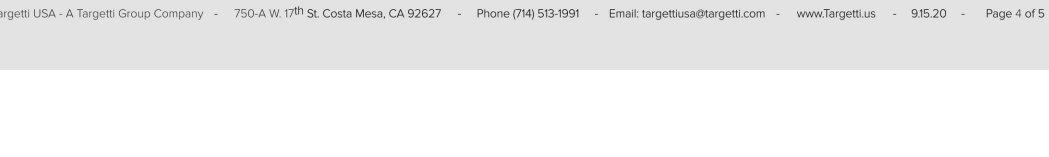
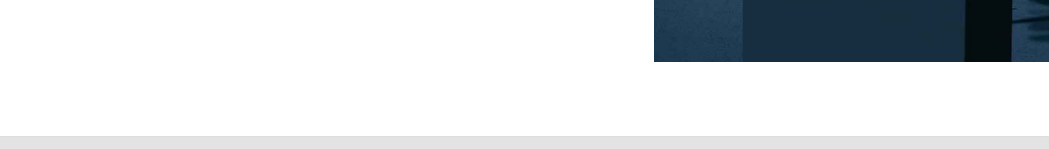
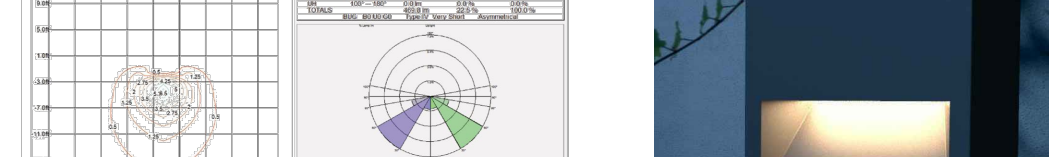
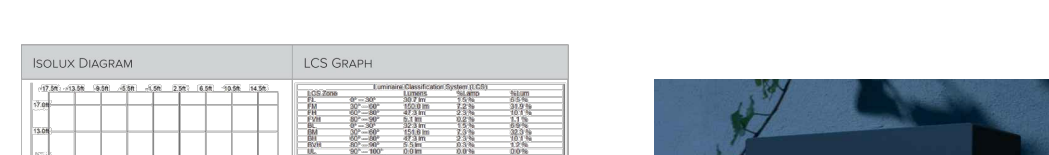
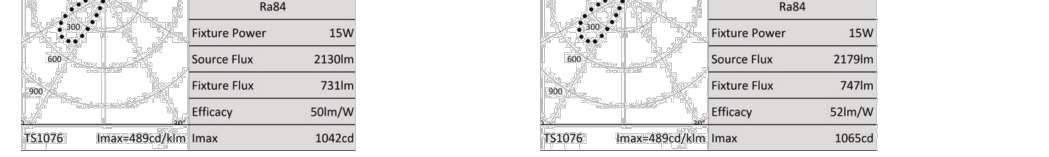
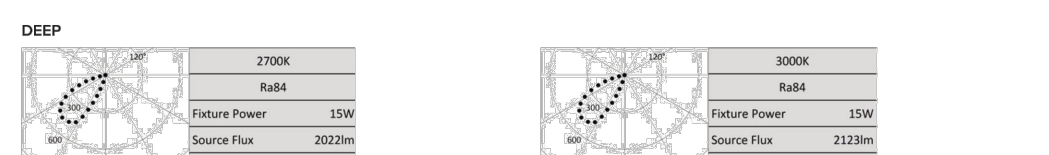
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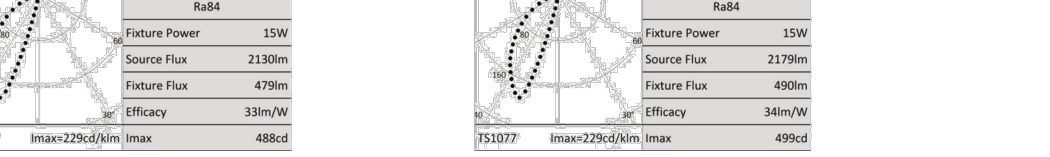
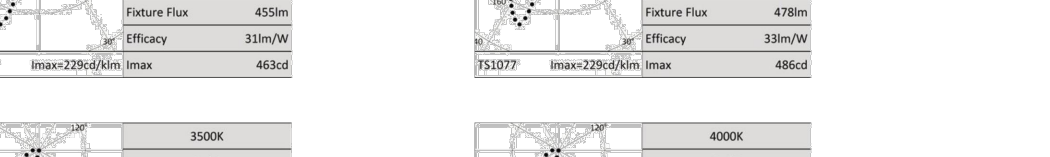
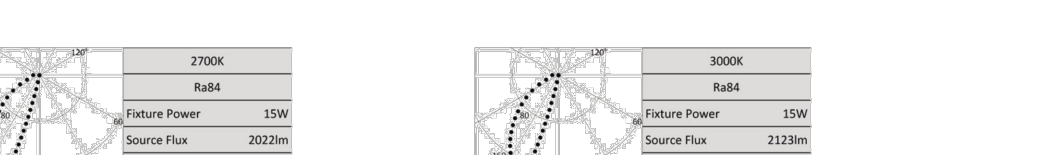
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MEMORANDUM OF UNDERSTANDING

(Beltway Plaza Redevelopment)

THIS MEMORANDUM OF UNDERSTANDING (“MOU”), made effective on this _____ day of _____, 2019, by and between the City of Greenbelt (the “City”), a municipal corporation of the State of Maryland, with its principal offices at 25 Crescent Road, Greenbelt, Maryland 20770, and GB Mall Limited Partnership (the “Owner”), a Maryland limited partnership, with its principal offices at 4912 Del Ray Avenue, Bethesda, Maryland 20814. The City and Owner shall sometimes hereinafter be collectively known as the “Parties.”

RECITALS

WHEREAS, the Owner is the record owner of certain real property located in the City of Greenbelt, Prince George’s County, Maryland, commonly known as the Beltway Plaza Mall (hereinafter “Beltway Plaza”), and more particularly depicted on Exhibit “A,” attached hereto and made a part hereof;

WHEREAS, the Owner has secured a Conceptual Site Plan (CSP-18010) to accommodate the comprehensive redevelopment of Beltway Plaza which contemplates approximately five (5) redevelopment phases consisting of approximately 175-250 townhouse/2 over 2 units; 875-2,250 multifamily units; and 435,000-700,000 square feet of commercial retail (hereinafter the “Project”), and more particularly depicted on Exhibit “B,” attached hereto and made a part hereof;

WHEREAS, on March 14, 2019, the Prince George’s County Planning Board approved CSP-18010 with conditions. Subsequently, on March 28, 2019, the Planning Board adopted Resolution PGCPB No. 19-35;

WHEREAS, the Owner requested the City to support the future redevelopment of Beltway Plaza, to recommend approval of CSP-18010, and to support future land use entitlements that are consistent with CSP-18010;

WHEREAS, the City agreed to recommend approval of CSP-18010 and to support future land use entitlements consistent with CSP-18010 upon certain conditions, which shall be executed

by the Owner in the form of the MOU as set forth herein, with said conditions extending to all future owners, successors or assigns; and

WHEREAS, the Owner has agreed to adhere to said City conditions, as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the aforesaid recommendation of approval and future support by the City, the mutual promises of the Parties, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, be it understood that the Parties do hereby acknowledge and agree as follow:

1. **WARRANTIES AND REPRESENTATIONS OF CITY:**

a. The City shall support the existing development approvals from the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and/or the Prince George's County Council, sitting as the District Council, for the Project, including, but not limited to CSP-18010, and shall further support any pending or future entitlement applications for the Project that are generally consistent with CSP-18010. The City's support of the Project and support of all future entitlements is conditioned upon the Owner, its successors or assigns, satisfying the conditions provided in Exhibit "C," attached hereto and made a part hereof.

b. The City will not, directly or indirectly, establish, suggest or acquiesce in any policy, take a position, pursue a course of action, require any standard or condition, make any recommendation to Prince George's County or the M-NCPPC or other governmental or quasi-governmental authority, individuals or citizens groups, or impose any obligation that, as applied directly and specifically to the Project, negatively impacts or limits the Owner's ability to develop the project as approved in CSP-18010 and/or negatively impacts or limits the Owner's ability to comply with the conditions provided in Exhibit "C." The Parties acknowledge and agree that the Project will be subject to the development review standards applicable to other developments within Prince George's County. The City may review or comment to M-NCPPC or other County agency referrals related to the Project, provided that such comments are consistent with this MOU.

c. The Parties understand and agree that the City's covenant of support of the Project herein is not intended, nor could it be construed, to prohibit the Greenbelt City Council from enacting such future ordinances or charter provisions or engineering standards or

amendments deemed necessary to protect the public health, safety and welfare of the citizens of the City, nor from applying such ordinances or charter provisions to the development of the Project, provided such application does not operate to divest prior approvals, nor interfere with Owner's vested rights.

d. The City acknowledges and agrees that it will cooperate with and not unreasonably withhold or delay any permit, review, or approval under its authority for the Project that are consistent with CSP-18010.

2. WARRANTIES AND REPRESENTATIONS OF OWNER

a. This MOU constitutes the Owner's, its successors and assigns, formal written consent to be bound by the conditions listed in Exhibit "C" during the Project.

b. Owner, its successors and assigns, warrants and represents that it has full authority to sign this MOU and it intends to be bound to this MOU and the conditions provided in Exhibit "C."

3. MISCELLANEOUS.

a. The Recitals set forth above are incorporated herein and made a part hereof and such constitute covenants under this MOU.

b. The use of singular verb, noun and pronoun forms in this MOU shall also include the plural forms where such usage is appropriate; the use of the pronoun "it" shall also include, where appropriate "he" or "she" and the possessive pronoun "its" shall also include, where appropriate, "his," "hers" and "theirs."

c. From time to time after the date of this MOU, the Parties, without charge to each other, will perform such other acts, and will execute, acknowledge and will furnish to the other such instruments, documents, materials and information which either party reasonably may request, in order to effect the consummation of the transactions provided for in this MOU.

d. This MOU, which includes all exhibits, each of which is incorporated in this MOU by this reference, shall be binding upon and inure to the benefit of the parties, their heirs, successors, assigns, or future owners, and embodies and constitutes the entire understanding between the Parties with respect to the subject matter hereof, and all prior agreements, understandings, representations, and statements, whether oral or written, are merged in this MOU. Neither this MOU nor any provision hereof may be waived, modified or amended unless such modification is in writing

and is signed by the party against whom the enforcement of such waiver, modification or amendment is sought, and then only to the extent set forth in such instrument. This MOU shall not be recorded among the Land Records of Prince George's County, Maryland.

e. The Parties hereto acknowledge that, in entering into this MOU, neither party has been induced by, nor has relied upon, nor included as part of the basis of the bargain herein, any representation or statement, whether express or implied, made by any agent, representative or employee, which representation or statement is not expressly set forth in this MOU.

f. This MOU shall be construed according to its plain meaning without giving regard to any inference or implication arising from the fact that it may have been drafted in whole or in part by or for any one of the parties hereto.

g. This MOU, its benefit and burden, shall be assignable, in whole or in part, by Owner without the consent of the City or of its elected officials, employees or agents, to any purchasers or contract purchasers of the property or any part thereof. Owner will not transfer its interest in all or part of the Project without first obtaining the written consent and acknowledgment of the transferee to the MOU, to the complete observance hereof Owner shall provide the City copies of all documents of transfer or assignment, including exhibits when the documents are fully executed, regardless of recordation.

h. The obligations of the Parties in this MOU are subject to and contingent upon the Owner, or any subsequent owner, successor or assign, actually pursuing the Project by redeveloping Beltway Plaza as proposed and approved in CSP-18010. In the event that Owner, or any subsequent owner, successor or assign, for any reason, seek to amend the Project, the parties may seek to enforce the obligations herein or agree to further amend Exhibit C, as necessary. In the event, however, the Owner, or any subsequent owner, successor or assign, desires/elects to not move forward with Project, the Owner shall notify the City of such election and in so doing, this MOU will be considered null and void, without further action by either Party, and the City, upon such notification by the Owner, may require the Owner to abandon CSP-18010.

i. The captions in any MOU are inserted for convenience only, and in no way define, describe or limit the scope of intent of this MOU or any of the provisions hereof.

j. The laws of the State of Maryland shall govern the interpretation, validity and construction of the terms and provisions of this MOU. If any term or provision of this MOU is

declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this MOU shall, nevertheless, remain in full force and effect.

k. All notices and other communications under this MOU shall be in writing and shall be sent either by first class mail, postage prepaid, or by personal delivery, addressed to the parties as provided below. Notice shall be deemed given on the date delivered or attempted to be delivered during normal working hours on business days.

If to the City: Nicole Ard, City Manager
The City of Greenbelt
25 Crescent Road
Greenbelt, MD 20770
nard@greenbeltmd.gov

With a copy to: Todd K. Pounds, City Solicitor
Alexander & Cleaver, P.A.
11414 Livingston Road
Fort Washington, MD 20744-5146
tpounds@alexander-cleaver.com

If to the Owner: Frederic K. Wine
GB Mall Limited Partnership
c/o GB Mall, Inc.
The Quantum Building
4912 Del Ray Avenue
Bethesda, Maryland 20814
fwine@starpower.net

With a copy to: Marc "Kap" Kapastin
General Counsel
Quantum Companies
The Quantum Building
4912 Del Ray Avenue
Bethesda, Maryland 20814
kap@quantumco.net

Matthew C. Tedesco, Esq.
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
mtedesco@mhlawyers.com

[Signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this MOU as of the day and year first written above.

WITNESS:

THE CITY OF GREENBELT

By: _____

Title: _____

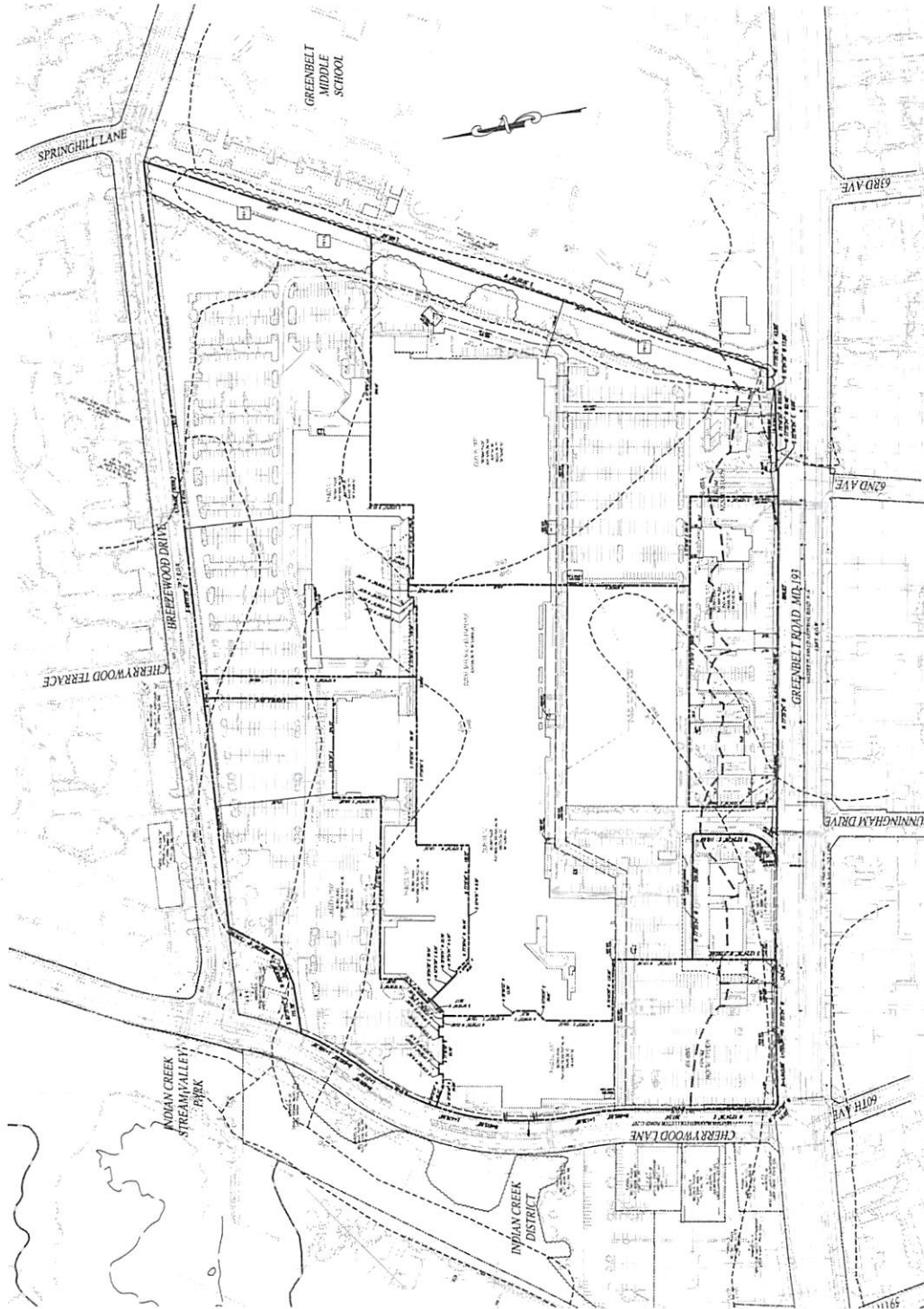
WITNESS:

GB MALL LIMITED PARTNERSHIP

By: GB Mall, Inc.,
its General Partner

By: _____
Frederic K. Wine

Title: President



PROPERTIES SUBJECT TO THIS APPLICATION		
PARCEL	SIZE	PLAT REFERENCE
AA	4.97 ACRES	PLAT BOODE PM 218 PLAT NO 95
CC	3.21 ACRES	PLAT BOODE PM 218 PLAT NO 96
DD	6.00 ACRES	PLAT BOODE PM 218 PLAT NO 95
EE	3.15 ACRES	PLAT BOODE PM 218 PLAT NO 95
FF	22.03 ACRES	PLAT BOODE PM 218 PLAT NO 96
YY	11.81 ACRES	PLAT BOODE PM 218 PLAT NO 96
Z	12.78 ACRES	PLAT BOODE PM 218 PLAT NO 95

NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO

NOTE: PROPOSED VOLUMES SHOWN ARE FOR
ADMINISTRATIVE PURPOSES AND ARE SUBJECT TO
CHANGE AT ANY TIME.

REVISION	DATE	REVISION	DATE	Owner/Developer:
				GB Wall Limited Partnership
				The Quantum Building
				4512 Del Ray Avenue
				Bethesda, MD 20814

Partnership c/o Quantum Co.

BELTWAY PLAZA
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26.34 GRID A1.4, B1.84, C4

**RODGERS
CONSULTING**
1181 Merivale Lane, Suite 200, Largo, Maryland 20774

BASE DATA	BY	DATE
SIGNED		
NAME		
WE WED		

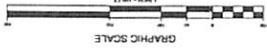
URGENT CONTACT:

REFLECT FOR

**PRELIMINARY PLAN
OF SUBDIVISION
EXISTING CONDITIONS**

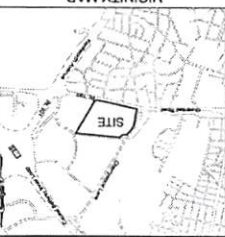
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	JOB NO.	1287A
	DATE	6/20/19
	SHEET NO.	2 OF 8

BELTWAY PLAZA

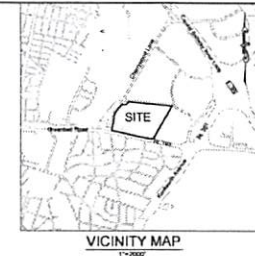


NOTE: Conceptual Site Plans are not required for properties in the M-1 Zone; however, this CSP is being submitted to fulfill the requirements of the 2013 Greenbelt Height Ordinance and M/D193 Conductor Plan and Sectional Map Amendment [S.M.A.]. The S.M.A. requires that Conceptual Site Plans be approved prior to submitting a Detailed Site Plan. The CSP is to show phasing of redevelopment, future land uses, and future connections to adjacent properties, all of which are reflected on the above.

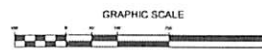
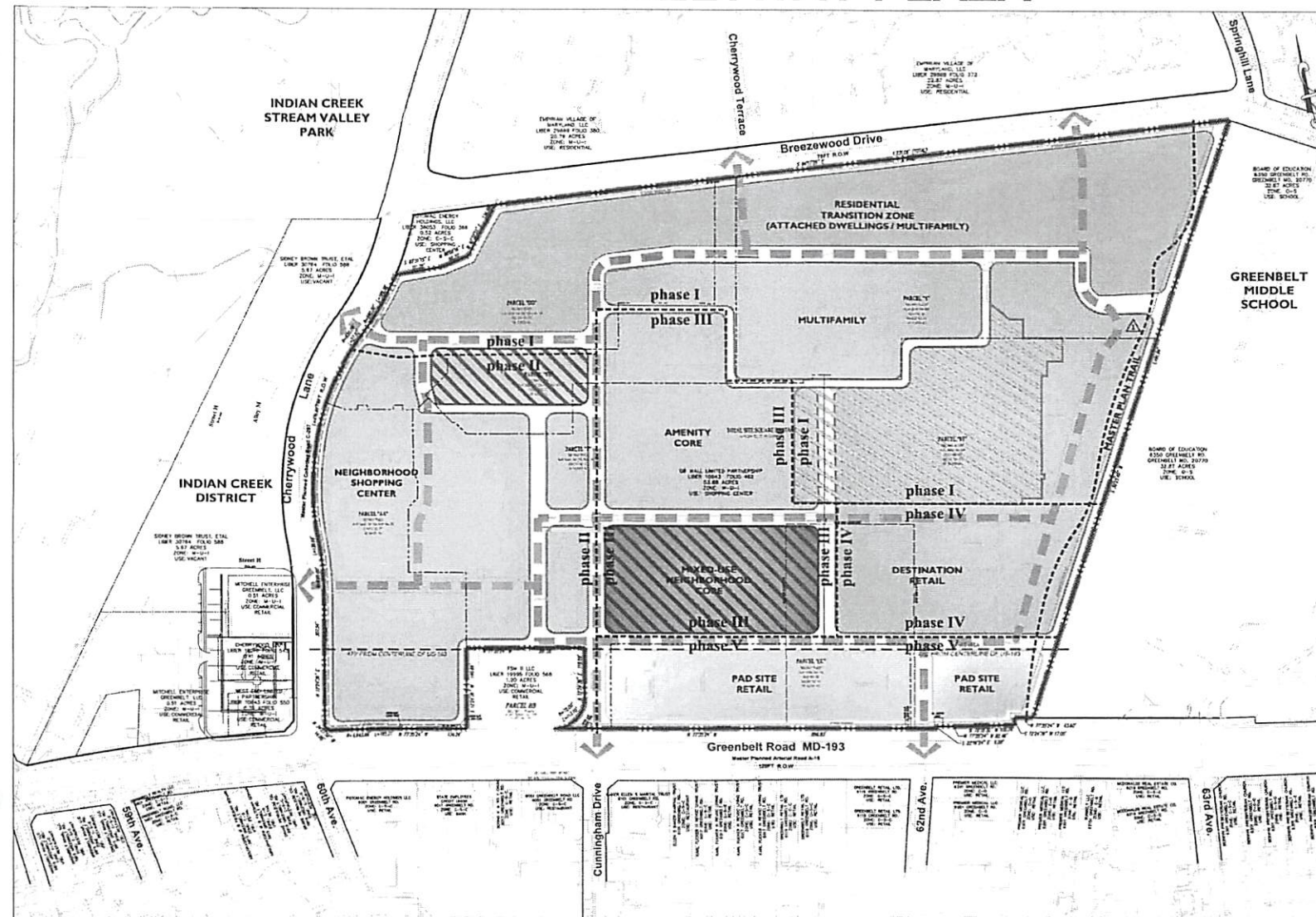
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CONCEPTUAL SITE PLAN CSP-18010 ^Δ BELTWAY PLAZA



PRELIMINARY NOT FOR CONSTRUCTION



NOTE: Conceptual Site Plans are not required for properties in the M- U- I zone, however this CSP is being submitted to fulfill the requirements of the 2013 Greenbelt Metro area and MD193 Corridor Plan and Sectional Map Amendment (S.M.A.). The S.M.A. requires a Conceptual Site Plan to be approved prior to submittal of a Detailed Site Plan. The CSP is to show phasing of redevelopment, future land uses, and future connections to adjacent properties, all of which are reflected on the above.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PRIVATE ROAD
- PROPOSED SITE ACCESS
- MASTER PLAN TRAIL
- RESIDENTIAL (MULTIFAMILY)
- RESIDENTIAL (ATTACHED DWELLINGS / MULTI-FAMILY)
- RESIDENTIAL (SENIOR LIVING)
- COMMERCIAL RETAIL AREA
- MIXED-USE
- CORE AREA
- RESIDENTIAL (MULTI-FAMILY OVER EXISTING COMMERCIAL)
- FUTURE COMMERCIAL

DATE: 04/01/19
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
APPROVED BY: J. W. WILSON
PROJECT NUMBER: CSP-18010
SHEET NO. 1 OF 1



REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:
1	04/01/19					Quantum Companies c/o Fred Wine The Quantum Building 4912 Del Ray Avenue Bethesda, MD 20814

BELTWAY PLAZA
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26.34 CRD AT 44.81, 84.24
200 FOOT MAP 21N005, 21N006, 21N007, 21N008

RODGERS CONSULTING
1311 Persimmon Lane, Suite 202, Largo, Maryland 20778
P: 301.766.0700 F: 301.766.0704 www.rodgersconsulting.com

DATE	BY	DATE
DESIGNED		
DRAWN		
CHECKED		
APPROVED		
RELEASE FOR		

**CONCEPTUAL SITE PLAN
PHASING PLAN**

SCALE: 1"=100'
JOB NO. 18010
DATE: 04/01/19
SHEET NO. 1 OF 1

Conceptual Site Plan for Beltway Plaza
REVISED City Council Conditions

Transportation/Circulation

1. The applicant shall work with City Planning staff to design streets and alleys with a view toward fostering maneuverability of non-standard vehicles such as trash trucks, fire trucks, delivery vehicles, etc. throughout the project area.
2. Once implemented, the City of Greenbelt's Complete and Green Streets Policy shall apply to all new City streets and reconstruction of existing City streets, which are subject to the authority of the City of Greenbelt, to the extent practical.
3. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering and construction of streetscape improvements on the property's frontage with Cherrywood Lane.
4. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of a contiguous sidewalk along Greenbelt Road and implementation of other streetscape improvements considering those recommended in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, unless modified by Maryland State Highway Administration and/or the Detailed Site Plan. The alignment, design and timing of such sidewalk shall be subject to the approval of the Maryland State Highway Administration, as determined prior to the issuance of the first building permit.
5. At the time of the first Detailed Site Plan the applicant shall be responsible for the evaluation, conceptual design and conceptual engineering of its frontage improvements along Breezewood Drive. At the time of the first detailed site plan the applicant shall provide a schedule for the complete final engineering and construction of said improvements for the property's frontage on Breezewood Drive. Frontage improvements and any off-site improvements (if conditioned at the time of Preliminary Plan of Subdivision) along Breezewood Drive shall be designed pursuant to the applicable design standards of the controlling agency. The applicant shall make an effort to reduce the loss of on-street parking on Breezewood Drive.
6. At the time of the first Detailed Site Plan, the Applicant shall submit a pedestrian/bicycle circulation plan that provides for a pedestrian and bicycle network within the project area to link residential, commercial, transit and civic uses, such as schools and community centers.
7. Right of Way design and construction details for City streets shall be to City standards, as may be modified from time to time-and permitted and inspected by City inspectors, and accepted upon completion.
8. Electric vehicle charging stations should be provided. The feasibility, appropriate number and locations will be determined at the time of each Detailed Site Plan.

Ex. C.

9. Detailed site plans that include a townhouse and/or two family attached component shall provide a parking plan that demonstrates that sufficient parking (as suggested in the Parking Requirements of the approved Greenbelt Metro Area and MD 193 Corridor Sector Plan) will be provided. On-street parking on Breezewood Drive or other public roads/streets shall not be included in the Applicant's parking tabulations.
10. At the time of the first Detailed Site Plan the applicant shall explore with Franklin Park at Greenbelt Station, Morning Calm Management, the Greenbelt Metro Station South Core development, and when feasible Greenbelt Metro Station developers on the provision of a local circulator creating a mobile connection between the properties and Greenbelt Metro Station.
11. The applicant shall explore with Prince George's County Department of Public Works and Transportation the installation of a Capital Bikeshare station at Beltway Plaza.
12. At the time of each Detailed Site Plan, the applicant shall submit a transportation circulation plan showing all public transportation stops and amenities.

Environmental

1. As part of any Preliminary Plan of Subdivision submission, the applicant shall submit a Noise Study for review and approval by the requisite approving authority. The Noise Study shall measure noise impacts to the site, provide the required contours, and provide any required mitigation measures to achieve acceptable noise levels.
2. Each Detailed Site Plan should specify that all tree pits along the streets that have shops, restaurants, plazas, and/or other uses shall be connected with a non-compacted soil volume under the sidewalk. Details of how this will be accomplished shall be included on the plans and shall be agreed upon by the Planning Board or its designee. The use of CU-Soil as a structural soil, Silva Cells, or other equal product for shade trees planted in tree pits is strongly encouraged.
3. Where appropriate, Environmental Site Design techniques shall be incorporated in the development to the maximum extent practical by making design, materials, and construction decisions based on environmental considerations. Consideration should be given to Green Building technologies including but not limited to solar, green roofs, permeable pavement, bio-retention/rain gardens, dry wells, and rainwater recycling, etc. where feasible. The applicant shall complete a LEED scorecard or other comparable evaluation criteria for each Detailed Site Plan submitted.
4. All Detailed Site Plans shall show the Environmental Site Design techniques intended for use within the limits of each respective Detailed Site Plan.
5. Detailed site plans shall incorporate CPTED best practices where practical.
6. At the time of the first Detailed Site Plan the applicant shall attempt to engage with Target and Giant to incorporate green features into the surface parking lots along the front of the existing Beltway Plaza Mall, including but not limited to the planting of shade trees, bioretention areas, and landscaped medians.

Urban Design

1. A mix of residential unit types shall be provided to encourage diversity in ownership types, income levels, and age groups. During Phases 1, 2, and 3, consideration, based on market demand and economic feasibility, shall be given to implement cooperative housing, senior housing, affordable housing, workforce housing, co-living, or other alternatives that will increase housing choices and opportunities..
2. Should Prince George's County adopt an inclusionary zoning policy at a future date and the policy is applicable to the project/property the applicant shall agree to evaluate and if feasible incorporate those standards into any Detailed Site Plan that has not been previously approved by the Prince George's County Planning Board.
3. Each Detailed Site Plan that proposes development that faces the existing mall structure shall demonstrate how the proposed development will minimize the visual impact through appropriate screening and landscaping to provide an attractive visual "front" to the homes and residents of the community..
4. At the time of first Detailed Site Plan the applicant will consider opportunities to improve the mall frontage, including but not limited to masking the existing parking structure and incorporating green features into the surface parking lots, where practical/feasible.
5. Detailed Site Plans should consider how parking and access will be provided to serve the existing retail during and after construction.
6. Unless modified, via a modification at the time of each Detailed Site Plan, as provided by the Development District Overlay Zone (DDOZ) regulations, the development shall comply with the standards and regulations of the DDOZ.
7. At the time of each Detailed Site Plan, design consideration should be given to improving any large existing blank building walls that face residential areas or public areas, such as streets, parking lots, recreation areas, or zones of pedestrian activity.
8. Unless modified at the time of Detailed Site Plan, all new signage (not otherwise meeting an exemption to the DDOZ Sign Standards) shall conform to the design guidelines set forth in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment.
9. Unless modified at the time of Detailed Site Plan, as required by the Development District Standards, and specified in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, the DSP shall show the location, quantity and dimensions of new gateway signs.
10. For each Detailed Site Plan submitted, the applicant should provide open space to meet the needs of the proposed development.
11. At the time of each Detailed Site Plan that includes a parking garage within the DSP area, the parking garage shall be modified and/or designed to incorporate architectural design and/or aesthetic improvements to the facades to the extent practical

12. The design and construction of buildings shall utilize a variety of building materials, elevations, roof lines and design details appropriate to a high quality residential community, and reflecting a coherent thematic design approach.
13. There shall be no private residential driveway entrances off of Breezewood Drive.
14. Residential units should include architectural elements, building design, and high quality materials similar to the examples shown on the revised "Neighborhood Visioning" slides provided in the CSP.
15. At the time of the first Detailed Site Plan for each phase of the redevelopment the applicant agrees to work with the City to identify opportunities for public art.

Recreation

1. The Preliminary Plan of Subdivision shall address mandatory parkland dedication requirements, and since the City is not within the Metropolitan District, the City must agree to and accept the final proposed public recreation/parks program for the redevelopment project. At the time of each Detailed Site Plan for the corresponding development area, the location and details of any public or private recreational amenities shall be provided.
2. Open space (to include parks, plazas, sitting areas and gardens) shall be dispersed throughout the proposed development and be included in all CSP phases of the redevelopment. The open space/park network should (at a minimum) include informal play areas sufficient in size to accommodate informal play activities (i.e., Frisbee, wiffle ball, bocce ball, shuffleboard, etc.), plazas, tot lots, playgrounds, and opportunities for active and passive recreation for all ages.

City of Greenbelt
Beltway Plaza Preliminary Plan of Subdivision
Conditions of Support
February 18, 2020

1. Unless otherwise modified herein, these conditions are in addition to all other previous agreements and conditions that were agreed upon between the parties at other stages of review and all previous conditions remain in full effect as well as the conditions stated herein.
2. The applicant shall obtain access permits from the City of Greenbelt for the construction of the proposed access drives on Breezewood Drive. The access permit applications shall include an unsignalized intersection analysis for all three access points off of Breezewood Drive. Intersection improvements directly related to the three (3) access permits on Breezewood Drive shall be funded and constructed by the applicant, with timing to be reasonably agreed upon prior to the issuance of the applicable building permit(s).
3. The applicant agrees to provide off-site woodland mitigation in conformance with and pursuant to Subtitle 25 of the County Code and the Woodland and Wildlife Habitat Conservation Technical Manual, and the City agrees to identify if there are any available and suitable woodland mitigation banks within the City. If the City identifies an available and suitable woodland mitigation bank within with the City of Greenbelt, the Applicant agrees to explore the viability of using the same for woodland mitigation.
4. Mandatory parkland dedication shall be met by providing 25,000 square feet of improved interior space for public recreation activities and necessary ancillary activities. The Applicant shall dedicate, provide, or as defined by other means of agreement approved by the City this space for public recreational use. The City accepts, as mandatory parkland dedication, portions of the Sports Authority/Laugh Out Loud building space as required in this condition. Prior to or concurrent with the first Detailed Site Plan a cost cap for the improvement of the space and a schedule for construction shall be agreed upon by the Applicant and the City, but no financial payment towards the improvement or delivery of the space shall occur prior to the construction of the 500th residential unit. The agreement shall also include provisions that address all improvements; design; permitting costs; and shall prohibit any programming that includes cardiovascular machines and weightlifting.
5. Prior to or concurrent with the submittal of each DSP that includes residential uses within the unmitigated 65dBA contour, as identified in the Phase I Noise Study, the Applicant agrees to submit a Phase II Noise Study to the City. At the time of each building permit that includes residential uses within the unmitigated 65dBA, the permit plans shall be signed by an acoustical engineer demonstrating that both exterior residential activity areas and interior residential units meet Prince George's County and State of Maryland noise standards.

6. At the time of every DSP submission that includes residential uses, the applicant shall submit a recreation package to the County and to the City of Greenbelt that includes the details of the private recreational facilities within the applicable DSP area. The private recreation facilities provided in the applicable DSP area shall be reasonably related to the needs of the development proposed to ensure the marketability and viability of the development proposed within said DSP area.
7. No more than 2,000 or 80% of the total residential units permitted shall be rental units. After the construction of the 600th residential unit or after three (3) years from the date of issuance of the first building permit (whichever comes first), the Applicant shall fund, at a cost to be agreed to at that time, a new market study to be completed by the City to assess the viability of owner occupied units, senior housing units, co-living, cooperative housing, or other housing alternatives. If such alternative unit types are deemed marketable, the Applicant agrees to provide evidence of its efforts to attract such housing types.
8. After the construction of the 750th residential unit, the Applicant agrees to enter into negotiations for a cost share agreement towards the provision of one dedicated police officer, if said officer is deemed necessary. Terms of the agreement shall be reasonably negotiated and agreed to at that time.
9. Elevated walkways, as shown on the Illustrative Plan, should be considered by the Applicant where applicable and feasible.
10. At the time of a DSP that includes the southeast portion of the subject property (i.e., the area including the Wendy's), the Applicant shall consider additional publicly accessible usable open space.
11. At the time of every DSP, the Applicant shall provide a parking study that details how parking will be provided for each use, both existing and proposed.
12. After the construction of the 700th residential unit, the Applicant agrees to fund a study to determine the need for a dedicated shuttle between the development and Greenbelt Metro Station, and if deemed needed and economically viable, the Applicant agrees to fund said shuttle at the time of the construction of the 750th residential unit. Further, the applicant agrees to explore with other residential and commercial property owners within Greenbelt West the need and feasibility to provide a shuttle service between Greenbelt West and other areas of the City.
13. When naming private internal streets, the Applicant should consider the history of the City of Greenbelt when selecting the street names.
14. At the time of DSP that includes a new site access drive, the Applicant agrees to provide a sight distance analyses for the new access drive.
15. At the time of DSP for any parcel abutting the retaining wall, the applicant agrees to provide certification from a licensed professional engineer that the retaining wall/slope is stable or submit construction plans prepared by a licensed professional engineer if the area is subject to a grading/sediment and erosion control permit.

16. The Applicant shall work with City Planning staff to design streets and alleys with a view toward fostering maneuverability of non-standard vehicles such as trash trucks, fire trucks, delivery vehicles, buses, etc. throughout the project area, as provided on each DSP.

Molly Porter

From: ecolivingmag@aol.com
Sent: Thursday, November 5, 2020 3:03 PM
To: Molly Porter
Cc: Luisa Robles
Subject: Green ACES comments on Beltway Plaza development

Hi, Molly.

Thanks for giving Green ACES the opportunity, once again, to review the Beltway Plaza development plans. We are pleased to see that the developers/owners took many of our suggestions from our last meeting together.

As we discussed, Luisa feels that they should reconsider the location of the community garden. As currently planned, it is situated adjacent to a wall that would block the light coming from the East and Southeast, and the Target building might shade the light coming from the West; there might not be enough light on that location for a successful community garden.

In addition to what we discussed at the Green ACES meeting, we would ask that they still consider exploring geothermal opportunities first and foremost over natural gas, and other high-efficiency electric units, due to our concerns about carbon monoxide (health/wellness) and extraction methods (fracking). We highly encourage them to work with PEPCO to maximize incentives PEPCO can provide. We understand that there is still a higher market value for a gas stove over induction. However, in the long term, it may be more cost effective to have all-electric buildings over time as the cost of natural gas goes up after the fracking bubble bursts. Moreover, having all-electric homes powered by a growing mix of renewable energy sources is better for the planet than extracting and burning natural gas.

Stay safe.

Best,

John

John Lippert

Chair, Greenbelt Advisory Committee on Environmental Sustainability (Green ACES) / Green Team