



CITY COUNCIL WORK SESSION AGENDA

Work Session - 7010 Greenbelt Road

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

**Virtual Participation
Zoom Webinar Attendees:**

Please submit your request in writing via email to questions@greenbeltmd.gov

**[https://us02web.zoom.us/j/89047934891?](https://us02web.zoom.us/j/89047934891?pwd=Qk01Q3lFSWVDd2FWMW1lN1JDcjRTdz09)
[pwd=Qk01Q3lFSWVDd2FWMW1lN1JDcjRTdz09](https://us02web.zoom.us/j/89047934891?pwd=Qk01Q3lFSWVDd2FWMW1lN1JDcjRTdz09)**

Dial-in: 301 715 8592

Webinar ID: 890 4793 4891

Passcode: 842576

**Monday, April 17, 2023
7:30 PM**

Work Session Packet

Work Session - 7010 Greenbelt Road

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

[7010 v. 3. 4.12.23 staff memo.pdf](#)

DRAFT 4.5.23 minutes v.2.t.hraby.bbf.pdf
LSLP-DSP-22023.pdf
CIVP-DSP-22023.pdf
Presentatioin Slides.pdf

City Council Work Session Agenda Item Report

Meeting Date: April 17, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Work Session - 7010 Greenbelt Road

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

Attachments:

[7010 v. 3. 4.12.23 staff memo.pdf](#)

[DRAFT 4.5.23 minutes v.2.t.hrubby.bbf.pdf](#)

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CITY OF GREENBELT, MARYLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

15 CRESCENT ROAD, SUITE 200
GREENBELT, MD. 20770



MEMORANDUM

To: City Council

From: Terri Hruby, Director of Planning and Community Development

VIA: Tim George, Interim City Manager

Date: April 12, 2023

RE: 7010 Greenbelt Road Detailed Site Plan – Preliminary Report

I. General Information

The owner of 7010 Greenbelt Road, Armory Place, LLC has submitted a Detailed Site Plan (DSP) application to M-NCPPC and the City of Greenbelt for review and approval. The development, referred to as Greenbelt Square, includes the development of 95 for-sale age-restricted housing units.

The subject property is a 4.5-acre parcel of land, described as Parcel “G” on a plan of subdivision entitled “Charlestowne Village”. The subject property is located on the north side of Greenbelt Road (an arterial roadway), approximately 150 feet east of the intersection of Greenbelt Road and Lakecrest Drive. The subject property is zoned RMF-20 (formerly R-18) and is currently vacant. Access to the subject property is provided from an existing service road which also provides access to the University Square Apartments and the former National Guard Armory.

The DSP is scheduled to be considered by the Prince George’s County Planning Board on May 18, 2023. The Greenbelt Advisory Planning Board (APB) discussed the DSP with the applicant on April 5, 2023 and is scheduled to complete its review at its April 19th meeting. A copy of the draft minutes for the April 5, 2023, APB meeting are attached. City staff is in the early stages of its review, and below is a summary of the proposal and some of staff’s preliminary findings. Staff will have a staff recommendation finalized when City Council meets to formally act on the DSP in May.

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II. Background

In 2004, Armory Place, LLC razed the vacant Greenbelt Nursing Rehabilitation Center structure at 7010 Greenbelt Road and planned to construct 90 luxury condominium units onsite. While the DSP was conditionally approved by the City and County, due to declining market conditions the project did not proceed beyond the DSP Phase. As a result of the 2004 development discussions with the City, the owners of the property, Armory Place, LLC, agreed to sign a Declaration of Covenants, Conditions and Restrictions granting the City the authority to review and approve the following elements of the project:

1. Detailed Site Plan
2. Landscape Plan
3. Building Height
4. Freestanding and Building Signage
5. Architectural Elevations
6. Grading Plan
7. Storm Drain and Paving Plan

The review and approval of the plans, as declared in the agreement, are still subject to review by the County; however, should the County approve the plans with conditions that require the modification of the DSP, the covenant grants the City the right to appeal the County's decision. This covenant also requires a noise attenuation plan, grants the City the opportunity to comment on a traffic study, and to comment on the length of time during which signs advertising the proposed development may be maintained on the property.

Since 2004, the owners have explored several development options for the site including townhouses and multi-family development. In each case the projects did not proceed past the planning stage, with the owners citing issues with financial feasibility for the multi-family projects and/or lack of city support.

More recently the owner undertook two zoning actions to facilitate the development proposal currently under review. First, the owner with the City support sought a zoning text amendment that would allow an increase from 90 units to 95 units for the development of an age restricted multi-family development. The increase to 95-units does require that the covenants be formerly amended. Secondly, the City recently granted the owner a Departure from Design Standards to allow a minor reduction of the size of standard parking spaces.

III. Proposed Development & Analysis

The owner/applicant is proposing to construct four four-story apartment buildings, each with 24 units. At the request of the City, one of the units will be replaced with a community

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meeting room, resulting in a total of 95 for-sale age restricted units. All units are proposed to be two-bedroom. Each building is served by one elevator and two staircases. Access to the site is from an existing access road off of MD 193 that is shared with University Square and the former National Guard Armory site.

A. Zoning

This site is currently zoned RMF-20, however as permitted by County regulations, the applicant has filed under the previous R-18 zoning. In the R-18 Zone, apartment housing for the elderly is permitted by right under the following circumstances: 1) Obtain approval of a Detailed Site Plan; 2) Be located within Transportation Service Area 1; 3) Be subject of a condominium plat setting forth each dwelling as a separate unit; 4) Propose a density which is not greater than 10% higher than that normally allowed in the zone; and 5) Age restrictions in conformance with the Federal Fair Housing Act must be approved with the Detailed Site Plan.

The R-18 Zone allows for a maximum lot coverage of 40% and a density of 20 dwelling units per acre with an allowance of a 10% increase for senior housing. For multifamily dwellings having four or more stories, this zone also requires that at a minimum the green area makes up 60% of the net lot area. The applicant is proposing a green area of 60%.

The proposed DSP shows 119 surface parking spaces (111 Standard and 8 accessible) which exceeds the required 63 parking spaces. Each of the four buildings is proposed to have two disabled accessible spaces. Bike parking is not shown on the DSP, and staff believes each building should be served by bicycles racks. The green area proposed, which includes a community garden, a pavilion, low impact exercise area, pickleball court, and a sitting area, makes up approximately 60% (a slight increase from previous concepts) of the site.

B. Environment and Landscaping

The parcel contains neither wetlands nor streams; there are no rare, threatened or endangered species on the site. The site has a steep topography with an approximately 35 feet fall from the site's eastern boundary where the existing access driveway is located to its northwest corner. The applicant has submitted a Type II Tree Conservation (TCP). The TCP shows there is a little less than an acre of woodlands on the site. The applicant has also submitted a woodland conservation variance application for the proposed removal of three specimen trees. Two of the specimen trees are identified as being in

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poor condition and one in fair condition. Planning staff reviewed the specimen trees with the City's arborist and he concurred that two of the specimen trees are in poor condition, but also noted that the one identified as being in fair condition has storm damage, some rot and fungi. Due to grading, stormwater management and utility work, the TCP shows 100% of the existing woodlands as being cleared. Mitigation requirements (1.81 acres woodland conservation required) are proposed to be met through providing .70 acres of on-site landscaping and 1.11 acres of off-site woodland conservation credits. The building setbacks along MD 193 well exceeds the required 30-foot setback, and the applicant is proposing substantial landscape buffer along the site's MD 193 frontage. Additional landscaping is proposed around the perimeter areas of the site and within the recreation areas. Planning staff has concerns about the proposed tree impacts and is scheduled to meet with the City's Arborist to review existing woodland conditions, proposed impacts and mitigation landscaping plan.

It is unclear what green building practices are being proposed, and staff has requested the applicant submit a list of green building practices. The applicant is proposing two electric vehicle (EV) charging stations, and staff believes this is insufficient. Electric vehicle charging stations should be provided at each building, and infrastructure to support EV charging stations in the future should be provided around each building. City staff has provided the applicant with a copy of the document, "*Electric Vehicle Infrastructure: A Plan for Greenbelt*". In previous discussions with the City, the applicant agreed to explore opportunities for solar, or at least providing the supporting infrastructure to accommodate solar elements in the future. Staff has requested the applicant address this issue.

C. Traffic and Circulation

1. Access

Access to the site is off MD 193, a principal arterial, via an existing local roadway (referred to as MD 968). MD 968 currently provides access to the former site of the Maryland Army National Guard Recruiting site and University Square apartments via a private road. The MD 968/MD 193 intersection includes an eastbound left-turn lane and a westbound right-turn only lane from MD 193. The intersection is located approximately 750 feet east of the Lakecrest Drive intersection and approximately 200 feet west of the Southway intersection channelized right turn lane. The channelized right-turn lane results in a weave segment on MD 193 between Southway and MD 968.

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In response to the City's concerns about site access, traffic operations and safety the applicant has submitted a traffic assessment. The assessment concluded the following:

"The 7010 Greenbelt Road senior residential housing development will generate minimal peak hour trips (13 AM and 16 PM), less than the county and state threshold (50 peak hour trips) typically required to warrant a Traffic Impact Study.

A single point of access to the site is appropriate given the low levels of trip generation. Per the SHA Access Manual, subdivisions shall be limited to one access point to the highway (unless the size and scope of the subdivision require a second access point). Further, the use of an existing consolidated access point is a transportation planning best practice. Limiting the number of roadway access points is beneficial in reducing the number of potential pedestrian-vehicle conflict points and thus increasing safety.

The MD 193/MD 968 intersection currently operates at an overall LOS "A" during both AM and PM peak hours. In the future with the project, the delay on the southbound approach would increase from 382.0 to 477.8 seconds/vehicle and from 100.3 to 109.5 seconds/vehicle during the AM and PM peak hour, respectively. However, since the minor street volume is less than 100 vehicles per hour, the intersection is deemed to operate acceptably. The intersection would continue to operate at an overall LOS "A" during both AM and PM peak hours under Total Future Conditions.

The MD SHA requested a weaving analysis to address the concerns of traffic maneuvering from MD 193 to MD 968 weaving with traffic from the on ramp from Southway. The results of the weaving analysis show that the weaving segment of MD 193 between Southway and MD 968 would operate acceptably under both existing and future conditions. For existing and future conditions, the weaving analysis shows that the segment of MD 193 between Southway and MD 968 will operate at an acceptable LOS "B" for both the AM and PM peak hours."

In 2005, Maryland Department of Transportation State Highway Administration (SHA) conducted a review of the DSP for this site that proposed 90 condominium units and raised concerns about the median break proximate to MD 968 (i.e., site access). SHA determined that sight distance is inadequate to allow inbound (eastbound MD 193) left turn movements and ordered the removal of the median break and for the site access drive to be modified to allow right-in/right-out only. Since the development did not

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proceed to construction the median break was never removed. Staff believes SHA's comments remain valid and should be reflected on the DSP, subject to SHA approval.

2. Circulation

The Applicant is required to address the frontage along its property on Greenbelt Road. There is an existing 5-foot wide sidewalk that runs along the property frontage and connects to sidewalks to the west, providing access to Lakecrest Drive and points west. Unfortunately, there is not a contiguous sidewalk system to Southway or points east. Staff will be consulting with county transportation staff to determine if other improvements are required based on the County's Master Plan of Transportation and Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment. Transit service is located a little less than a ¼ miles away via the bus stops located at the intersection of MD 193 and Lakecrest Drive. During the approval of the previous DSP for this site, the owner proffered to contribute to the construction of a sidewalk to the east of the site to connect to the sidewalk system on Southway and MD 193 to the east. That proffer expired when the owner did not move forward with the project and does not appear to be a component of the current proposal.

Circulation through the site is via a 22-foot wide access drive. The access drive terminates at a grasscrete turnaround area towards the southwest corner of the site. City staff has asked for additional information regarding fire, trash truck and Greenbelt Connection access, including accommodating turning movements. Staff is concerned with how traffic circulation will work with only the one turn-around area and plans to study this issue further and discuss with the applicant.

The residential buildings and site amenities are well served with internal sidewalks. Staff believes pedestrian circulation can be improved by providing a raised crosswalk in the access drive connecting the central recreation/open space area to the smaller recreation area and buildings to the north.

D. Recreation

The applicant is proposing onsite outdoor recreation facilities including the following: low impact exercise area, sitting area, pavilion, community garden area and pickleball court. Benches and trash cans are proposed around these areas, and staff suggests additional benches should be provide around the community garden and pickleball court area. Staff has raised a concern about the proposed pickleball court and proximity to the residential buildings.

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E. Signage

A 4-foot x 8-foot monument sign is proposed at the entrance to the development. Additional information regarding location, landscaping and lighting is needed. Building signage is not being proposed, although staff is interested in reviewing the address identification signs for design and location.

F. Architecture and Lighting

The proposed four buildings are each approximately 48-feet tall and composed of a variety of building materials and colors. Some units have balconies. The applicant has submitted to options for the color of the buildings, and staff concurs with the APB that Option 2 with dark contrasting colors is preferred. As suggested by the APB, staff would like to see some architectural elements that give a “nod” to historic Greenbelt. To further assist staff and the APB in its architectural review, the applicant has been requested to submit building renderings that accurately depict the proposed architecture, stone walls, roof line, etc. Additional information on the screening being proposed between the parking lot and ground floor units is also needed.

The applicant has submitted a lighting plan. LED light fixtures are proposed throughout the site. Based on a review of the photometrics plan staff believes there are some areas of the site that could benefit from additional lighting and staff will be reviewing those areas with the applicant.

G. Stormwater Management

Per Prince George’s County regulations, the applicant is required to treat for 100% water quality volume of the impervious areas within the proposed disturbed area and 100% water quality volume and channel protection volume, defined as 24-hour extended detention of the post-developed 1-year 24-hour storm event, for new impervious areas using environmental site design practices and techniques. The applicant has an approved stormwater management concept from the County’s Department of Permitting, Inspections and Enforcement to construct a submerged gravel wetland along the western property line to meet stormwater requirements.

H. Noise Attenuation

The applicant has stated that in the design of the buildings and the location of recreation facilities noise exposure to MD 193 was considered. Buildings are setback from MD 193 and oriented perpendicular to the road, and outdoor amenities are also setback to avoid exposure to excessive noise. Prince George’s county regulations require

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when a residential development is located along an arterial roadway that the site is evaluated to determine whether a noise impact occurs on noise-sensitive areas which exceeds 65 dBA Ldn (date-night average sound level) and that the site is evaluated to determine whether indoor areas are exposed to noise exceeding 45 dBA Ldn.

The applicant did commission a noise study to evaluate both exterior ground level noise exposure for outdoor activity areas as well as the impact of noise on the interior of the buildings. The noise study concluded that while there are portions of the site that will be exposed to traffic noise exceeding 65 dBA Ldn, all of the outdoor activity areas are setback sufficiently from MD 193 and will adhere to the County noise regulations. With regard to interior noise levels, the study concluded that the southern ends of the two buildings closest to MD 193 will be exposed to noise levels exceeding 65 dBA Ldn, and, as is standard building practice for those portions of the buildings, enhanced construction methods will be used to ensure that the interior of the buildings will not be exposed to noise levels exceeding 45 dBA Ldn. Noise mitigation requirements will be enforced at the building permit phase of the project.

IV. Conclusion

Staff is generally supportive of the proposed use as it provides a housing option that is not readily available in the City and it will provide increased housing opportunities for our aging population. The current proposal is not without its issues, and staff and the APB will be working with the Applicant over the next few weeks to have issues satisfactorily addressed. Staff will be working diligently to finalize its staff report and recommendation for City Council discussion at its regular meeting on May 8, 2023. The following is a summary of staff issues to date that require additional review and/or attention from the applicant:

- 1) Site access and circulation, including the median break on MD 193
- 2) Green building practices
- 3) Bicycle parking
- 4) Electric vehicle charging stations and infrastructure
- 5) Landscaping
- 6) Tree impacts
- 7) Signage
- 8) Site amenities (ex. bench design and quantity, pickleball court and walkways)
- 9) Site lighting
- 10) 10-foot wide side path per as referenced in 2009 Master Plan of Transportation

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- 11) Sidewalk connectivity
- 12) Building architecture and screening



**ADVISORY PLANNING BOARD
UNAPPROVED MINUTES OF MEETING**

April 5, 2023

Minutes Prepared by Terri Hruby

- I. The meeting was called to order at 7:37pm

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Keith Chernikoff		X
Ben Friedman, Chair	X	
Isabelle Gournay, Vice Chair	X	
Matthew Inzeo	X	
Maria Silvia Miller		X
Syed Shamim (7:37pm)	X	

STAFF PRESENT: Terri Hruby, Director of Planning and Community Development
OTHERS IN ATTENDANCE: 7010 Greenbelt Road Representatives Ian Black, Tenacity Group and Michael Thomas, Civil Engineer with CV, Inc. City resident Bill Orleans.

- II. Agenda approved as presented.
- III. Minutes of September March 15, 2023 approved as amended.
- IV. 7010 Greenbelt Road Detailed Site Plan – Presentation from Applicant and Discussion

Ms. Hruby reviewed the history of the property/development proposal.

The Applicant made a brief presentation on the proposed Detailed Site Plan proposing 95 for-sale age restricted units. Mr. Black shared that a Community Room was added to one of the buildings per the City's request.

Board members asked about the distance from Greenbelt Road and discussed the need for noise mitigation. Ms. Hruby clarified that the DSP proposes to remove the existing vegetation along MD193 for grading operations and to mitigate the loss with new plantings. The Board discussed that the site topography should assist with minimizing noise impacts to University Square Apartments. The layout of the landscape closest to the buildings along MD193 was discussed and the consensus was it could be improved.

The Board reviewed the parking calculations with the Applicant. The need for additional Level 2 EV charging stations and supporting infrastructure to accommodate additional stations in the future was discussed. Ms. Hruby agreed to provide the Applicant with the Electric Vehicle Infrastructure plan for Greenbelt.

The Board discussed building layout including location of main entrances, secondary building entrances. Ms. Gournay inquired where the rear egresses were located for the buildings to the North.

Handicap parking was discussed, and it was requested that dimensions be shown on the plan.

Ms. Gournay inquired about opportunities for dog walking. The Applicant said he anticipated waste stations on the property would be provided. The Applicant spoke to City staff concerns about noise related to the proposed pickleball court and the proximity to residences.

Ms. Gournay shared that she liked the formality of the interior court yard, but more could be done to incorporate elements significant to historic Greenbelt. She suggested formal hedge rows and other elements found in Roosevelt Center should be used, including specifically bench design elements. The widening of the interior sidewalk system was also discussed. Ms. Hruby agreed to send the Applicant a copy of the plans for Roosevelt Center.

Sustainable/green building elements were discussed. The Applicant agreed to provide a list of green building practices to City staff, however confirmed that the construction would not be LEED certified.

The color of the buildings was discussed. The Applicant provided two color scheme options and the Board unanimously preferred Option 2. The Board requested the Applicant look at opportunities for the building architecture to give a “nod” to Historic Greenbelt. It was suggested the balcony railings, canopies over the main entrances and building numbers present an opportunity to incorporate elements of historic Greenbelt’s significant architectural elements. It was referenced that benches could borrow some of the significant elements found in Greenbelt’s historic bench design.

The Board agreed more detail is needed on the front building elevations, particularly along the ground floor and with respect to units facing parking.

Some Board members expressed significant concerns about each building having only one elevator, specifically given the age restricted nature of the housing. The Applicant stated that a second elevator is not an option given the financials of the project and that the project is an “off the shelf” product.

Resident Bill Orleans questioned whether the proposed use is the best use for the site. The Applicant spoke to the proposed project being largely driven by the City’s interest in age-restricted housing. He explained the challenges with providing affordable housing. The anticipated cost of the units was discussed, but the Applicant indicated he did not have that information. The information was requested.

Resident Bill Orleans raised concerns about the possible location of a fire house on the neighboring Armory site and noise impacts.

Circulation through the site was discussed. More information was requested on how the site accommodates fire access and larger vehicles (i.e., Greenbelt Connection and trash trucks). The need for a raised crosswalk connecting the central court yard to the south to the sidewalk system to the north was discussed.

The Board requested revised renderings that accurately depict the realities of what is being proposed.

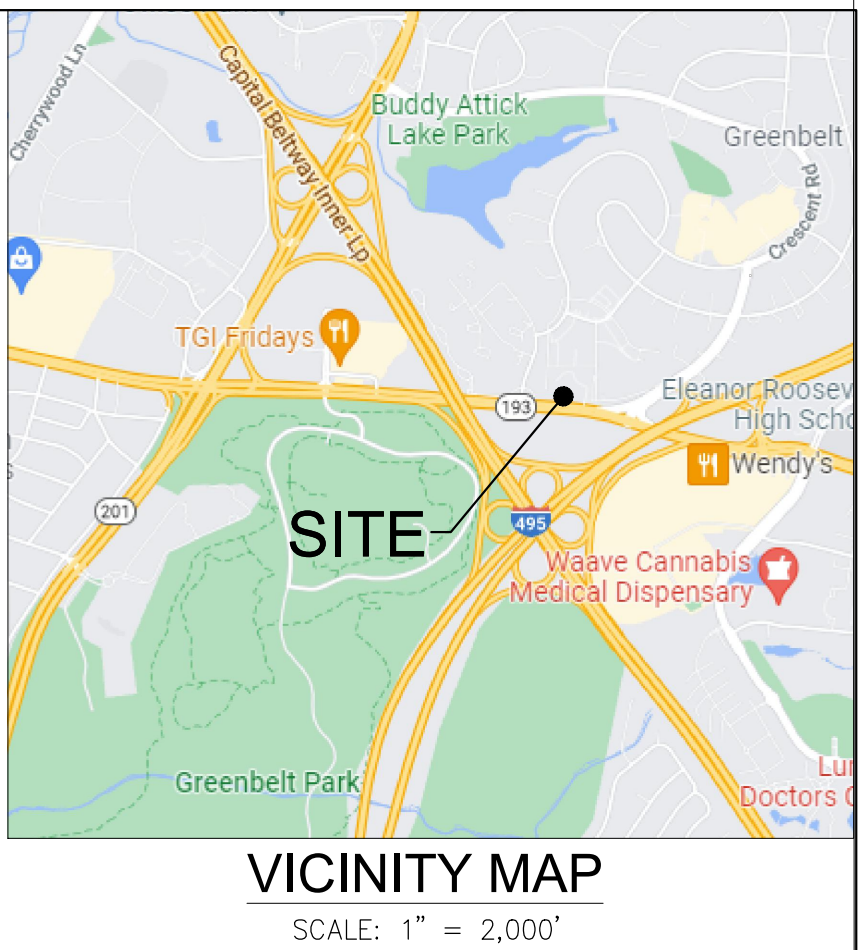
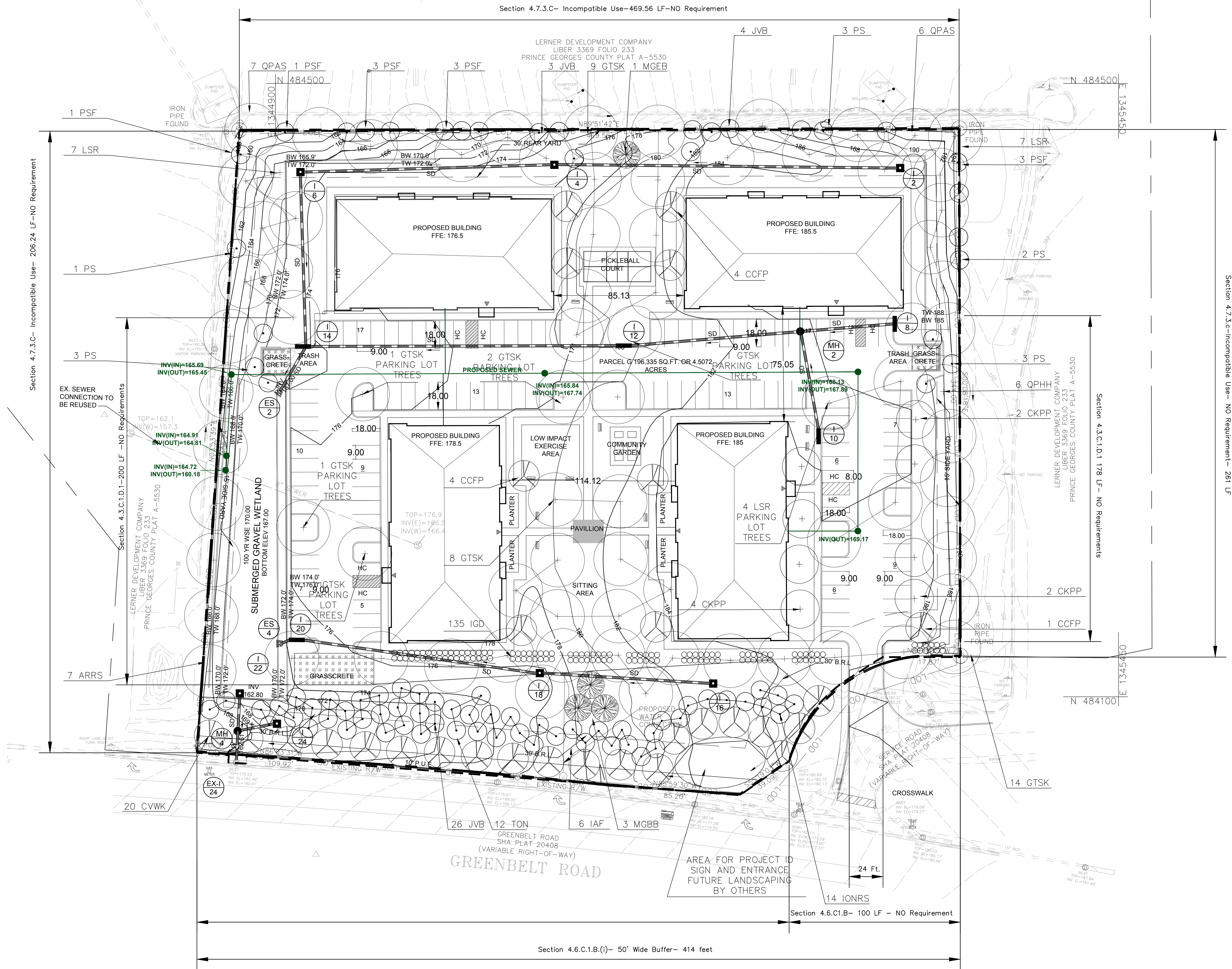
The lack of storage facilities was discussed as a concern.

The Applicant explained why all units are proposed to be two bedrooms. The layout of the units was discussed. The Applicant agreed to provide a list of ADA features.

The Board generally discussed the building product and the potential for improvements to better serve those looking to age in place. The Board also discussed the sites challenges in terms of access and walkability.

The Board agreed to continue its review of the DSP at its April 19th, 2023 meeting.

- V. Staff Updates – No new updates.
- VI. No new business was discussed. The next meeting is scheduled for April 19, 2023
- VII. The meeting was adjourned at 9:00 PM



LEGEND

- MAJOR SHADE TREE
- MINOR SHADE TREE
- ORNAMENTAL TREES
- LARGE EVERGREEN TREE SPECIMEN/ FOCAL POINT
- EVERGREEN TREES
- SHRUBS

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

GRAPHIC SCALE (FEET)
1 inch = 30 ft.

OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ian Black
PHONE: 301-775-8598
EMAIL: ian@tenacitygroup.com

Rev. No.	Revision	Rev. Date

CV, INC.
610 PROFESSIONAL DR., SUITE 108
GANTHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: **GREENBELT SQUARE**
LANDSCAPE PLAN - DSP-22023
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD.
GREENBELT, MD 20770
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO
20201034
SCALE: 1"=30'
DATE: 9/15/2022
DRAW BY: WR
CHECKED BY: DD
SHEET: 05 OF 10

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR label certifies that this plan meets
conditions of final approval by the Planning
Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: **GREENBELT SQUARE**
PROJECT NUMBER: **DSP-22023**

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LANDSCAPE NOTES AND SPECIFICATIONS

1. PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTIONS, AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN. WHERE DISCREPANCIES EXIST BETWEEN STANDARDS & GUIDELINES REFERENCED WITHIN THESE PLANS AND DOCUMENTS AND THE PRINCE GEORGES COUNTY LANDSCAPE MANUAL (CURRENT EDITION), THE LATTER TAKES PRECEDENCE.

2. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP, AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

3. PLANT NAMES USED IN THE PLANT SCHEDULE SHALL BE IN ACCORDANCE WITH HORTUS THRID, BY L.H. BAILEY, 1976. WHERE DISCREPANCIES MAY EXIST, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ATTENTION OF THE OWNER.

4. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, THAT IS NOT NURSERY GROWN, UNIFORMLY BRANCHED, OR DOES NOT HAVE A VIGOROUS ROOT SYSTEM, OR DOES NOT CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS WILL BE REJECTED.

5. PLANT MATERIAL THAT IS NOT FIRST QUALITY, SOUND, VIGOROUS, WELL BRANCHED, HEALTHY, FREE FROM DEFECTS, DECAY, FIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTABLE 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.

6. ALL PLANTS MUST HAVE HEALTHY, WELL FURNISHED ROOT SYSTEMS WITHOUT GIRDLING OR OTHER DEFECTS.

7. ALL PLANTS SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. ALL B&B PLANTS SHALL BE FRESHLY DUG, NO HEALED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

8. ALL SHADE TREES SHALL HAVE A CLEAR BRANCH HEIGHT OF 7 FEET IN AREAS OF PEDESTRIAN OR VEHICULAR CIRCULATION.

9. 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.

10. OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF FIVE YEARS AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTORS ATTENTION IS DIRECTED TO THE APPROPRIATE SECTION ON THE LANDSCAPE GUIDELINES. CONTRACTORS ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE FIVE-YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

11. 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 ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. 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.

12. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTINGS ARE TO BE COMPLETED WITHIN GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION. DO NOT PLANT PINUS STROBUS OR XOPRESSACYPARIS (L&M) BETWEEN NOVEMBER 15 AND MARCH 15. LANDSCAPE PLANTS ARE NOT TO BE INSTALLED BEFORE SITE IS GRADED TO FINAL GRADE.

13. ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED, GRASS SEED PLANTED, AND COVERED WITH STRAW MULCH, OR SODDED IF CALLED FOR BY THE PLANS. ALL SEEDING AND SODDING SHALL BE AS PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN URBANIZING AREAS" AS PUBLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.

14. BID SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM ACTUAL SITE CONDITION DIFFERING FROM THOSE INDICATED ON DRAWINGS AND THESE NOTES AND SPECIFICATIONS.

15. 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 ON THE PLAN TAKE PRECEDENCE. WHERE DISCREPANCIES ON THE PLAN EXIST BETWEEN THE SYMBOLS AND THE CALL-OUT LEADER, THE NUMBER OF SYMBOLS TAKE PRECEDENCE.

16. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PLANTING BEDS, PREPARED AS SPECIFIED, UNLESS OTHERWISE INDICATED ON PLANS. BEDS TO BE MULCHED WITH MINIMUM 2" AND MAXIMUM 3" OF COMPOSTED, DOUBLE-SHREDDED HARDWOOD MULCH THROUGHOUT.

17. POSITIVE DRAINAGE SHALL BE MAINTAINED ON PLANTING BEDS (MINIMUM 2 PERCENT SLOPE).

18. BED PREPARATION SHALL BE AS FOLLOWS: TILL INTO A MINIMUM DEPTH OF 18" FOR SHRUBS AND 12" FOR HERBACEOUS PERENNIALS, ANNUALS, GROUND COVERS AND VINES. 1 YARD OF COMPRO OR LEAFGRO PER 200 SF OF PLANTING BED, AND 1 YARD OF TOPSOIL PER 100 SF OF BED. ADD 3 LBS OF STANDARD 5-10-5 FERTILIZER PER CUBIC YARD OF PLANTING MIX AND TILL. ERICACEOUS PLANTS (AZALEAS, RHODODENDRONS, ETC.) TOP DRESS AFTER PLANTING WITH IRON SULFATE OR COMPARABLE PRODUCT ACCORDING TO PACKAGE DIRECTIONS. TAXUS BACATA (REPAENDENS) (ENGLISH WEEPING YEW); TOP DRESS AFTER PLANTING WITH 1/4 TO 1/2 CUP LIME EACH.

19. PLANTING MIX: FOR TREES NOT IN A PREPARED BED, MIX 50 PERCENT NATIVE SOIL & WITH 50 PERCENT COMPOSITED ORGANIC MATERIAL SUCH AS LEAFGRO TO USE AS BACKFILL, SEE TREE PLANTING DETAIL.

20. WEED & INSECT CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. FOR TREE PLANTING, APPLY A PRE-EMERGENT ON TOP OF SOIL AND ROOT BALL BEFORE MULCHING. CAUTION: FOR AREAS TO BE PLANTED WITH A GROUND COVER, BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED. MAINTAIN THE MULCH WEED-FREE FOR THE EXTENT OF THE WARRANTY PERIOD. UNDER NO CIRCUMSTANCES IS A PESTICIDE CHLORPYRIFOS CONTAINING TO BE USED AS A MEANS OF PEST CONTROL.

21. WATERING: ALL PLANT MATERIAL PLANTED SHALL BE WATERED THROUGHLY THE DAY OF PLANTING. ALL PLANT MATERIAL NOT YET PLANTED SHALL BE PROPERLY PROTECTED FROM DRYING OUT UNTIL PLANTED. AT A MINIMUM, WATER UNPLANTED PLANT MATERIAL DAILY AND AS NECESSARY TO AVOID DESSICATION. WATER AS NEEDED UNTIL FINAL ACCEPTANCE BY THE COUNTY. WATER AS NEEDED FOR THE FIRST YEAR AFTER THE FINAL ACCEPTANCE BY THE COUNTY.

22. PRUNING: DO NOT HEAVILY PRUNE TREES AND SHRUBS AT PLANTING. PRUNE ONLY BROKEN, DEAD, OR DISEASED BRANCHES. PRUNE ACCORDING TO ACCEPTED STANDARD PRUNING PRACTICES TO MINIMIZE THE AREA CUT. ALL CUTS SHALL BE MADE WITH SHARP TOOLS. TRIM ALL EDGES SMOOTH. NO TREE WOUND DRESSINGS SHALL BE APPLIED.

23. PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE IN ACCOMPLISHED VIA THE TEMPORARY INSTALLATION OF 5 FOOT HIGH BLAZE ORANGE OR BLUE PLASTIC MESH FENCE AS INDICATED ON THE PLAN AND AS SHOWN IN THE MARYLAND STATE FOREST CONSERVATION MANUAL DETAIL D-7. INSTALL FENCE AT THE DRIPLINE - REFER TO DETAIL.

Schedule 4.6-1
Buffering Residential Developments from Streets

1) Name of street adjacent to front yard: GREENBELT Road

2) Type of street adjacent to front yard: Arterial Roadway

3) Linear feet of street frontage towards which rear yard is oriented not including driveway openings: 416 feet

4) Minimum width of required buffer: 50 feet

5) Minimum width of buffer provided: 70 feet

6) Percentage of required buffer strip occupied by existing trees: 0 %

7) Invasive species in the buffer area? yes x no

8) Six (6) feet high fence or wall included in bufferyard? yes x no

9) Number of plants required: 25 shade trees
67 evergreen trees
125 shrubs

10) Total number of plants: 15 shade trees + 20 ORNAMENTALS (POWER LINES)
provided: 67 evergreen trees
125 shrubs

NA, ALL PARKING ARE MORE THEN 30' FROM PROPERTY LINES OF COMPATIBLE USE PROPERTIES

Schedule 4.3-1
Parking Lot Perimeter Landscape Strip for
Parking Lots 7,000 Square Feet or Larger

Linear feet of parking lot perimeter adjacent to property lin

1) General Plan Designation: Developing Tier Developed Tier Rural Tier
Corridor Node or Center

2) Option Selected: 1, 2, 3, or 4: 1 or 2: 1 or 2:

3) Width of perimeter strip required: feet feet feet

4) Width of perimeter strip provided: feet feet feet

5) Plant material required: shade trees shade trees shade trees
shrubs shrubs shrubs

5) Plant material provided: shade trees shade trees shade trees
shrubs shrubs shrubs
Existing shade Existing Existing
trees shade trees shade trees

Schedule 4.3-2
Interior Parking Lots 7,000 Square Feet or Larger

1) Parking Lot Area (see Figure 4.1): 36,651 square feet

2) Interior landscaped area required: 8 % 2,932 square feet

3) Interior landscaped area provided: 32 % 6,453 square feet

4) Minimum number of shade tree (1 per 300 square feet of interior planting area provided) or (1 per 200 square feet of interior planting area provided): 15 shade trees

5) Number of shade trees provid: 15 shade trees

6) Is a minimum of 360 square feet of contiguous pervious land area provided per shade tree? x yes no

7) Is there a planting island on average every 10 spaces? x yes no

8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? x yes no

9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 8' wide x yes no

10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 8 feet wide NA yes no

11) For parking lots 50,000 square feet or larger:
a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays NA yes no
or
b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) yes no

Schedule 4.1-4
Residential Requirements for Multifamily

1) General Plan Designation: Rural or Developing Tier (1 shade tree per 1,000 square feet of green space provided)
x Developed Tier and/or Corridor Node or Center (1 shade tree per 1,000 square feet of green space provided)
118,035 square feet

2) Green spac provided: 118,035 square feet

3) Total number of trees required: 118 shade trees

4) Total number of trees provided: 85 shade trees
29 ornamental trees
111 evergreen trees (ornamental and evergreen trees may be substituted for shade trees at a rate of 2:1, not to exceed 25% of total shade tree requirement)
0 existing shade trees (min 2.5 inches dbh and located within green area but outside of floodplain)

Schedule 4.9-1
Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:

Shade Trees: total 35 x 50% = 18 total number required
total number provided: 35 = 100 % native

Ornamental Trees: total 6 x 50% = 3 total number required
total number provided: 30 = 100 % native

Evergreen Trees: total 67 x 50% = 34 total number required
total number provided: 67 = 100 % native

Shrubs: total 125 x 50% = 63 total number required
total number provided: 125 = 100 % native

2) Are invasive species proposed? yes x no

3) Are existing invasive species on-site in areas that remain undisturbed yes x no

4) If "yes" is checked in number 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Material? yes no

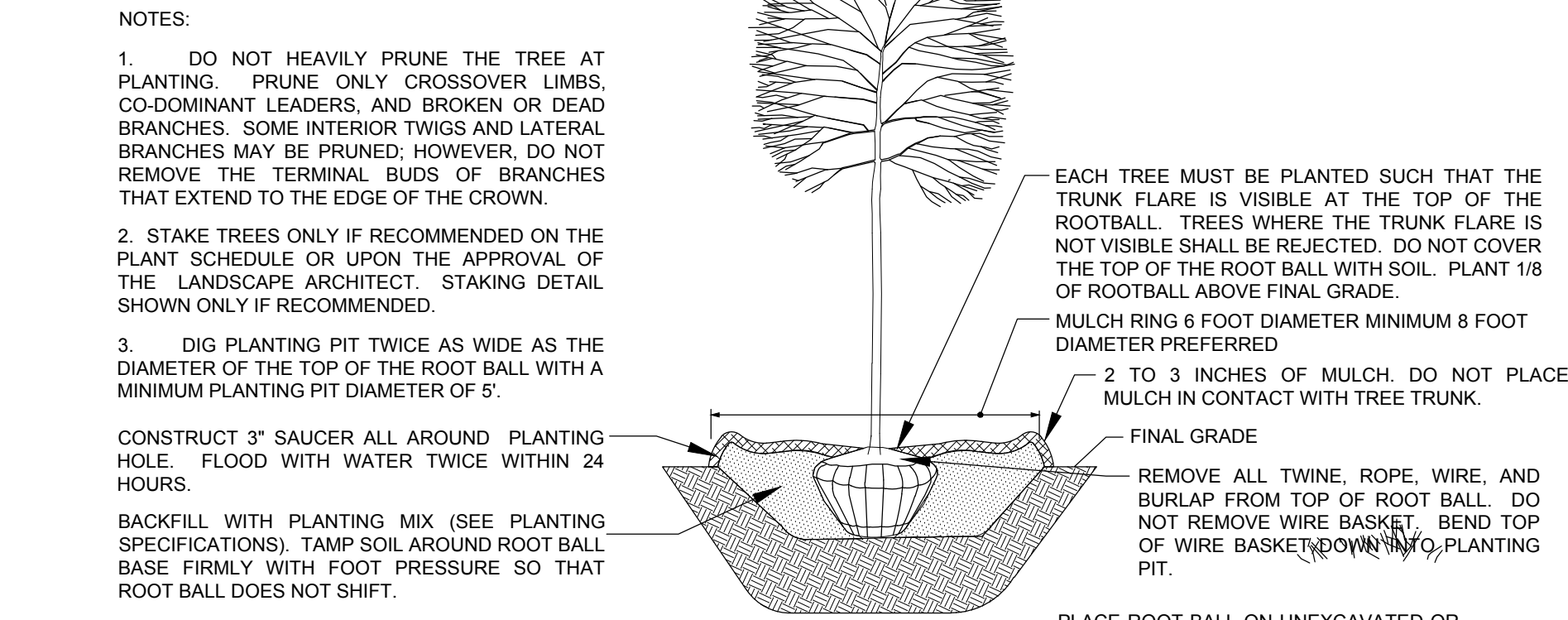
5) Are trees proposed to be planted on slopes greater than 3:1? yes x no

Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	TCP26	DSD Case #	Area (acres)
7010 GREENBELT ROAD			
Site Calculations:			
Zone 1:	0.18		4.51
Zone 2:			
Zone 3:			
Zone 4:			
Total Acres:			4.51
Total Acres (gross acres)			
		% of TCC required (based on 15.0%)	TCC Required (in SF)
A. TOTAL ON-SITE WC PROVIDED (ACRES) =		15.0%	27450
B. TOTAL AREA EXISTING TREES (non-WC acres) =			0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			30300
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			30300
E. TOTAL SQUARE FOOTAGE REQUIRED =			27450
		Requirement	Satisfied

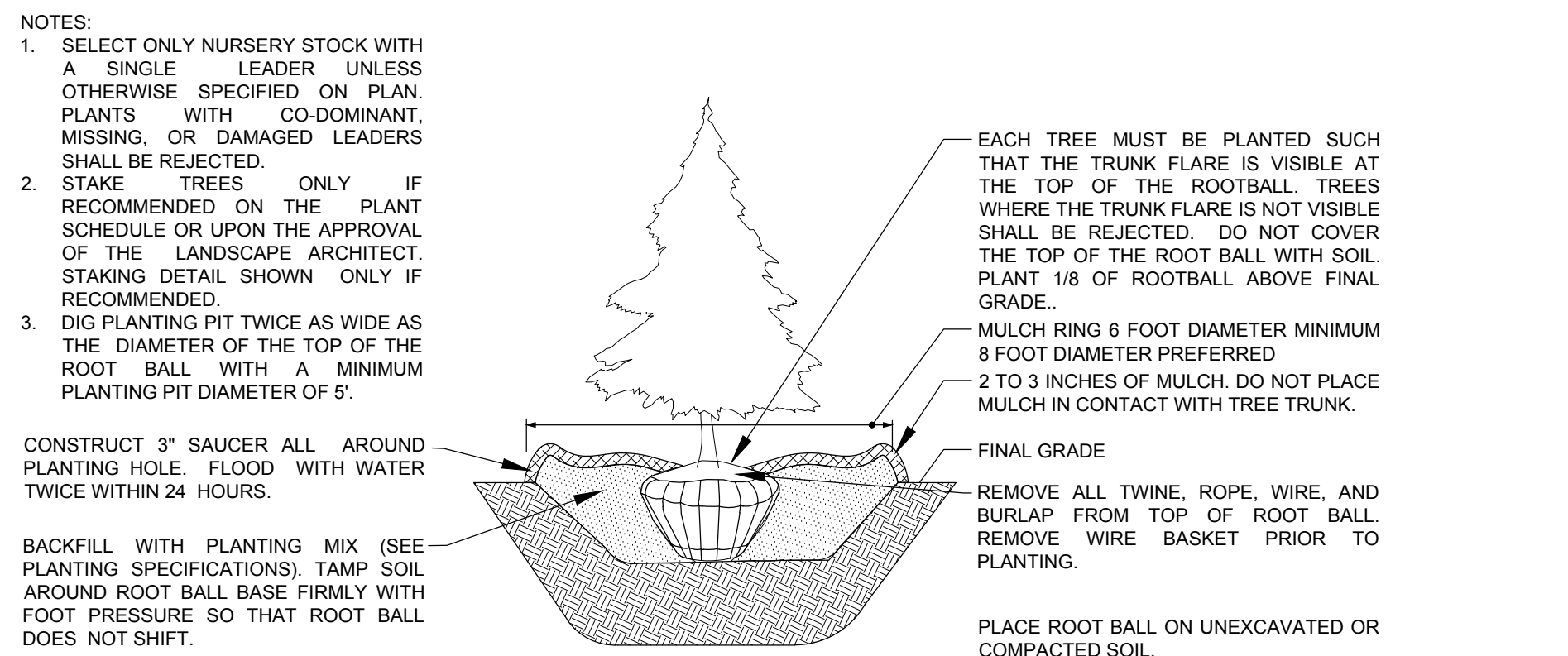
Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2'-12" = 45	0	0
Deciduous - columnar shade tree (50' or less height)	3'-12" = 75	0	0
Deciduous - ornamental tree (20' or less height with equal spread)	1'-12" = 34" = 75	0	0
Deciduous - ornamental tree (20' or less height with equal spread)	2'-12" = 100	275	27450
Deciduous - minor shade tree (25-50' height with equal spread) (max 30' diameter)	2'-12" = 100	0	0
Deciduous - minor shade tree (25-50' height with equal spread) (max 30' diameter)	3'-12" = 175	0	0
Deciduous - major shade tree (50' and greater in height with equal spread)	2'-12" = 225	0	0
Size 12 to 14' in height	3'-12" = 250	68	17000
Evergreen - columnar tree less than 30' height with spread less than 15'	8'-10" = 50	0	0
Evergreen - columnar tree less than 30' height with spread less than 15'	10'-12" = 75	83	6225
Evergreen - small tree (30-40' height with spread of 15-20')	8'-10" = 50	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	10'-12" = 75	0	0
Evergreen - medium tree (40-50' height with spread of 20-25')	8'-10" = 50	0	0
Evergreen - medium tree (40-50' height with spread of 20-25')	10'-12" = 75	9	1375
Evergreen - large tree (50' height or greater with spread of 25' or more)	8'-10" = 50	13	1950
Evergreen - large tree (50' height or greater with spread of 25' or more)	10'-12" = 75	0	0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		296	30300

Prepared by _____ Date _____

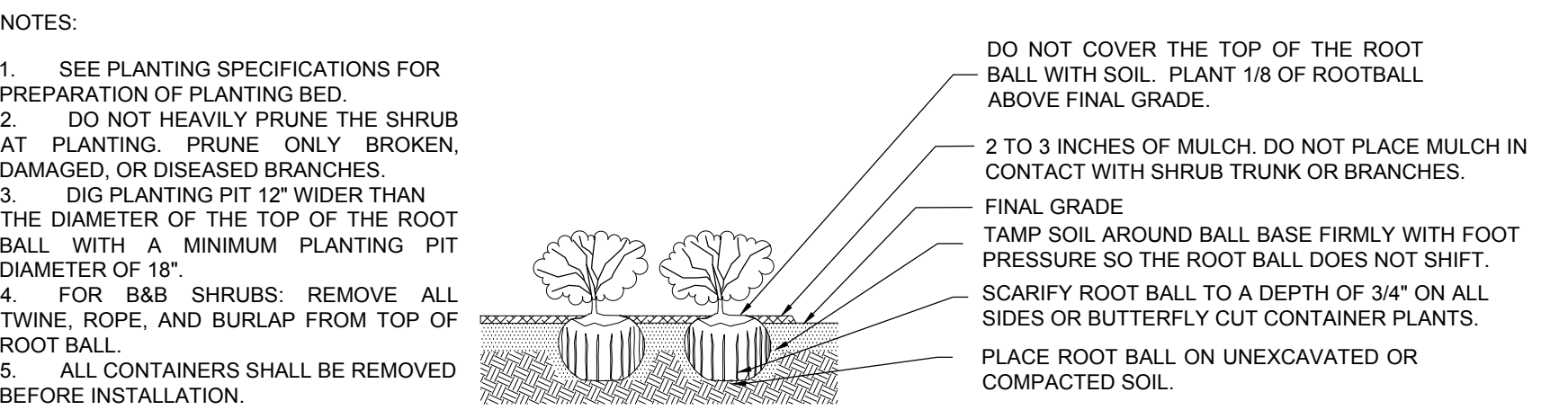
7010 GREENBELT ROAD PLANT SCHEDULE									
SYM	Qty	Genus	Species	Cultivar	Common Name	Plant Size	Root	Comments	
MAJOR SHADE TREES									
ARBS	7	Acer	rubrum	Red Sunset Maple	Red Sunset Maple	3-5' Cal. 12-14" Ht	B&B	Full Canopy, Branches, Spreading	
GTAK	37	Gleditsia	inacanthos	Japanese Sycamore	Japanese Sycamore	3-5' Cal. 12-14" Ht	B&B	Full Canopy, Branches, Spreading	
LRR	18	Liquidambar	styraciflua	Round-leafed Sweetgum	Round-leafed Sweetgum	3-5' Cal. 12-14" Ht	B&B	Full Canopy, Branches, Spreading	
QPA5	12	Quercus	palaifolia	Sovereign	Sovereign Pin Oak	3-5' Cal. 12-14" Ht	B&B	Full Canopy, Branches, Spreading	
QPHW	6	Quercus	phellos	Highsway Willow Oak	Highsway Willow Oak	3-5' Cal. 12-14" Ht	B&B	Full Canopy, Branches, Spreading	
MINOR SHADE TREES									
CLPP	8	Cladonia	lentiginosa	Pink Perkin	Pink Perkin Yucca	3-5' Cal. 12-14" Ht	B&B	Full Canopy, Branches, Spreading	
ORNAMENTAL TREES									
CCFP	9	Cercis	canadensis	Forest Pansy	Forest Pansy Redbud	2-2.5' Cal. 7-8" Ht	B&B	Full Canopy, Branches, Spreading	
CWVK	26	Cornus	viridis	Winter King	Winter King Dogwood	2-2.5' Cal. 7-8" Ht	B&B	Full Canopy, Branches, Spreading	
EVERGREEN TREES									
KNR8	14	Ilex	opaca	Helle R. Stevens	Helle R. Stevens Holly	10' Min Ht	B&B	Upright habit, Branches, Spreading	
MAF	6	Ilex	x attenuata	Foster's Holly	Foster's Holly	10' Min Ht	B&B	Upright habit, Branches, Spreading	
JVB	32	Juniperus	virginiana	Burkii	Burkii Red Cedar	10' Min Ht	B&B	Upright habit, Branches, Spreading	
NRDB	3	Hagnolia	grandiflora	Bracken's Brown Beauty	Bracken's Brown Beauty Southern Magnolia	10' Min Ht	B&B	Upright habit, Branches, Spreading	
NRDB	1	Hagnolia	grandiflora	Edith Bougie	Edith Bougie Southern Magnolia	10' Min Ht	B&B	Upright habit, Branches, Spreading	
PS	12	Pinus	strobus	white pine	white pine	6' Min Ht	B&B	Upright habit, Branches, Spreading	
PSF	10	Pinus	strobus	Fastigiate	Columnar White Pine	10' Min Ht	B&B	Upright habit, Branches, Spreading	
TGN	16	Thuja	occidentalis	Nigra	Nigra Arborvitae	10' Min Ht	B&B	Upright habit, Branches, Spreading	
SHRUBS									
IGS	125	Ilex	glabra	Densa	Densa hollyberry	85	Cont.	Full Branching, No Leader	



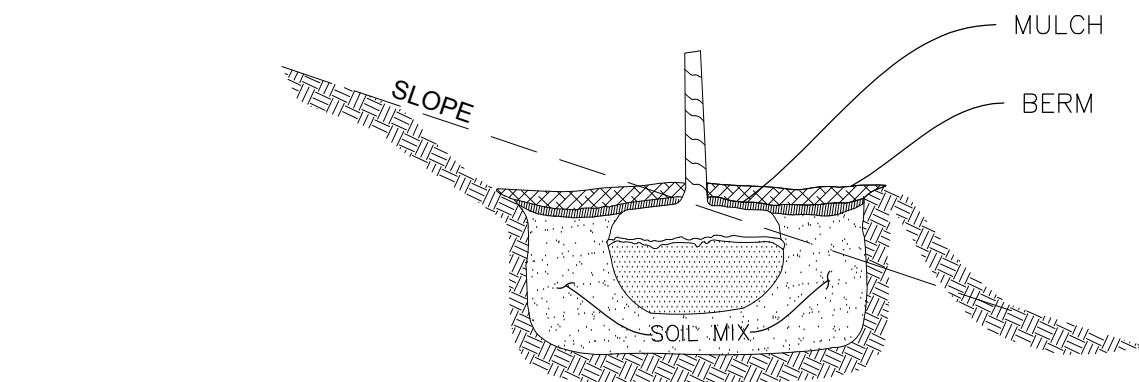
DECIDUOUS B&B TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE

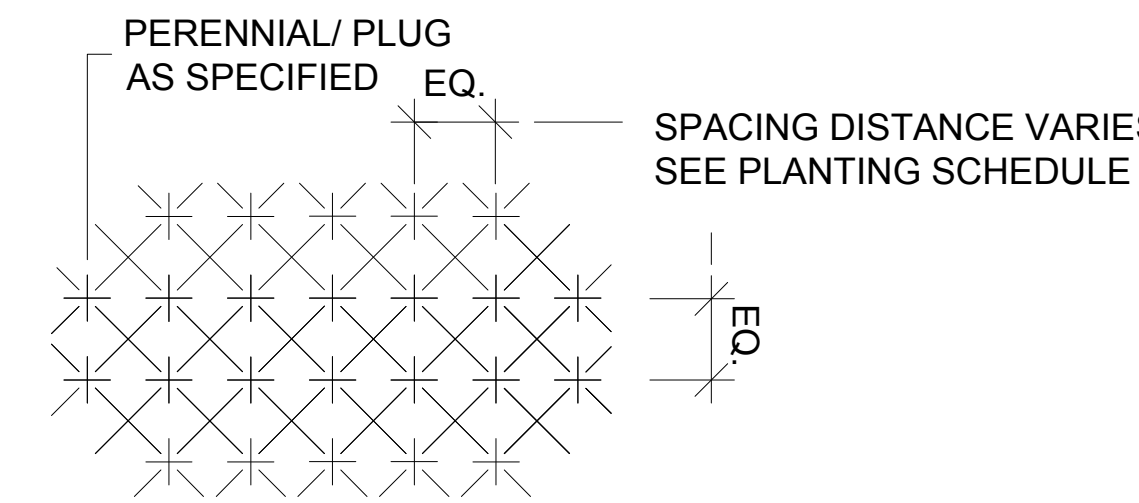


SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS
NOT TO SCALE

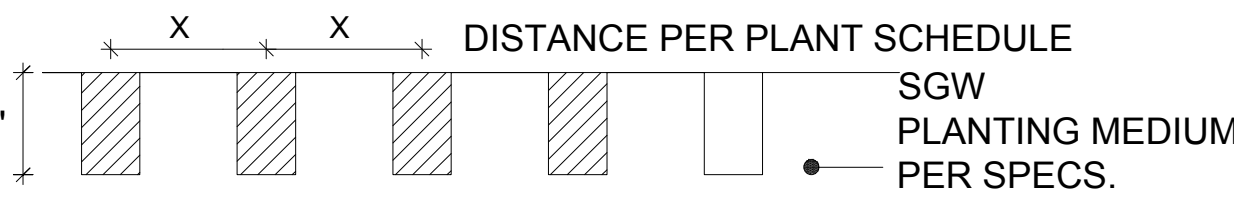


PLANTING FOR GRADED SLOPES DETAIL
NOT TO SCALE

1:5 SLOPES OR MORE



PERENNIAL / PLUG SPACING
NOT TO SCALE



PLUG PLANTING DETAIL
NOT TO SCALE

SHEET INDEX	
DRAWING TITLE	SHEET NO.
COVER SHEET	01
APPROVAL SHEET	02
EXISTING CONDITION PLAN	03
DETAILED SITE PLAN	04
LANDSCAPE PLAN	05
LANDSCAPE NOTES & DETAILS	06
LANDSCAPE INTERIOR GREEN EXHIBIT	07
PHOTOMETRIC PLAN	08
TREE CONSERVATION PLAN II	09
TCP II NOTES AND DETAILS	10

GENERAL NOTES	
SUBDIVISION OR PROJECT NAME	GREENBELT SQUARE
TOTAL ACREAGE	4.50 AC.
EXISTING LOT ZONING:	RMF-20
PREVIOUS ZONING	R-18
PROPOSED USE OF PROPERTY	AGE RESTRICTED APARTMENTS
NUMBER OF LOTS, PARCELS,OUTLOTS, OUTPARCELS	1
200 FOOT WSSC GRID:	210NE06
TAX MAP/GRID:	34-E1
AVIATION POLICY AREA NUMBER & AIRPORT NAME	NONE
EXISTING WATER/SEWER DESIGNATION	W3,S3
PROPOSED WATER/SEWER DESIGNATION	W3,S3
STORMWATER MANAGEMENT PLAN NUMBER	16485-2022-0
10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY	YES
MANDATORY PARK & PUBLIC RIGHT-OF-WAY DEDICATIONS	NO PUBLIC R-O-W DEDICATION REQUIRED
CEMETERIES, ONSITE OR ADJACENT	NO
HISTORIC SITES:	NO
STREAMS	NO
WETLANDS	NO
100-YEAR FLOODPLAIN:	NONE ON SITE (MAP 24033C0132E, EFFECTIVE ON 09/16/2016)
CHESAPEAKE BAY CRITICAL AREA	NO
TOPOGRAPHY SOURCE	SURVEY CONDUCTED BY CV INC
MUNICIPALITY:	GREENBELT

GENERAL INFORMATION TABLE		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-18
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid	034-E1
Administrative	WSSC Grid (Sheet 20)	210NE06
Administrative	Planning Area (Plan Area)	67
Administrative	Election District (ED)	21
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)(TAZ-COG)	900
Administrative	PG Traffic Analysis Zone (TAZ-PG)	4194

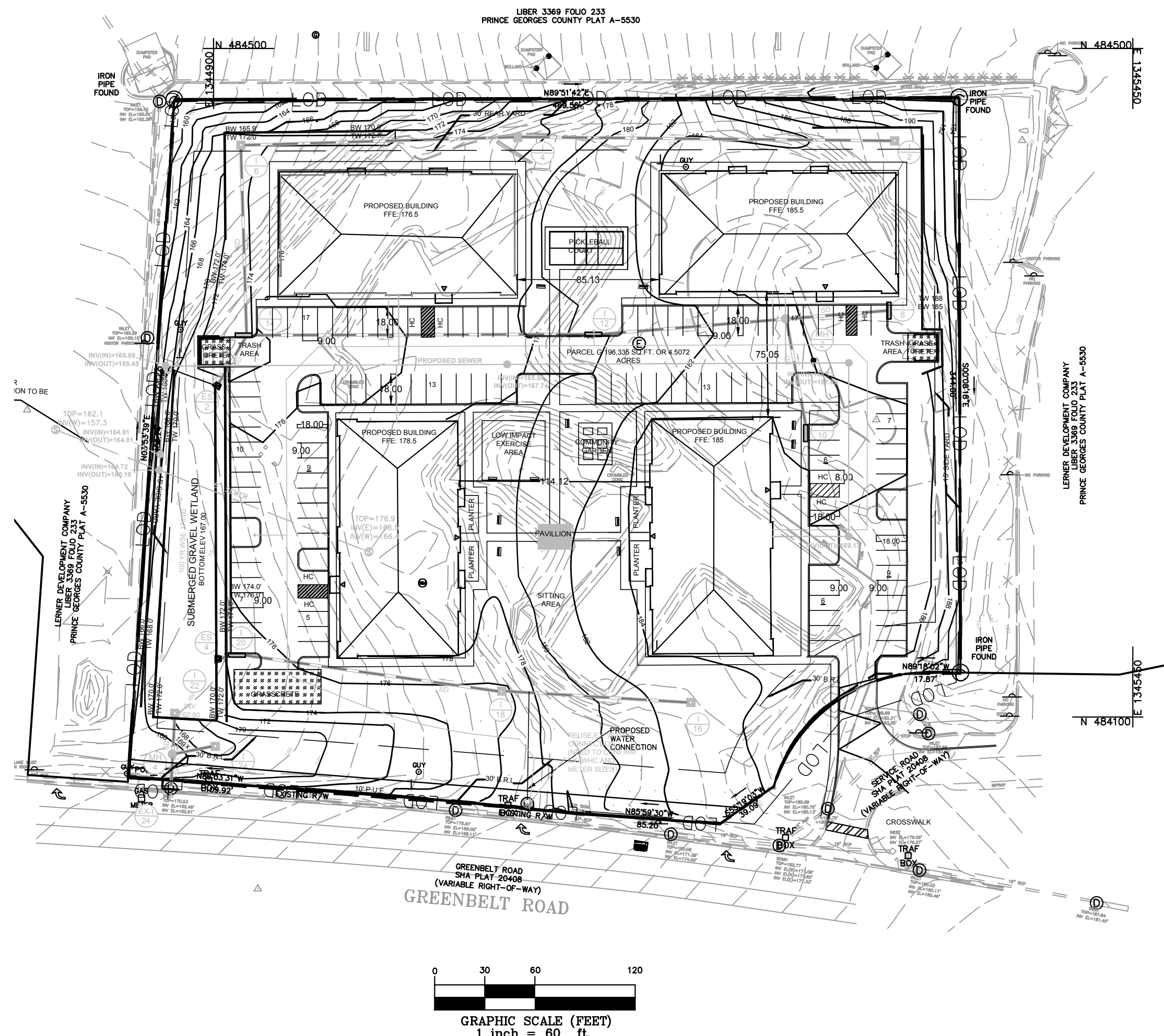
DETAILED SITE PLAN - DSP22023

GREENBELT SQUARE

CHARLESTOWNE VILLAGE, PARCEL G

7010 GREENBELT ROAD
GREENBELT, MARYLAND 20770

PRINCE GEORGE'S COUNTY
ELECTION DISTRICT 21



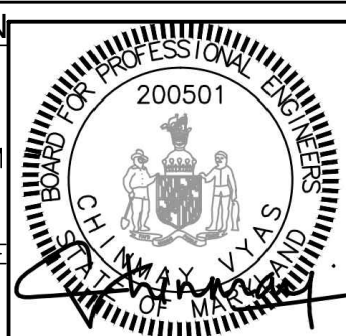
DEVELOPMENT DATA			
ZONING		R-18	
GROSS/NET TRACT AREA (4.5072 AC.) PLAT L.205/F.91		196,335 SF	
NET LOT AREA (MINIMUM)		16,000 SF	
LOT COVERAGE & GREEN AREA			
LOT COVERAGE ALLOWED (40% MAX.)		78,534 SF	
LOT COVERAGE PROPOSED (40%)		78,300 SF	
GREEN AREA REQUIRED (60% MIN)		117,801 SF	
GREEN AREA PROVIDED (60%)		118,035 SF	
LOT WIDTH FRONTAGE REQUIRED		85'	
LOT WIDTH FRONTAGE PROVIDED			
YARDS			
FRONT (MIN)		30'	
FRONT PROPOSED		43'	
SIDE (MIN)		30/10	
SIDE PROPOSED		80/30	
REAR (MIN)		30'	
REAR PROPOSED		42'	
BUILDING HEIGHT (MAX)		80'	
BUILDING HEIGHT PROPOSED			
DISTANCE BETWEEN UNATTACHED MULTIFAMILY DWELLINGS		74'	
DISTANCE BETWEEN UNATTACHED MULTIFAMILY DWELLINGS PROPOSED		85'	
DENSITY ALLOWED		20	
DENSITY PROPOSED*		21.1	
PARKING REQUIREMENTS			
# Units		Required	Provided
Housing for the elderly - 95 units @ .66/DU		63	119
Accessible Parking		3	8
Standard Spaces			111
LOADING REQUIREMENTS			
Sec.27-582, Multifamily<100 Units		NONE	



OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ian Black
PHONE: 301-775-8598
EMAIL: ian@tenacitygroup.com

Rev. No.	Revision	Rev. Date

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. 200501. EXPIRATION DATE: 09/01/2023.



CV, INC.
610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: GREENBELT SQUARE
COVER SHEET - DSP-22023
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD.
GREENBELT, MD 20770
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO. 20201034
SCALE:
DATE:
DRAWN BY:
CHECKED BY:
SHEET: 01 OF 10

OWNER / DEVELOPER / APPLICANT

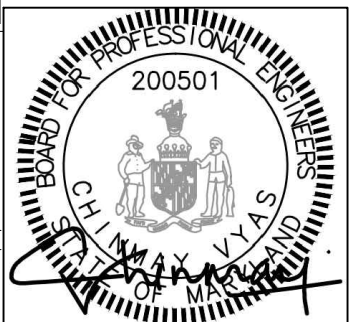
ARMORY PLACE, LLC
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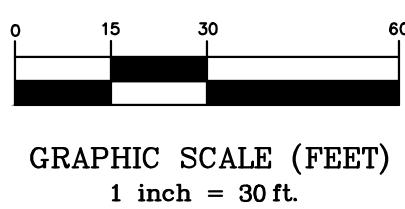
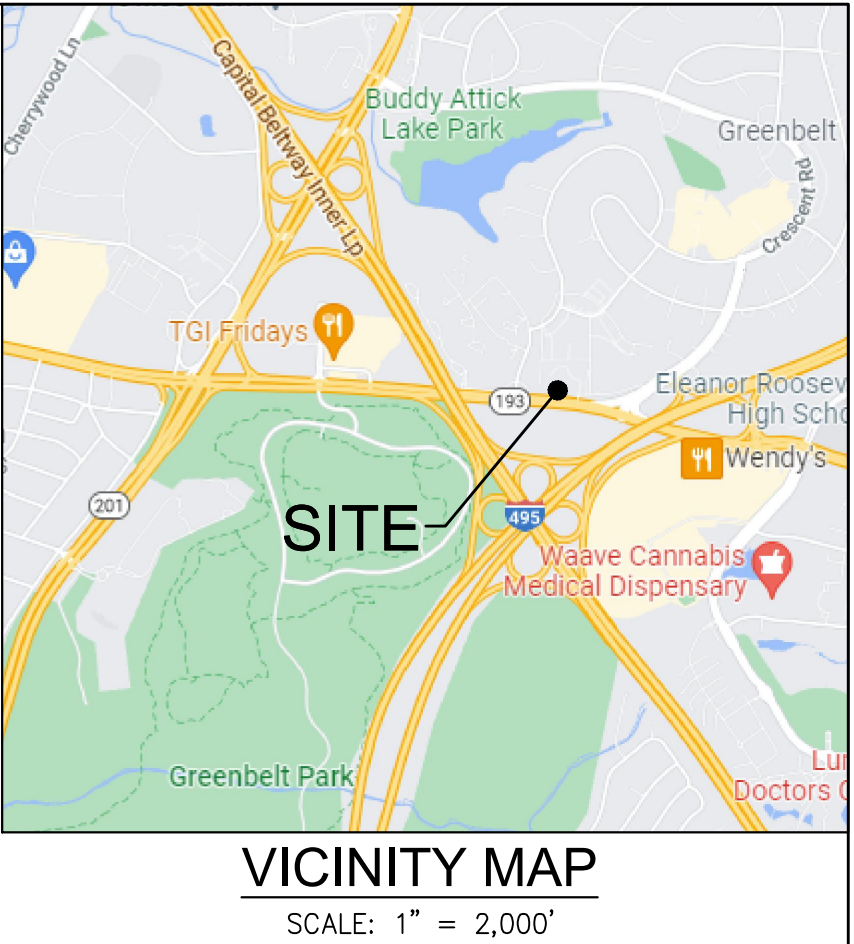
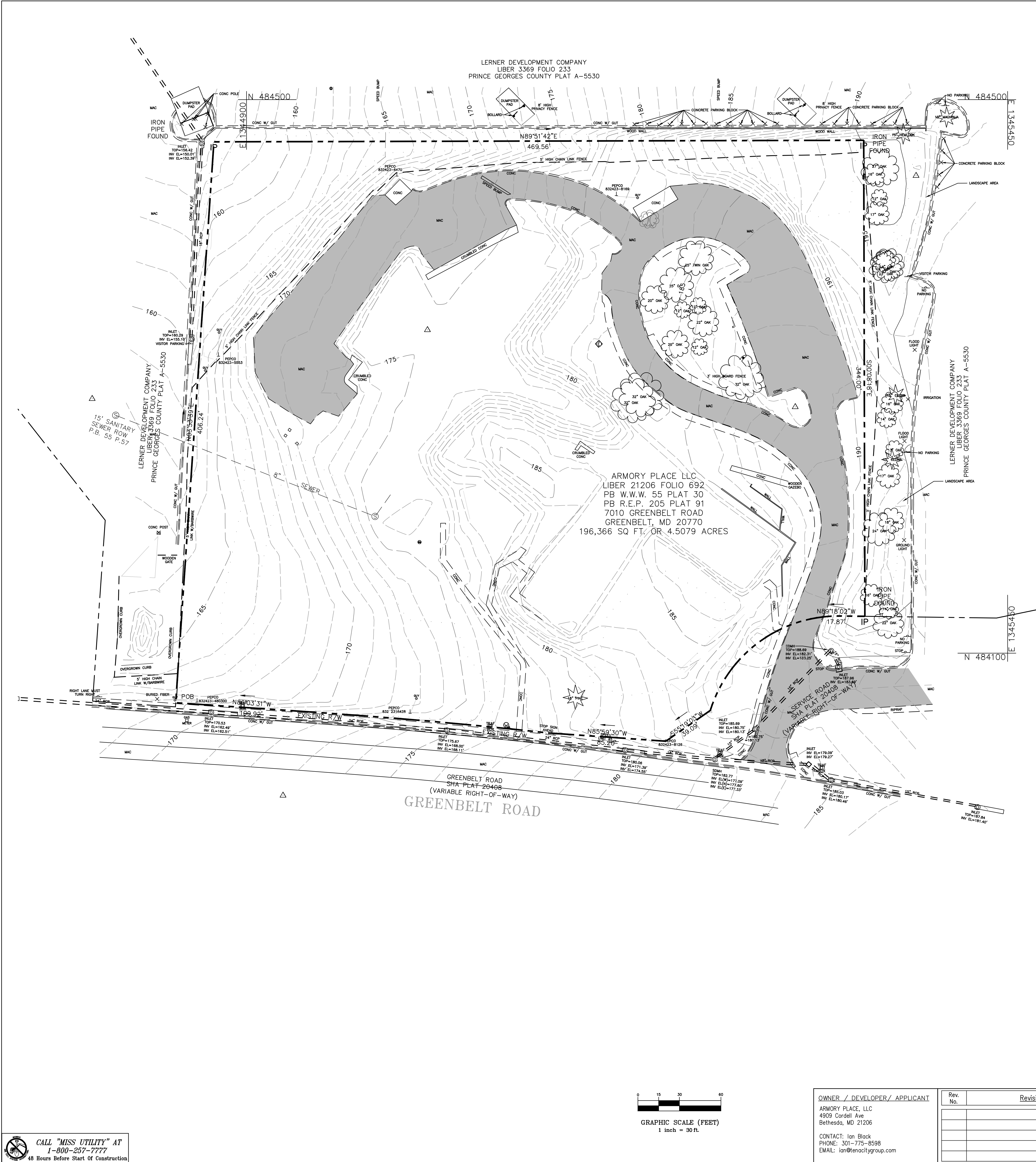



610 PROFESSIONAL DR., SUITE 108
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PHONE: (301) 637-2510
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PROJECT: GREENBELT SQUARE
APPROVAL SHEET - DSP-22023
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD
GREENBELT, MD 20770
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO.
20201034
SCALE:
DATE:
DRAWN BY:
CHECKED BY:
SHEET: 02 OF 10

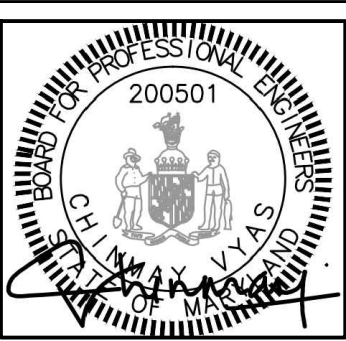
THIS BLOCK IS FOR OFFICIAL USE ONLY	
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	
PROJECT NAME: GREENBELT SQUARE	
PROJECT NUMBER: DSP-22023	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	



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EMAIL: ian@tenacitygroup.com

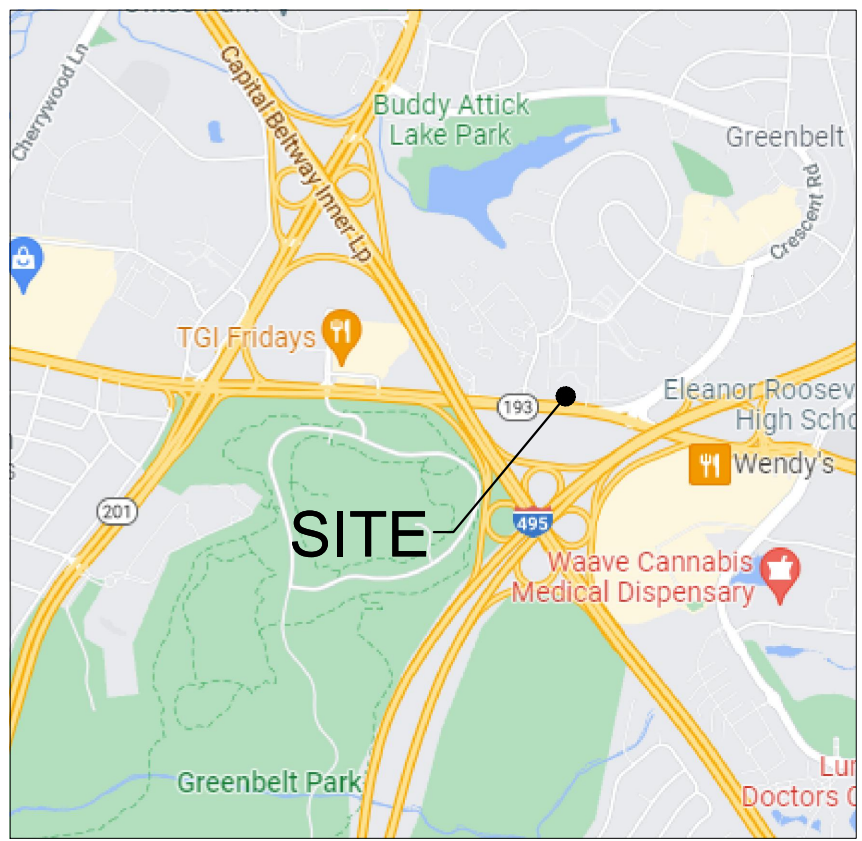
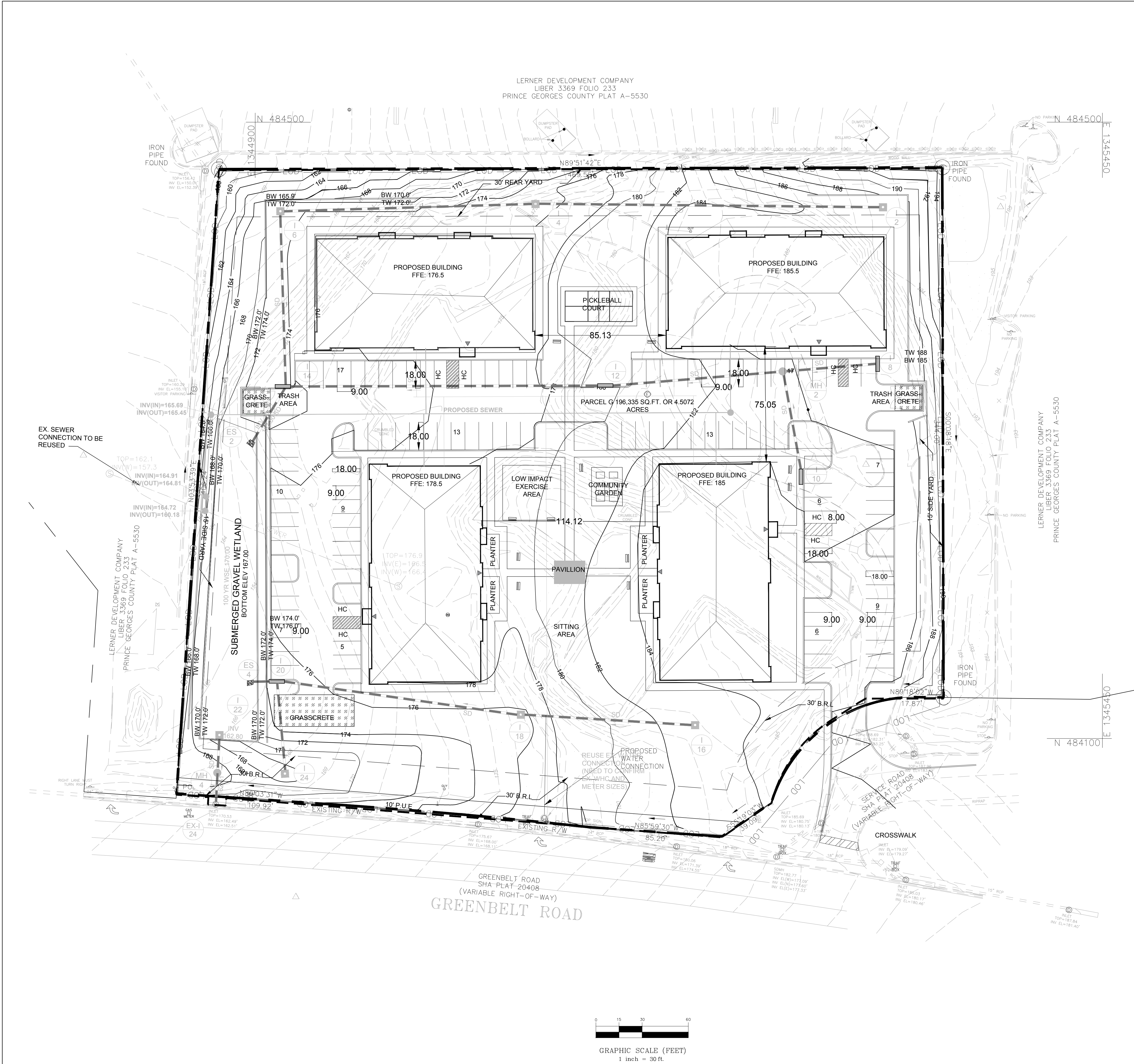
Rev. No.	Revision	Rev. Date

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. 200501, EXPIRATION DATE: 09/01/2023.

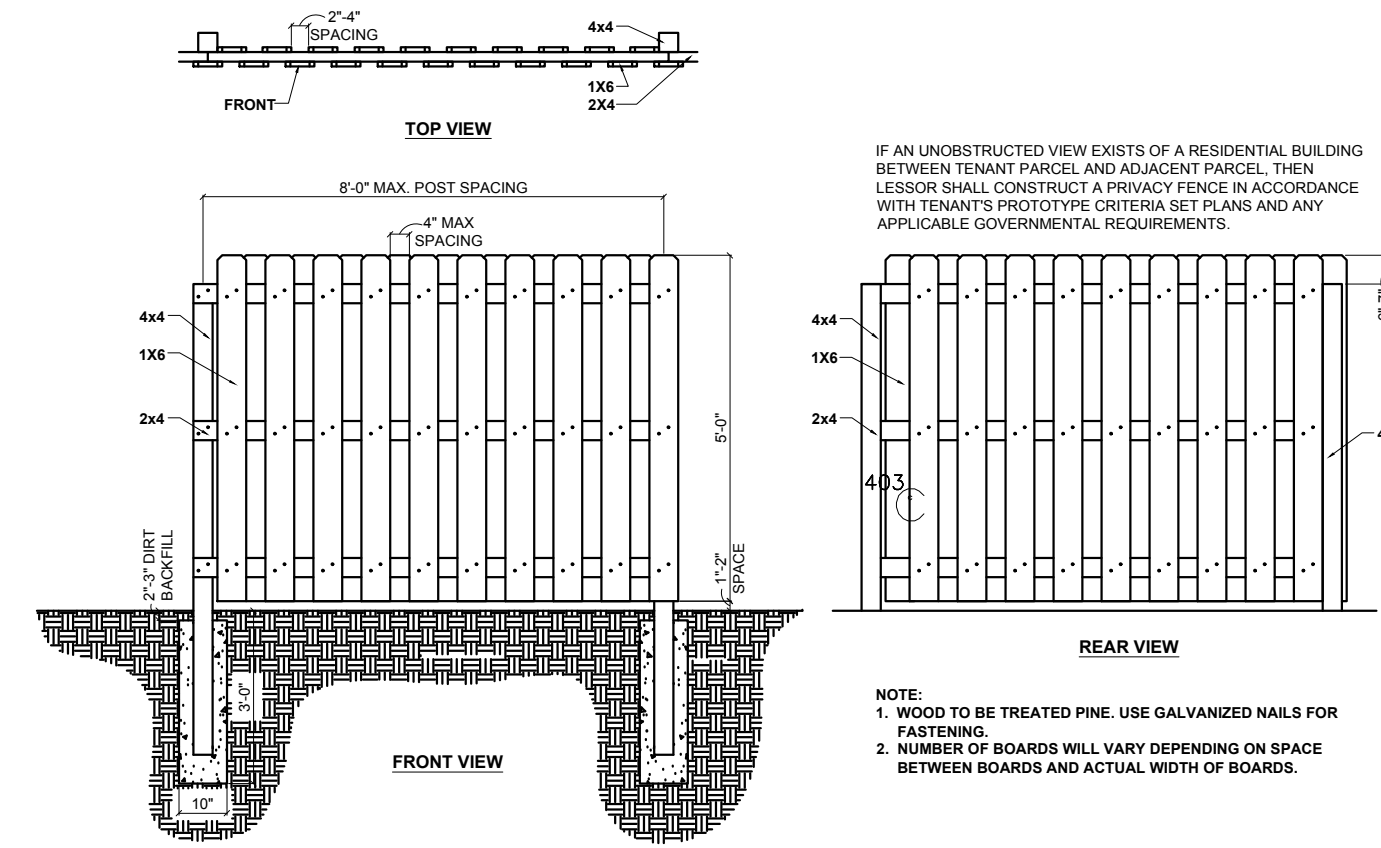


PROJECT: GREENBELT SQUARE
EXISTING CONDITIONS AND DEMOLITION PLAN
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD.
GREENBELT, MD 20770
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO. 20201034
SCALE:
DATE:
DRAWN BY:
CHECKED BY:
SHEET: 03 OF 10



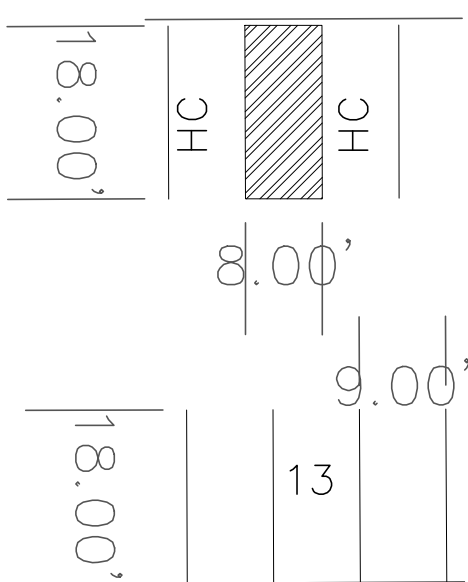
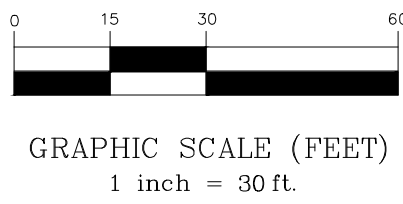
VICINITY MAP
SCALE: 1" = 2,000'



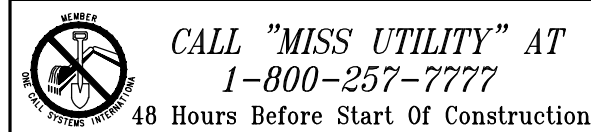
SIGHT TIGHT FENCE DETAIL
NOT TO SCALE



NOTE: PAVILLION MATERIALS AND FINISHES TO BE FINALIZED TO COMPLEMENT BUILDING FINISHES



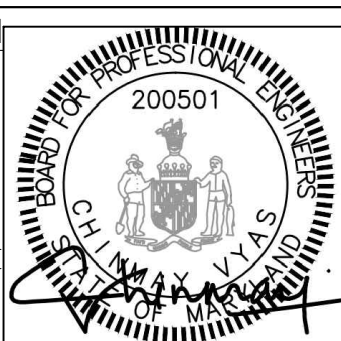
TYPICAL PARKING SPACE SIZES



OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ian Black
PHONE: 301-775-8598
EMAIL: ian@tenacitygroup.com

Rev. No.	Revision	Rev. Date

PROFESSIONAL CERTIFICATION
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CV, INC.
610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

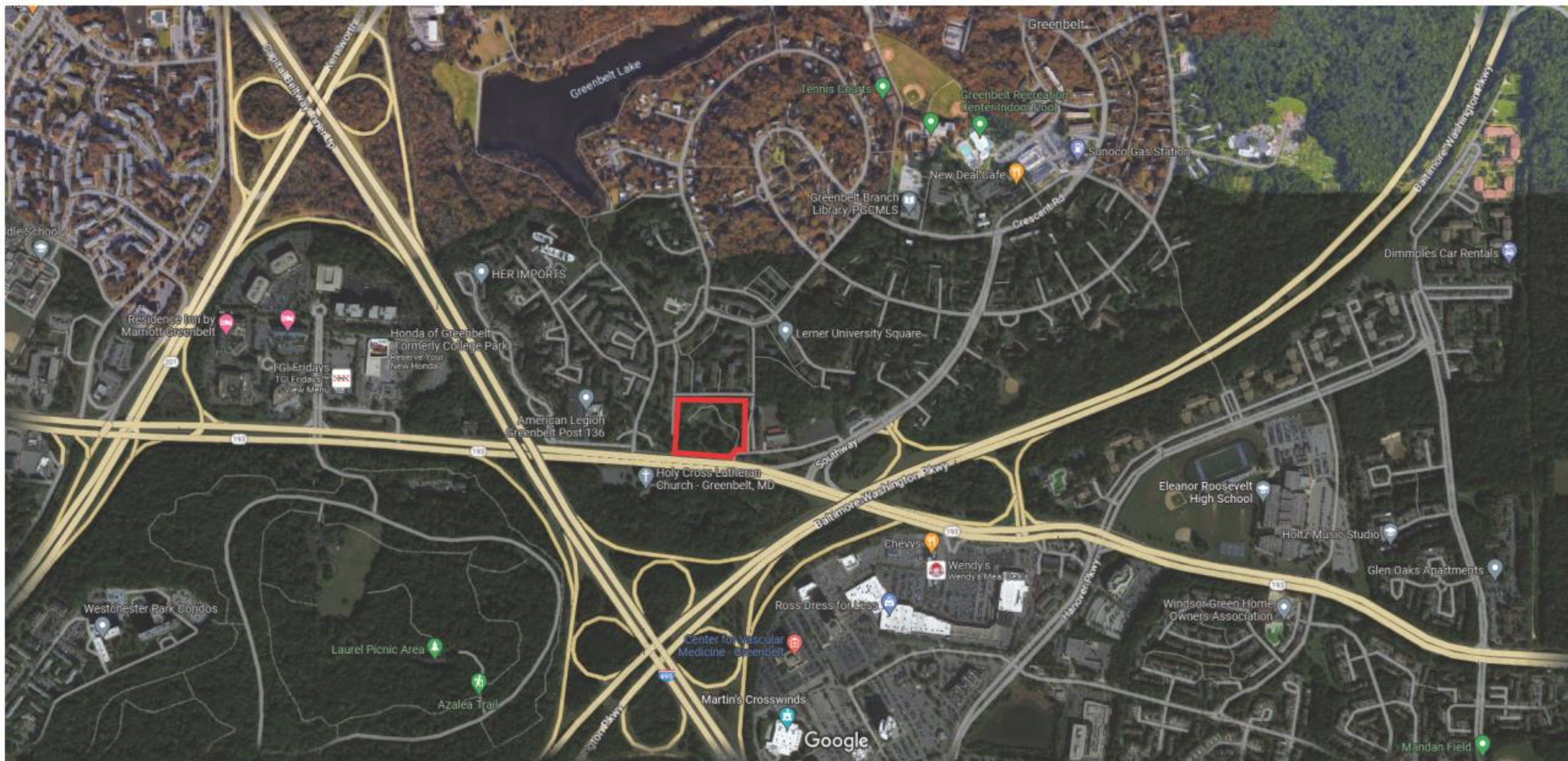
PROJECT: GREENBELT SQUARE
DETAILED SITE PLAN - DSP-22023
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD.
GREENBELT, MD 20770
PRINCE GEORGES COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO. 20201034
SCALE: 1" = 2,000'
DATE: 09/01/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SHEET: 04 OF 10

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

PROJECT NAME: GREENBELT SQUARE
PROJECT NUMBER: DSP-22023

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



7010 Greenbelt Road



7010 Greenbelt Road







7010 GREENBELT

Renderings shown are for illustrative purposes only. This image is an artist's concept so actual color schemes, elevations, and options may vary when project is constructed.

BRUNO CLAY
DESIGN

jiannotti@brunoclaydesign.com



7010 GREENBELT

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7010 GREENBELT

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