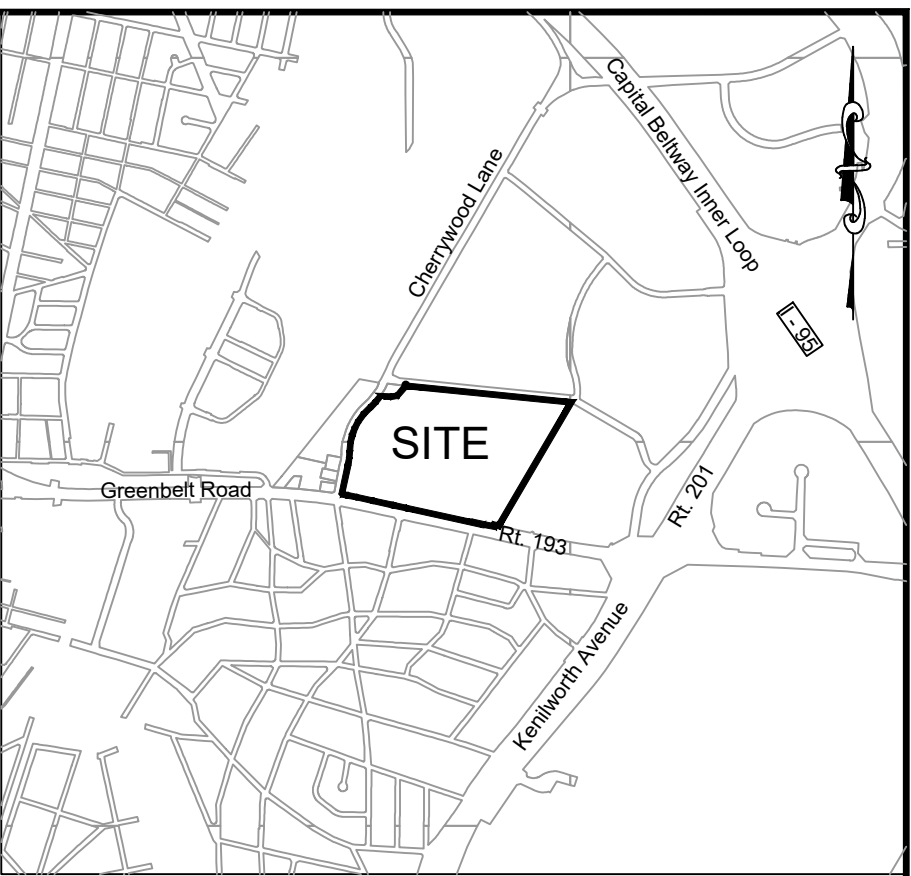
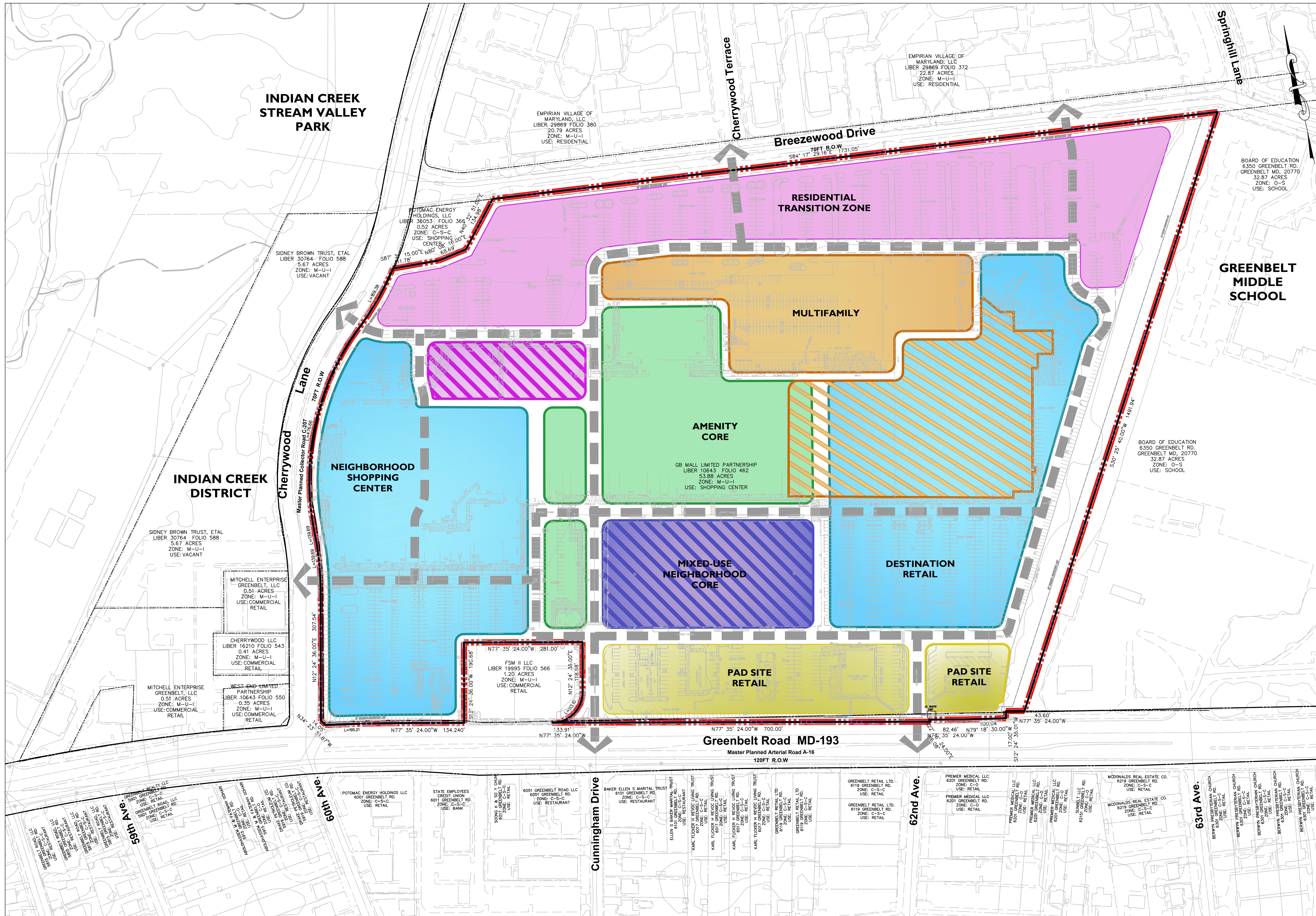


# CONCEPTUAL SITE PLAN CSP-05007

## BELTWAY PLAZA



VICINITY MAP



- I. GENERAL NOTES**
- PROJECT NAME: Beltway Plaza
  - OWNER/APPLICANT: Quantum Companies
  - CARE OF: ATTN: Fred Wine
  - THE QUANTUM BUILDING
  - 4912 DEL RAY AVENUE
  - BETHESDA, MD 20814
  - 53.88 AC
  - M-U-1
  - COMMERCIAL SHOPPING CENTER
  - THE PROPERTY IS NOT LOCATED WITHIN THE JOINT BASE ANDREWS INTERIM LAND USE CONTROL (ILUC) IMPACT AREA.
  - 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.
  - DURING DEMOLITION/CONSTRUCTION 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.
  - ANY DEVELOPMENT WITH AN IMPACT BEYOND THAT IDENTIFIED HEREIN ABOVE SHALL REQUIRE ADDITIONAL CONCEPTUAL PLAN APPROVAL WITH A NEW DETERMINATION OF THE ADEQUACY OF TRANSPORTATION FACILITIES.
- II. DEVELOPMENT DATA**
- PROPOSED LAND USE: MIXED - USE (COMMERCIAL & RESIDENTIAL)
  - STREETS LOCATED IN SINGLE FAMILY DETACHED DEVELOPMENT SHALL BE PUBLIC; OTHERWISE ALL OTHER STREETS (COMMERCIAL, RETAIL, TOWNHOMES, CONDOMINIUM) SHALL BE PRIVATE.
  - PROPOSED NUMBER OF LOTS, PARCELS, OUTLOTS, AND OUTPARCELS: 288-300 TOWNHOUSE LOTS
  - GROSS FLOOR AREA:
 

PHASE 1. RESIDENTIAL ATTACHED (TOWNHOUSE OR TWO FAMILY):	175 - 250 DU
PHASE 2. RESIDENTIAL (MULTIFAMILY):	100 - 225 DU
PHASE 3. COMMERCIAL RETAIL:	150K - 200K SF
RESIDENTIAL (MULTIFAMILY):	225 - 500 DU
PHASE 4. COMMERCIAL RETAIL:	125K - 175K SF
RESIDENTIAL (MULTIFAMILY):	250 - 1,000 DU
PHASE 5. COMMERCIAL RETAIL:	40K - 60K SF
RESIDENTIAL (MULTIFAMILY):	175 - 250 DU
PHASE 6. COMMERCIAL RETAIL:	20K - 40K SF
  - TOTAL GROSS FLOOR AREA: 175 - 250 DU
  - RESIDENTIAL ATTACHED (TOWNHOUSE OR TWO FAMILY ATTACHED): 875 - 2,250 DU
  - RESIDENTIAL (MULTIFAMILY): 435K - 700K SF
  - COMMERCIAL RETAIL: 435K - 700K SF
- III. UTILITY NOTES:**
- EXISTING WATER/SEWER DESIGNATION: W-3 AND S-3
  - PROPOSED WATER/SEWER DESIGNATION: W-3 AND S-3
  - PROPOSED WATER AND SEWER WITHIN RESIDENTIAL AREAS TO BE PRIVATE. ALL OTHER COMMERCIAL AREAS TO BE PRIVATE.
  - STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 46825-2005-01
- IV. SITE INVENTORY INFORMATION**
- 200 FOOT MAP REFERENCE: 211NE05, 211NE06, 211NE05, 211NE06
  - TAX MAP NUMBER AND GRID: MAP 26 GRID A4, B4
  - AVIATION POLICY AREA: NONE
  - 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: PUBLIC - YES, PRIVATE - NO
  - ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON PLANS
  - MANDATORY PARK DEDICATION: PRIVATE FACILITIES
  - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
  - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
  - WETLANDS: NO
  - 100-YEAR FLOODPLAIN: NO
  - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
  - SOURCE OF TOPOGRAPHY: GIS
  - SOURCE OF BOUNDARY: GLW ALTA-SURVEY JULY 23, 2015
  - NO IMPACTS TO ENVIRONMENTAL FEATURES
  - NO CLEARANCE OF ANY SPECIMEN TREES

**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PRIVATE ROAD
- PROPOSED SITE ACCESS
- RESIDENTIAL (MULTI - FAMILY)
- RESIDENTIAL (SINGLE - FAMILY ATTACHED)
- RESIDENTIAL (SENIOR LIVING)
- COMMERCIAL RETAIL AREA
- MIXED - USE
- CORE AREA
- RESIDENTIAL (MULTI - FAMILY OVER EXISTING COMMERCIAL)
- FUTURE COMMERCIAL

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

**M-NCPPC APPROVAL**

PROJECT NAME: BELTWAY PLAZA  
 PROJECT NUMBER: CSP-05007

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

New Approval Block

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.

GRAPHIC SCALE  
 1 INCH = 100 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:  
 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 GRID A1,A4,B1,B4,C4  
 200 FOOT MAP 211NE05,211NE06,211NE05,211NE06

**RODGERS CONSULTING**

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

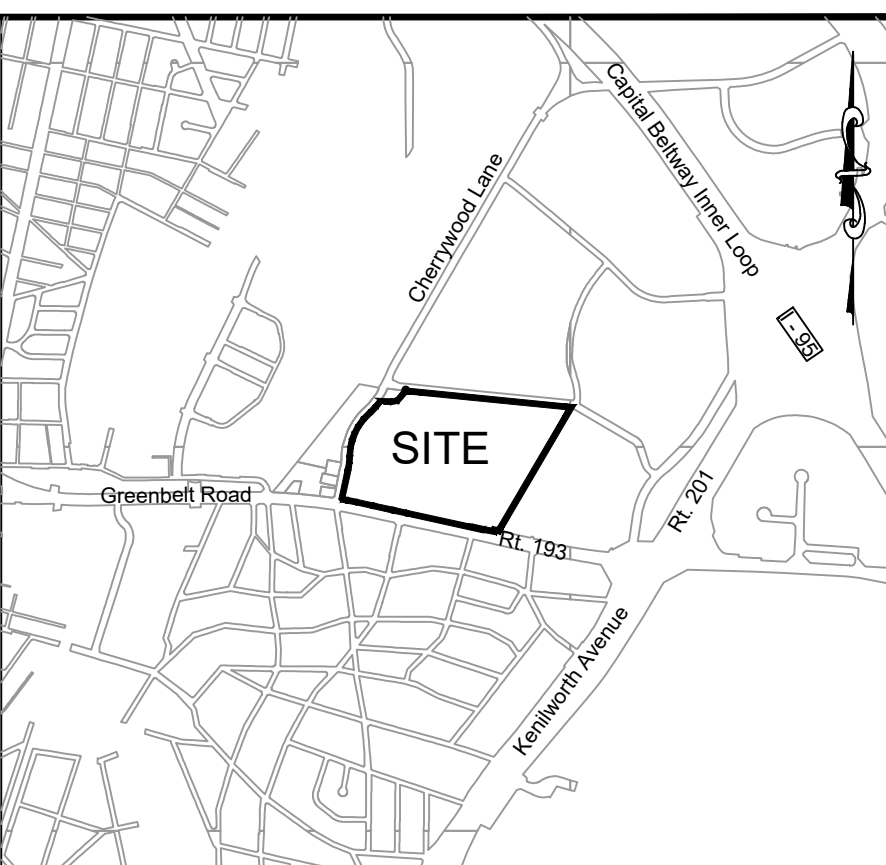
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 DESIGNED: BY DATE  
 DRAWN: BY DATE  
 REVIEWED: BY DATE

RODGERS CONTACT:  
 RELEASE FOR: BY DATE

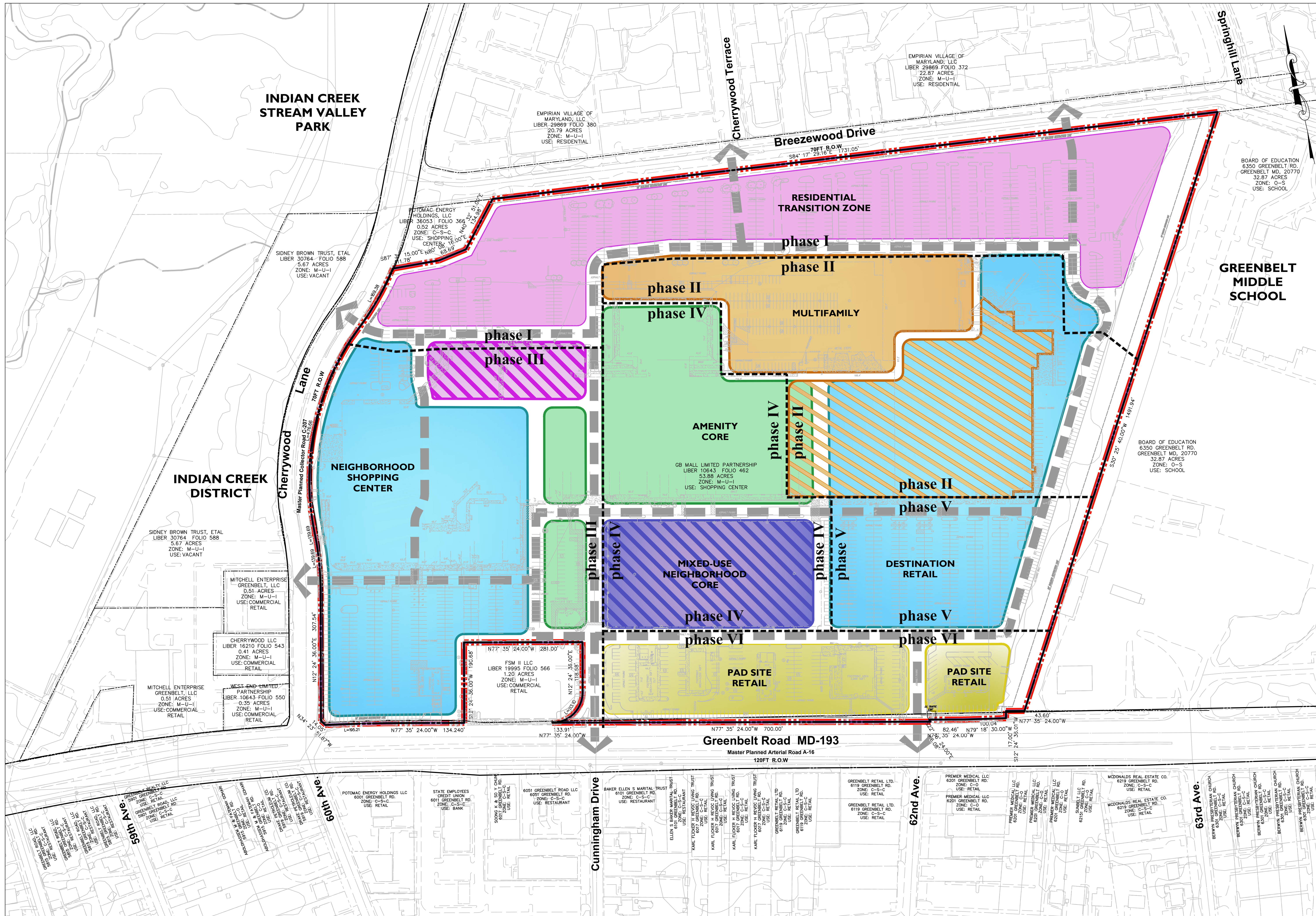
**CONCEPTUAL SITE PLAN PHASING PLAN**

SCALE: 1"=100'  
 JOB No: 1287A  
 DATE: 9/2018  
 SHEET No: 1 OF 2

# PHASING PLAN CSP-05007 BELTWAY PLAZA



VICINITY MAP  
1"=2000'



**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PRIVATE ROAD
- PROPOSED SITE ACCESS
- RESIDENTIAL (MULTI - FAMILY)
- RESIDENTIAL (SINGLE - FAMILY ATTACHED)
- RESIDENTIAL (SENIOR LIVING)
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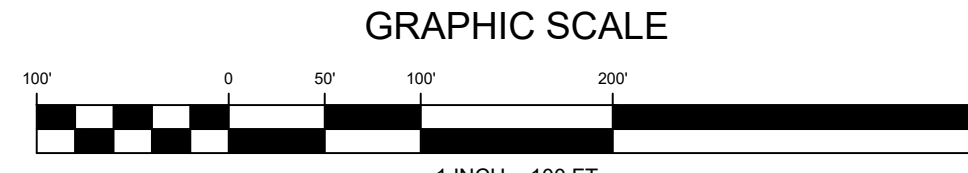
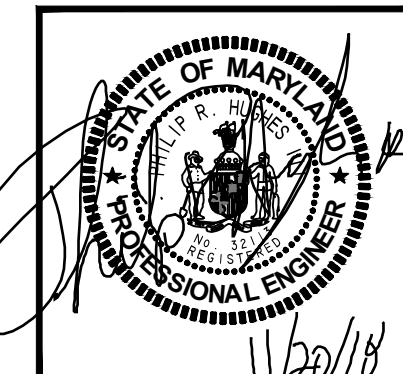
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REVISION	DATE	REVISION	DATE	REVISION	DATE

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 Quantum Companies  
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 The Quantum Building  
 4912 Del Ray Avenue  
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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 21N0E5,21N0E6,21N1E05,21N1E06

**RODGERS CONSULTING**

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 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:  
 RELEASE FOR \_\_\_\_\_  
 BY \_\_\_\_\_ DATE \_\_\_\_\_

**CONCEPTUAL SITE PLAN PHASING PLAN**

SCALE: 1"=100'  
 JOB No: 1287A  
 DATE: 9/2018  
 SHEET No: 2 OF 2

PRELIMINARY NOT FOR CONSTRUCTION