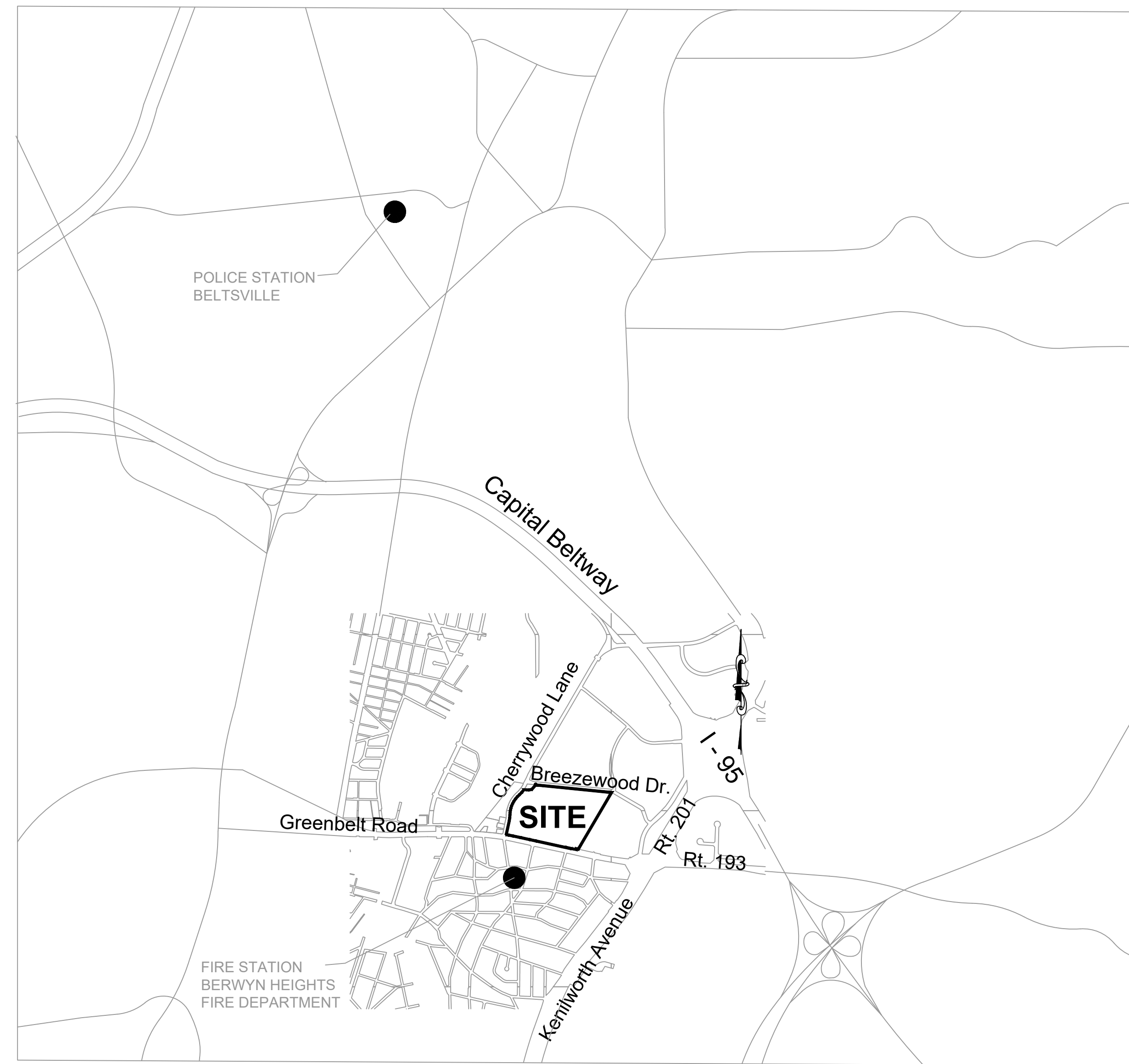


# PRELIMINARY PLAN OF SUBDIVISION 4-19023 BELTWAY PLAZA



VICINITY MAP  
1"=2000'

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

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN \_\_\_\_\_  
 TCP \_\_\_\_\_  
 PLANNING BOARD ACTION: \_\_\_\_\_  
 PER PGCPB RESOLUTION #: \_\_\_\_\_  
 ADOPTION DATE: \_\_\_\_\_  
 SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

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 QR 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: BELTWAY PLAZA  
 PROJECT NUMBER: 4-19023

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

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. 32490,  
Expiration Date: 6/6/20.



REVISION	DATE	REVISION	DATE	REVISION	DATE

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 21NE05,21NE06,21NE05,21NE06

**RODGERS  
CONSULTING**

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BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	

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

**PRELIMINARY PLAN  
OF SUBDIVISION  
4-19023**

SCALE:	AS SHOWN
JOB No.	1287A
DATE:	4/2019
SHEET No.	1 of 7

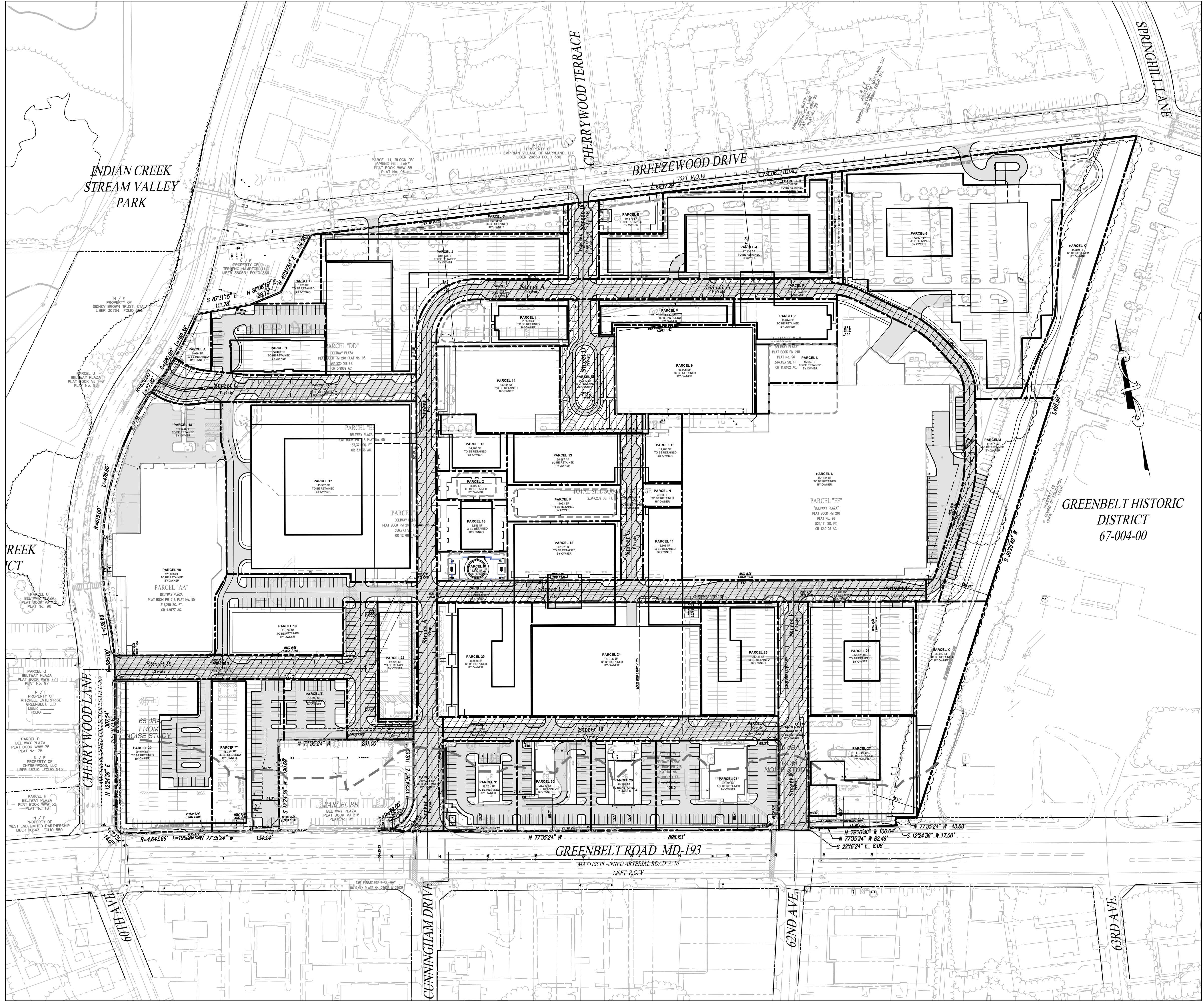
PRELIMINARY NOT FOR CONSTRUCTION

# PRELIMINARY PLAN OF SUBDIVISION 4-19023

## BELTWAY PLAZA

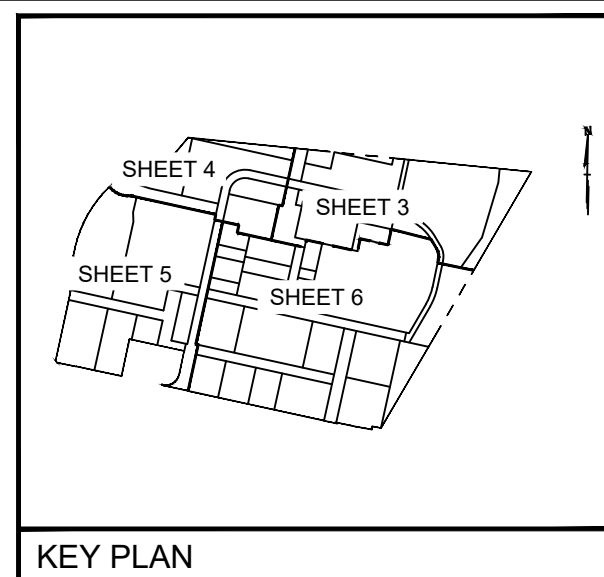
PRELIMINARY NOT FOR CONSTRUCTION

GENERAL NOTES	
1 The subject property consists of the following	Parcels AA, DD, EE & Z, Beltway Plaza (P.B. PM218, Plat No. 95) Parcels CC, FF & Y, Beltway Plaza (P.B. 218, Plan No.96);
2 The subject property is located on Tax Map, grid	Tax Map 26, Grid A4 and B4
3 The subject property is located on WSSC 200' Sheet	210NE05, 210NE06, 211NE05, 211NE06
4 The subdivision proposes:	Subdivision proposes the creation of parcels for residential and commercial uses, and creation of parcels for private roads.
5 The prior approvals are as listed:	NRI-082-2015 (EL), NRI-156-2018 (EL), NRI-156-2018-01, TCP1-008-10, S-04334, S-07251, S-07252, CSP-18010, AC-00005
6 The Preliminary Plan of Subdivision is proposed for:	53.88 Total Acres M-U (Mixed Use - Infill) / D-D-O (Development District Overlay (Greenbelt Metro Area and MD 193 Corridor))
7 Net developable area outside the PMA:	Existing - 53.88 Acres, Proposed - 53.88 Acres
8 Acreage of Environmental Regulated Features:	Existing PMA - 0.00 Acres, Proposed - 0.00 Acres
9 Acreage of 100-year floodplain:	Existing Floodplain - 0.00 Acres, Proposed - 0.00 Acres
10 All proposed roads are:	Private
Acreage of private/public roads:	8.06 Acres
11 The existing zoning/use is:	M-U/D-D-O / Commercial
12 The proposed use of this property is:	Residential and Commercial
13 The proposed number of dwelling units for this subdivision is:	2,500 Units
This consists of:	2,500 Dwelling, Multifamily
14	The uses proposed are subject to the C-S-C Zone Regulations (27-462) and the Development District Standards for the Greenbelt Metro Area and MD193 Corridor Sector Plan and Sectional Map Amendment which do not contain a minimum lot size.
15 Minimum Lot Size required by Zoning Ordinance and Subdivision Regulations (24-130)	The uses proposed are subject to the C-S-C Zone Regulations (27-462) and the Development District Standards for the Greenbelt Metro Area and MD193 Corridor Sector Plan and Sectional Map Amendment which do not contain a minimum lot width at front building or street line.
16 Sustainable Growth Tier	Yes, Tier 1
17 Military Installation Overlay Zone:	No
18 Center Corridor Location:	2002 General Plan Center - Greenbelt Metro 2002 General Plan Corridor - University Boulevard
19 Stormwater Management Concept number and approval date:	#46825-2005-03, Approval Date 04/26/2019
20 Water/Sewer Category Designation:	Existing W-3 and S-3, Proposed W-3 and S-3
21 Aviation Policy Area:	None
22 Mandatory park dedication requirement:	Combination of On-Site Facilities & 20,000sf of interior space for the City of Greenbelt Department of Recreation
23 Cemeteries on or contiguous to the property:	No
24 Historic sites in or in the vicinity of the property:	Yes - Greenbelt Historic District 67-004-00
25 Type One Conservation Plan:	Yes - TCP1-008-10
26 Within Chesapeake Critical Bay Area (CBCA):	No
27 Wetlands:	No
28 Streams:	No
29 NRI:	NRI-156-2018-01 approved on 04/05/2019
30 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	No
31 The subject property proposes Public Utility Easements (P.U.E.S):	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.
32 The boundary survey was prepared by:	GLW ALTA Survey July 23, 2015
33 Applicant:	Quantum Companies
34 The 65dBA falls within the limits of this application	Yes (Phoenix Noise Study dated 05/03/2019)
35 The topography information is from:	GIS

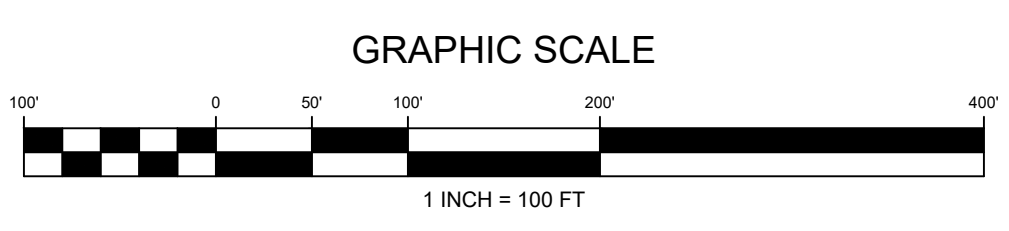


LEGEND:	
	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. BLDG
	EX. SIDEWALK
	EX. PARKING STRIPING
	EX. TREES
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. UNMITIGATED 65 DB LINE
	PR. R.O.W.
	PR. LOT LINE
	PR. FACE OF CURB
	PR. BACK OF CURB
	PR. ROAD PAVEMENT
	PR. PUE
	EX. ESMT
	PR. RECREATION AREAS
	PROPOSED ACCESS EASEMENT

PARCEL	ACRES	DESCRIPTION	DEDICATION	Mixed Use Parcels
A	0.14	Open Space	Retained by Owner	
B	0.20	Open Space	Retained by Owner	
C	0.38	Open Space	Retained by Owner	
D	0.24	Private Road	Retained by Owner	
E	0.24	Open Space	Retained by Owner	
F	2.46	Private Road	Retained by Owner	
G	0.74	Private Road	Retained by Owner	
H	0.12	Open Space	Retained by Owner	
I	0.12	Open Space	Retained by Owner	
J	1.10	Open Space	Retained by Owner	
K	1.04	Open Space	Retained by Owner	
L	0.36	Commercial	Retained by Owner	Mixed Use
M	0.68	Private Road	Retained by Owner	
N	0.09	Open Space	Retained by Owner	
O	0.32	Private Road	Retained by Owner	
P	0.41	Open Space	Retained by Owner	
Q	0.20	Open Space	Retained by Owner	
R	0.20	Open Space	Retained by Owner	
S	1.06	Private Road	Retained by Owner	
T	0.38	Private Parking Lot	Retained by Owner	
U	1.08	Private Road	Retained by Owner	
V	0.80	Private Road	Retained by Owner	
W	0.68	Private Road	Retained by Owner	
X	0.76	Open Space	Retained by Owner	
1	0.79	Commercial/Residential	Retained by Owner	Mixed Use
2	7.82	Residential	Retained by Owner	
3	0.59	Residential	Retained by Owner	
4	1.79	Residential	Retained by Owner	
5	3.97	Residential	Retained by Owner	
6	5.82	Commercial	Retained by Owner	
7	0.43	Commercial/Residential	Retained by Owner	Mixed Use
8	0.36	Residential	Retained by Owner	
9	1.24	Commercial	Retained by Owner	
10	0.27	Commercial/Residential	Retained by Owner	Mixed Use
11	0.29	Commercial/Residential	Retained by Owner	Mixed Use
12	0.67	Commercial/Residential	Retained by Owner	Mixed Use
13	0.59	Commercial/Residential	Retained by Owner	Mixed Use
14	0.99	Commercial	Retained by Owner	
15	0.34	Commercial/Residential	Retained by Owner	Mixed Use
16	0.43	Commercial/Residential	Retained by Owner	Mixed Use
17	3.34	Commercial/Residential	Retained by Owner	Mixed Use
18	2.77	Commercial	Retained by Owner	
19	1.17	Commercial/Residential	Retained by Owner	Mixed Use
20	1.47	Commercial/Residential	Retained by Owner	Mixed Use
21	1.04	Commercial/Residential	Retained by Owner	Mixed Use
22	0.47	Commercial/Residential	Retained by Owner	Mixed Use
23	1.08	Commercial/Residential	Retained by Owner	Mixed Use
24	1.92	Commercial	Retained by Owner	
25	0.88	Commercial/Residential	Retained by Owner	Mixed Use
26	1.23	Commercial/Residential	Retained by Owner	Mixed Use
27	1.18	Commercial/Residential	Retained by Owner	Mixed Use
28	1.09	Commercial	Retained by Owner	
29	0.58	Commercial	Retained by Owner	
30	0.66	Commercial	Retained by Owner	
31	0.66	Commercial	Retained by Owner	



PARCEL	SIZE	PLAT REFERENCE
AA	4.92 ACRES	PLAT BOOK PM 218 PLAT NO. 95
CC	3.21 ACRES	PLAT BOOK PM 218 PLAT NO. 96
DD	6.00 ACRES	PLAT BOOK PM 218 PLAT NO. 95
EE	3.15 ACRES	PLAT BOOK PM 218 PLAT NO. 95
FF	12.01 ACRES	PLAT BOOK PM 218 PLAT NO. 96
Y	11.81 ACRES	PLAT BOOK PM 218 PLAT NO. 96
Z	12.78 ACRES	PLAT BOOK PM 218 PLAT NO. 95



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	VICINITY MAP
2	COVER SHEET
3	EXISTING CONDITIONS
4 - 7	PRELIMINARY PLAN SHEETS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

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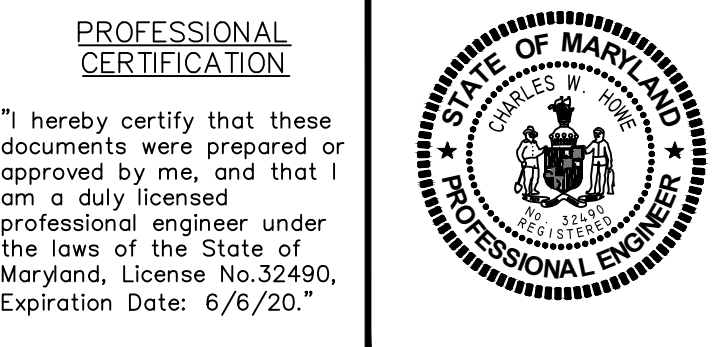
QPL label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: BELTWAY PLAZA

PROJECT NUMBER: 4-19023

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



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

REVISION	DATE	REVISION	DATE	REVISION	DATE

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**

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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: _____	

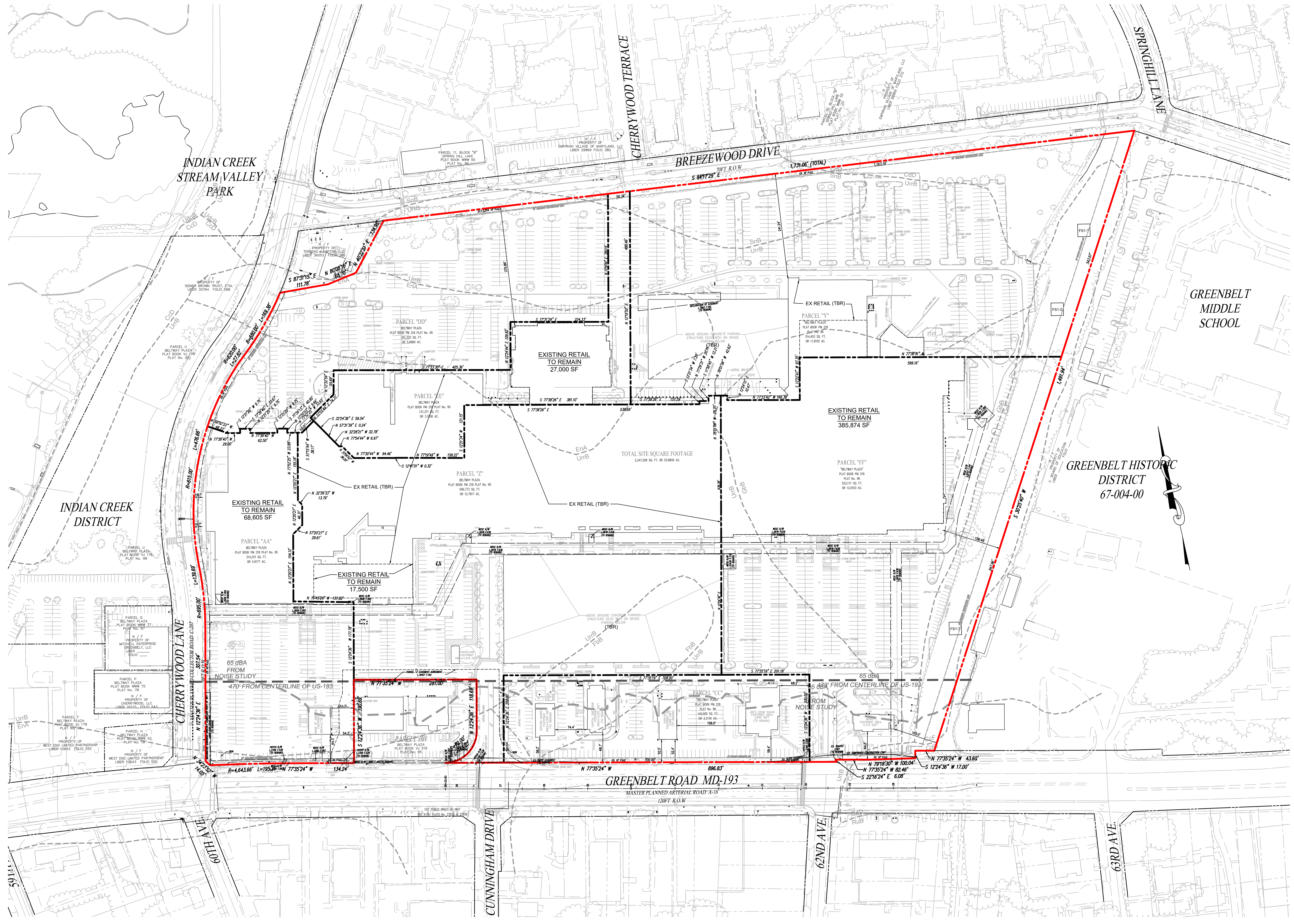
**PRELIMINARY PLAN OF SUBDIVISION 4-19023**

SCALE: AS SHOWN

JOB No. 1287A

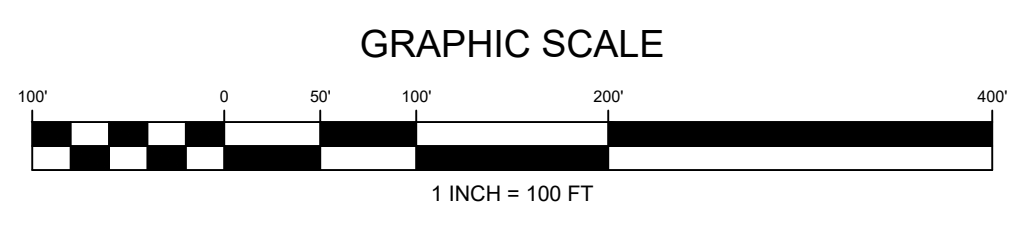
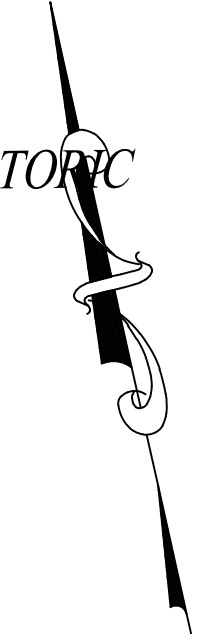
DATE: 4/2019

SHEET No. 2 of 7



**LEGEND:**

	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. BLDG
	EX. SIDEWALK
	EX. PARKING STRIPING
	EX. TREES
	EX. WATER
	EX. SEWER
	EX. STORM DRAIN
	EX. UNMITIGATED 65 DB LINE
	EX. ESMT



**PROPERTIES SUBJECT TO THIS APPLICATION**

PARCEL	SIZE	PLAT REFERENCE
AA	4.92 ACRES	PLAT BOOK PM 218 PLAT NO. 95
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PRELIMINARY PLAN

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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. 32490, Expiration Date: 6/6/2021.

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TAX MAP 26.34 GRID A1,A4,B1,B4,C4  
200 FOOT MAP 21NE05,21NE06,21NE05,21NE06

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BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY: _____	DATE: _____

**PRELIMINARY PLAN OF SUBDIVISION EXISTING CONDITIONS**

SCALE: AS SHOWN

JOB No. 1287A

DATE: 4/2019

SHEET No. 3 of 7

1/15/2004 4 PRELIMINARY PLAN.dwg

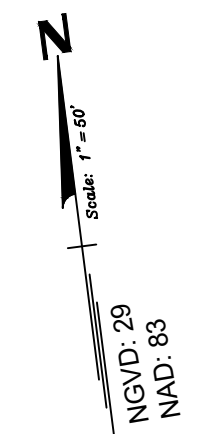
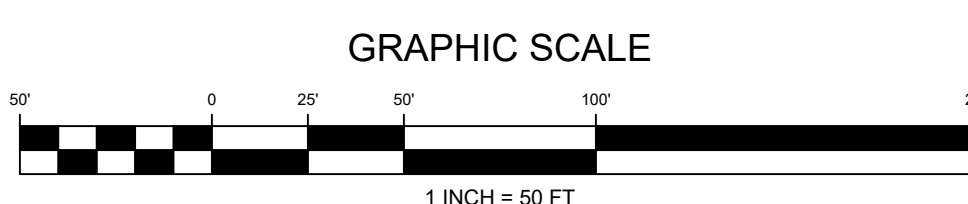
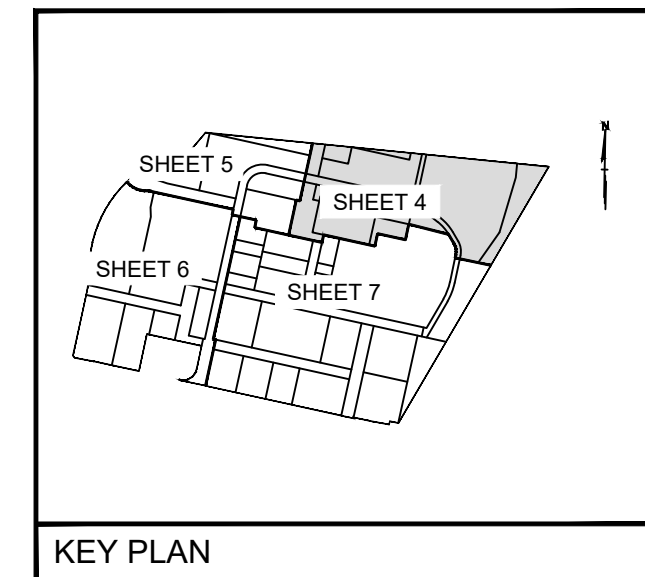


**LEGEND:**

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	EX. 2' CONTOUR LINE
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	PR. RECREATION AREAS
	EX. BUILDING TO REMAIN
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	PROPOSED ACCESS EASEMENT

Matchline B-B  
See Sheet 5

Matchline A-A - See Sheet 7



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN \_\_\_\_\_  
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 200 FOOT MAP 21NE05,21NE06,21NE05,21NE06

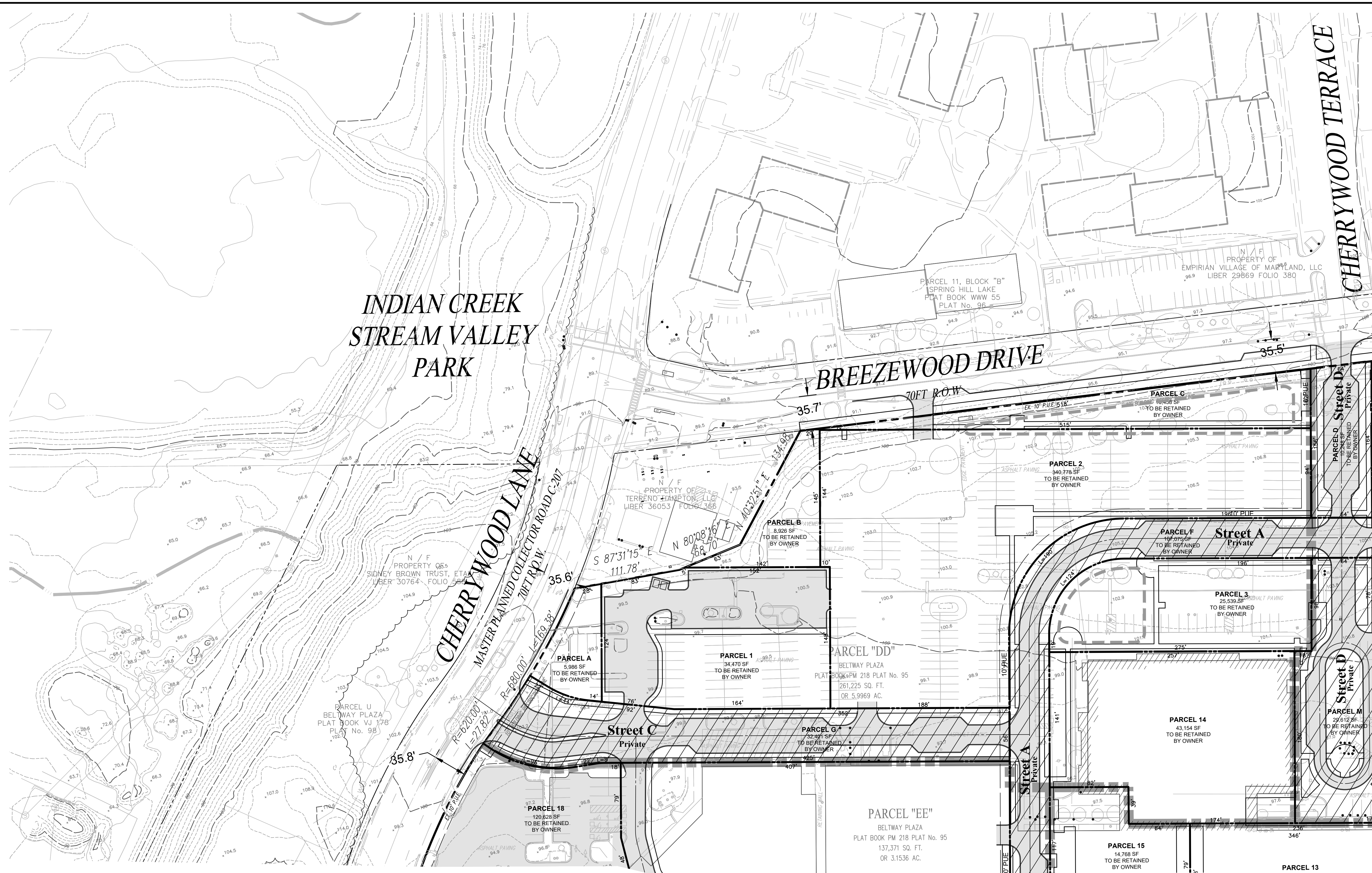
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BASE DATA	BY	DATE
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**PRELIMINARY PLAN**  
**4-19023**

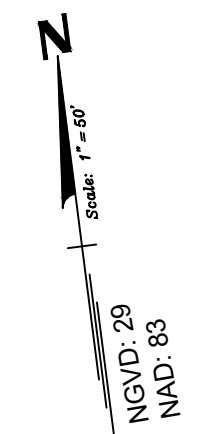
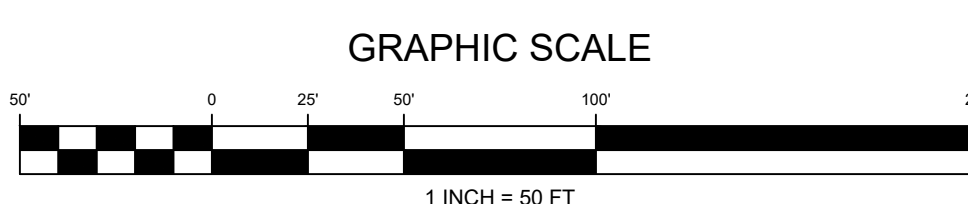
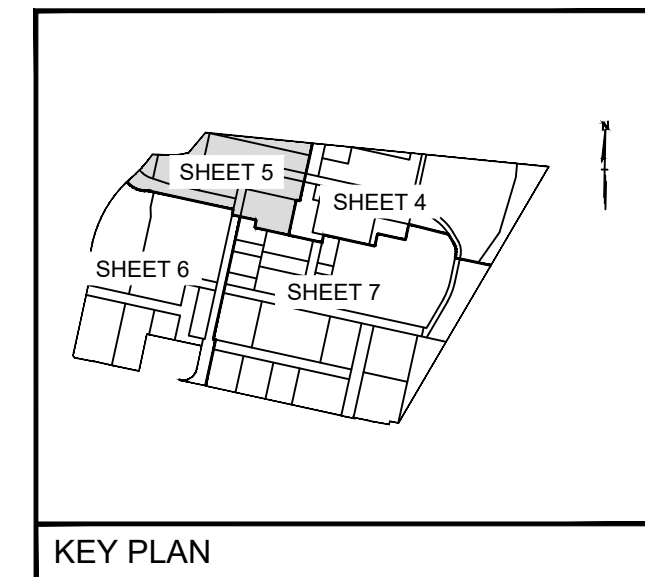
SCALE: AS SHOWN  
 JOB No. 1287A  
 DATE: 4/2019  
 SHEET No. 4 of 7



Matchline B-B  
See Sheet 4

Matchline A-A - See Sheet 6

- LEGEND:**
- EX. BOUNDARY LINE
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN \_\_\_\_\_

TCP \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

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AUTHORIZED SIGNATURE \_\_\_\_\_

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PROJECT NUMBER: 4-19023

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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. 322490, Expiration Date: 6/6/2011.

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RODGERS CONTACT:	
RELEASE FOR	
BY: _____	DATE: _____

**PRELIMINARY PLAN**

**4-19023**

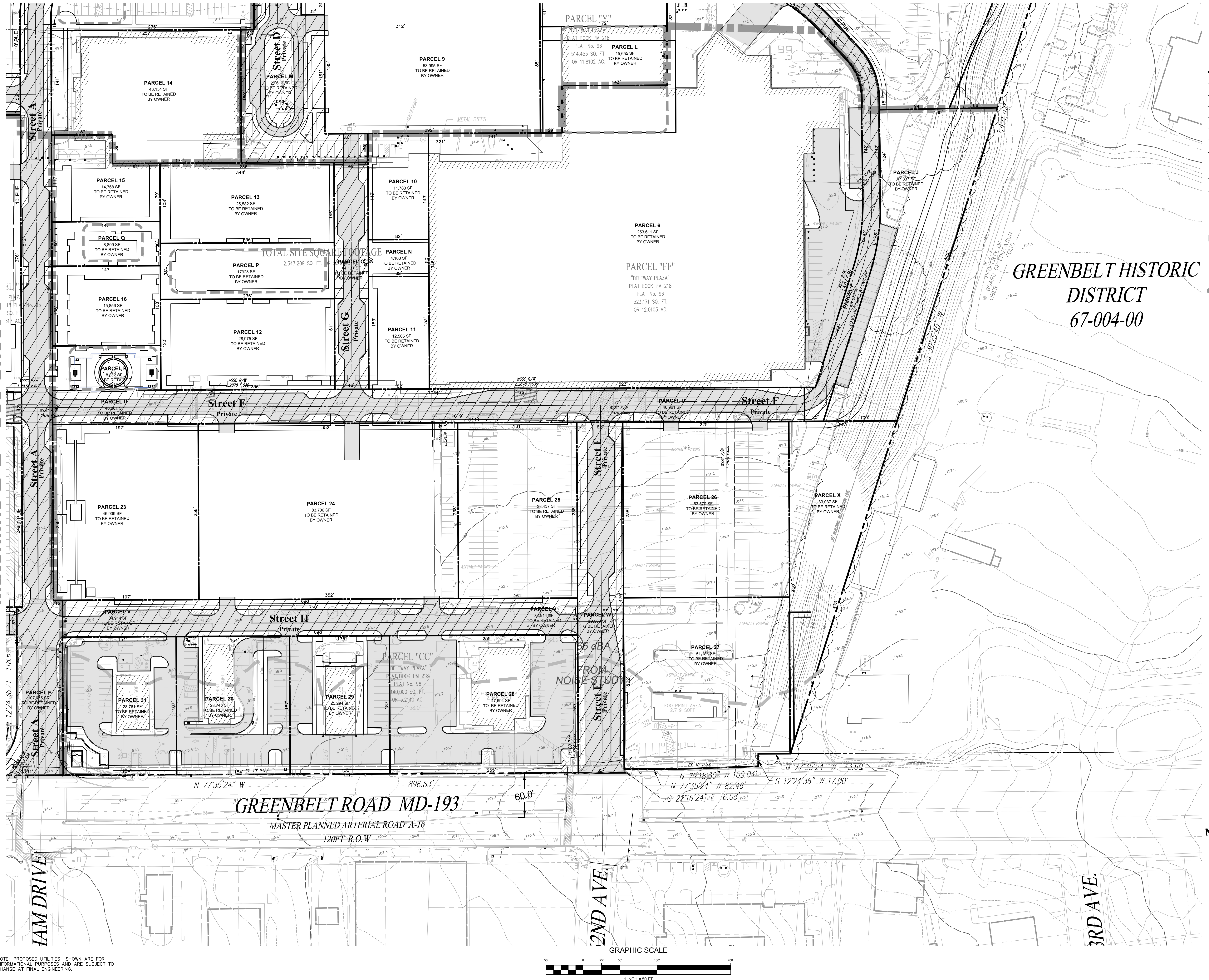
SCALE: AS SHOWN

JOB No. 1287A

DATE: 4/2019

SHEET No. 5 of 7

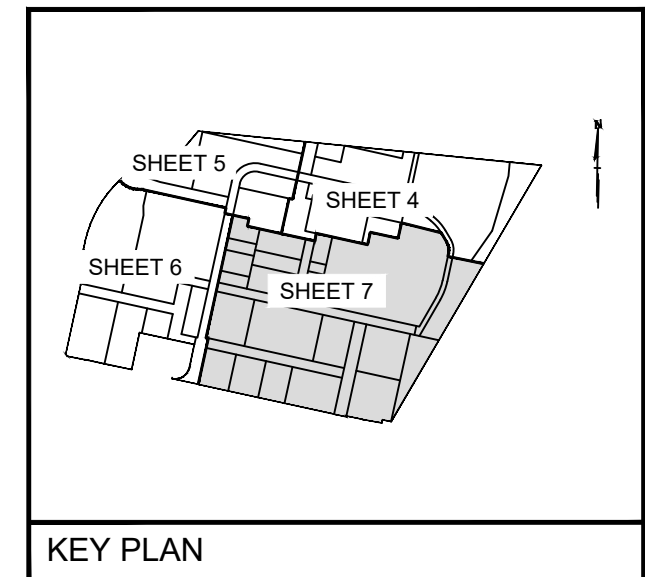




**LEGEND:**

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	EX. STORM DRAIN
	EX. UNMITIGATED 65 DB LINE
	PR. R.O.W.
	PR. LOT LINE
	PR. SIDEWALK
	PR. FACE OF CURB
	PR. BACK OF CURB
	PR. ROAD PAVEMENT
	PR. SEWER
	PR. WATER
	PR. STORM DRAIN
	PR. PUE
	PR. EASEMENT
	EX. ESMT
	PR. RECREATION AREAS
	EX. BUILDING TO REMAIN
	EX. EASEMENT POTENTIALLY TO BE ABANDONED
	PROPOSED ACCESS EASEMENT

**GREENBELT HISTORIC DISTRICT**  
67-004-00



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN  
TCP  
PLANNING BOARD ACTION: \_\_\_\_\_  
PER PGCPB RESOLUTION #: \_\_\_\_\_  
ADOPTION DATE: \_\_\_\_\_  
SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

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: BELTWAY PLAZA  
PROJECT NUMBER: 4-19023

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

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. 32490, Expiration Date: 6/6/2021.

1/15/2004 4 PRELIMINARY PLAN.dwg

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

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 21NE05,21NE06,21NE05,21NE06

**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	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY: _____	DATE: _____

**PRELIMINARY PLAN**  
4-19023

SCALE: AS SHOWN  
JOB No. 1287A  
DATE: 4/2019  
SHEET No. 7 of 7