

| 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 |

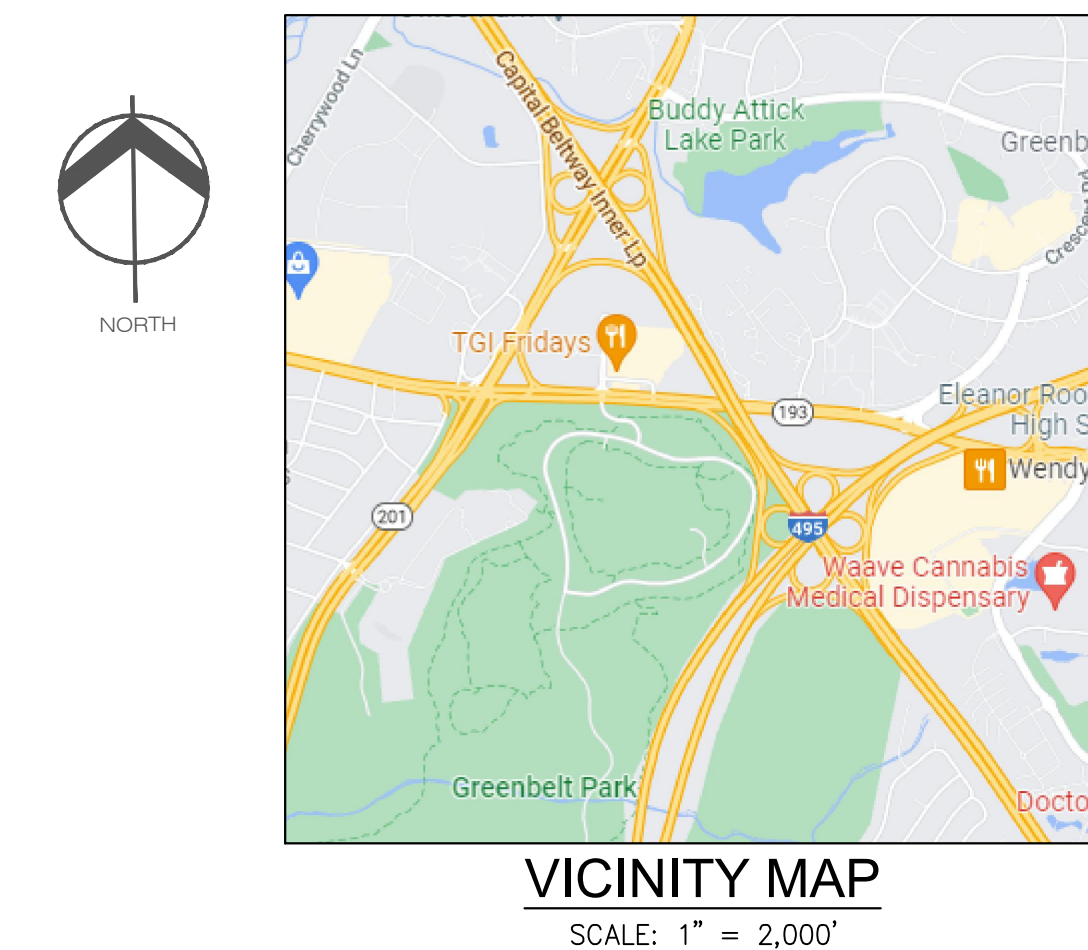
DETAILED SITE PLAN - DSP22023

GREENBELT SQUARE

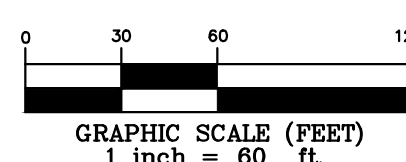
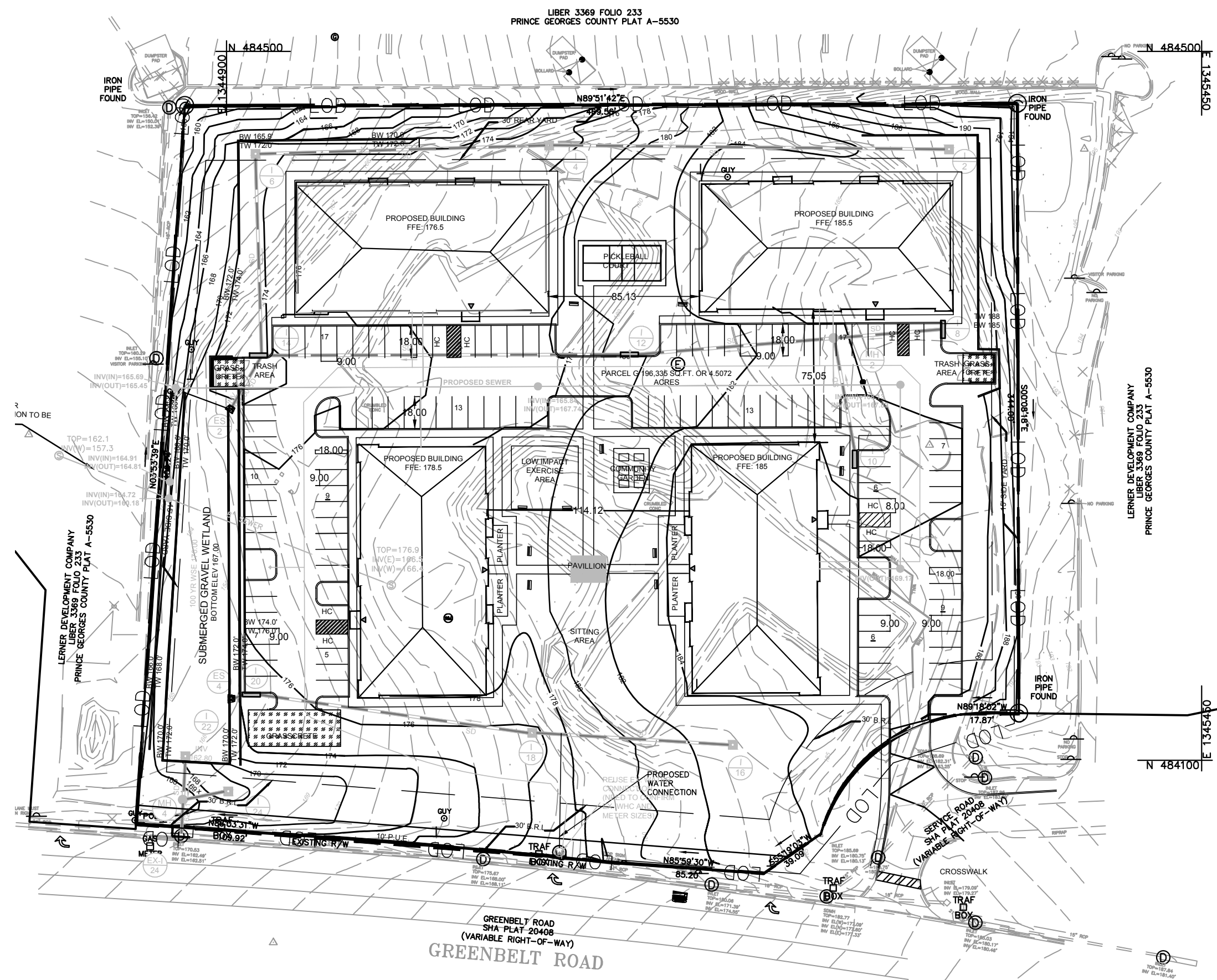
CHARLESTOWNE VILLAGE, PARCEL G

7010 GREENBELT ROAD
GREENBELT, MARYLAND 20770

PRINCE GEORGE'S COUNTY
ELECTION DISTRICT 21



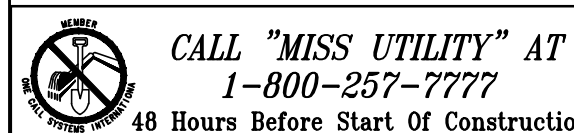
| GENERAL NOTES | |
|--|---|
| SUBDIVISION OR PROJECT NAME | GREENBELT SQUARE |
| TOTAL ACREAGE | 4.50 AC. |
| EXISTING LOT ZONING: | RMF-20 |
| PREVIOUS ZONING | R-18 |
| PROPOSED USE OF PROPERTY | AGE RESTRICTED APARTMENTS |
| NUMBER OF LOTS, PARCELS, OUTLOTS, OUTPARCELS | 1 |
| 200 FOOT WSSC GRID: | 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 |

| 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 |

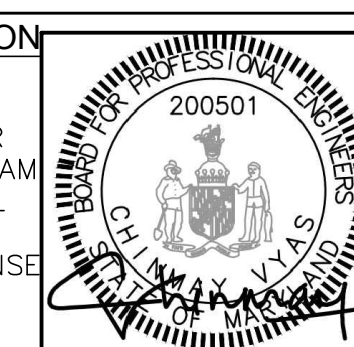
| PARKING REQUIREMENTS | | |
|---|----------|----------|
| # Units | Required | Provided |
| Housing for the elderly - 95 units @ .66/DU | 63 | 119 |
| Accessible Parking | 3 | 8 |
| Standard Spaces | | 111 |
| LOADING REQUIREMENTS | | |
| Sec.27-582, Multifamily<100 Units | NONE | |



OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ion Block
PHONE: 301-775-8598
EMAIL: ion@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.



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

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.

M-NCPPC APPROVAL

PROJECT NAME: GREENBELT SQUARE
PROJECT NUMBER: DSP-22023

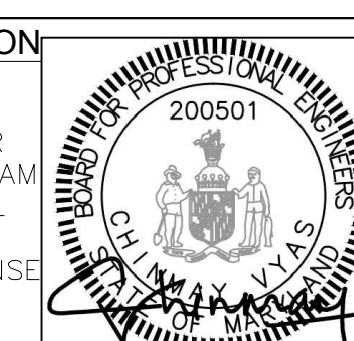
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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

OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ian Block
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.

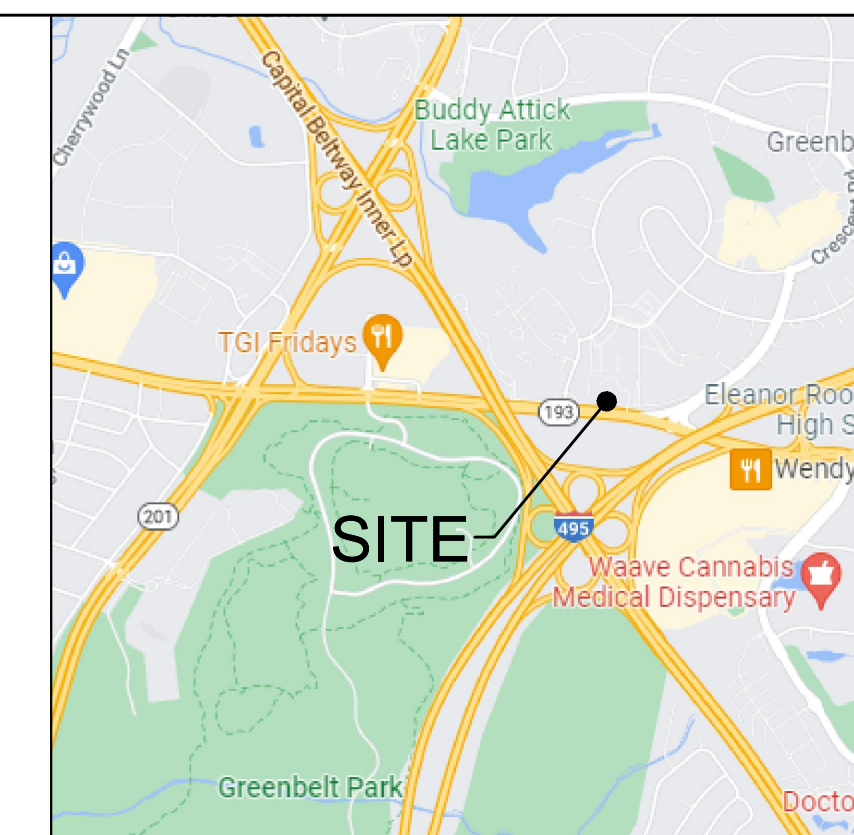


CV, INC.
610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: GREENBELT SQUARE
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

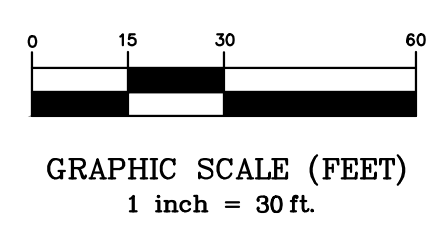
| | |
|--|--|
| <p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p>M-NCPPC APPROVAL</p> | |
| <p>PROJECT NAME: GREENBELT SQUARE</p> <p>PROJECT NUMBER: DSP-22023</p> | |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



VICINITY MAP
SCALE: 1" = 2,000'



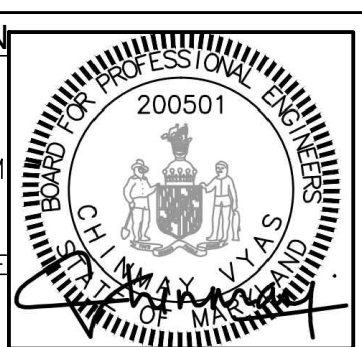
CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction



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

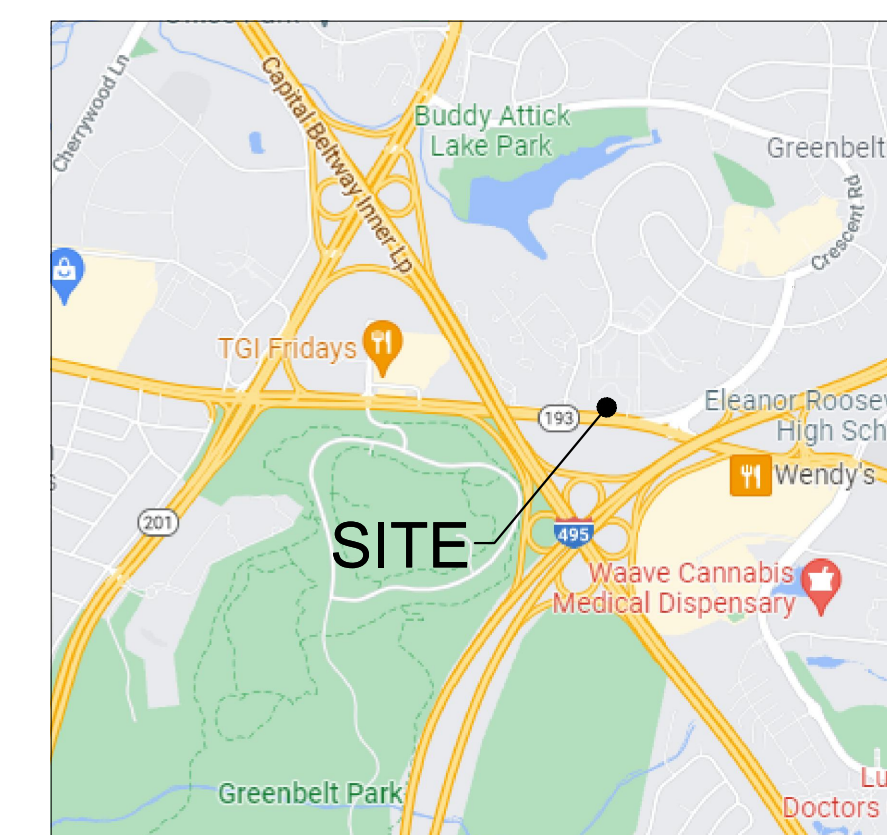
| Rev. No. | Revision | Rev. Date |
|----------|----------|-----------|
| | | |
| | | |
| | | |

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.

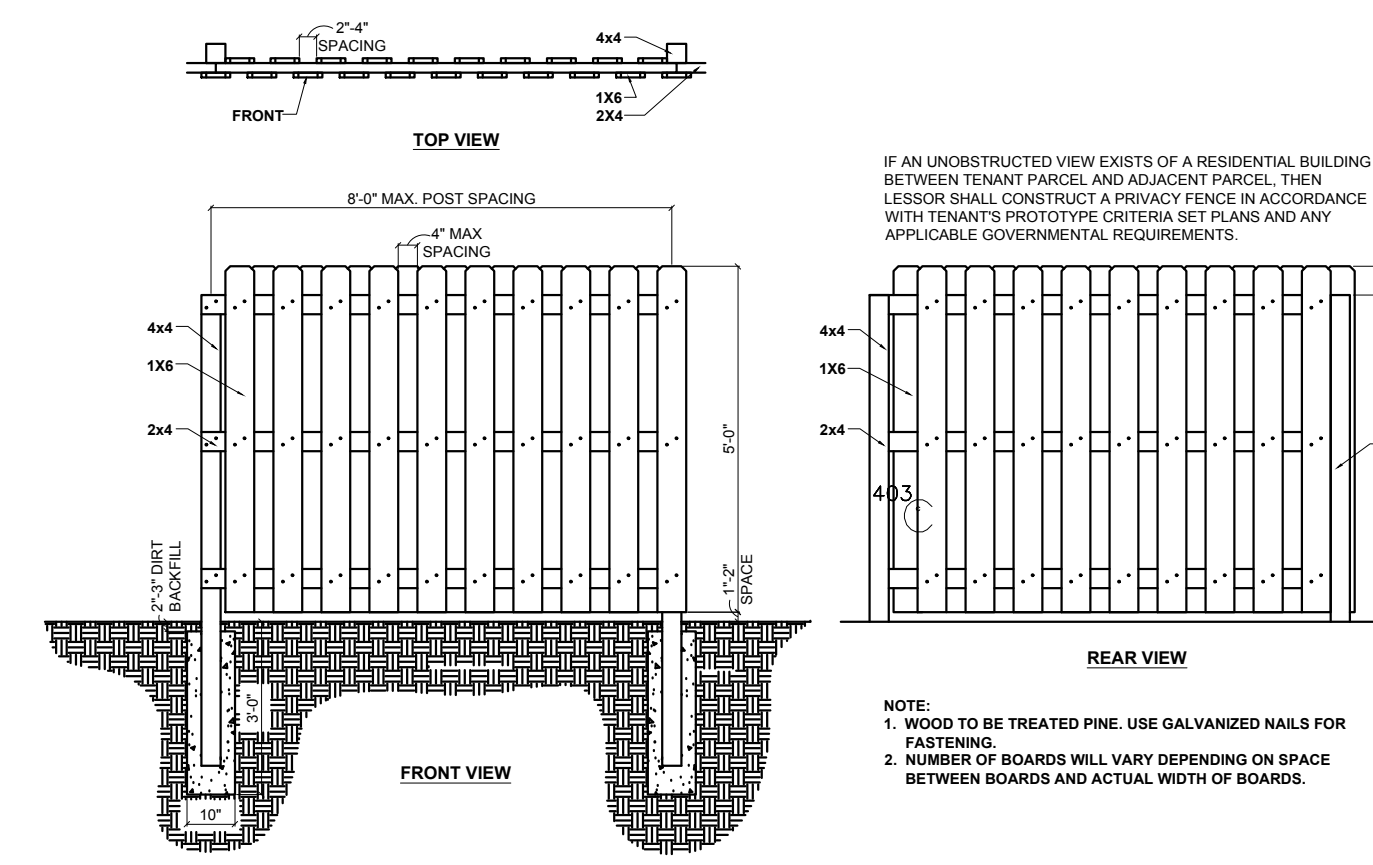
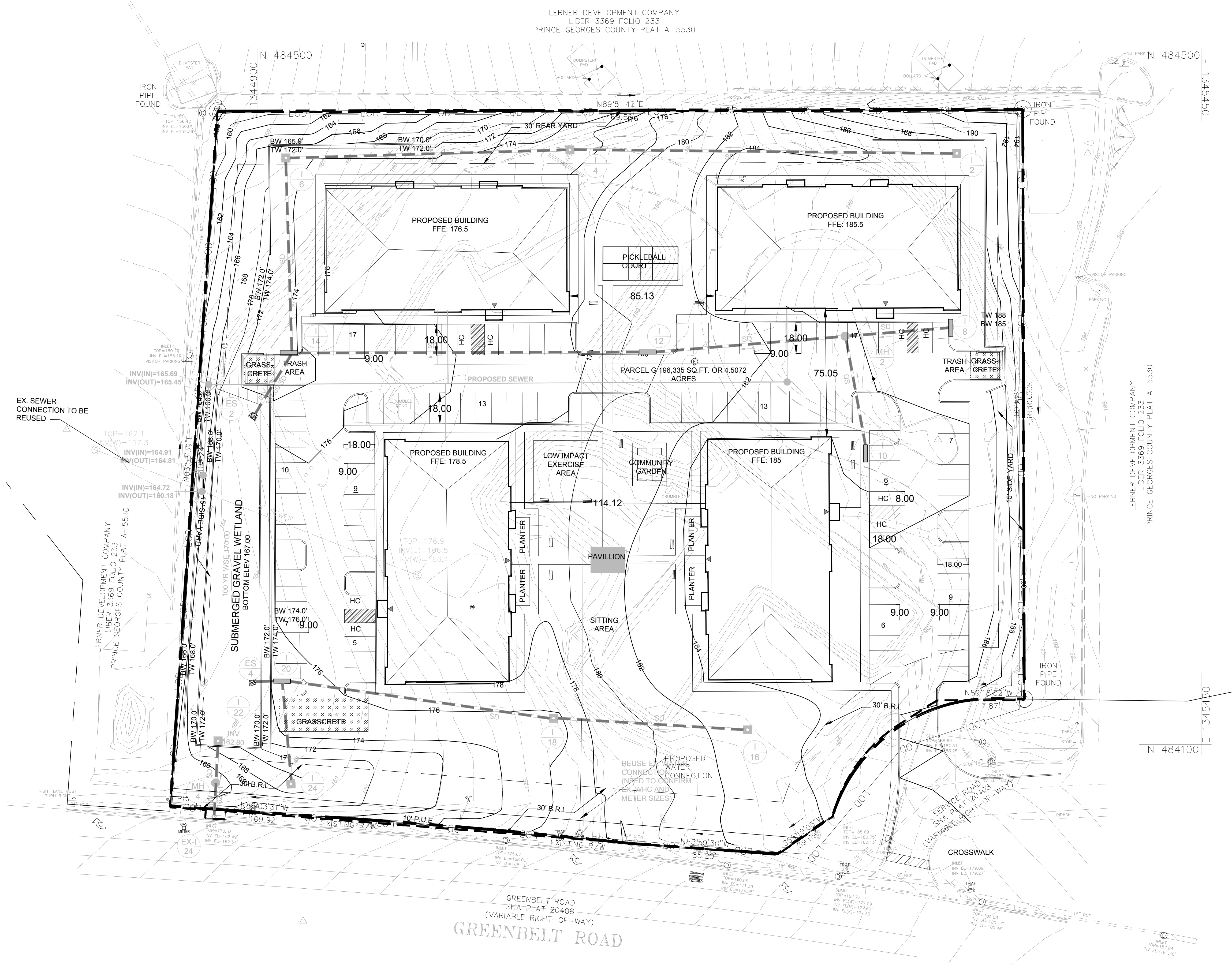


PROJECT: GREENBELT SQUARE
EXISTING CONDITIONS AND DEMOLITION PLAN
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD.
GREENBELT, MD 20770
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

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



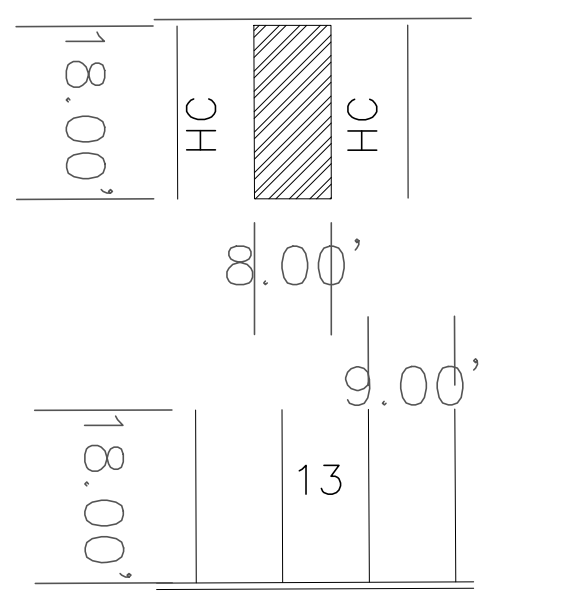
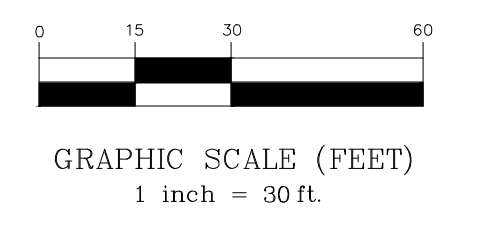
VICINITY MAP
SCALE: 1" = 2,000'



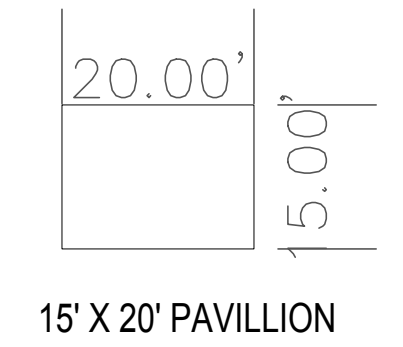
SIGHT TIGHT FENCE DETAIL
NOT TO SCALE



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



TYPICAL PARKING SPACE SIZES



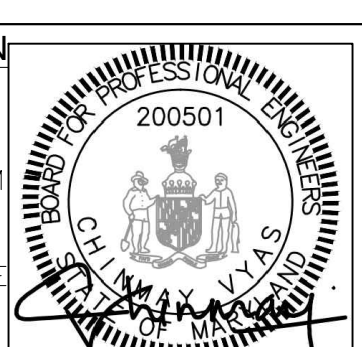
15' X 20' PAVILLION

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

OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ion Block
PHONE: 301-775-8598
EMAIL: ion@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
DETAILED SITE 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" = 2,000'
DATE: 08/20/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
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.
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