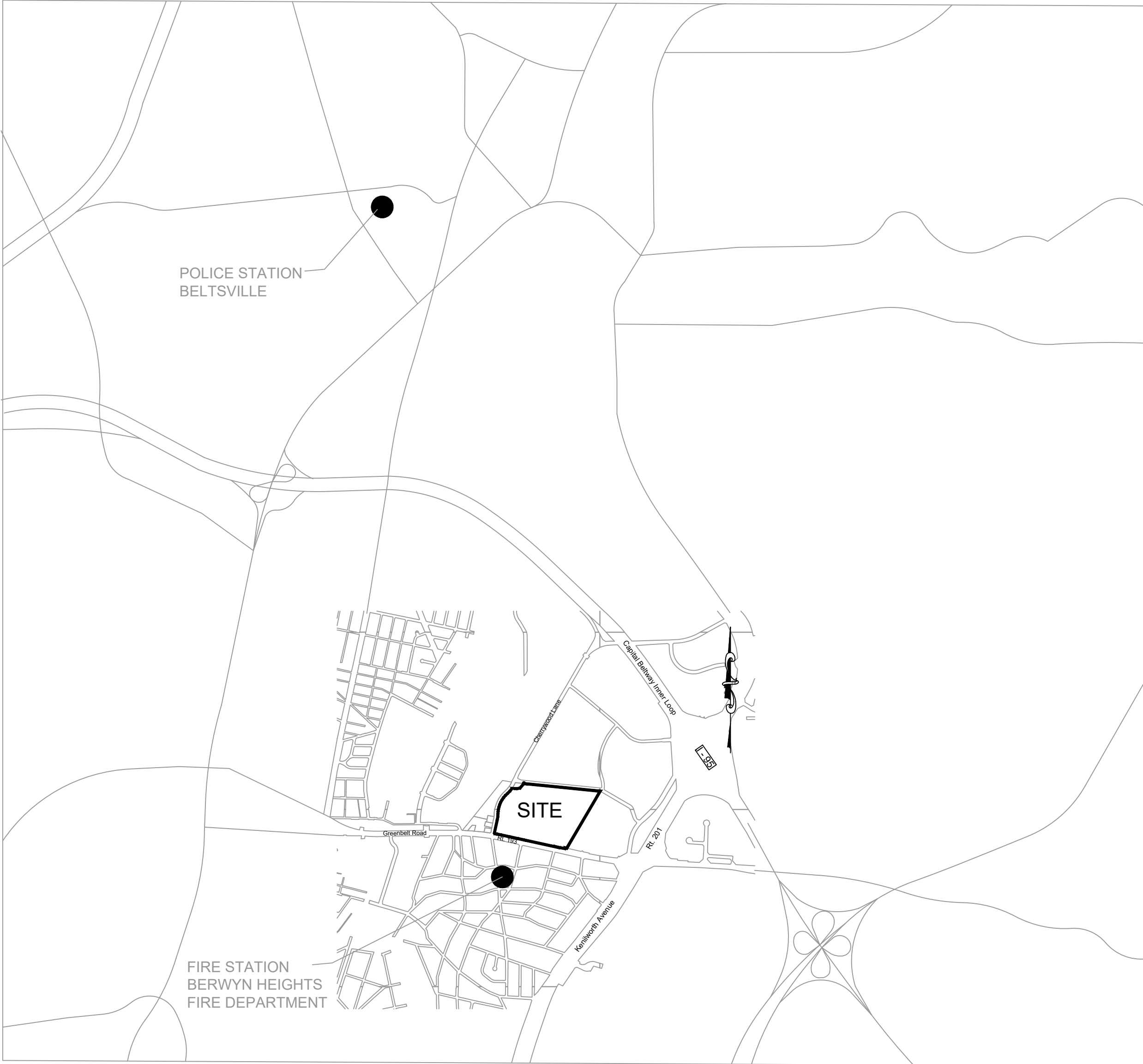


PRELIMINARY PLAN OF SUBDIVISION 4-19023

BELTWAY PLAZA



VICINITY MAP
1"=2000'

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

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 210NE05,210NE06,211NE05,211NE06



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
OF SUBDIVISION
4-19023

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

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

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
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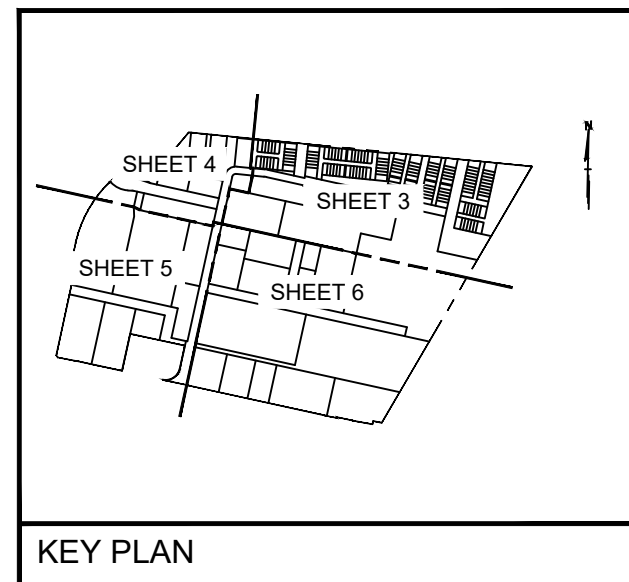
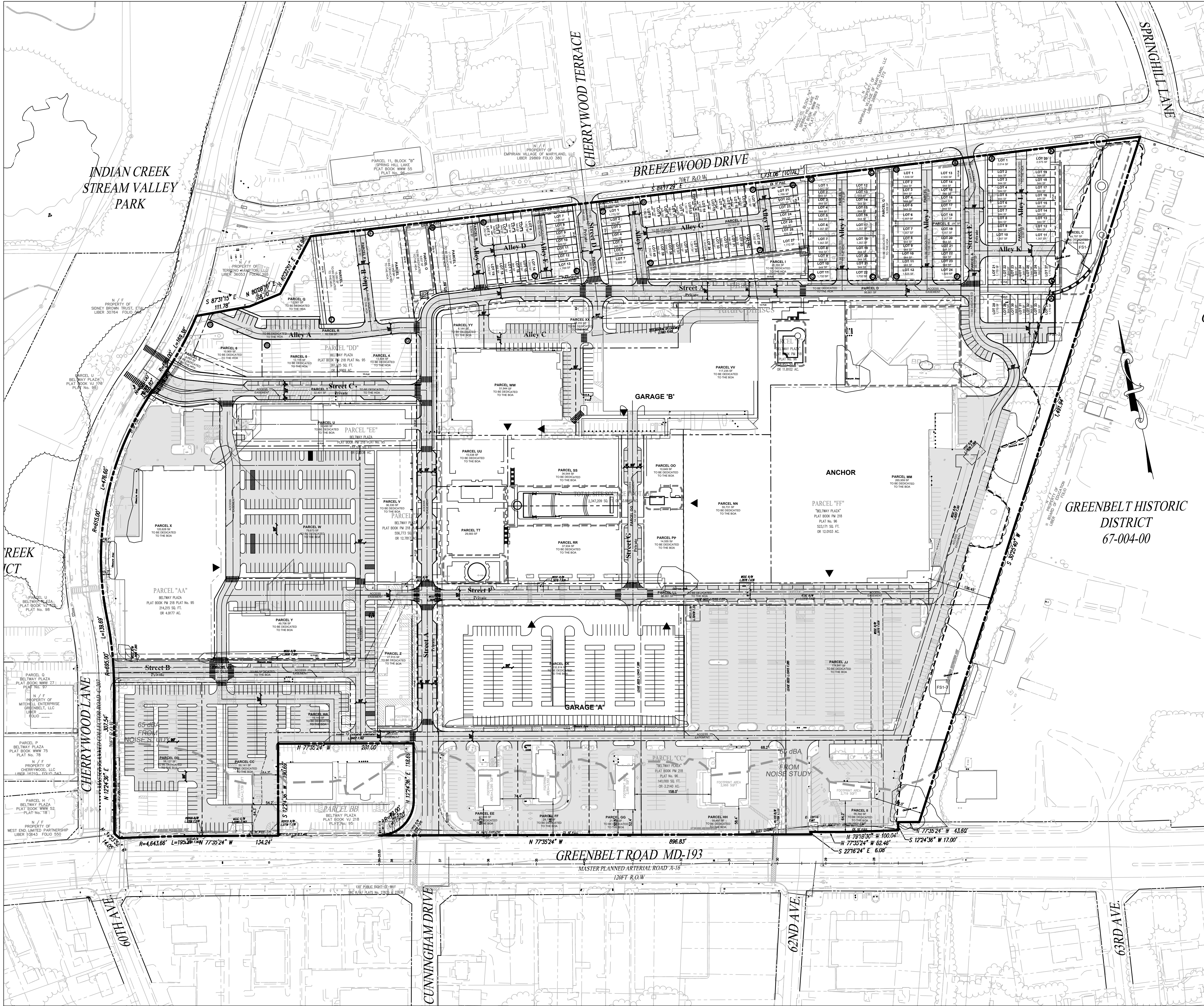
GENERAL NOTES	
1 The subject property consists of the following	Parcels AA, DD, EE & Z, Beltway Plaza (P.B. PM218, Plat No. 95) Parcels CC, FF & Y, Beltway Plaza (P.B. 218, Plan No.96);
2 The subject property is located on Tax Map, grid	Tax Map 26, Grid A4 and B4
3 The subject property is located on WSSC 200' Sheet	210NE05, 210NE06, 211NE05, 211NE06
4 The subdivision proposes:	Subdivision proposes the creation of 139 lots for Single Family Attached Units, 6 parcels for Condominium use (72 Units) and 53 Parcels for Commercial use, and creation of private roads and alleys.
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
Land zoned:	M-U-I (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:	6.53 Acres
11 The existing zoning/use is:	M-U-I/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:	2,340 Units 139 Townhouse, 110 Single Family Attached and 2,251 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 Width at Front Building Line and Front Street Line:	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:	Yes, Private Facilities
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:	
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
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 if from:	GIS

PARCEL	ACRES	DESCRIPTION	DEDICATION	Mixed Use Parcels
A	1.13	Private Road	HOA	
B	9.00	Private Alley	HOA	
C	1.03	Open Space	HOA	
D	2.22	Private Road	HOA	
E	0.01	Open Space	HOA	
F	0.12	Private Alley	HOA	
G	0.33	Open Space	HOA	
H	0.11	Private Alley	HOA	
I	0.47	Open Space	HOA	
J	0.30	Private Alley	HOA	
K	0.01	Open Space	HOA	
L	0.22	Private Road	HOA	
M	0.23	Private Alley	HOA	
N	0.04	Open Space	HOA	
O	0.23	Open Space	HOA	
P	0.10	Private Alley	HOA	
Q	0.29	Open Space	HOA	
R	0.37	Private Alley	HOA	
S	0.12	Open Space	HOA	
T	0.74	Private Road	HOA	
U	0.75	Commercial	BOA	
V	0.83	Commercial	BOA	Mixed Use
W	1.83	Commercial	BOA	
X	2.77	Commercial	BOA	
Y	1.14	Commercial	BOA	
Z	0.64	Commercial	BOA	Mixed Use
AA	0.82	Private Road	BOA	
BB	0.44	Commercial	BOA	
CC	1.15	Commercial	BOA	
DD	1.33	Commercial	BOA	Mixed Use
EE	0.73	Commercial	BOA	
FF	0.66	Commercial	BOA	
GG	0.48	Commercial	BOA	
HH	1.34	Commercial	BOA	
II	1.29	Commercial	BOA	
JJ	4.01	Commercial	BOA	
KK	3.05	Commercial	BOA	Mixed Use
LL	1.08	Private Road	BOA	
MM	6.11	Commercial	BOA	Mixed Use
NN	1.28	Commercial	BOA	Mixed Use
OO	0.24	Commercial	BOA	Mixed Use
PP	0.33	Commercial	BOA	Mixed Use
QQ	0.32	Private Road	BOA	
RR	0.87	Commercial	BOA	Mixed Use
SS	0.79	Commercial	BOA	Mixed Use
TT	0.68	Commercial	BOA	
UU	0.36	Commercial	BOA	
VV	2.69	Commercial	BOA	
WW	1.19	Commercial	BOA	
XX	0.88	Commercial	BOA	
YY	0.19	Commercial	BOA	
ZZ	0.03	Open Space	HOA	
1	0.26	Residential/Condominium	N/A	
2	0.35	Residential/Condominium	N/A	
3	0.35	Residential/Condominium	N/A	
4	0.32	Residential/Condominium	N/A	
5	0.28	Residential/Condominium	N/A	
6	0.25	Residential/Condominium	N/A	

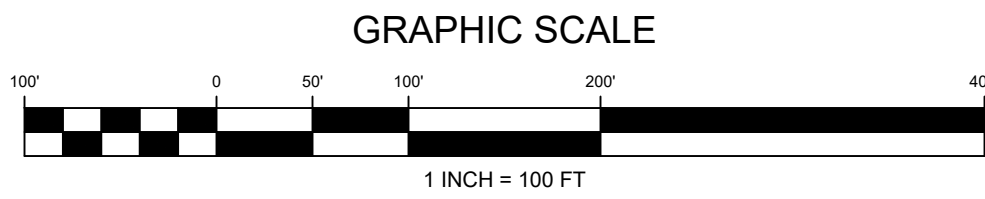
NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

PRELIMINARY PLAN OF SUBDIVISION 4-19023

BELTWAY PLAZA



PROPERTIES SUBJECT TO THIS APPLICATION		
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

VICINITY MAP	
1"=2000'	
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

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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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	
9/13/19	

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

GB Mail Limited Partnership c/o Quantum Co.
The Quantum Building
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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

RODGERS
CONSULTING

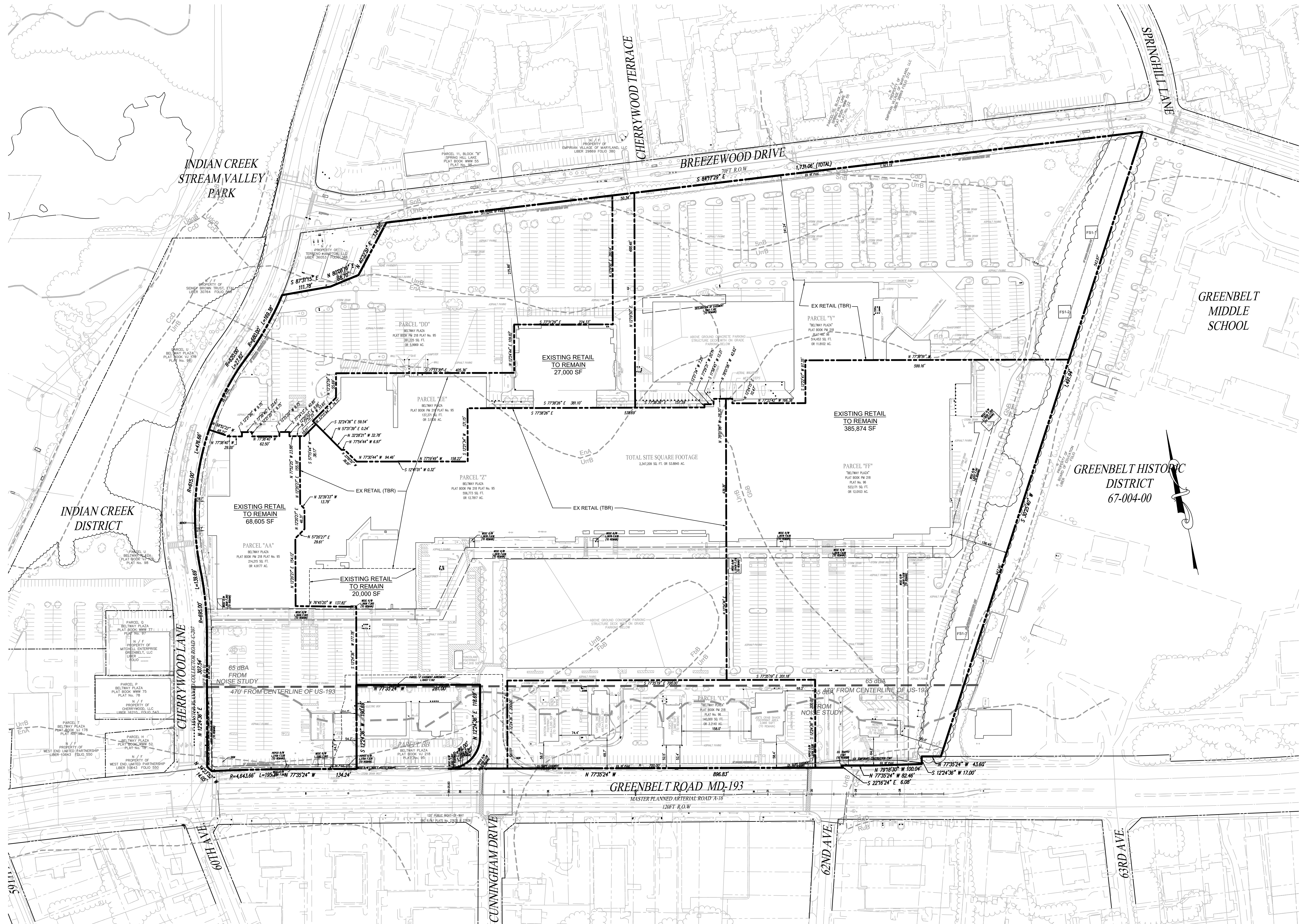
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BASE DATA	BY	DATE
DESIGNED		
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RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

PRELIMINARY PLAN OF SUBDIVISION 4-19023

SCALE:	AS SHOWN
JOB No.	1287A
DATE:	4/2019
SHEET No.	2 of 7

PRELIMINARY NOT FOR CONSTRUCTION

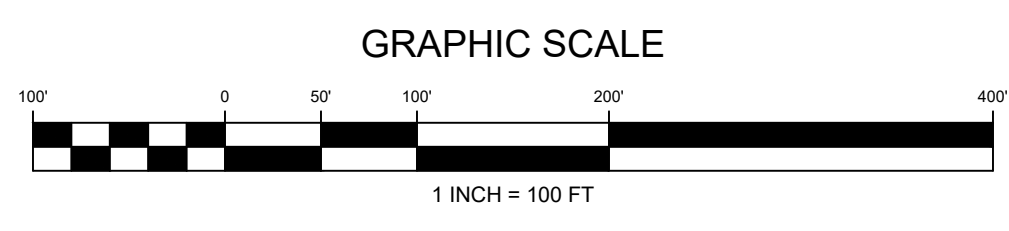


- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP

PLANNING BOARD ACTION: _____

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ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

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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

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9/13/19



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

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The Quantum Building

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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 21ONE05,21ONE06,211NE05,211NE06

RODGERS CONSULTING

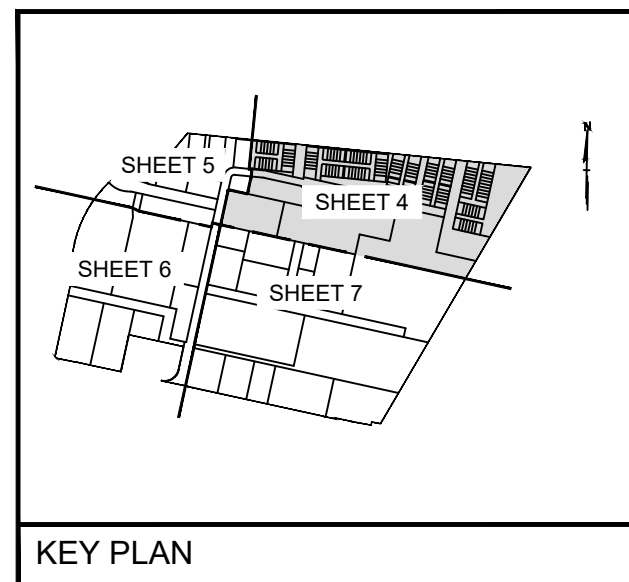
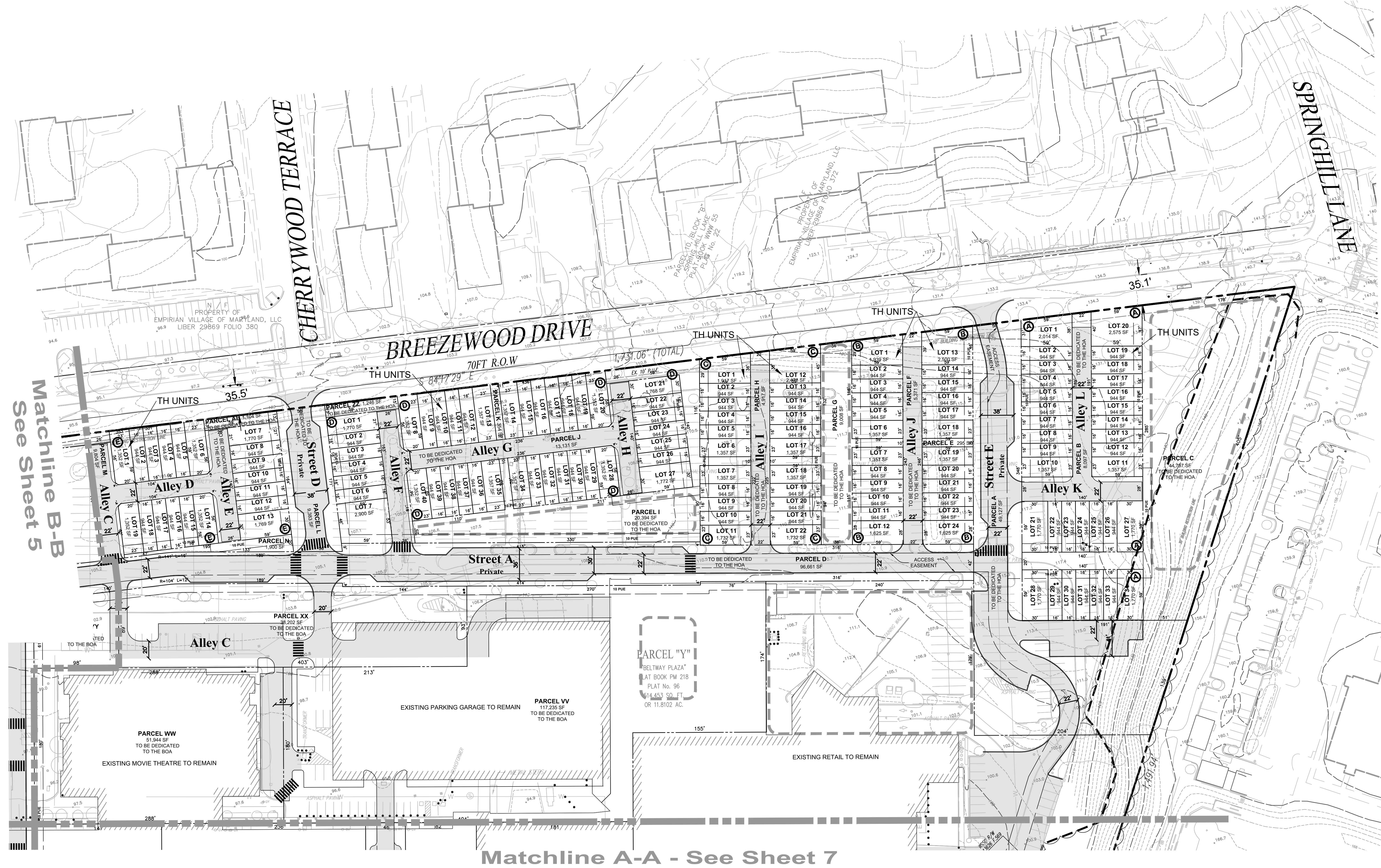
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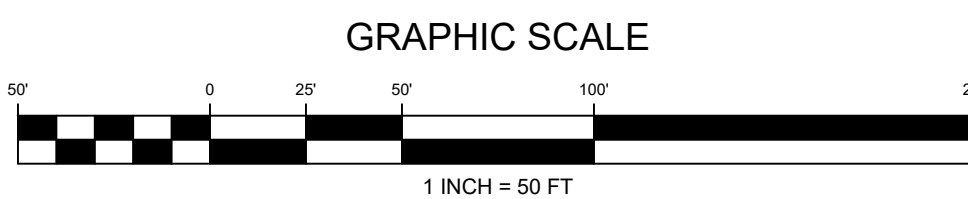
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RODGERS CONTACT:	
RELEASE FOR ☐	
BY: _____	DATE: _____

PRELIMINARY PLAN OF SUBDIVISION EXISTING CONDITIONS

SCALE: AS SHOWN
JOB No. 1287A
DATE: 4/2019
SHEET No. 3 of 7



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N
1/4" = 1' = 30'

LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREES
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- PR. RECREATION AREAS
- EX. BUILDING TO REMAIN
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
PRELIMINARY PLAN	
TOP	
PLANNING BOARD ACTION: _____	
PER PGCPB RESOLUTION #: _____	
ADOPTION DATE: _____	
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AUTHORIZED SIGNATURE	
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M-NCPPC APPROVAL	
PROJECT NAME: BELTWAY PLAZA	
PROJECT NUMBER: 4-19023	
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PROFESSIONAL CERTIFICATION	9/13/19
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REVISION	DATE	REVISION	DATE	REVISION	DATE

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BELTWAY PLAZA

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200 FOOT MAP 21NE05,21NE06,21NE05,21NE06

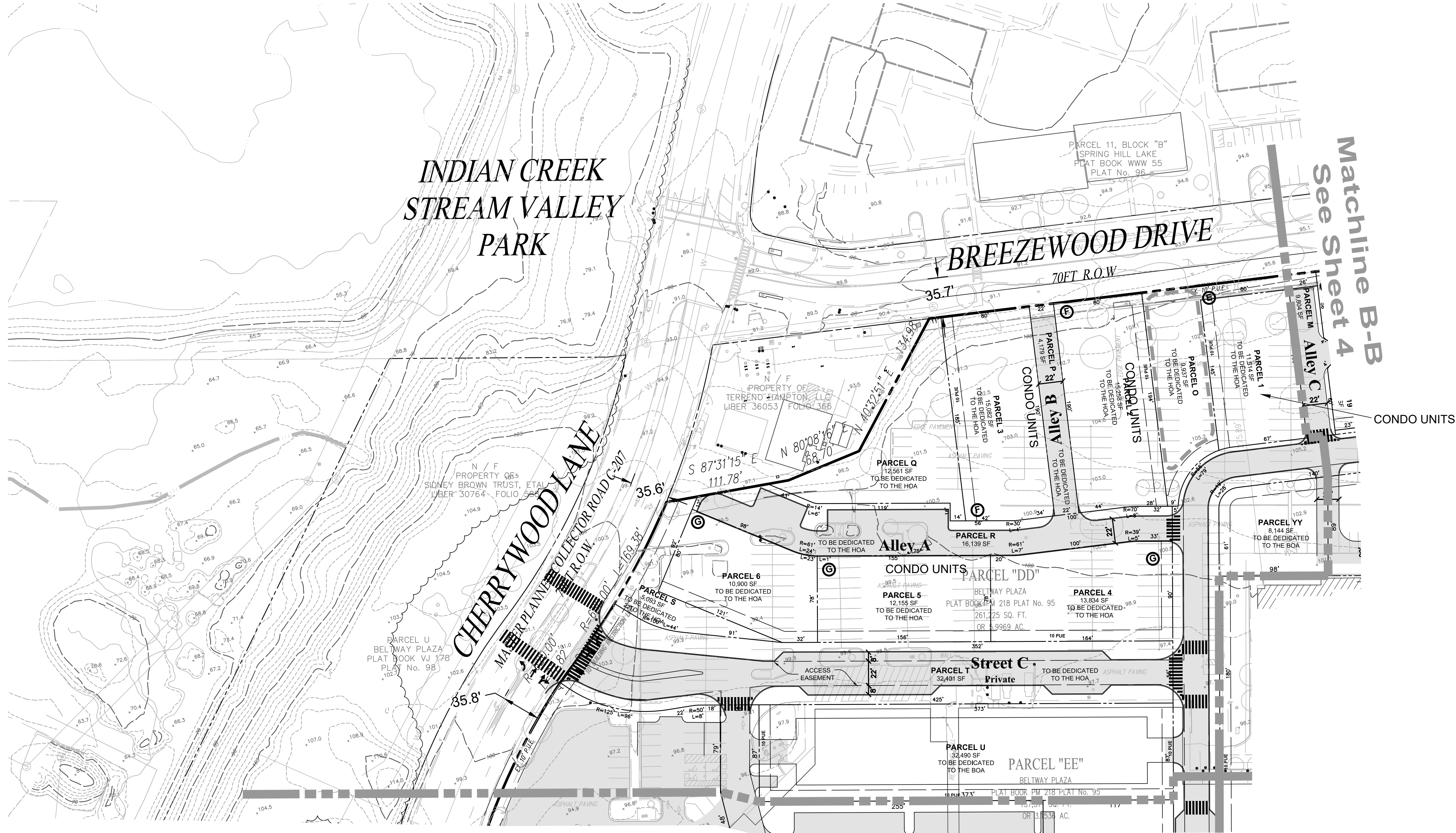
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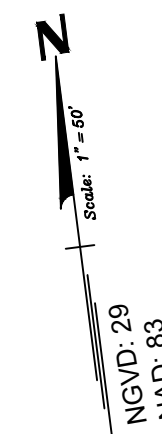
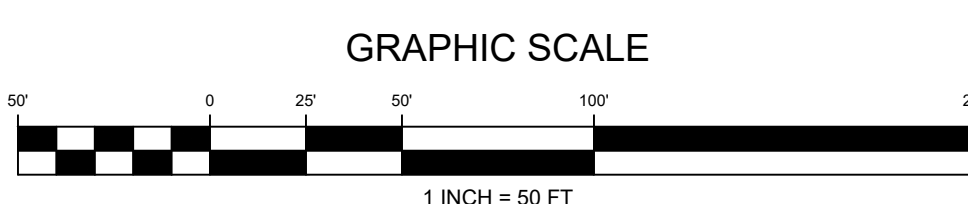
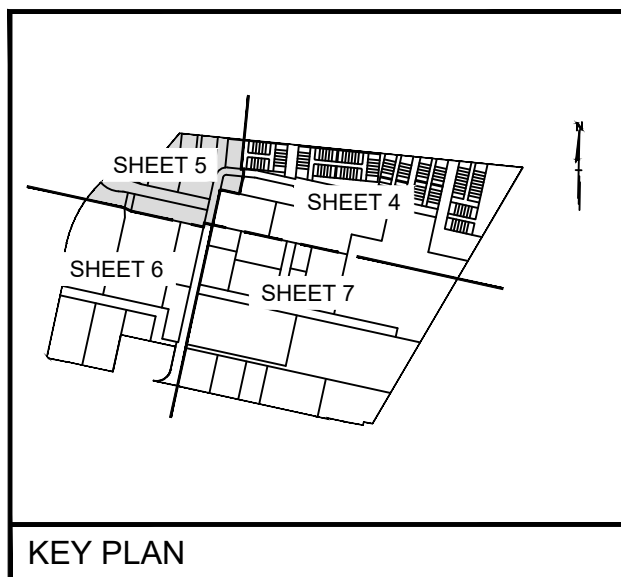
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RODGERS CONTACT:		
RELEASE FOR ☐		
BY: _____	DATE: _____	

PRELIMINARY PLAN
4-19023

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



- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
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BELTWAY PLAZA

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200 FOOT MAP 21NE05,21NE06,21NE05,21NE06

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PRELIMINARY PLAN 4-19023

SCALE:	AS SHOWN
JOB No.	1287A
DATE:	4/2019
SHEET No.	5 of 7

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN
TOP
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____
AUTHORIZED SIGNATURE _____

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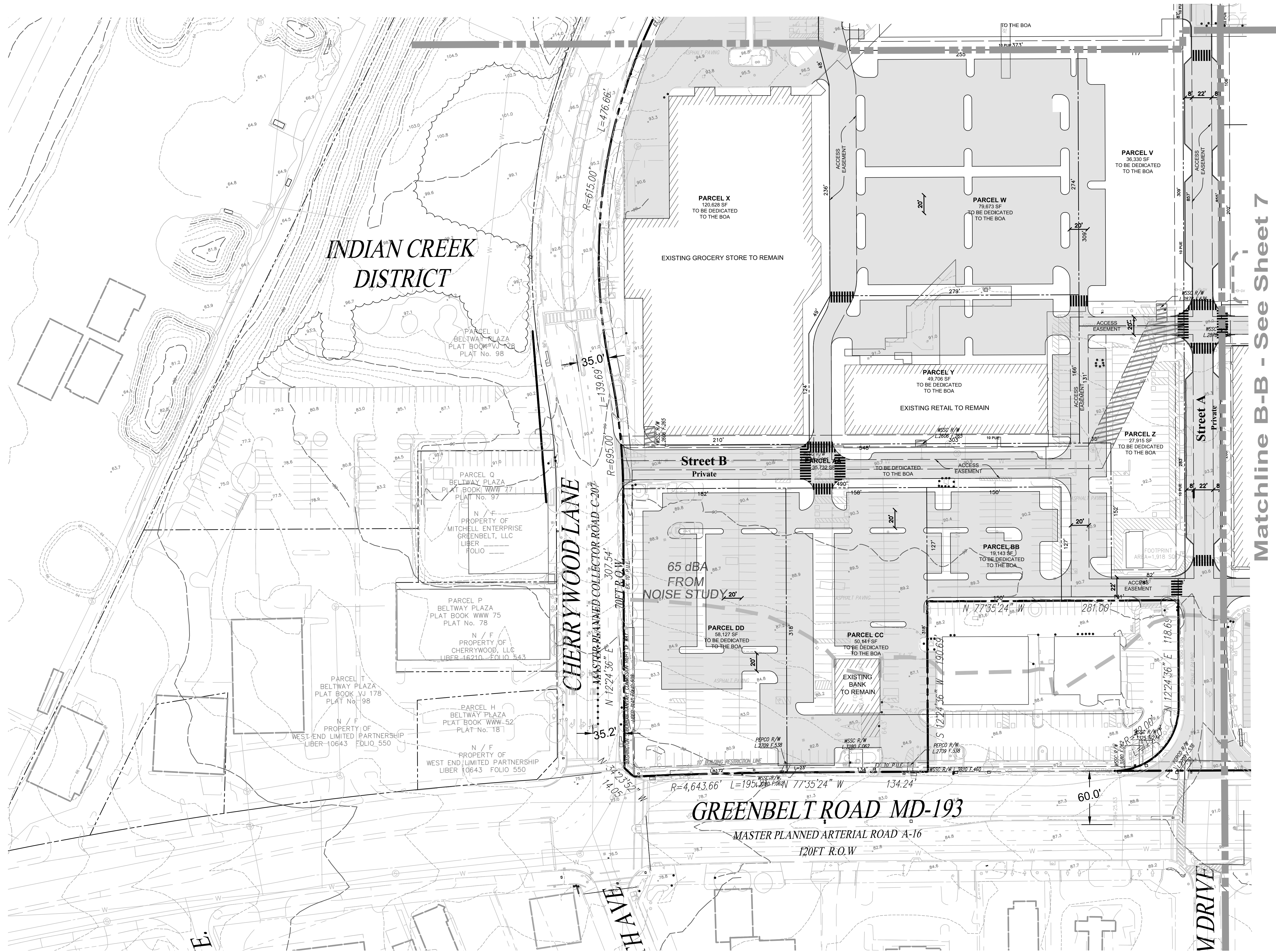
**M-NCPPC
APPROVAL**

PROJECT NAME: BELTWAY PLAZA
PROJECT NUMBER: 4-19023
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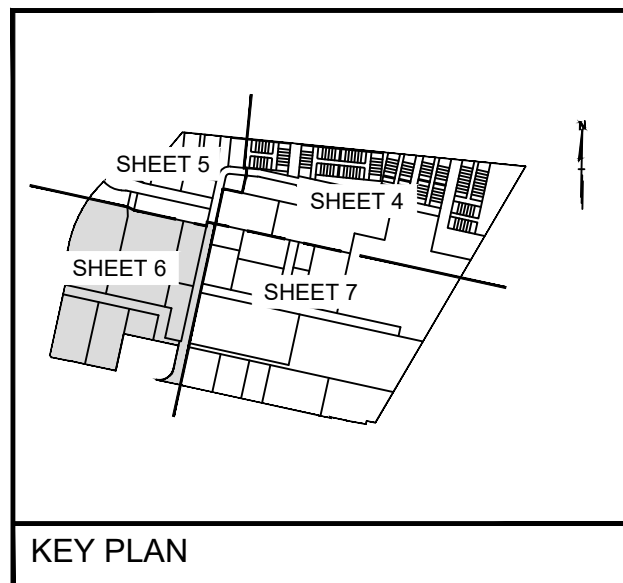
STATE OF MARYLAND
PROFESSIONAL ENGINEER

Matchline A-A - See Sheet 5

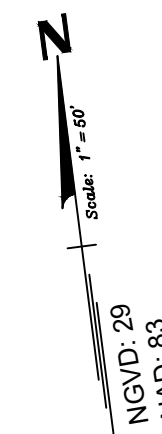
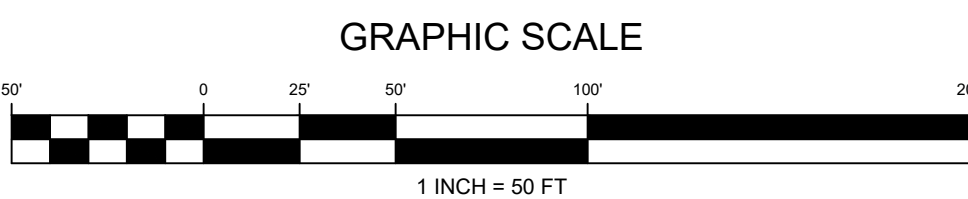


Matchline B-B - See Sheet 7

LEGEND:	
	EX. BOUNDARY LINE
	EX. LOT LINE
	EX. BLDG
	EX. SIDEWALK
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	EX. 10' CONTOUR LINE
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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: 6/6/2011	

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 21ONE05,21ONE06,211NE05,211NE06

RODGERS
CONSULTING

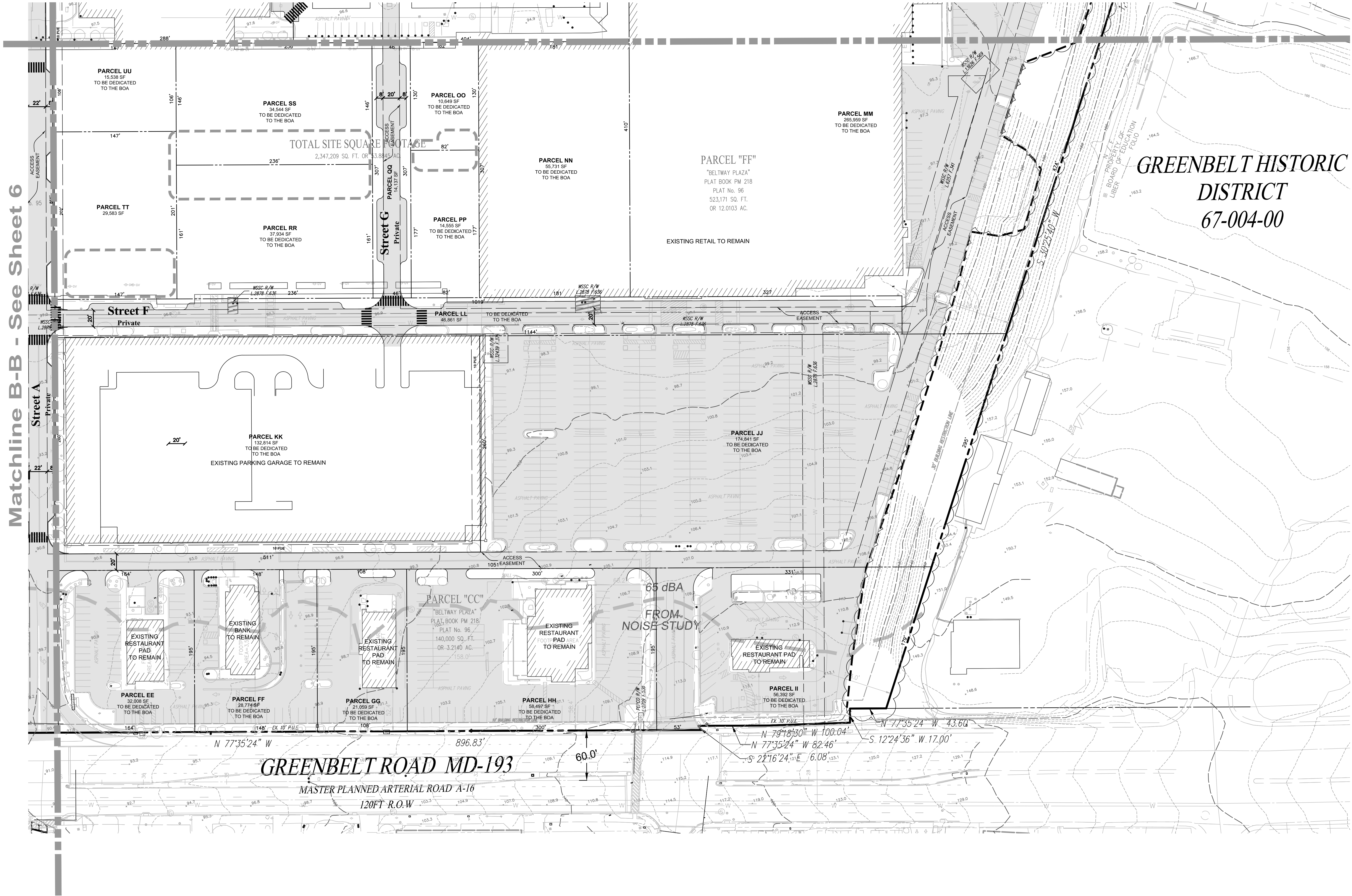
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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

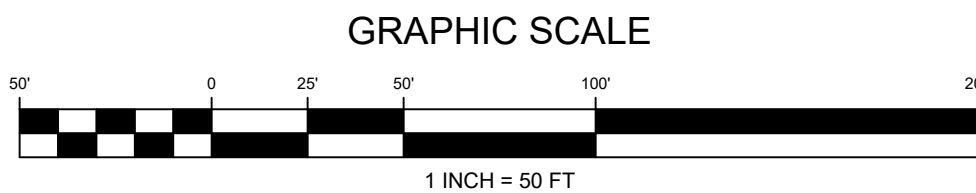
PRELIMINARY PLAN
4-19023

SCALE: AS SHOWN
JOB No. 1287A
DATE: 4/2019
SHEET No. 6 of 7

Matchline A-A - See Sheet 4

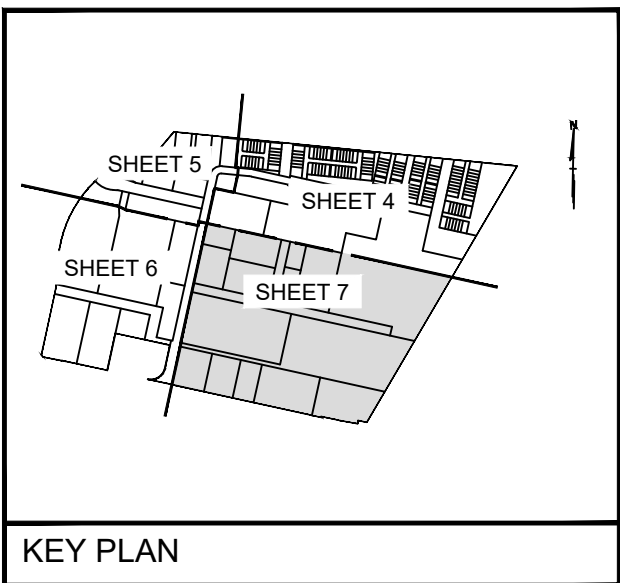


NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.



LEGEND:

- EX. BOUNDARY LINE
- EX. LOT LINE
- 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. 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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION #: _____

ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

9/13/19

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: 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."



9/13/19

Matchline B-B - See Sheet 6

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

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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