DETAILED SITE PLAN
GREENBELT METRO
DSP-19014/00

GENERAL NOTES

1. SUBDIVISION NAME: GREENBELT METRO
2. PARCEL AREA: 15.89
3. EXISTING ZONE: C-O, D-D-0
4. PROPOSED USE: MULTI-FAMILY WITH AMENITY SPACE
5. LOTS: 0
   PARCELS: 1
   OUTLOTS: 0
   OUTPARCELS: 0
6. DWELLING UNIT TYPES: MULTI-FAMILY
   55 - STUDIO
   157 - ONE-BEDROOM
   123 - TWO-BEDROOM
   19 - THREE-BEDROOM
7. GROSS FLOOR AREA: RESIDENTIAL 388,225 SQ.FT.
   AMENITY 7,082 SQ.FT.
   TOTAL 395,307 SQ.FT.
8. WSSC GRID: 212NE06
9. TAX MAP: 026C2, ACCOUNT #13-3136942, #13-3136959, #13-3136967
10. AVIATION POLICY AREA: NOT WITHIN
11. MILITARY INSTALLATION AREA: NOT WITHIN
12. EXISTING WATER DESIGNATION: W-3
    EXISTING SEWER DESIGNATION: S-3
13. PROPOSED WATER DESIGNATION: W-3
    PROPOSED SEWER DESIGNATION: S-3
14. SITE DEVELOPMENT CONCEPT PLAN #59556-2018-O.
15. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY PER ALTA, THE PUE IS EXISTING.
16. MANDATORY PARK DEDICATION: 5% OR FEE-IN-LIEU
17. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY
18. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY
19. THE REGULATED 1-PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN INFORMATION ON THIS PLAN, APPROVED BY THE PRINCE GEORGE'S DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT, IS FROM APPROVED CASE NO. 58937-2018 / FPS NO. 201916 DATED APRIL 10, 2019. THE 100-YEAR FLOOD PLAIN ELEVATION IS 81.73' NGVD29.
20. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
21. SOURCE OF TOPOGRAPHY: VIKA MARYLAND, LLC
22. NRP GROUP, LLC
    9801 WASHINGTONIAN BLVD., SUITE 310
    GAITHERSBURG, MD 20878
    240.882.5489
    CONTACT: KARL J. ALT

STRUCTURE HEIGHTS (FROM SLAB TO ROOF PEAK)

	HEIGHT
BUILDING 1000	69.17'
BUILDING 2000	69.17'
GARAGE 1000	20.67'
GARAGE 2000	20.67
CLUBHOUSE	22'

BUILDING HEIGHTS - SEC. 27-107.01(113)(A):

	SLAB ELEVATION (A)	HEIGHT (FT) * (B)	STREET GRADE @ CL (C)	BUILDING HEIGHT (A)+(B)-(C)
BUILDING 1000	93.4	62	106.3	49.1
BUILDING 2000	93	62	89.6	65.4

* The average height between the eaves and ridge of a gable, hip, or gambrel roof and slab elevation.

BUILDING HEIGHTS - SEC. 27-107.01(113)(B):

	SLAB ELEVATION (A)	AVG. GRADE (B)	HEIGHT (FT) * (C)	BUILDING HEIGHT (A)-(B)+(C)
GARAGE 1000	92.75	93.25	17	16.5

* The average height between the eaves and ridge of a gable, hip, or gambrel roof and slab elevation.

	HIGHEST SLAB ELEVATION/AVG. GRADE (A)	LOWEST SLAB ELEVATION/AVG. GRADE (B)	HEIGHT (FT) * (C)	BUILDING HEIGHT (A)-(B)+(C)
GARAGE 2000	90.92	90.25	17	17.67

* The average height between the eaves and ridge of a gable, hip, or gambrel roof and slab elevation. Although slab elevations can vary in garage buildings, the roof peaks are a consistent elevation. Building height is determined by using the standard building height added to the difference between the highest and lowest garage slab elevations.

	SLAB ELEVATION (A)	AVG. GRADE (B)	HEIGHT (FT) * (C)	BUILDING HEIGHT (A)-(B)+(C)
CLUBHOUSE	92	91.8	21	21.2

* The average height between the eaves and ridge of a gable, hip, or gambrel roof and slab elevation.

LOT OCCUPATION

	REQUIRED:	PROVIDED:
FRONT BUILD TO LINE DISTANCE: 1387'	60% OR 832 LF	39.7% OR 552 LF

LOT COVERAGE

PERMITTED MAXIMUM:	PROVIDED:
80%	37.5%
12.712 AC OR 553,735 SF	5.96 AC OR 259,617 SF

BUILDING SETBACKS

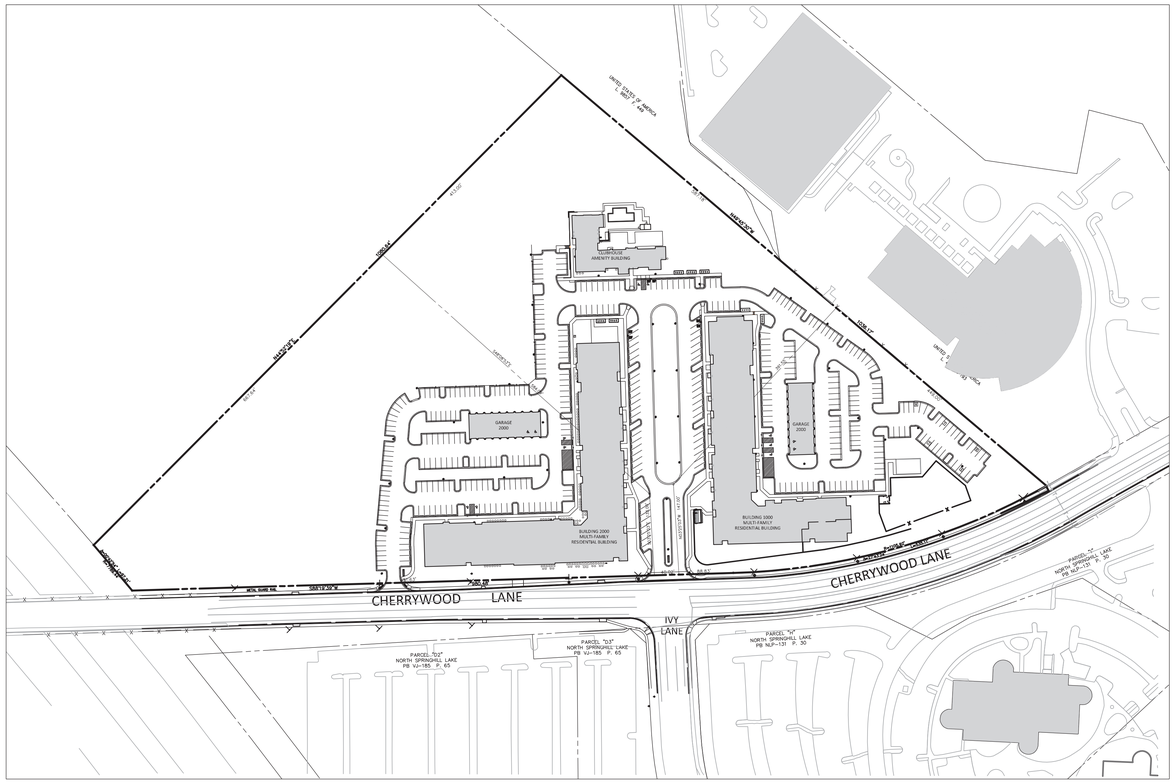
FRONT	REQUIRED (PER DDOZ DEVELOPMENT STANDARDS)	PROVIDED
BUILDING 1000:	15'-20'	29.6'
BUILDING 2000:	15'-20'	22.87'

SIDE (I-495)	REQUIRED (PER ZONING/ LANDSCAPE MANUAL)	PROVIDED
BUILDING 2000:	75' (Sec. 4.6(c)(1)(B)(ii))	± 398' MIN.

REAR (NW PROPERTY LINE)	REQUIRED (PER ZONING/ LANDSCAPE MANUAL)	PROVIDED
ADJACENT ZONE: R-R USE: VACANT	25' * OR THE BUFFER REQUIRED IN THE LANDSCAPE MANUAL, WHICHEVER IS GREATER	
BUILDING 2000:	25' + (65.4/3) = 46.8'	± 301.3' MIN.
GARAGE 2000:	0'	± 258.0' MIN.
CLUBHOUSE:	0'	± 148.5' MIN.

REAR (NE PROPERTY LINE)	REQUIRED (PER ZONING/ LANDSCAPE MANUAL)	PROVIDED
ADJACENT ZONE: O-S USE: FEDERAL COURT HOUSE LANDSCAPE MANUAL USE: PUBLIC OFFICE BLDG. (MEDIUM IMPACT)	NONE, EXCEPT WHERE BUILDING IS 30' HIGH (OR HIGHER), A DISTANCE EQUAL TO 1/3 THE TOTAL BUILDING HEIGHT**	
BUILDING 1000:	30' (BUFFER TYPE B)	± 73.8' MIN.
GARAGE 1000:	0'	± 88.0' MIN.
CLUBHOUSE:	0'	± 73.3' MIN.

* PER SEC. 27-462. - PLUS AN ADDITIONAL SET BACK EQUAL TO 1/3 OF BUILDING HEIGHT IF THE TOTAL BUILDING HEIGHT IS THIRTY (30) OR MORE FEET HIGH
** OR BUFFER REQUIRED IN THE LANDSCAPE MANUAL, WHICHEVER IS GREATER.



PARKING AND LOADING TABULATIONS:

PARKING

UNIT TYPE	# OF UNITS	RATE PER SEC. 27-568	REQUIRED PER SEC. 27-568
1 BED (INCLUDES STUDIO)	212	1.33	282
2 BED	123	1.66	205
3 BED	19	1.99	38
TOTAL	**354**		**525**

DDOZ MINIMUM PARKING REQUIRED: (70% OF STANDARD REQUIREMENT): *368*
DDOZ MAXIMUM PARKING PERMITTED: (80% OF STANDARD REQUIREMENT) *420*
COMPACT PERMITTED: (1/3 OF WITHOUT DEPARTURE)

PARKING PROVIDED:

GARAGE	ACCESSIBLE SPACES:	4 SPACES	
	GARAGE SPACES:	32 SPACES	
	TOTAL:	36 SPACES	
SURFACE	ACCESSIBLE SPACES:	9 SPACES	
	STANDARD SPACES (9'X18'):	285 SPACES	
	COMPACT SPACES (8'X16.5'):	124 SPACES	29.67%
	TOTAL:	418 SPACES	
	GRAND TOTAL*:	**454 SPACES**	

* INCLUDES 6 ELECTRIC VEHICLE CHARGING SPACES OF WHICH 1 IS ACCESSIBLE.

	# OF UNITS	PARKING RATE	REQUIRED	PROVIDED
DDOZ BIKE PARKING:	354	0.5	177 SPACES	136 SPACES 80 INTERIOR SPACES 56 EXTERIOR SPACES

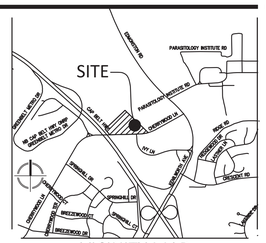
LOADING

USE TYPE	# OF UNITS	RATE PER SEC. 27-582	REQUIRED PER SEC. 27-582
MULTIFAMILY DWELLING	354	1 FOR FIRST 300 1 FOR EVERY ADDITIONAL 200	1 1
			2

LOADING PROVIDED:

BUILDING 1000	1 SPACES
BUILDING 2000	1 SPACES
TOTAL:	**2 SPACES**

PAVING MATERIAL: ASPHALT
PAVING STRIPING MATERIAL: PERMANENT PAINT



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

DSP-1	COVER SHEET
DSP-2	PLAN APPROVALS
DSP-3	EXISTING CONDITIONS
DSP-4	COMPOSITE SITE PLAN
DSP-5	SITE PLAN BUILDING 1
DSP-6	SITE PLAN BUILDING 2
DSP-7	SITE PLAN COMMUNITY BUILDING
DSP-8	SITE DETAILS
DSP-9	SITE DETAILS
DSP-10	LANDSCAPE AND LIGHTING COVER SHEET
DSP-11	LANDSCAPE COMPUTATIONS
DSP-12	LANDSCAPE PLAN
DSP-13	LANDSCAPE PLAN
DSP-14	LANDSCAPE PLAN
DSP-15	LANDSCAPE PLAN
DSP-16	LANDSCAPE PLAN
DSP-17	CLUBHOUSE DETAIL PLAN
DSP-18	PLANT LIST & LANDSCAPE DETAILS
DSP-19	HARDSCAPE DETAILS
DSP-20	HARDSCAPE DETAILS
DSP-21	CLUBHOUSE FURNITURE
DSP-22	ENTRANCE MONUMENT DETAILS
DSP-23	OVERALL SWM LANDSCAPE PLAN
DSP-24	SWM LANDSCAPE PLANS
DSP-25	SWM LANDSCAPE PLANS
DSP-26	SWM LANDSCAPE PLANS
DSP-27	LIGHTING PLAN
DSP-28	LIGHTING PLAN
DSP-29	LIGHTING PLAN
DSP-29.1	LIGHTING PLAN
DSP-29.2	LIGHTING PLAN
DSP-31	BUILDING 1000 ELEVATIONS
DSP-32	BUILDING 2000 ELEVATIONS
DSP-33	GARAGE ELEVATIONS
DSP-34	CLUBHOUSE ELEVATIONS

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
THE NRP GROUP, LLC
1228 EUCLID AVENUE
4TH FLOOR
CLEVELAND, OH. 44115
216.584.0602
KARL ALT

DESIGN CONSULTANTS

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
DON NELSON, P.E.

ARCHITECT
DWELL DESIGN STUDIO, LLC
8200 GREENSBORO DRIVE
SUITE 650
MCLEAN, VA. 22102
571.253.6950
DON FOOR III, RA

LANDSCAPE ARCHITECT
URBAN, LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VA. 20151
703.642.2306
ADAM STEINER, PLA

ATTORNEY
McNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT, MD. 20770
301.441.2420
MATTHEW TEDESCO

TRAFFIC ENGINEER
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE BOULEVARD
SUITE 214
SEVERNA PARK, MD. 21146
410.216.333
MIKE LENHART

REVISIONS	DATE

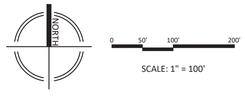
PROFESSIONAL SEAL

STATE OF MARYLAND — DONALD J. NELSON — No. 52939 — PROFESSIONAL ENGINEER
07/17/19

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.
DONALD J. NELSON LICENSE No. 52939
EXPIRATION: JULY 11, 2020

GREENBELT METRO
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
WSSC GRID: 212NE06
TAX MAP: 26-C2
MNCPPC
DSP-19014/00

COVER SHEET



SCALE: 1" = 100'

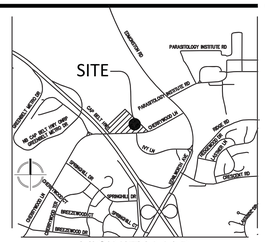
FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

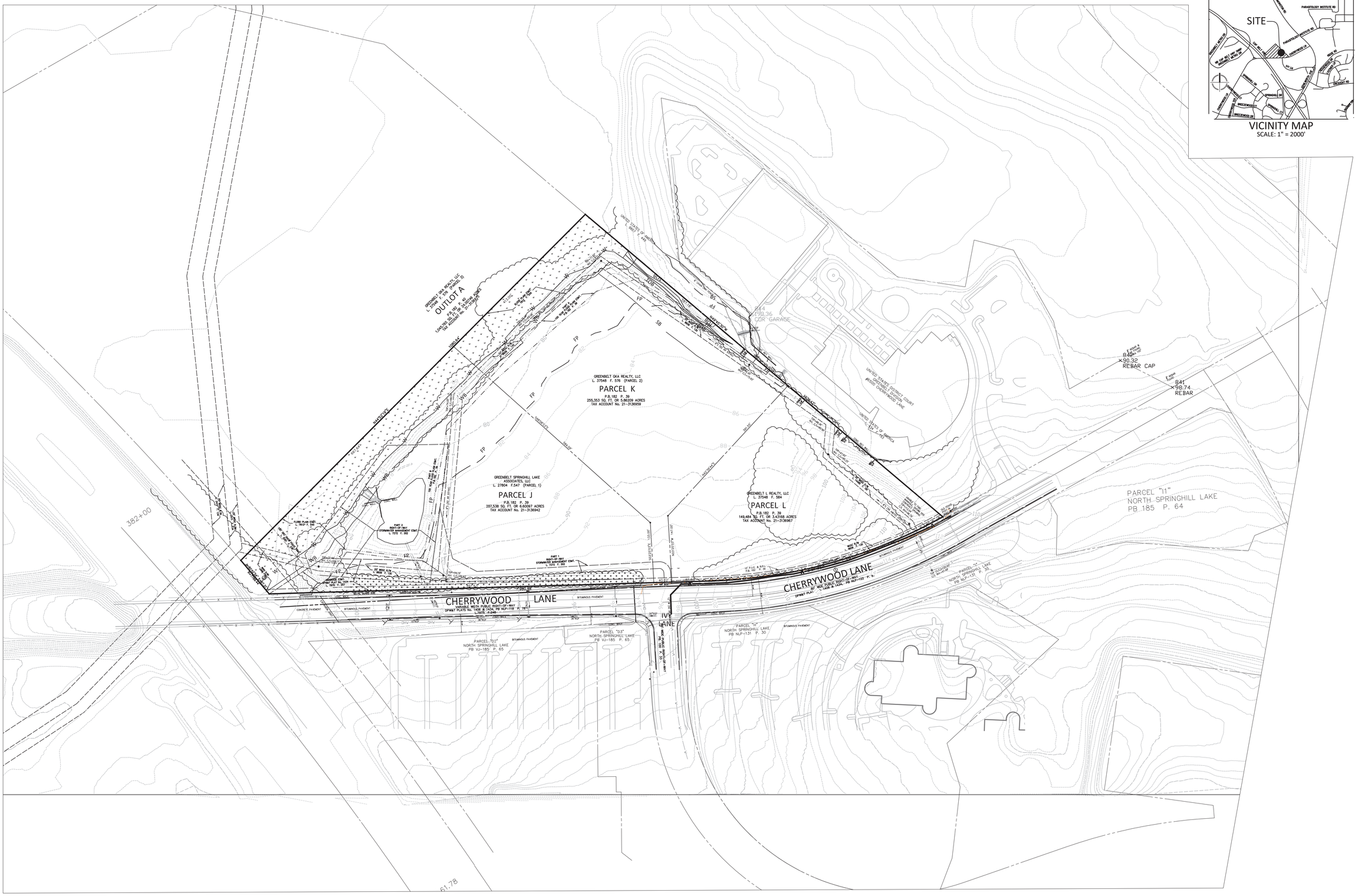
PROJECT NAME: GREENBELT METRO
PROJECT NUMBER: DSP-19014/00
Per Conditions of Approval on this Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number.

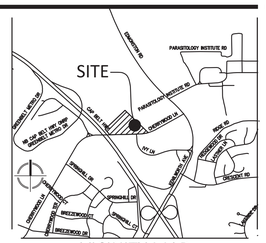
DRAWN BY: JB/CC
DESIGNED BY: JB/DN
DATE ISSUED: 6/7/19
VIKA PROJECT: VM50254C
DRAWING NO.: C-201
SHEET NO.: DSP-1

Z:\50000-50500\50254\CADD\SITE\PLOT SHEETS\50254D00_P_SITE COVER.dwg – Monday, October 7, 2019 1:06:13 PM

LAYOUT: DSP-1, Plotted By: orialip


SITE
PARASITOLOGY INSTITUTE RD
CRESCENT RD
SPRINGHILL DR
GREENBELT STATION PKWY
GREENBELT STATION PKWY
CRESCENT RD
SPRINGHILL DR
SPRINGHILL DR
SPRINGHILL DR
SPRINGHILL DR
GREENBELT RD
GREENBELT RD
GREENBELT RD





VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
THE NRP GROUP, LLC
1228 EUCLID AVENUE
4TH FLOOR
CLEVELAND, OH. 44115
216.584.0602
KARL ALT

DESIGN CONSULTANTS

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
DON NELSON, P.E.

ARCHITECT
DWELL DESIGN STUDIO, LLC
8200 GREENSBORO DRIVE
SUITE 650
MCLEAN, VA. 22102
571.253.6950
DON FOOR III, RA

LANDSCAPE ARCHITECT
URBAN, LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VA. 20151
703.642.2306
ADAM STEINER, PLA

ATTORNEY
McNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT, MD. 20770
301.441.2420
MATTHEW TEDESCO

TRAFFIC ENGINEER
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE BOULEVARD
SUITE 214
SEVERNA PARK, MD. 21146
410.216.333
MIKE LENHART

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
DONALD J. NELSON
No. 52939
PROFESSIONAL ENGINEER
6/7/19

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.
DONALD J. NELSON LICENSE No. 52939
EXPIRATION: JULY 11, 2020

GREENBELT METRO

21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
WSSC GRID: 212NE06
TAX MAP: 26-C2

MNCPPC
DSP-19014/00

EXISTING CONDITIONS PLAN

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

HUBBWY

0 25' 50' 100'
SCALE: 1" = 50'

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 METRO
PROJECT NUMBER: DSP-19014/00
For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included on the Project Number.

DRAWN BY: JB/CC
DESIGNED BY: JB/DN
DATE ISSUED: 6/7/19

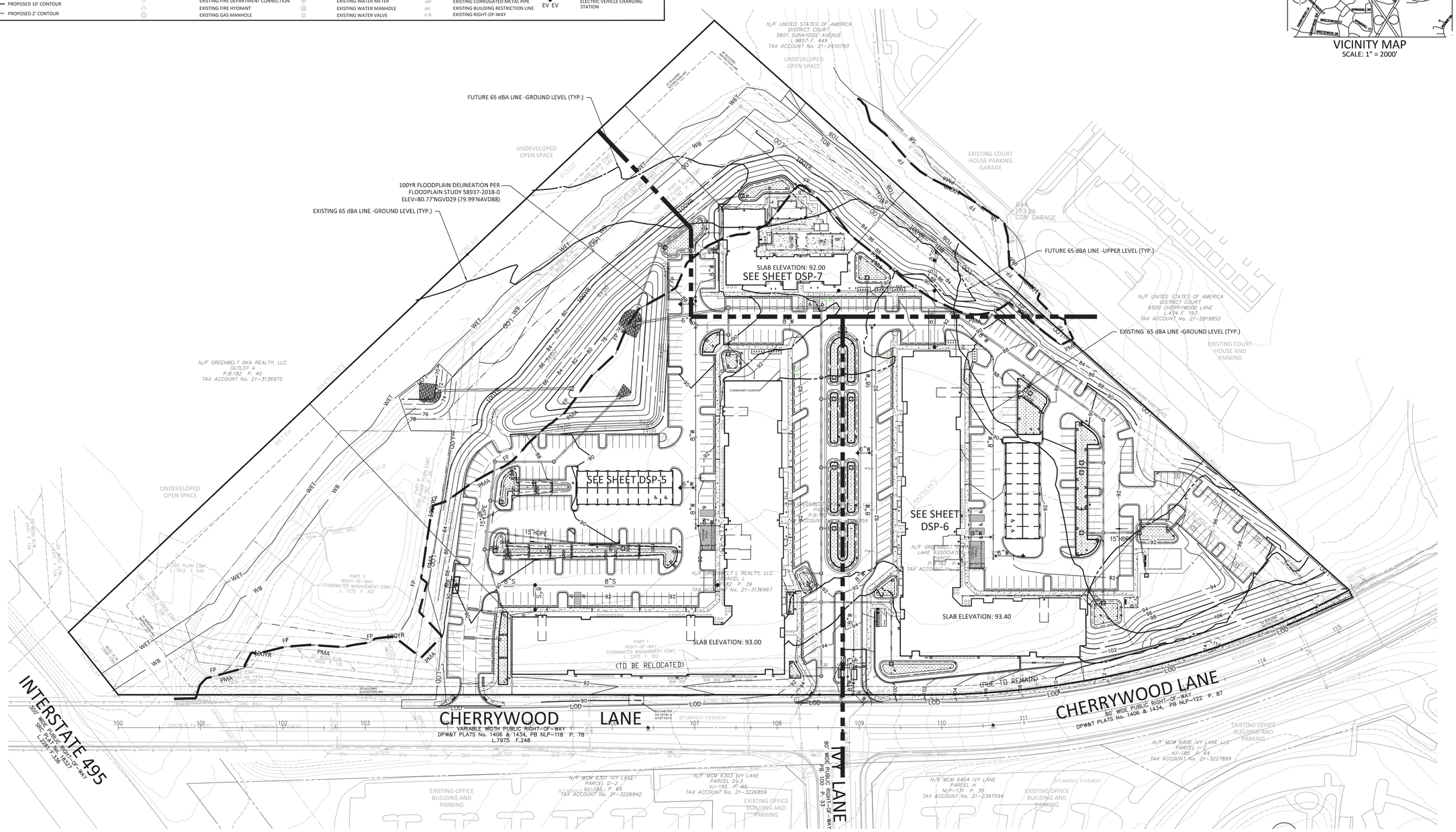
VIKA PROJECT: VM50254C
DRAWING NO.: C-203
SHEET NO.: DSP-3

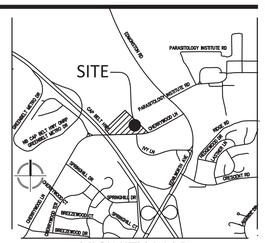
LAYOUT: DSP-3, Plotted By: orislip

Z:\50000-50999\50254\CADD\SITE\PLOT SHEETS\50254200_P_EXISTING CONDITIONS.dwg - Monday, October 7, 2019 12:06:47 PM

PLAN LEGEND

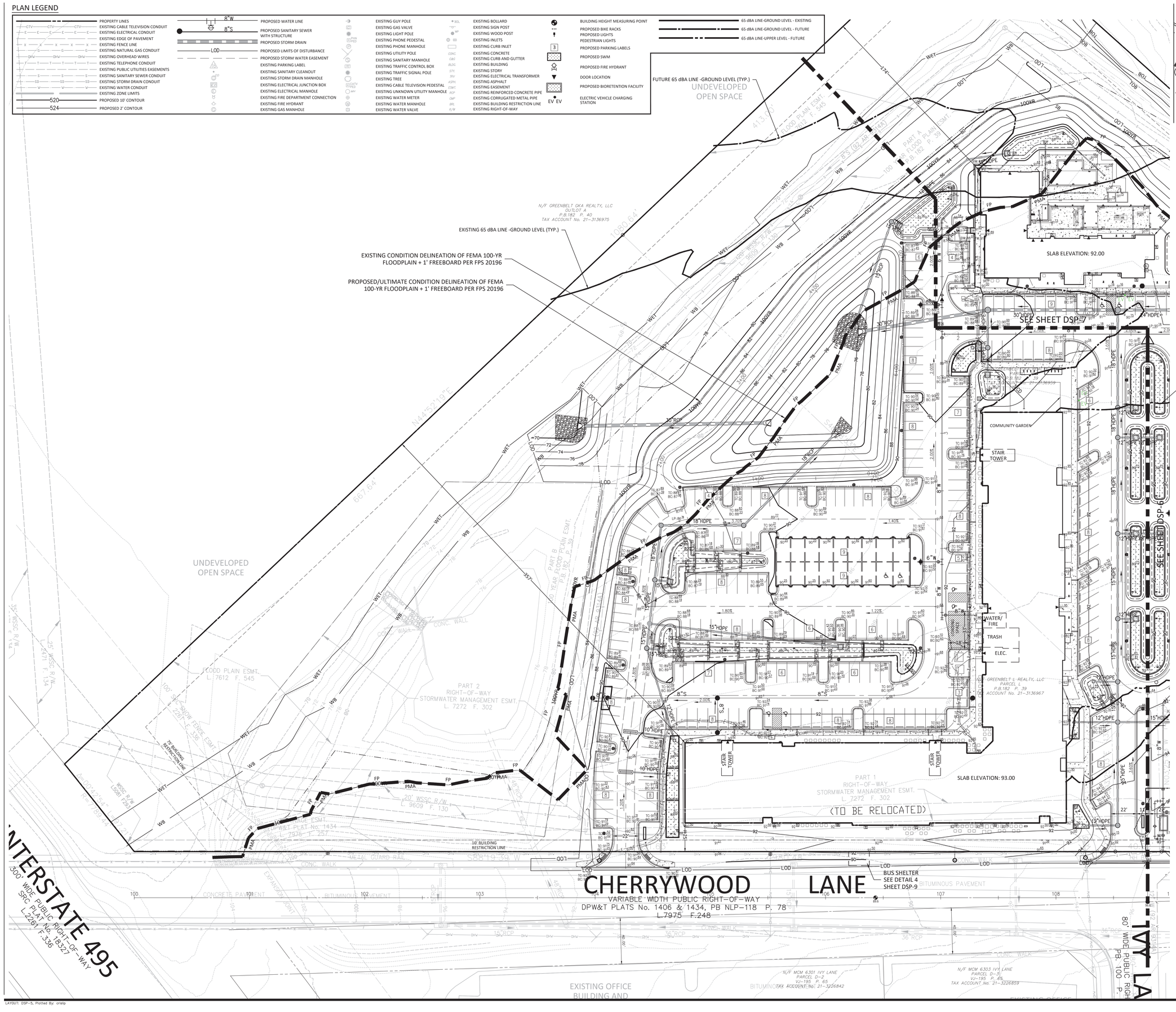
- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED SWM
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED BIORETENTION FACILITY
- EV EV ELECTRIC VEHICLE CHARGING STATION
- 65 dBA LINE-GROUND LEVEL - EXISTING
- 65 dBA LINE-GROUND LEVEL - FUTURE
- 65 dBA LINE-UPPER LEVEL - FUTURE

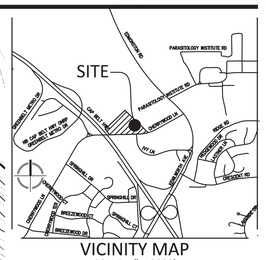



SITE
PARASITOLOGY INSTITUTE RD
FRANKLIN ST
CHERRYWOOD LN
SPRINGHILL DR
BREEZEWOOD DR
CHERRYWOOD LN
CHERRYWOOD LN
CHERRYWOOD LN

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED SWM
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED BIORETENTION FACILITY
- EV EV ELECTRIC VEHICLE CHARGING STATION
- 65 dBA LINE-GROUND LEVEL - EXISTING
- 65 dBA LINE-GROUND LEVEL - FUTURE
- 65 dBA LINE-UPPER LEVEL - FUTURE





VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
THE NRP GROUP, LLC
1228 EUCLID AVENUE
4TH FLOOR
CLEVELAND, OH. 44115
216.584.0602
KARL ALT

DESIGN CONSULTANTS

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
DON NELSON, P.E.

ARCHITECT
DWELL DESIGN STUDIO, LLC
8200 GREENSBORO DRIVE
SUITE 650
MCLEAN, VA. 22102
571.253.6950
DON FOOR III, RA

LANDSCAPE ARCHITECT
URBAN, LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VA. 20151
703.642.2306
ADAM STEINER, PLA

ATTORNEY
McNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT, MD. 20770
301.441.2420
MATTHEW TEDESCO

TRAFFIC ENGINEER
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE BOULEVARD
SUITE 214
SEVERNA PARK, MD. 21146
410.216.333
MIKE LENHART

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND — DONALD J. NELSON — No. 52939 — PROFESSIONAL ENGINEER

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.
DONALD J. NELSON LICENSE No. 52939
EXPIRATION: JULY 11, 2020

GREENBELT METRO

21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
WSSC GRID: 212NE06
TAX MAP: 26-C2

MNCPPC
DSP-19014/00

DETAILED SITE PLAN

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 METRO
PROJECT NUMBER: DSP-19014/00
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

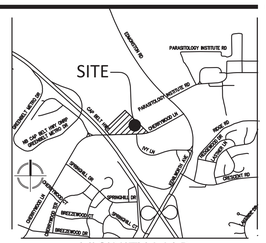
DRAWN BY:	JB/CC
DESIGNED BY:	JB/DN
DATE ISSUED:	6/7/19
VIKA PROJECT	VM50254C
DRAWING NO.	C-205
SHEET NO.	DSP-5

LAYOUT: DSP-5, Plotted By: crislip

Z:\50000-50500\50254\CAD\SITE\PLOT SHEETS\50254C00_2_STP.dwg – Monday, October 7, 2019 12:49:36 PM

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED SWM
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED BIORETENTION FACILITY
- EV EV ELECTRIC VEHICLE CHARGING STATION
- 65 dBA LINE-GROUND LEVEL - EXISTING
- 65 dBA LINE-GROUND LEVEL - FUTURE
- 65 dBA LINE-UPPER LEVEL - FUTURE



VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
THE NRP GROUP, LLC
1228 EUCLID AVENUE
4TH FLOOR
CLEVELAND, OH. 44115
216.584.0602
KARL ALT

DESIGN CONSULTANTS

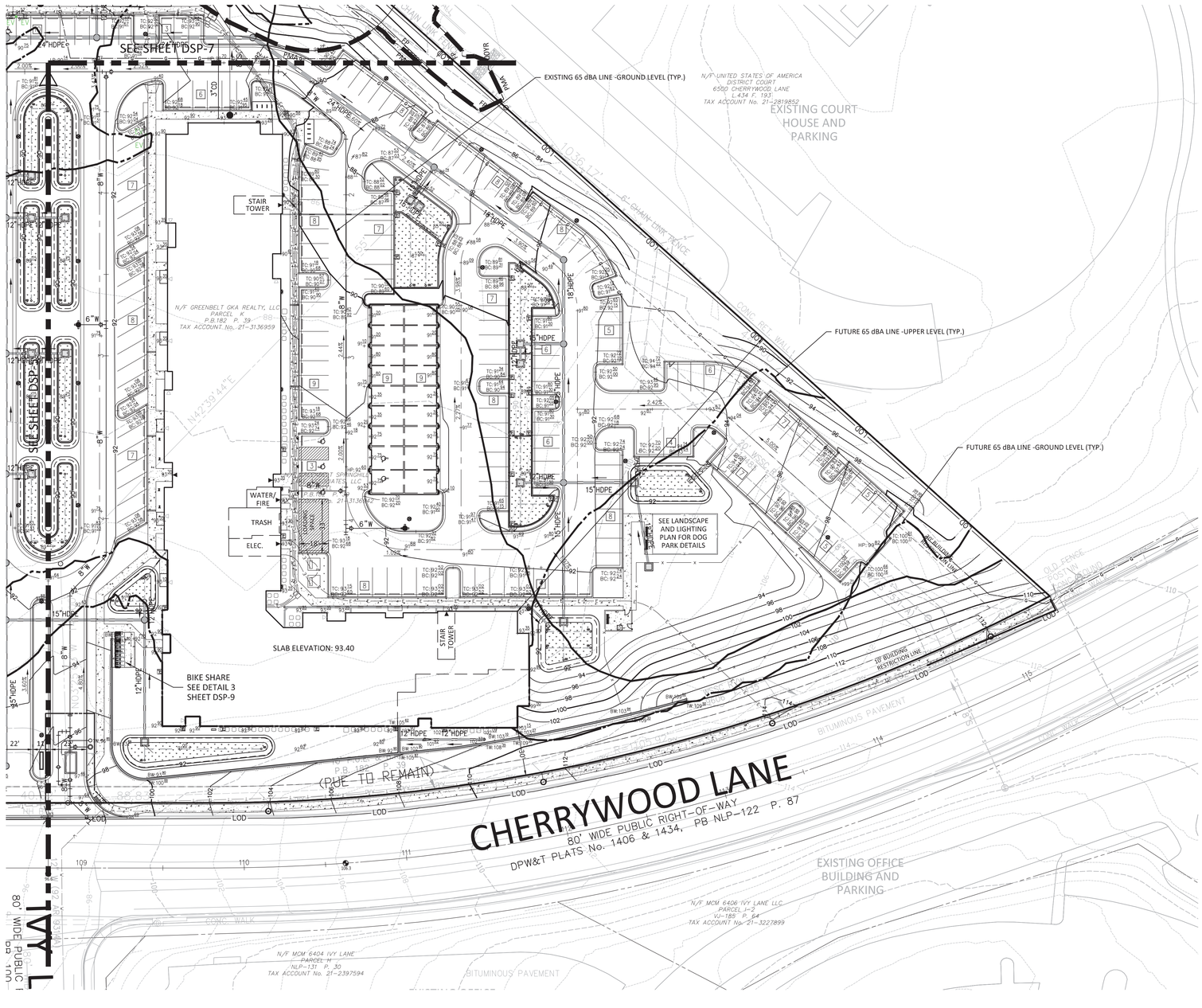
CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
DON NELSON, P.E.

ARCHITECT
DWELL DESIGN STUDIO, LLC
8200 GREENSBORO DRIVE
SUITE 650
MCLEAN, VA. 22102
571.253.6950
DON FOOR III, RA

LANDSCAPE ARCHITECT
URBAN, LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VA. 20151
703.642.2306
ADAM STEINER, PLA

ATTORNEY
McNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT, MD. 20770
301.441.2420
MATHEW TEDESCO

TRAFFIC ENGINEER
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE BOULEVARD
SUITE 214
SEVERNA PARK, MD. 21146
410.216.333
MIKE LENHART



SCALE: 1" = 30'

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND · DONALD J. NELSON · 52939 · PROFESSIONAL ENGINEER · 10/7/19

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.
DONALD J. NELSON LICENSE No. 52939
EXPIRATION: JULY 11, 2020

GREENBELT METRO

21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
WSSC GRID: 212NE06
TAX MAP: 26-C2

MNCPPC
DSP-19014/00

DETAILED SITE PLAN

DRAWN BY:	JB/CC
DESIGNED BY:	JB/DN
DATE ISSUED:	6/7/19
VIKA PROJECT	VM50254C
DRAWING NO.	C-206
SHEET NO.	DSP-6

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

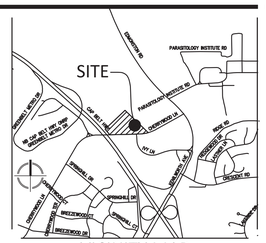
PROJECT NAME: GREENBELT METRO
PROJECT NUMBER: DSP-19014/00
Per Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

LAYOUT: DSP-6, Plotted By: orialp

Z:\50000-50500\50254\CADD\SITE\PLOT SHEETS\50254DD_P_SITE.dwg - Monday, October 7, 2019 12:50:00 PM

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED SWM
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED BIORETENTION FACILITY
- EV EV ELECTRIC VEHICLE CHARGING STATION
- 65 dBA LINE-GROUND LEVEL - EXISTING
- 65 dBA LINE-GROUND LEVEL - FUTURE
- 65 dBA LINE-UPPER LEVEL - FUTURE



VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
THE NRP GROUP, LLC
1228 EUCLID AVENUE
4TH FLOOR
CLEVELAND, OH. 44115
216.584.0602
KARL ALT

DESIGN CONSULTANTS

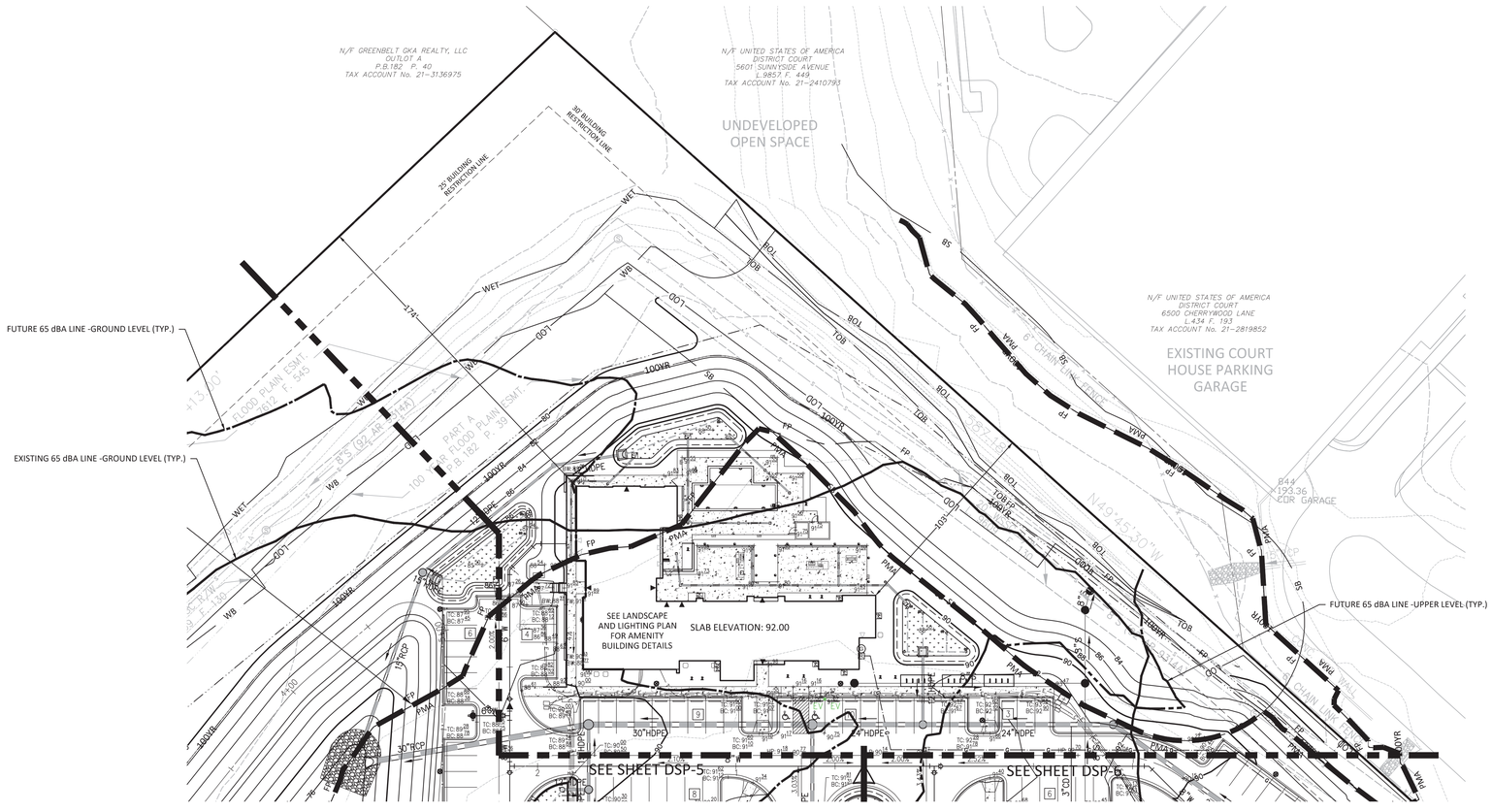
CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
DON NELSON, P.E.

ARCHITECT
DWELL DESIGN STUDIO, LLC
8200 GREENSBORO DRIVE
SUITE 650
MCLEAN, VA. 22102
571.253.6950
DON FOOR III, RA

LANDSCAPE ARCHITECT
URBAN, LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VA. 20151
703.642.2306
ADAM STEINER, PLA

ATTORNEY
McNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT, MD. 20770
301.441.2420
MATHEW TEDESCO

TRAFFIC ENGINEER
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE BOULEVARD
SUITE 214
SEVERNA PARK, MD. 21146
410.216.333
MIKE LENHART



REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND — DONALD J. NELSON — No. 52939 — PROFESSIONAL ENGINEER — 07/15/19

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.
DONALD J. NELSON LICENSE NO. 52939
EXPIRATION: JULY 11, 2020

GREENBELT METRO

21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
WSSC GRID: 212NE06
TAX MAP: 26-C2

MNCPPC
DSP-19014/00

DETAILED SITE PLAN

NORTH
0 15' 30' 60'
SCALE: 1" = 30'

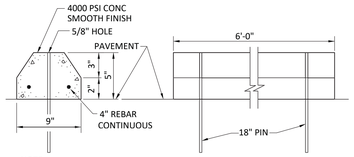
FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: GREENBELT METRO
PROJECT NUMBER: DSP-19014/00
For Conditions of Approval see Site Plan Cover Sheet or Approval Block. Revision numbers must be included on the Project Number.

DRAWN BY: JB/CC
DESIGNED BY: JB/DN
DATE ISSUED: 6/7/19
VIKA PROJECT: VM50254C
DRAWING NO.: C-207
SHEET NO.: DSP-7

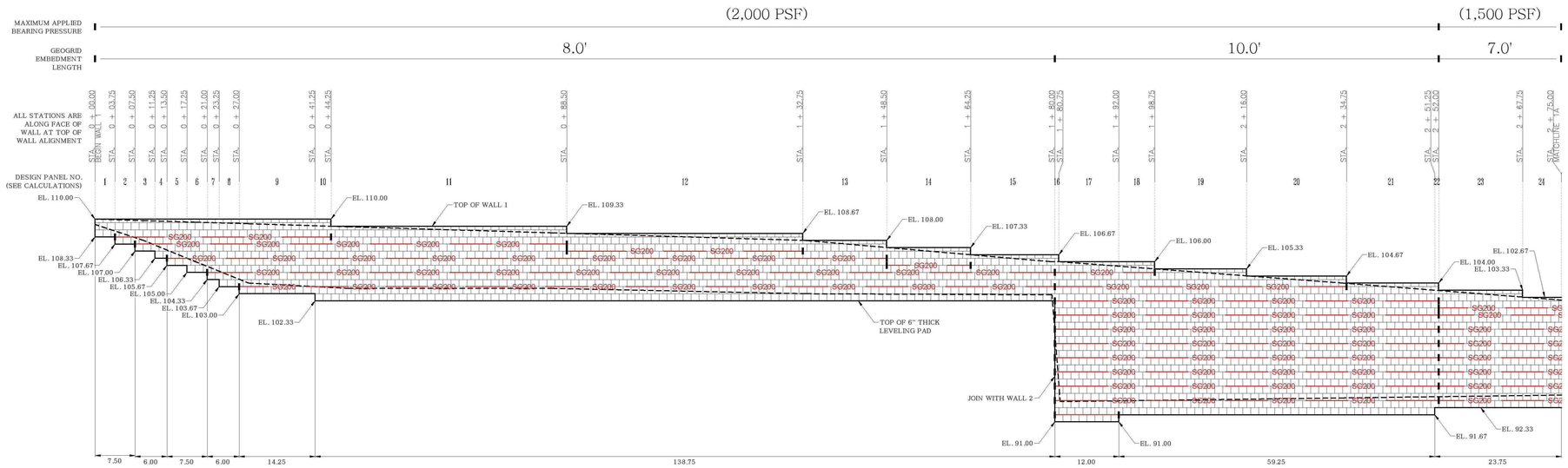
LAYOUT: DSP-7, Plotted By: orislip

Z:\50000-50999\50254\CADD\SITE\PLOT SHEETS\50254200_P_SITE.dwg - Monday, October 7, 2019 12:30:20 PM

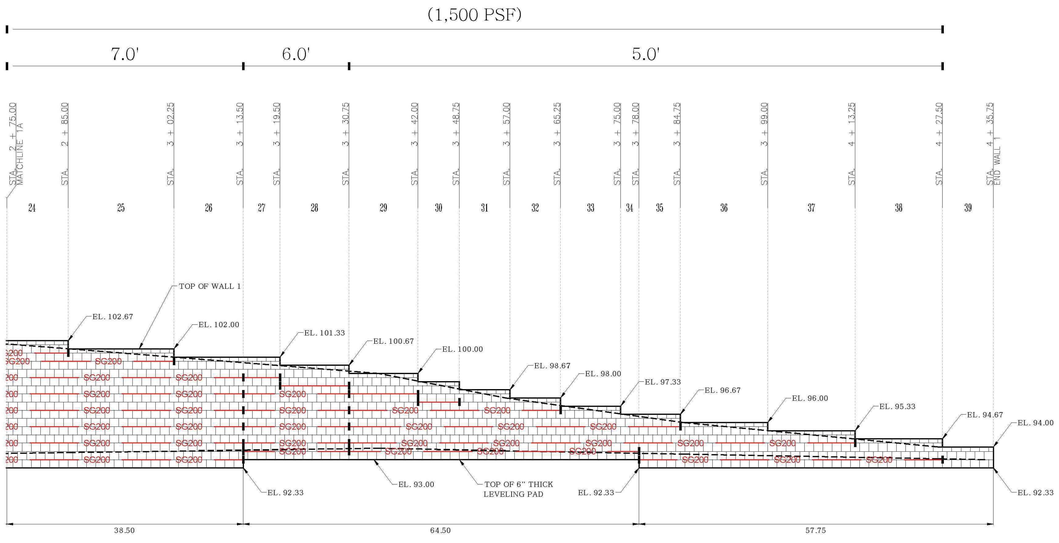


NOTE:
STANDARD 6" PRECAST PARKING CURB BY FAIRFAX
WOOD AND CONC PRODUCT INC OR APPROVED EQUAL.

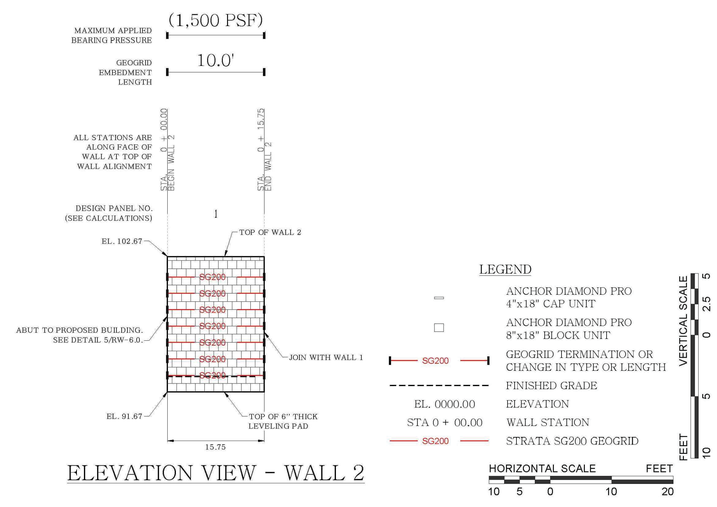
1 CONCRETE WHEEL STOP
NOT TO SCALE



ELEVATION VIEW - WALL 1

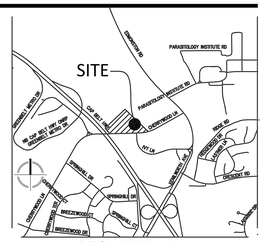


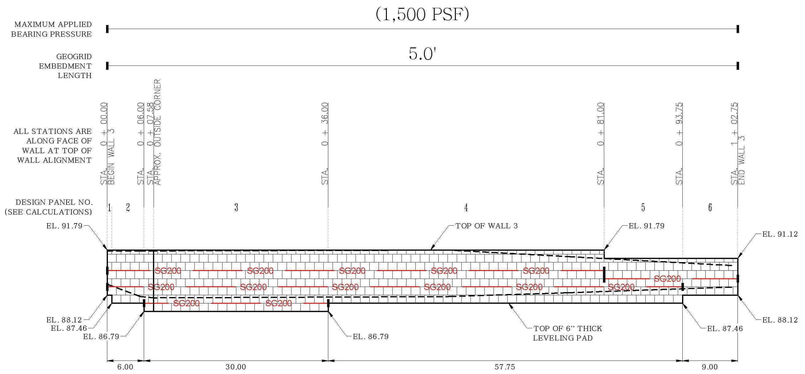
ELEVATION VIEW - WALL 1 (CONT.)



ELEVATION VIEW - WALL 2

2 RETAINING WALL ELEVATION
NOT TO SCALE OR APPROVED EQUAL
SUBSTITUTIONS MAY BE APPROVED THROUGH COORDINATION WITH M-NCPPC PLANNING DEPARTMENT STAFF.


SITE
PARKSTONE DR
PARKSTONE CT
SPRINGHILL DR
BREEZEWOOD DR
BREEZEWOOD CT
DEVONSHIRE CT
DEVONSHIRE DR
DEVONSHIRE CIR
DEVONSHIRE LN
DEVONSHIRE RD
DEVONSHIRE PL
DEVONSHIRE WAY
ROCKY RIDGE RD
ROCKY RIDGE CT
ROCKY RIDGE LN
ROCKY RIDGE WAY
ROCKY RIDGE PL
ROCKY RIDGE CIR
ROCKY RIDGE DR
ROCKY RIDGE TER
ROCKY RIDGE PKWY

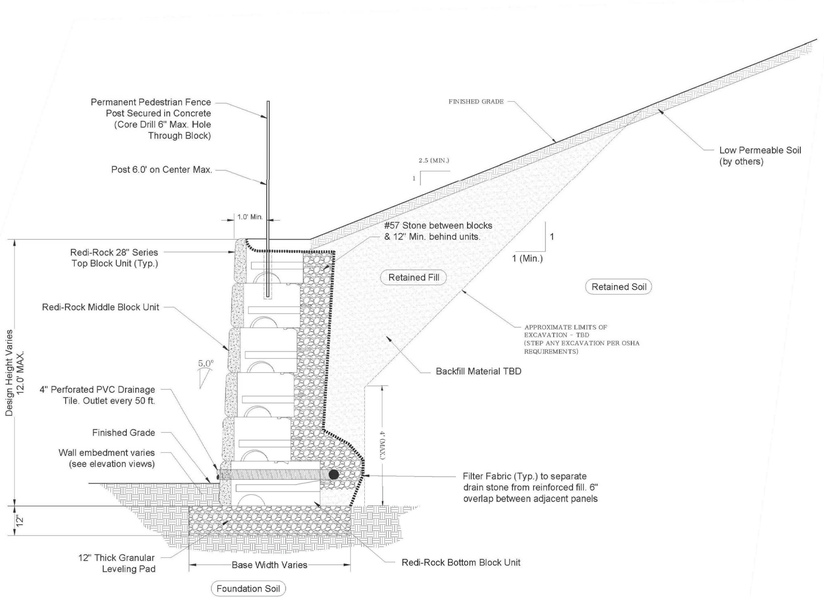


ELEVATION VIEW - WALL 3

1 RETAINING WALL ELEVATION

NOT TO SCALE OR APPROVED EQUAL

SUBSTITUTIONS MAY BE APPROVED THROUGH COORDINATION WITH M-NCPPC PLANNING DEPARTMENT STAFF.



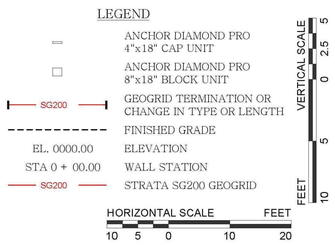
TYPICAL CROSS SECTION - REDI ROCK

SCALE: NONE

2 RETAINING WALL SYSTEM - OPTION 1

NOT TO SCALE OR APPROVED EQUAL

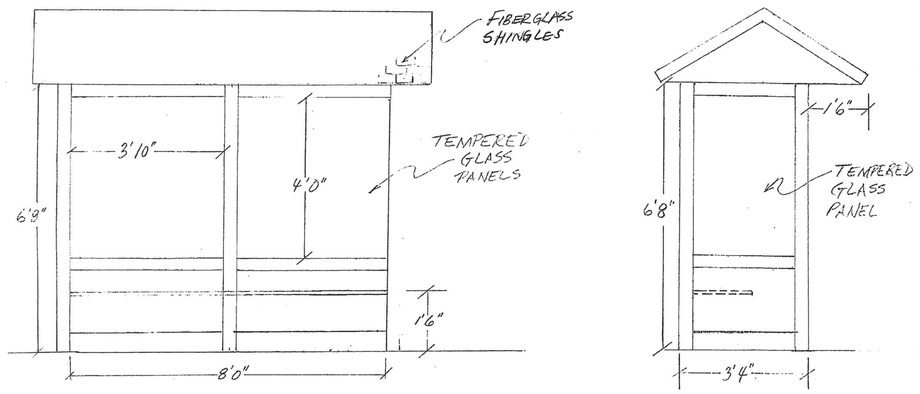
SUBSTITUTIONS MAY BE APPROVED THROUGH COORDINATION WITH M-NCPPC PLANNING DEPARTMENT STAFF.



3 BIKE SHARE STATION

NOT TO SCALE OR APPROVED EQUAL

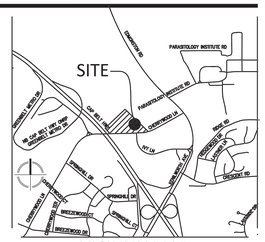
SUBSTITUTIONS MAY BE APPROVED THROUGH COORDINATION WITH M-NCPPC PLANNING DEPARTMENT STAFF.



4 BUS SHELTER ELEVATIONS

NOT TO SCALE

SUBSTITUTIONS MAY BE APPROVED THROUGH COORDINATION WITH M-NCPPC PLANNING DEPARTMENT STAFF.



VICINITY MAP

SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
THE NRP GROUP, LLC
1228 EUCLID AVENUE
4TH FLOOR
CLEVELAND, OH. 44115
216.584.0602
KARL ALT

DESIGN CONSULTANTS

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
DON NELSON, P.E.

ARCHITECT
DWELL DESIGN STUDIO, LLC
8200 GREENSBORO DRIVE
SUITE 650
MCLEAN, VA. 22102
571.253.6950
DON FOOR III, RA

LANDSCAPE ARCHITECT
URBAN, LTD.
4200-D TECHNOLOGY COURT
CHANTILLY, VA. 20151
703.642.2306
ADAM STEINER, PLA

ATTORNEY
McNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT, MD. 20770
301.441.2420
MATTHEW TEDESCO

TRAFFIC ENGINEER
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE BOULEVARD
SUITE 214
SEVERNA PARK, MD. 21146
410.216.333
MIKE LENHART

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND — DONALD J. NELSON — No. 52939 — PROFESSIONAL ENGINEER — 6/7/19

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.
DONALD J. NELSON LICENSE NO. 52939
EXPIRATION: JULY 11, 2020

GREENBELT METRO

21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
WSSC GRID: 212NE06
TAX MAP: 26-C2

MNCPPC
DSP-19014/00

SITE DETAILS

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 METRO
PROJECT NUMBER: DSP-19014/00
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

DRAWN BY: JB/CC
DESIGNED BY: JB/DN
DATE ISSUED: 6/7/19

VIKA PROJECT VM50254C
DRAWING NO. C-209
SHEET NO. DSP-9

Z:\50000-50999\0254\CADD\SITE\PLAN SHEETS\50254200_P_SITE COVER.dwg - Monday, October 7, 2019 11:55:11 AM

LAYOUT: DSP-9, Plotted By: orislip