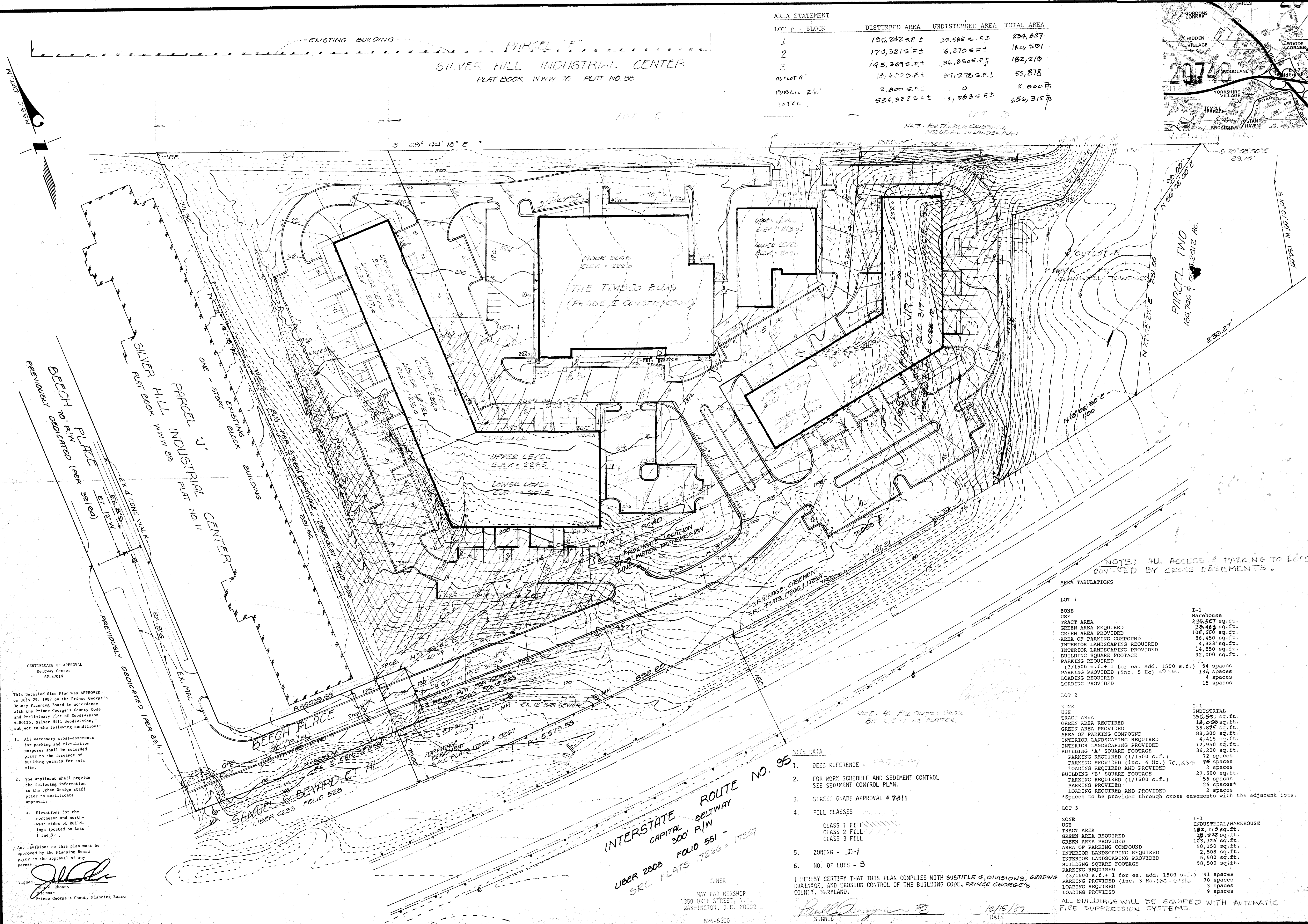
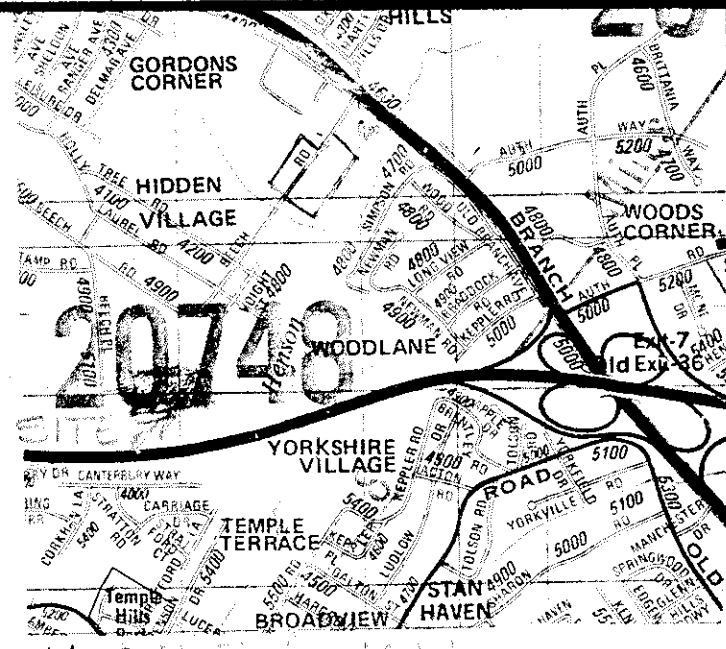




AREA STATEMENT			
LOT # - BLOCK	DISTURBED AREA	UNDISTURBED AREA	TOTAL AREA
1	125,242 S.F. ±	30,585 S.F. ±	254,827
2	174,321 S.F. ±	6,270 S.F. ±	180,591
3	145,369 S.F. ±	36,850 S.F. ±	182,219
OUTLOT A	18,600 S.F. ±	27,278 S.F. ±	55,878
PUBLIC R/W	2,800 S.F. ±	0	2,800
TOTAL	536,332 S.F. ±	9,983 S.F. ±	656,315

NOTE: FOR TIMCO BUILDING, SEE DETAIL IN LANDSCAPE PLAN



NOTE: ALL ACCESS & PARKING TO LOTS COVERED BY CROSS EASEMENTS.

AREA TABULATIONS	
LOT 1	
ZONE	I-1
USE	Warehouse
TRACT AREA	254,827 sq. ft.
GREEN AREA REQUIRED	29,463 sq. ft.
GREEN AREA PROVIDED	108,500 sq. ft.
AREA OF PARKING COMPOUND	86,450 sq. ft.
INTERIOR LANDSCAPING REQUIRED	4,323 sq. ft.
INTERIOR LANDSCAPING PROVIDED	14,850 sq. ft.
BUILDING SQUARE FOOTAGE	92,000 sq. ft.
PARKING REQUIRED	
(3/1500 s.f. + 1 for ea. add. 1500 s.f.)	64 spaces
PARKING PROVIDED (inc. 5 Hc) (29.5 Hc)	134 spaces
LOADING REQUIRED	4 spaces
LOADING PROVIDED	15 spaces
LOT 2	
ZONE	I-1
USE	INDUSTRIAL
TRACT AREA	180,591 sq. ft.
GREEN AREA REQUIRED	18,059 sq. ft.
GREEN AREA PROVIDED	35,825 sq. ft.
AREA OF PARKING COMPOUND	88,300 sq. ft.
INTERIOR LANDSCAPING REQUIRED	4,415 sq. ft.
INTERIOR LANDSCAPING PROVIDED	12,950 sq. ft.
BUILDING SQUARE FOOTAGE	36,200 sq. ft.
PARKING REQUIRED (1/1500 s.f.)	72 spaces
PARKING PROVIDED (inc. 4 Hc) (17.63 Hc)	76 spaces
LOADING REQUIRED AND PROVIDED	2 spaces
BUILDING SQUARE FOOTAGE	27,600 sq. ft.
PARKING REQUIRED (1/1500 s.f.)	56 spaces
LOADING REQUIRED AND PROVIDED	26 spaces
*Spaces to be provided through cross easements with the adjacent lots.	
LOT 3	
ZONE	I-1
USE	INDUSTRIAL/WAREHOUSE
TRACT AREA	182,219 sq. ft.
GREEN AREA REQUIRED	18,222 sq. ft.
GREEN AREA PROVIDED	103,125 sq. ft.
AREA OF PARKING COMPOUND	50,150 sq. ft.
INTERIOR LANDSCAPING REQUIRED	2,508 sq. ft.
INTERIOR LANDSCAPING PROVIDED	6,500 sq. ft.
BUILDING SQUARE FOOTAGE	58,500 sq. ft.
PARKING REQUIRED	
(3/1500 s.f. + 1 for ea. add. 1500 s.f.)	41 spaces
PARKING PROVIDED (inc. 3 Hc) (6.51 Hc)	70 spaces
LOADING REQUIRED	3 spaces
LOADING PROVIDED	9 spaces
ALL BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC FIRE SUPPRESSION SYSTEMS.	

- SITE DATA
- DEED REFERENCE = 185-3-97
 - FOR WORK SCHEDULE AND SEDIMENT CONTROL SEE SEDIMENT CONTROL PLAN.
 - STREET GRADE APPROVAL # 7311
 - FILL CLASSES
CLASS 1 FILL
CLASS 2 FILL
CLASS 3 FILL
 - ZONING - I-1
 - NO. OF LOTS - 3
- I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH SUBTITLE 4, DIVISION 3, GRADING, DRAINAGE, AND EROSION CONTROL OF THE BUILDING CODE, PRINCE GEORGE'S COUNTY, MARYLAND.
- Signed: *[Signature]* DATE: 10/15/87

INTERSTATE ROUTE NO. 95
CAPITAL BELTWAY
300' R/W
LIBER 2808 FOLIO 551 -
SRC PLATS 17266 & 17267

CERTIFICATE OF APPROVAL
Beltway Center
SP-87019

This Detailed Site Plan was APPROVED on July 29, 1987 by the Prince George's County Planning Board in accordance with the Prince George's County Code and Preliminary Plat of Subdivision 4-86136, Silver Hill Subdivision, subject to the following conditions:

- All necessary cross-easements for parking and circulation purposes shall be recorded prior to the issuance of building permits for this site.
- The applicant shall provide the following information to the Urban Design staff prior to certificate approval:
 - Elevations for the northeast and north-west sides of Buildings located on Lots 1 and 3.

Any revisions to this plan must be approved by the Planning Board prior to the approval of any permits.

Signed: *[Signature]*
Prin. Geor. Co. Planning Board

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Silver Spring, Md.
20910
(301) 585-5678

BELTWAY CENTER
SIX ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SITE & GRADING PLAN

scale: 1"=50'

date: 10/15/87

SP-87019

job number:

SHEET 1 OF 2

87-236