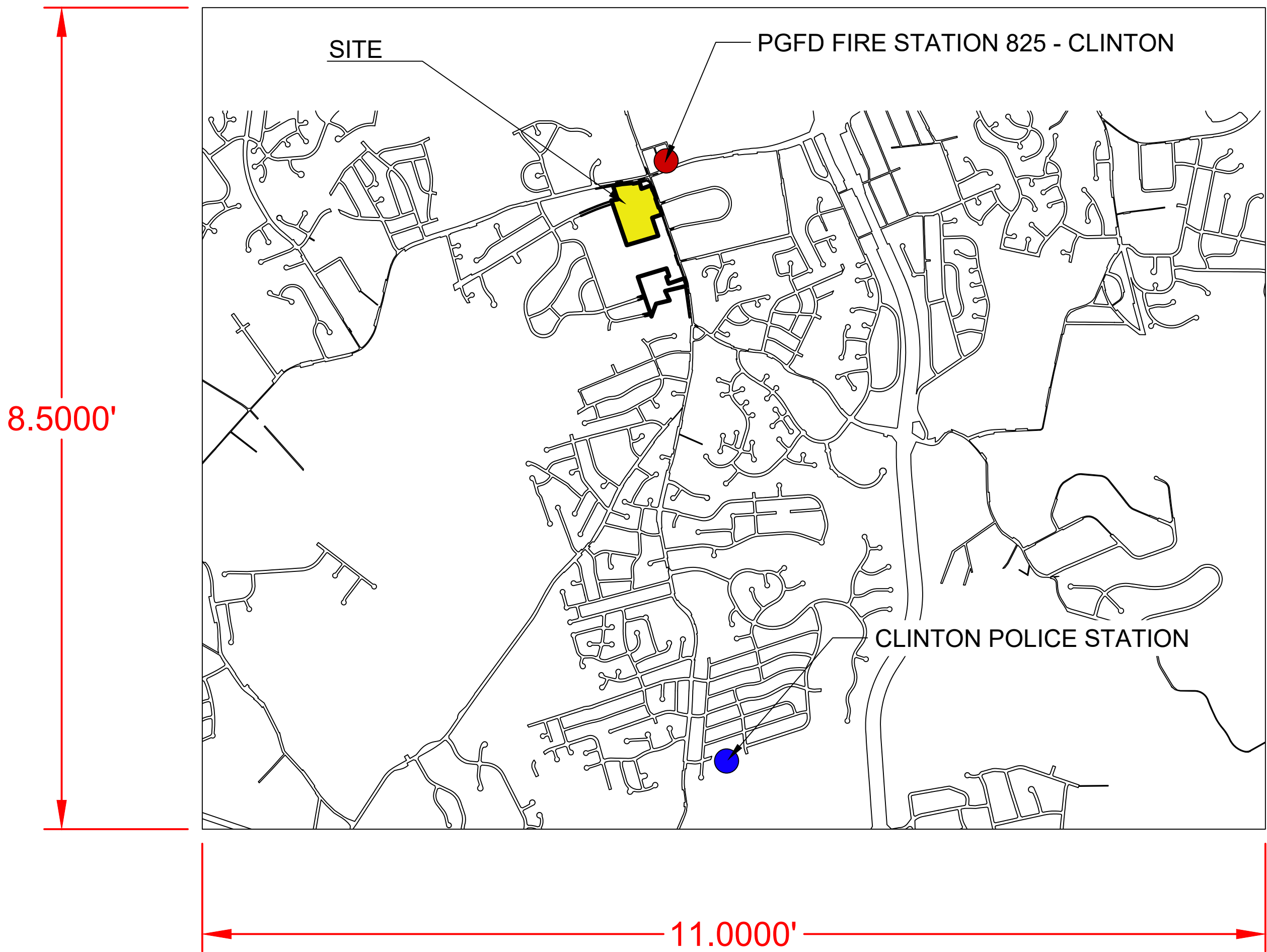


PRELIMINARY PLAN 4-19006

CLINTON MARKET PLACE NORTH

VICINITY MAP



2 - PRELIMINARY PLAN

9/25/2018

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESS SRC COMMENTS	4/1/19				

Owner/Developer:

Piscataway Clinton LLC
c/o Kenneth H. Michael
NAI The Michael Companies
10100 Business Park
Lanham, Md 20706

CLINTON MARKET PLACE NORTH

9110 Piscataway Rd, 9110, 9113, 9115 Brandywine Road, 9405 Brandywine Road and Parcel 53
ELECTION DISTRICT No. 11 BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND

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 _____

CLINTON MARKET PLACE NORTH

PRELIMINARY PLAN # 4-19006

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. 40787, Expiration Date: 6/19/21."



SCALE: AS SHOWN

JOB No. 1279A1

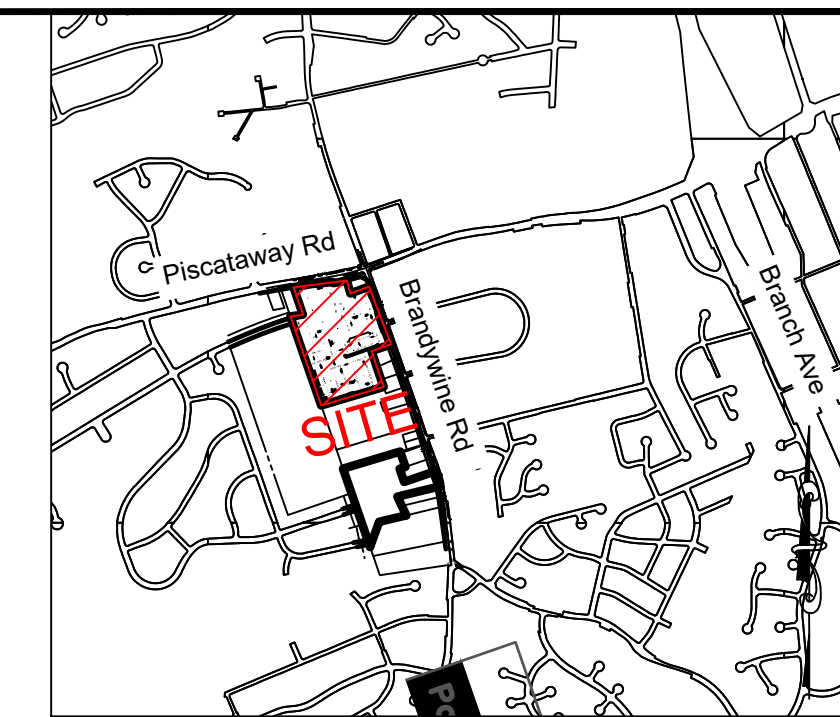
DATE: 10/2020

SHEET No. 1 OF 5

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAN 4-19006

CLINTON MARKET PLACE NORTH



VICINITY MAP
1"=200'

DEVELOPMENT STANDARDS IN ACCORDANCE WITH CSP-18004	
LOT SIZE	N/A
MINIMUM WIDTH AT FRONT STREET R-O-W	N/A
MINIMUM FRONTAGE ON CUL-DE-SAC	N/A
MAXIMUM LOT COVERAGE	N/A
MINIMUM FRONT SETBACK FROM R-O-W	N/A
MINIMUM SIDE SETBACK	NONE
MINIMUM REAR SETBACK	NONE
MINIMUM CORNER SETBACK TO SIDE STREET R-O-W	N/A
MINIMUM RESIDENTIAL BUILDING HEIGHT	XX FEET
MINIMUM GREEN AREA	N/A

FOOTNOTE: MODIFICATIONS TO ANY OF THE STANDARDS MAY BE PERMITTED ON A CASE-BY-CASE BASIS BY THE PLANNING BOARD AT THE TIME OF DETAILED SITE PLAN IF CIRCUMSTANCES WARRANT.

LEGEND:

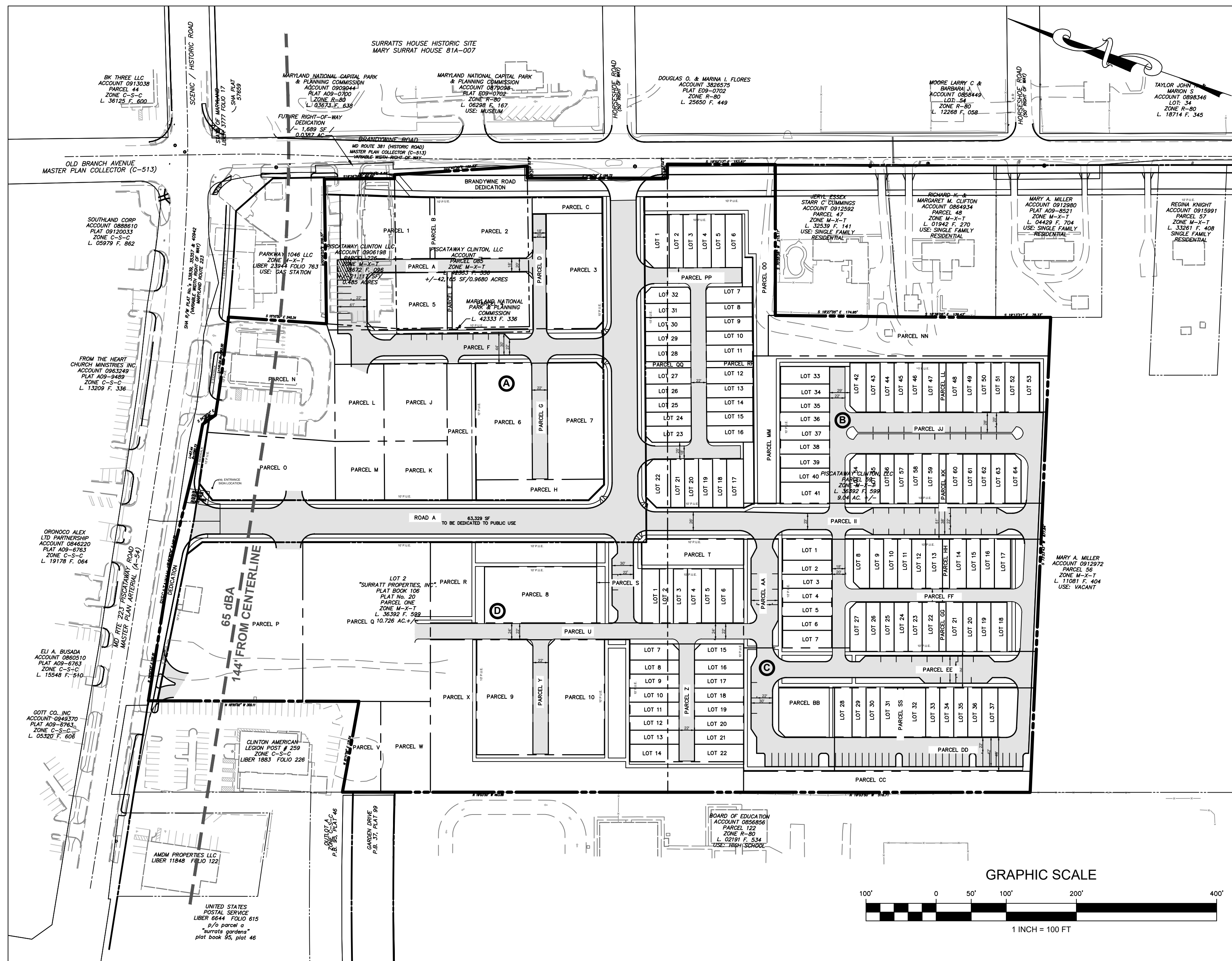
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN BOUNDARY
---	EX. PRIMARY MGMT AREA
---	EX. PMA / FLOODPLAIN
---	EX. PMA / STREAM BUFFER
---	EX. PMA / WETLAND BUFFER
---	EX. FLOODPLAIN BRL
---	EX. UNMITIGATED 65 DB LINE
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. BLDG
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	PR. ROAD PAVEMENT
---	STEEP SLOPES (15% & GREATER)
---	PR. SEWER
---	PR. WATER
---	PR. STORM DRAIN
---	PR. PUE
---	PR. EASEMENT
---	EX. ESMT
---	REQUIRED LOT DEPTH
---	WETLAND

SPECIMEN TREE TO BE REMOVED

GRAPHIC SCALE



GENERAL NOTES	
1 The subject property consists of the following	Parcel 59, Liber 36392 Folio 599 (9.04 ac); Parcel 85, Liber 42333 Folio 336 (1.01 ac); Parcel 226, Liber 38672 Folio 583 (0.48 ac); Lot 2, "Surratt Properties, Inc" (P.B. 106, Pg. 20) (10.73 ac)
2 The subject property is located on Tax Map, grid	Tax Map 116, Grid C3
3 The subject property is located on WSSC 200' Sheet	2125E06, 2135E05
4 The subdivision proposes:	Subdivision proposes the creation of parcels for Condominium use, townhouse lots and creation of private roads and alleys.
5 The prior approvals are as listed:	CSP-18004, TCP1-002-2019, NRI-087-07-01, NRI-115-18
6 The Preliminary Plan of Subdivision is proposed for:	21.28 Total Acres
Land zoned:	M-X-T, Mixed Use - Transportation Oriented
7 Net developable area outside the PMA:	Existing - 21.26 Acres, Proposed - 21.26 Acres
8 Acreage of Environmental Regulated Features:	Existing PMA - 0.00 Acres, Proposed - 0.00 Acres
9 Acreage of 100- year floodplain:	None
10 All proposed roads are:	Road A to be public, all other streets to be private.
Acreage of private/public roads:	Public - 1.50 Acres / Private - x.xx Acres
11 The existing zoning/use is:	M-X-T (Mixed Use - Transportation Oriented)/Vacant
12 The proposed use of this property is:	Residential / Commercial
13 The proposed number of dwelling units for this subdivision is:	231 Units
This consists of:	123 Townhomes 108 2/2 Condos 22 Parcels 11 Commercial Pad Sites
14 The subject property proposes a Floor Area Ratio (FAR) of:	0.43 GFA (397,778 SF GFA/926,036 SF site area) (123 Townhouses @ 2,200 sf, 108 Condo @ 1,000 sf, 3,178 sf existing bank, 16,000 sf of new commercial)
15 Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130)	1,200 SF (27-548(h))
16 Minimum Lot Width at Front Building Line and Front Street Line:	Front Building Line: 20 ft Front Street Line: 20 ft
17 Sustainable Growth Tier	Tier 1
18 Military Installation Overlay Zone:	Yes
19 Center Corridor Location:	No
20 Existing and proposed Gross Floor Area:	Existing- 16,730 sf Proposed- 488,500 sf
21 Stormwater Management Concept number and approval date:	#17615-2014-00, Approval Date 12/07/2017
22 Water/Sewer Category Designation:	Existing W-3 & S-3, Proposed W-3 & S-3
23 Aviation Policy Area:	N/A
24 Mandatory park dedication requirement:	Private On-Site Facilities
25 Cemeteries on or contiguous to the property:	No
26 Historic sites in or in the vicinity of the property:	Yes - Mary Surratt House 81A-007
27 Type One Conservation Plan:	TCP1-002-2019
28 Within Chesapeake Critical Bay Area (CBCA):	No
29 Wetlands:	No
30 Streams:	No
31 NRI:	NRI-087-07-01 & NRI-115-18
32 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	No
33 The subject property proposes Public Utility Easements (P.U.E.'s):	10 foot P.U.E.'s on both sides of public streets & one side of private streets
34 The boundary survey was prepared by:	Rodgers Consulting
35 Applicant:	Piscataway Clinton, LLC
36 The 650BA falls within the limits of this application	Yes (Piscataway Road)
37 The topography information is from:	McKenzie Snyder



BLOCK	LOT / PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
-	ROAD A	65,329	1.50	Public Road	Public Use
-	PISCATAWAY ROAD	6,342	0.15	Dedication	Public Use
-	BRANDYWINE ROAD	22,170	0.51	Dedication	Public Use
A	PARCEL 1	11,427	0.26	TFA	N/A
	PARCEL 2	11,987	0.28	TFA	N/A
	PARCEL 3	13,069	0.30	TFA	N/A
	PARCEL 4	9,274	0.21	TFA	N/A
	PARCEL 5	9,343	0.21	TFA	N/A
	PARCEL 6	13,280	0.30	TFA	N/A
	PARCEL 7	13,230	0.30	TFA	N/A
	PARCEL A	12,785	0.29	Private Road	HOA
	PARCEL B	610	0.01	Open Space	HOA
	PARCEL C	3,323	0.05	Open Space	HOA
	PARCEL D	3,280	0.08	Private Road	HOA
	PARCEL E	567	0.01	Open Space	HOA
	PARCEL F	18,995	0.44	Private Road	HOA
	PARCEL G	3,652	0.08	Private Road	HOA
	PARCEL H	5,112	0.12	Open Space	HOA
	PARCEL I	7,985	0.18	Commercial	N/A
	PARCEL J	9,900	0.23	Commercial	N/A
	PARCEL K	7,504	0.17	Commercial	N/A
	PARCEL L	7,700	0.18	Commercial	N/A
	PARCEL M	5,873	0.13	Commercial	N/A
	PARCEL N	26,960	0.62	Commercial	N/A
	PARCEL O	16,911	0.39	Commercial	N/A
TOTAL	-	305,498	7.01	-	-

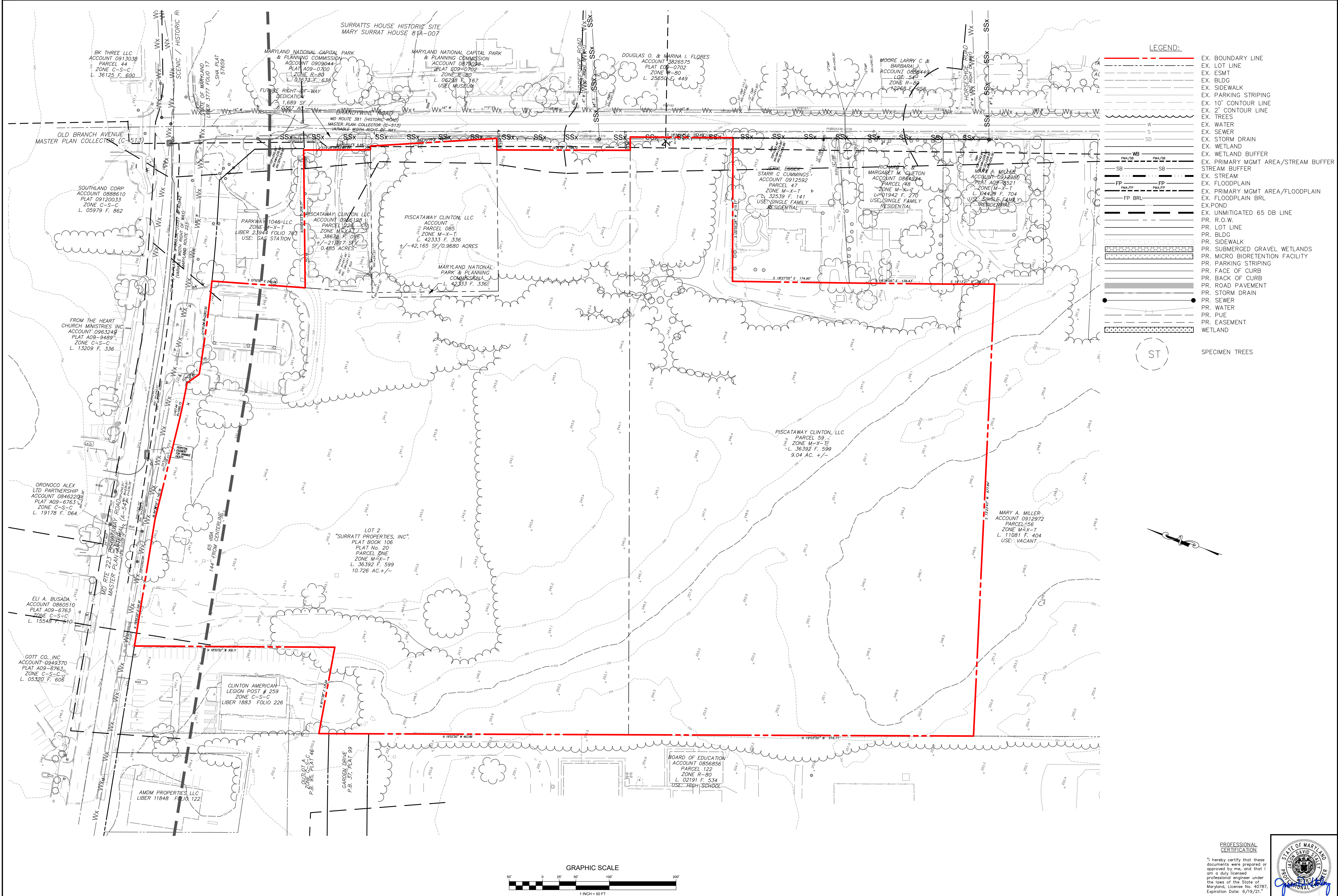
BLOCK	LOT / PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
B	LOT 1	2,575	0.06	Residential	N/A
	LOT 2	1,520	0.03	Residential	N/A
	LOT 3	1,520	0.03	Residential	N/A
	LOT 4	1,520	0.03	Residential	N/A
	LOT 5	1,520	0.03	Residential	N/A
	LOT 6	1,824	0.04	Residential	N/A
	LOT 7	1,511	0.03	Residential	N/A
	LOT 8	1,320	0.03	Residential	N/A
	LOT 9	1,320	0.03	Residential	N/A
	LOT 10	1,320	0.03	Residential	N/A
	LOT 11	1,518	0.03	Residential	N/A
	LOT 12	1,518	0.03	Residential	N/A
	LOT 13	1,320	0.03	Residential	N/A
	LOT 14	1,320	0.03	Residential	N/A
	LOT 15	1,320	0.03	Residential	N/A
	LOT 16	1,541	0.04	Residential	N/A
C	LOT 17	1,656	0.04	Residential	N/A
	LOT 18	1,377	0.03	Residential	N/A
	LOT 19	1,375	0.03	Residential	N/A
	LOT 20	1,373	0.03	Residential	N/A
	LOT 21	1,370	0.03	Residential	N/A
	LOT 22	2,230	0.05	Residential	N/A
	LOT 23	1,441	0.03	Residential	N/A
	LOT 24	1,300	0.03	Residential	N/A
	LOT 25	1,300	0.03	Residential	N/A
	LOT 26	1,300	0.03	Residential	N/A
	LOT 27	1,495	0.03	Residential	N/A
	LOT 28	1,495	0.03	Residential	N/A
	LOT 29	1,300	0.03	Residential	N/A
	LOT 30	1,300	0.03	Residential	N/A
	LOT 31	1,300	0.03	Residential	N/A
	LOT 32	1,448	0.03	Residential	N/A
	LOT 33	1,750	0.04	Residential	N/A
	LOT 34	1,400	0.03	Residential	N/A
	LOT 35	1,400	0.03	Residential	N/A
	LOT 36	1,400	0.03	Residential	N/A
	LOT 37	1,400	0.03	Residential	N/A

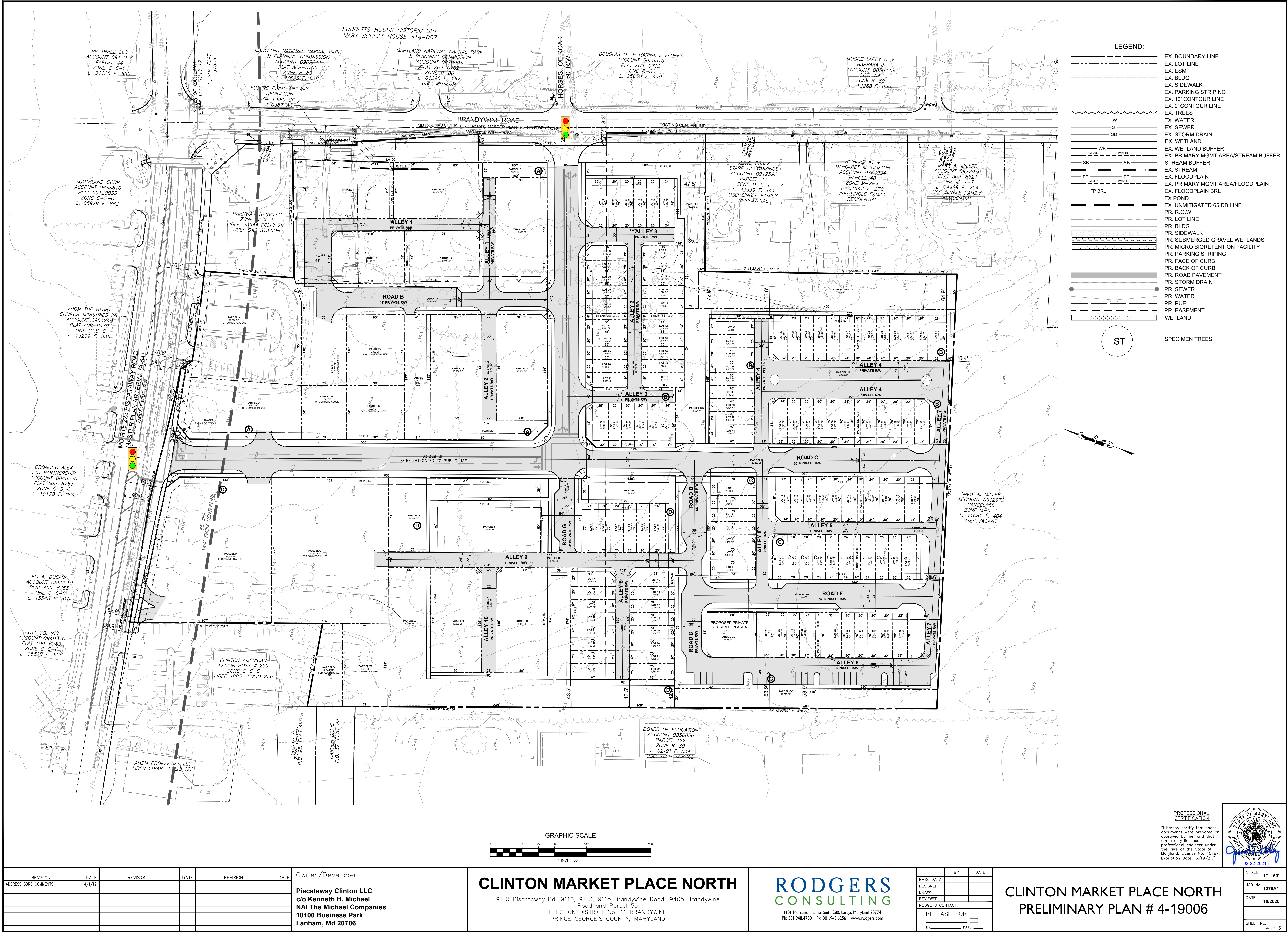
BLOCK	LOT / PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
D	LOT 38	1,400	0.03	Residential	N/A
	LOT 39	1,400	0.03	Residential	N/A
	LOT 40	1,400	0.03	Residential	N/A
	LOT 41	2,100	0.05	Residential	N/A
	LOT 42	1,570	0.04	Residential	N/A
	LOT 43	1,400	0.03	Residential	N/A
	LOT 44	1,400	0.03	Residential	N/A
	LOT 45	1,400	0.03	Residential	N/A
	LOT 46	1,400	0.03	Residential	N/A
	LOT 47	1,680	0.04	Residential	N/A
	LOT 48	1,680	0.04	Residential	N/A
	LOT 49	1,400	0.03	Residential	N/A
	LOT 50	1,400	0.03	Residential	N/A
	LOT 51	1,400	0.03	Residential	N/A
	LOT 52	1,400	0.03	Residential	N/A
	LOT 53	2,030	0.05	Residential	N/A
E	LOT 54	1,570	0.04	Residential	N/A
	LOT 55	1,400	0.03	Residential	N/A
	LOT 56	1,400	0.03	Residential	N/A
	LOT 57	1,400	0.03	Residential	N/A
	LOT 58	1,400	0.03	Residential	N/A
	LOT 59	1,680	0.04	Residential	N/A
	LOT 60	1,680	0.04	Residential	N/A
	LOT 61	1,400	0.03	Residential	N/A
	LOT 62	1,400	0.03	Residential	N/A
	LOT 63	1,400	0.03	Residential	N/A
	LOT 64	1,570	0.04	Residential	N/A
	PARCEL II	28,239	0.65	Private Road	HOA
	PARCEL JJ	24,784	0.57	Private Road	HOA
	PARCEL KK	700	0.02	Open space	HOA
	PARCEL LL	700	0.02	Open space	HOA
	PARCEL MM	14,554	0.33	Open space	HOA
	PARCEL NN	22,443	0.52	Open space	HOA
	PARCEL OO	12,219	0.28	Open space	HOA
	PARCEL PP	12,309	0.28	Private Road	HOA
	PARCEL QQ	585	0.01	Open space	HOA
	PARCEL RR	594	0.01	Open space	HOA
TOTAL	-	213,229	4.90	-	-

BLOCK	LOT / PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
F	LOT 1	2,100	0.05	Residential	N/A
	LOT 2	1,400	0.03	Residential	N/A
	LOT 3	1,400	0.03	Residential	N/A
	LOT 4	1,400	0.03	Residential	N/A
	LOT 5	1,400	0.03	Residential	N/A
	LOT 6	1,400	0.03	Residential	N/A
	LOT 7	1,750	0.04	Residential	N/A
	LOT 8	1,570	0.04	Residential	N/A
	LOT 9	1,400	0.03	Residential	N/A
	LOT 10	1,400	0.03	Residential	N/A
	LOT 11	1,400	0.03	Residential	N/A
	LOT 12	1,400	0.03	Residential	N/A
	LOT 13	1,680	0.04	Residential	N/A
	LOT 14	1,680	0.04	Residential	N/A
	LOT 15	1,400	0.03	Residential	N/A
	LOT 16	1,400	0.03	Residential	N/A
G	LOT 17	1,610	0.04	Residential	N/A
	LOT 18	1,610	0.04	Residential	N/A
	LOT 19	1,400	0.03	Residential	N/A
	LOT 20	1,400	0.03	Residential	N/A
	LOT 21	1,680	0.04	Residential	N/A
	LOT 22	1,680	0.04	Residential	N/A
	LOT 23	1,400	0.03	Residential	N/A
	LOT 24	1,400	0.03	Residential	N/A
	LOT 25	1,400	0.03	Residential	N/A
	LOT 26	1,400	0.03	Residential	N/A

BLOCK	LOT / PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
H	LOT 26	1,400	0.03	Residential	N/A
	LOT 27	1,570	0.04	Residential	N/A
	LOT 28	1,750	0.04	Residential	N/A
	LOT 29	1,400	0.03	Residential	N/A
	LOT 30	1,400	0.03	Residential	N/A
	LOT 31	1,750	0.04	Residential	N/A
	LOT 32	2,159	0.05	Residential	N/A
	LOT 33	1,400	0.03	Residential	N/A
	LOT 34	1,400	0.03	Residential	N/A
	LOT 35	1,400	0.03	Residential	N/A
	LOT 36	1,400	0.03	Residential	N/A
	LOT 37	1,610	0.04	Residential	N/A
	PARCEL AA	8,629	0.20	Private Road	HOA
	PARCEL BB	5,528	0.13	Open Space	HOA
	PARCEL CC	12,278	0.28	Open space	HOA
	PARCEL DD	17,316	0.40	Private Road	HOA
I	PARCEL EE	32,289	0.74	Private Road	HOA
	PARCEL FF	15,808	0.36	Private Road	HOA
	PARCEL GG	14,429	0.33	Open space	HOA
	PARCEL HH	13,950	0.32	Open space	HOA
	PARCEL SS	560	0.01	Open Space	HOA

BLOCK	LOT / PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
D	LOT 1	1,925	0.04	Residential	N/A
	LOT 2	1,540	0.04	Residential	N/A
	LOT 3	1,540	0.04	Residential	N/A
	LOT 4	1,540	0.04	Residential	N/A
	LOT 5	1,540	0.04	Residential	N/A
	LOT 6	1,925	0.04	Residential	N/A
	LOT 7	1,570	0.04	Residential	N/A
	LOT 8	1,400	0.03	Residential	N/A
	LOT 9	1,400	0.03	Residential	N/A
	LOT 10	1,400	0.03	Residential	N/A
	LOT 11	1,400	0.03	Residential	N/A
	LOT 12	1,400	0.03	Residential	N/A
	LOT 13	1,400	0.03	Residential	N/A
	LOT 14	1,750	0.04	Residential	N/A
	LOT 15	1,570	0.04	Residential	N/A
	LOT 16	1,400	0.03	Residential	N/A
	LOT 17	1,400	0.03	Residential	N/A
	LOT 18	1,400	0.03	Residential	N/A
	LOT 19	1,400	0.03	Residential	N/A
	LOT 20	1,400	0.03	Residential	N/A
	LOT 21	1,400	0.03	Residential	N/A
	LOT 22	1,750	0.04	Residential	N/A
PARCEL 8	12,800	0.29	TFA	N/A	
PARCEL 9	13,080	0.30	TFA	N/A	
PARCEL 10	13,080	0.30	TFA	N/A	
PARCEL P	41,559	0.95	Commercial	N/A	
PARCEL Q	41,301	0.95	Commercial	N/A	
PARCEL R	14,474	0.33	Open space	HOA	
PARCEL S	7,404	0.17	Private Road	HOA	
PARCEL T	7,265	0.17	Open space	HOA	
PARCEL U	10,717	0.25	Private Road	HOA	
PARCEL V	5,554	0.13	Commercial	N/A	
PARCEL W	9,156	0.21	Commercial	N/A	
PARCEL X	3,689	0.08	Open space	HOA	
PARCEL Y	3,689	0.08	Private Road	HOA	
PARCEL Z	3,909	0.09	Private Road	HOA	
TOTAL	-	256,495	5.89	-	-





REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESS SRC COMMENTS	4/1/19				

Owner/Developer:

Piscataway Clinton LLC
c/o Kenneth H. Michael
NAI The Michael Companies
10100 Business Park
Lanham, Md 20706

CLINTON MARKET PLACE NORTH

9110 Piscataway Rd, 9110, 9113, 9115 Brandywine Road, 9405 Brandywine Road and Parcel 59
ELECTION DISTRICT No. 11 BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

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

CLINTON MARKET PLACE NORTH

PRELIMINARY PLAN # 4-19006

SCALE: 1" = 50'
JOB No. 1279A1
DATE: 10/2020
SHEET No. 4 OF 5

PROFESSIONAL CERTIFICATION

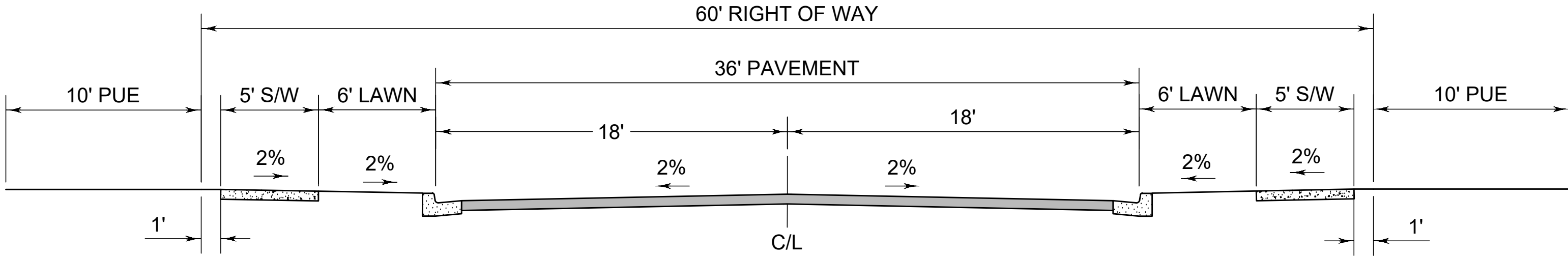
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 40787, Expiration Date: 6/19/21.

02-22-2021

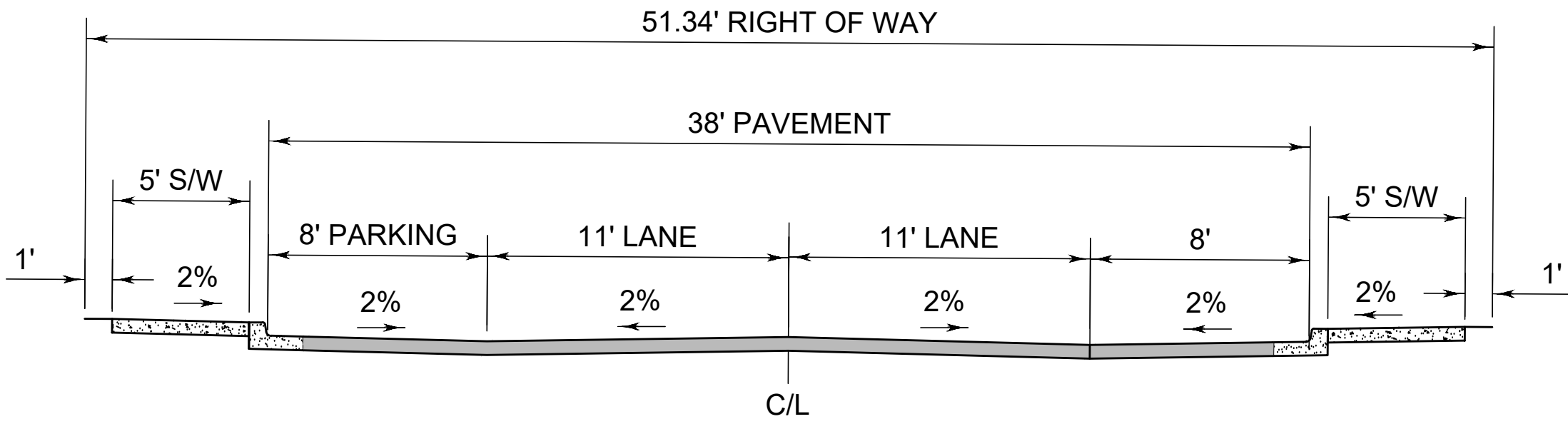
PRELIMINARY PLAN 4-19006

CLINTON MARKET PLACE NORTH

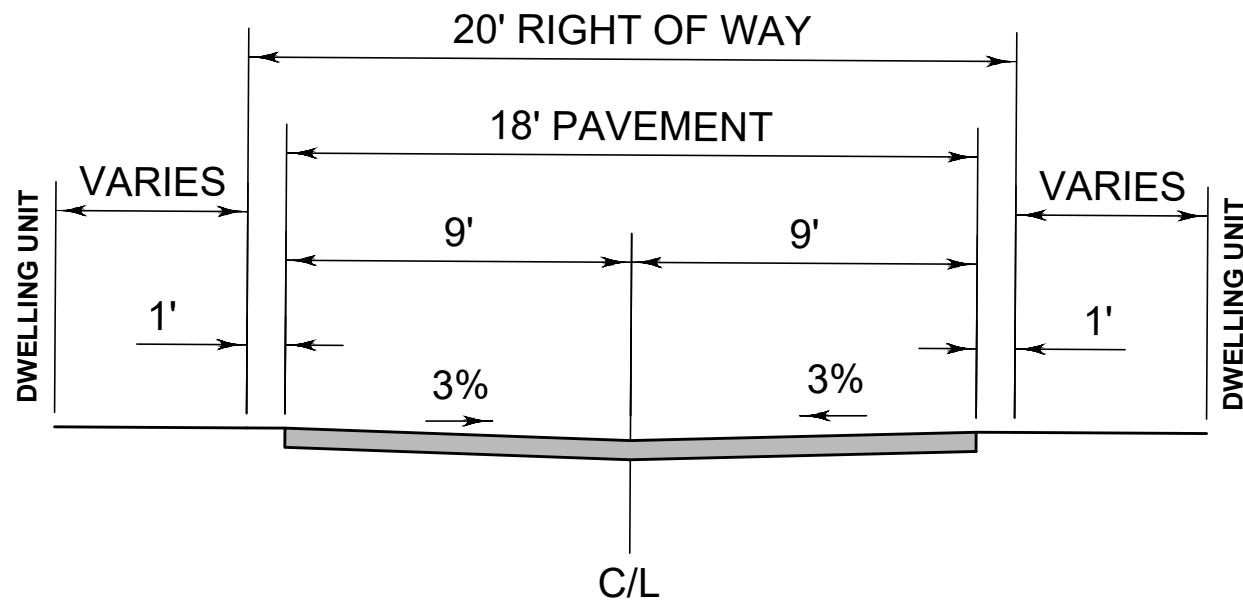
STREET SECTIONS



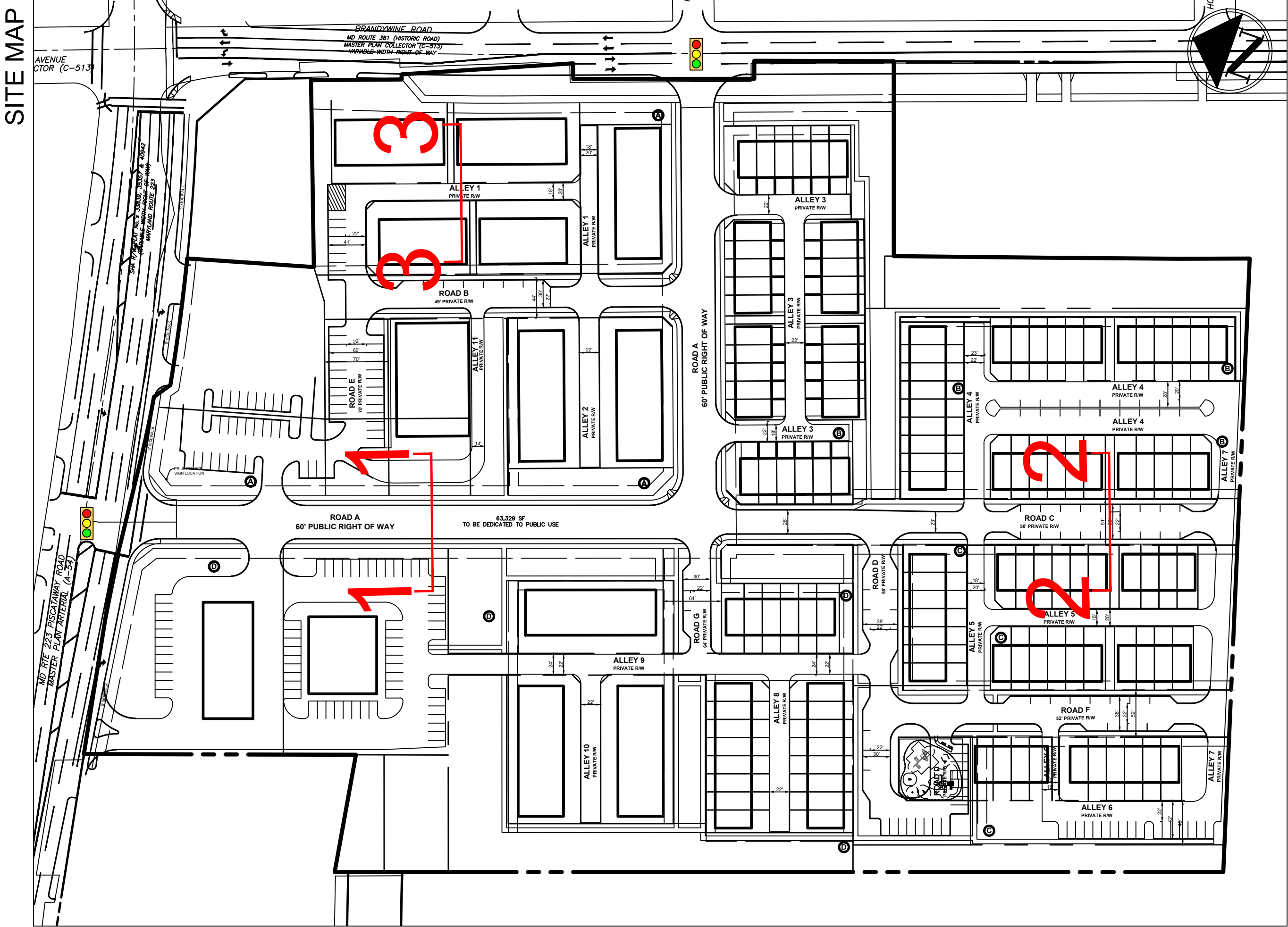
SECTION 1 | ROAD A
60' PUBLIC RIGHT OF WAY



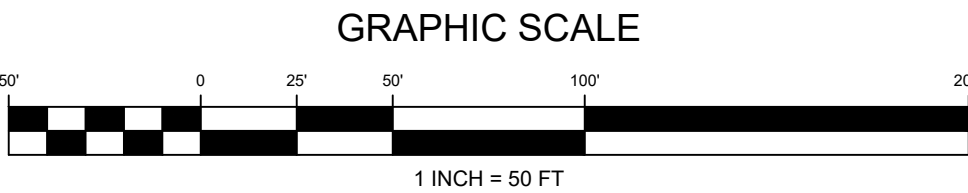
SECTION 2 | ROAD C
51.34' PRIVATE RIGHT OF WAY



SECTION 3 | ALLEY TYPICAL
20' PRIVATE RIGHT OF WAY



SCALE : 1" = 100'



2 - PRELIMINARY PLAN

9/25/2018

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDRESS SRC COMMENTS	4/1/19				

Owner/Developer:
Piscataway Clinton LLC
c/o Kenneth H. Michael
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9110 Piscataway Rd, 9110, 9113, 9115 Brandywine Road, 9405 Brandywine Road and Parcel 53
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BY		DATE

CLINTON MARKET PLACE NORTH

PRELIMINARY PLAN # 4-19006

STREET SECTIONS

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. 40787, Expiration Date: 6/19/21."

12-15-2020

STATE OF MARYLAND
ENGINEER
DAVID S. RODGERS
12-15-2020

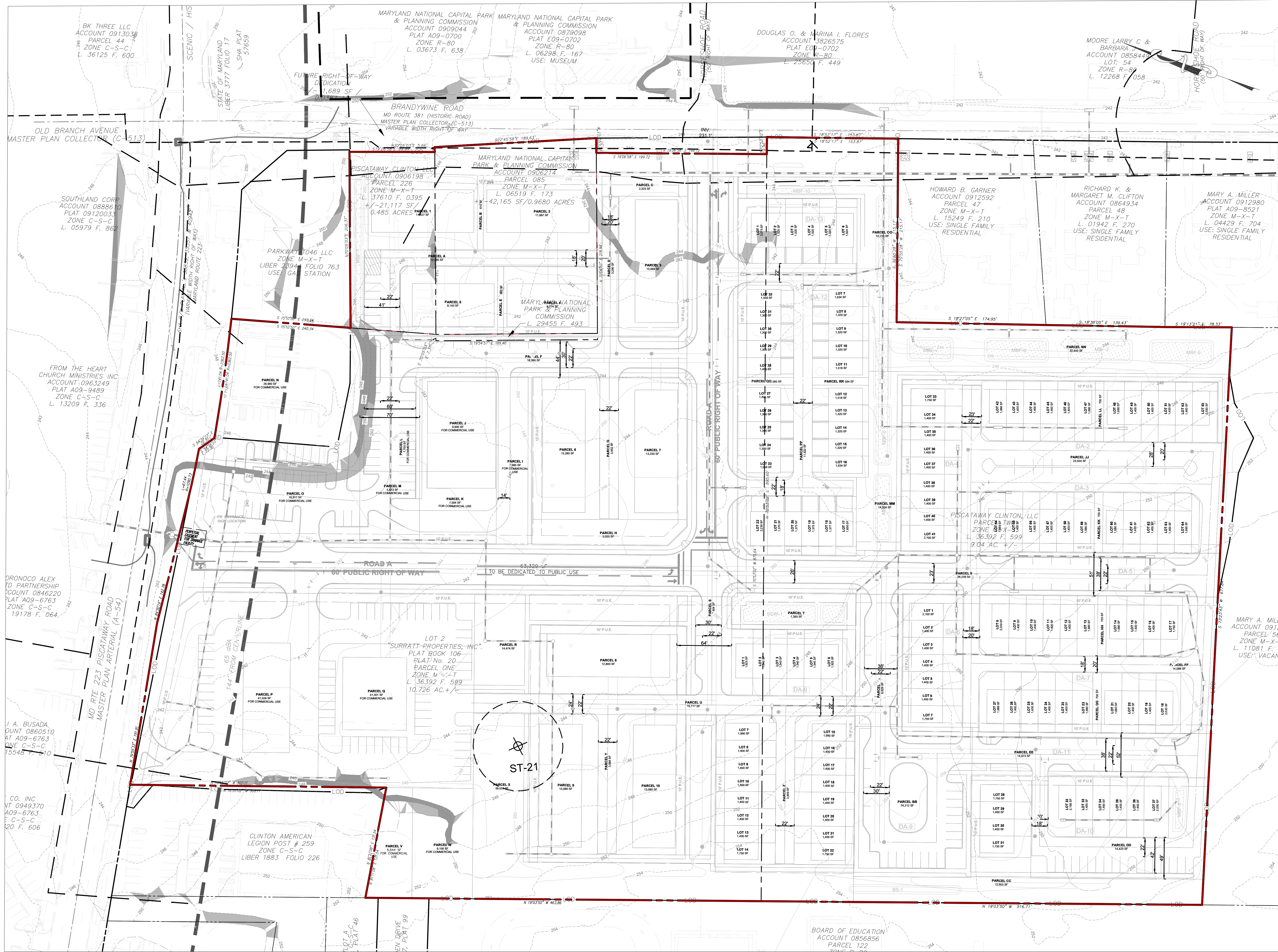
SCALE: AS SHOWN

JOB No. 1279A1

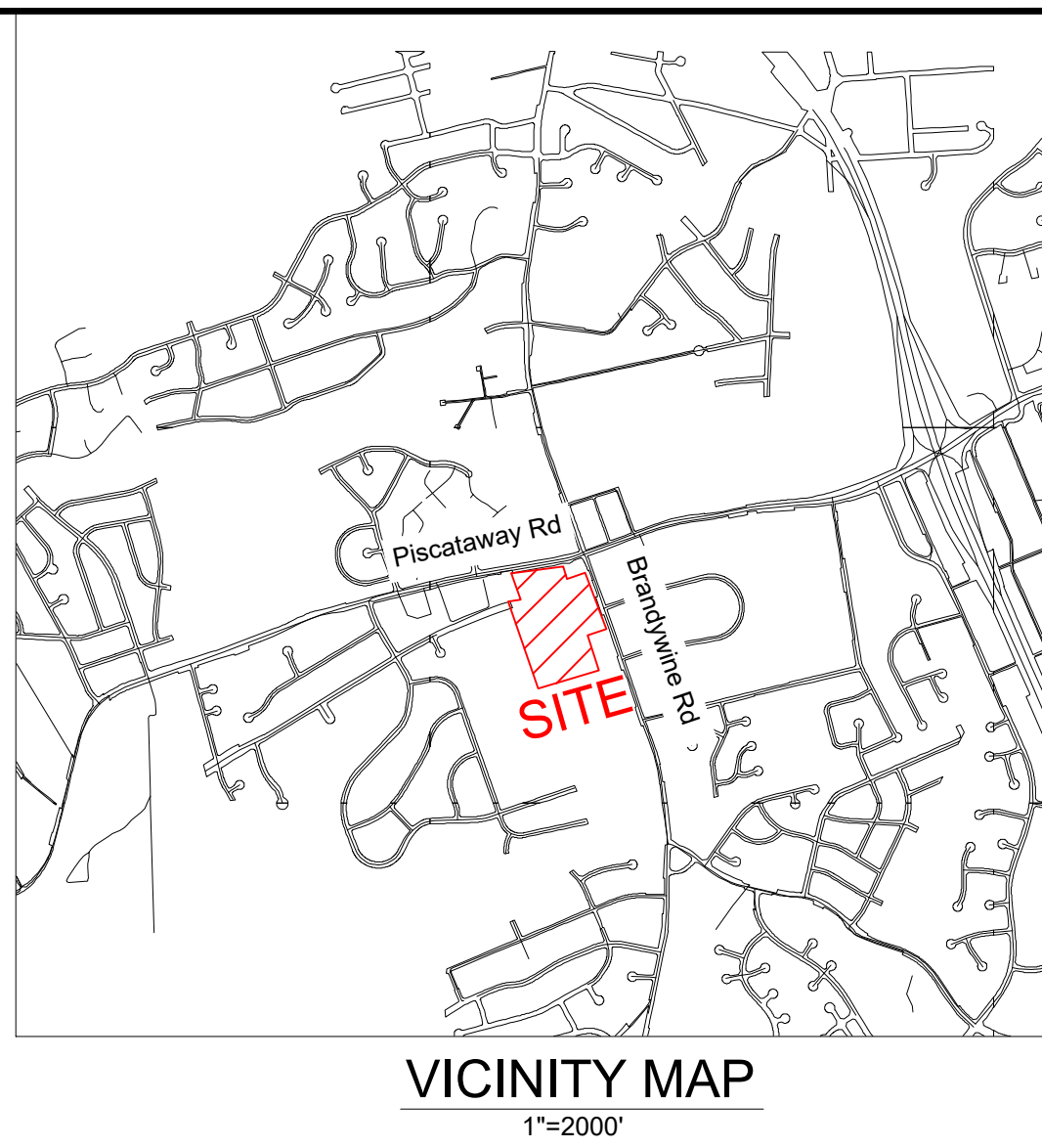
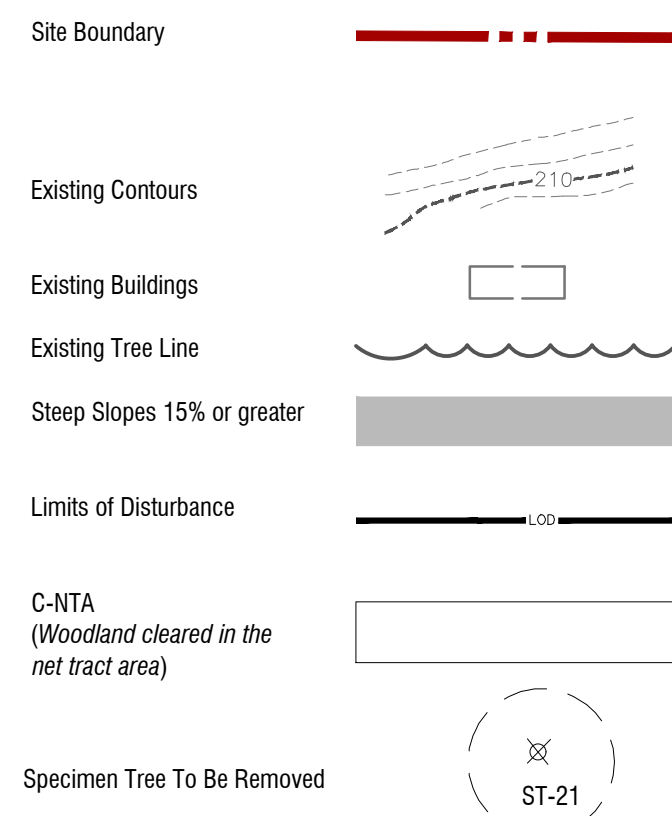
DATE: 10/2020

SHEET No. 5 OF 5

CLINTON MARKET PLACE NORTH PRELIMINARY PLAN 4-19006



Legend

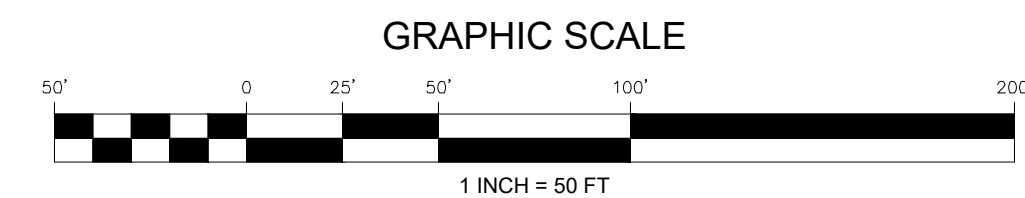


Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
1 Zone	M-X-T			
2 Gross Tract	21.26			
3 Floodplain	0.00			
4 Previously Dedicated Land	21.26	0.00	0.00	
5 Net Tract (NTA)				
6 TCP Number	TCP1-002-2019	Revision #	0	
7 Property Description or Subdivision Name	Clinton Market Place - North			
8 Is this site subject to the 1989 or 1991 Ordinance	Y			
9 Is this site subject to the 1991 Ordinance	Y			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11 Is this one (1) single family lot? (Y or N)	N			
12 Area here prior TCP approvals which include a				
13 combination of this lot? (Y or N)				
14 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	5.51	acres		
16 Clearing permit filed with reforestation =	9.29	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AF %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland	15.00%	14.80	0.00	
18 Woodland Conservation Threshold (WCT) =		3.19		
19 Smaller of 17 or 18		3.19		
20 Woodland above WCT		11.61		
21 Woodland cleared		14.80	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		11.61		
23 Clearing above WCT (0.25 - 1) replacement requirement		2.90		
24 Woodland cleared below WCT		3.19		
25 Clearing below WCT (2:1 replacement requirement)		0.30		
26 Afforestation Required	Threshold (AF%) =	15.00%		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		9.29		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
	Column A WCT/AF %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation		0.00		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * 25)		0.00		
35 Street Tree Credit (Existing or 10 year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		9.29		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		9.29		
41 Area of woodland not cleared		0.00		
42 Net tract woodland retained not part of requirements		0.00		
43 100-floodplain woodland retained		0.00		
44 On-site woodland conservation provided		0.00		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		0.00		
47 Prepared by:		Signed		Date

Specimen Tree Table

No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition
21	blackgum	<i>Nyssa sylvatica</i>	34	Poor (59)	Root, trunk & top damage, dieback, branching	Remove

Note:
Removal of ST#21 was reviewed and approved with CSP-18004.



Type 1 TCP NOTES:

- This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for Preliminary Plan for Subdivision 4-19006. If 4-19006 expires, then this TCP1 also expires and is no longer valid.
- The TCP1 will be modified by a Type 2 Tree Conservation Plan in conjunction with the approval of a detailed site plan, a specific design plan, and/or a grading permit application, whichever comes first.
- The Type 2 Tree Conservation Plan will provide specific details on the type and location of protection devices, signs, reforestation, afforestation, and other details necessary for the implementation of the requirements on this site. The details and limits of disturbance shown on the TCP2 shall be consistent with all other plans for the site, including the stormwater management plan and the erosion and sediment control plan.
- Changes to the type, location, or extent of the woodland conservation reflected on this plan are subject to the conformance provisions of Section 25-119(c) of the Woodland Conservation Ordinance.
- Cutting, clearing, or damaging woodlands contrary to this plan, as modified by a Type 2 Tree Conservation Plan, or in the absence of an approved Type 2 Tree Conservation Plan, without the expressed written consent of the Prince George's County Planning Board or designee shall be subject to appropriate mitigation which may include restoration of the disturbed area and a fine not to exceed \$9.00 per square foot of woodland disturbed.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of the approved TCP2 at time of contract signing. Future owners of the property are also subject to this requirement.
- The property is within Plan Prince George's 2035, Environmental Strategy Area Two, formerly the developing tier and is zoned M-X-T, Mixed Use Transportation.
- The property is adjacent to Brandywine Road which is designated as a scenic and historic roadway.
- The site is located in the vicinity of Piscataway Road, a master planned arterial roadway that is regulated for noise. A noise study may be required during subsequent review processes.
- This plan is not grandfathered by CB-27-2010, Section 25-119(g).

Site Statistics

Site Statistics	Total (ac)
Gross Tract Area	21.26
Existing 100-year Floodplain	0
Net Tract Area	21.26
Existing woodland in Floodplain	0
Existing Woodland Total	14.80
Existing PMA	0
Regulated Streams	0
Riparian (Wooded) Buffer up to 300 feet wide	0

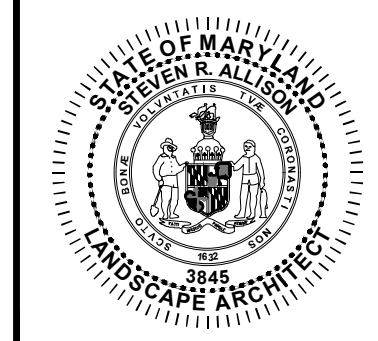
General Information Table

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid	116-C3
Administrative	WSSC Grid	2125E06
Administrative	Policy Analysis Zone (PAZ)	-
Administrative	Planning Area (Plan Area)	81A
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1365
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2600

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 1 TREE CONSERVATION PLAN APPROVAL TCP1-002-2019

Approved by	Date	DRD #	Reason for Revision
00			N/A
01			
02			
03			
04			
05			

PROFESSIONAL
CERTIFICATION
"I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME AND
THAT I AM A DULY LICENSED
PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND."
LICENSE NO. 3845
EXPIRATION DATE: 10/16/21



REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
Piscataway Clinton LLC
c/o Kenneth H. Michael
Chairman of the Board
NAI The Michael Companies
10100 Business Parkway
Lanham, MD 20706

CLINTON MARKET PLACE NORTH

9110 Piscataway Rd, 9110, 9113, 9115 Brandywine Road, 9405 Brandywine
Road and Parcel 59
ELECTION DISTRICT No. 11 BRANDYWINE
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING

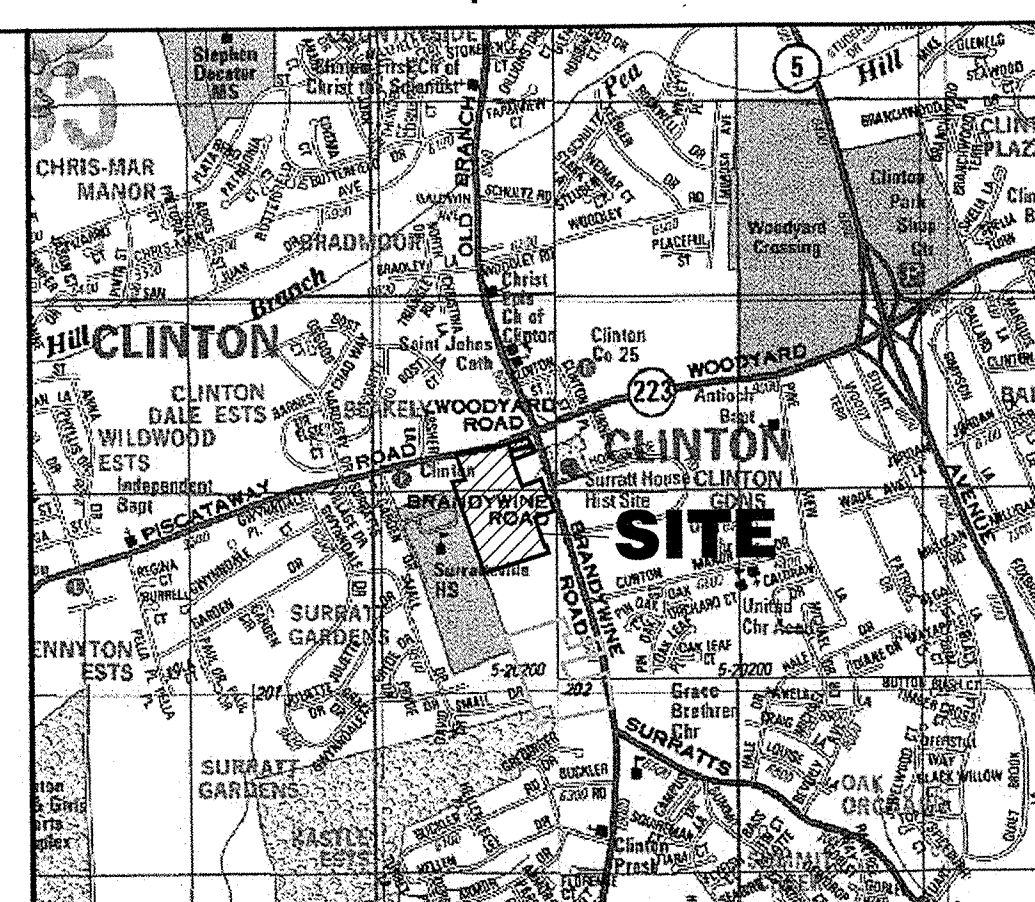
1101 Mercantile Ln, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	SRA	07/2018
DRAWN	SRA/STAFF	7/18/4/19
REVIEWED	SRA	12/2020
RODGERS CONTACT:		
RELEASE FOR		
BY:	DATE:	

CLINTON MARKET PLACE NORTH PRELIMINARY PLAN TYPE 1

TREE CONSERVATION PLAN

SCALE: 1" = 60'
JOB No. 1279A1
DATE: February 2020
SHEET No. 1 of 1



SITE DATA

SUBDIVISION NAME	SURRATT NORTH PROPERTY
ZONE	R-80 & C-S-C
METHOD OF SEWAGE DISPOSAL	PUBLIC SYSTEM
SYSTEM AREA DESIGNATION FOR SEWER	S-3
SYSTEM AREA DESIGNATION FOR WATER	W-3
PROPOSED USE OF PROPERTY	SINGLE FAMILY DETACHED UNITS
TITLE INFORMATION	L03771/F-812; L23944/F.763
TAX MAP NUMBER	116
TAX GRID NUMBER	C3 & C4
HISTORIC RESOURCES	NO HISTORIC RESOURCES KNOWN TO EXIST ON SITE
CEMETERIES	NO CEMETERIES KNOWN TO EXIST ON SITE
EXISTING PARCEL NUMBERS	58 & LOT 2
WETLANDS	MCCARTHY AND ASSOCIATES, JUNE 2007
PLANNING AREA	B1A
POLICY ANALYSIS ZONE	268A
ELECTION DISTRICT	B
WATERSHED	PISCATAWAY CREEK
2007 MAP REFERENCE	2125E06 & 2135E06
TOPOGRAPHY	M-NCPCC GIS DATA
MASTER PLAN AREA	CLINTON & VICINITY
GENERAL TIER	DEVELOPING
MARLBORO CLAY	NO MARLBORO CLAY KNOWN TO EXIST ON SITE
EXISTING STRUCTURES ON SITE	9110 PISCATAWAY ROAD BUILDING EXISTING
FLOODPLAIN	PISCATAWAY CREEK
SOIL MAP	41
2007 MAP	245208 0080D

NATURAL RESOURCES INVENTORY GENERAL NOTES

2. The site is zoned C-S-C and R-80 and is located in the Developing Tiers II and III defined in the Approved General Plan. This source of the property boundaries on this plan is from Inland 03771, Folio 812 and Liber 29944, Folio 763.
3. The topography shown on this plan is from information obtained from MNCPPC GIS Data. If the topographic source changes in the future, the NRI may be required to be updated if the delineations of critical areas are affected.
4. The source of the soils information on this plan is from the Data NCSC Wet Site Survey (WSS) in a Custom Soil Resource Report for water of Area Interest (AOI) established for the subject site only and generated on September 25, 2014.
5. The quantity of the 100-year floodplain information on this plan is from Shook & Co., Inc., Water Resources Engineer. The floodplain study (#200726) is pending approval.
6. The wetland and stream information on this plan is from a study prepared by McCarthy & Associates in December 2007. The wetland does not contain a Tier II wetland as defined in COMAR 26.03.06.01.
7. This site does not contain a Tier II wetland as defined in COMAR 26.03.06.01.
8. This site is located within a Stronghold Watershed as established by the MD DNR.
9. The date of June 1, 2007, the Maryland Department of the Environment and Heritage Service has determined that there are no known rare, threatened or endangered species habitats in the vicinity of this property.
10. The site does not include Forest Interior Dwelling Species habitat.
11. The subject property is subject to a 100-year floodplain. The FIP was previously submitted and is under review, (TC2P-015-14).
12. There is one (1) species, champion/orchard historic trees located on the property. This tree was located using high resolution aerial photography.
13. The site does not contain a Registered Historic District on the east, but designated historic roads.
14. The subject property is not located within a Registered Historic District but may Surant House (81A-007) is located immediately across the boundary from a portion of the property.
15. The subject property is not located within the subject property, however, the subject property has not been surveyed for archaeological resources and a Phase I archeology report may be required during subsequent development review processes.
16. Methodist church and Christiana cemetery are not found to occur on or within the vicinity of this property.
17. The site is located in the northern portion of the subject property, a small portion of the property is located for noise. This roadway abuts the northern property boundary. A noise study may be required during subsequent development review processes.
18. The subject property is not located within the 2008 Air Installation Compatible Use Zone (ACUZ) Study for Andrews Air Force Base.
19. The site is not located within the Chesapeake Bay Critical Area (CBCA).
20. The site is not located within the Chesapeake Bay Critical Area (CBCA).
21. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to revise and re-approved if the basic information changes significantly. Approval of this NRI is no way impacts and does not constitute any regulatory approval.

	STAND A	STAND B	STAND C	STAND F
1	Dominant species	Black Locust, Elm, Boulder	Red Oak, Willow Oak, Scarlet Oak	Red Maple, Sweetgum, Red Cedar, Bradford Pear
2	Codominant species	Black Cherry, Ash, Sycamore	Sweetgum, Red Maple, Black Cherry, Blackgum	Elm, Black Cherry, Willow Oak
3	Forest Association	50 - Black Locust	52 - White Oak, Black Oak, Northern Red Oak	92 - Sweetgum, Willow Oak
4	Successional Stage	Immature Mixed Hardwood	Immature Upland Hardwood	Immature Mixed Hardwood
5	Basal area in s.f. per acre	185	125	80
6	Size class of dominant species	12-20 inches	12-20 inches	12-20 inches
7	Percent canopy coverage	75%	95%	90%
8	Number of Tree Species	6	7	5
9	Common understory species	Ash, Black Cherry, Dogwood, Boulder, Hornbeam	Sweetgum, Red Maple, Black Cherry, Hornbeam	Elm, Black Cherry, Sweetgum
10	Percent of understory cover - 5' to 20' tall	45%	15%	20%
11	Number of woody plant species - 5' to 20' tall	3	3	2
12	Common herbaceous species	Blackberry, Spicebush, Black Locust, Willow Oak, Black Cherry, Wild Onion, Sweetgum, Grape	Highbush Blueberry, Blackberry, Red Oak, Poison Ivy, Black Cherry, Greenbrier, Ya. Creeper	Sweetgum, Blackberry, Poison Ivy, White Oak, Ya. Creeper
13	Percent herbaceous plant coverage - 0' to 3' tall	96%	0%	0%
14	List of major invasive plant species and percent of coverage	0% None 3% Multiflora Rose 60% Honeyuckle, Multiflora Rose, English Ivy	0% None 0% None 30% Honeyuckle, Multiflora Rose	0% None 15% Bradford Pear 15% Bradford Pear 20% Ya. Japanese Barberry, Wisteria
15	Number of standing dead trees > 40% or greater	0	0	0
16	Comments	Early succession species that are approaching maturity		Field that has become woodland since 200 some small openings but overall meets definition of woodland
17	Number of trees per acre	410	480	330
18	Nonnative Tree Species as Percent of Native Species (2000)	2.7 *	11.6 *	2.4 *

Web Sals Survey Sals Table						
Map Unit Box	Map Unit Name	K- Factor	Hydrologic Group	Hydric Rating	Class	Drainage
BaA	Bellville silt loam, 0-2% slopes	0.37	C	No		Modestly well drained
BaB	Bellville silt loam, 2-5% slopes	0.37	C	Partial (2)		Modestly well drained
BuB	Bellville-Urban land complex, 0-5% slopes	0.37	C	Partial (5)		Modestly well drained
DaB	Dorcas-Hammonton complex, 2-5% slopes	0.20	B	No		Well drained
GkB	Grosvonts-Hoghole-Urban land complex, 0-5% slopes	0.24	B	No		Well drained
JaA	Jarvisville sandy loam, 0-2% slopes	0.15	B	No		Well drained
SnB	Sassafras-Urban land complex, 0-5% slopes	0.24	B	No		Well drained
UrB	Urban land-Bellville complex, 0-5% slopes		D	No		
UrB	Urban land-Grosvonts complex, 0-5% slopes		D	No		

STAND CHARACTERISTICS			
STAND	AREA (acres)	RETENTION POTENTIAL ¹	FOREST STRUCTURE VALUE
A	5.43	Low	Excellent
B	4.13	Moderate	Good
C	1.03	Moderate	Excellent
F	2.92	Moderate	Moderate
Open Land	6.50		
Total	20.01		

Site Statistics	Total
Gross tract area	20.01
Existing 100-year floodplain	0.00
Net tract area	20.01
Existing woodland in the floodplain	0.00
Existing woodland net tract	13.51
Existing woodland total	13.51
Regulated streams (linear feet of centerline)	0'

Tree #	Common Name	Latin Name	DBH	Condition Rating	Comments
1	Blackgum	<i>Nyssa sylvatica</i>	34	Poor (59)	Root, trunk & top damage, dieback, branching

Prince George's County Planning Department -MCNCP
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN
VALIDATION

NRI-087-2007-01

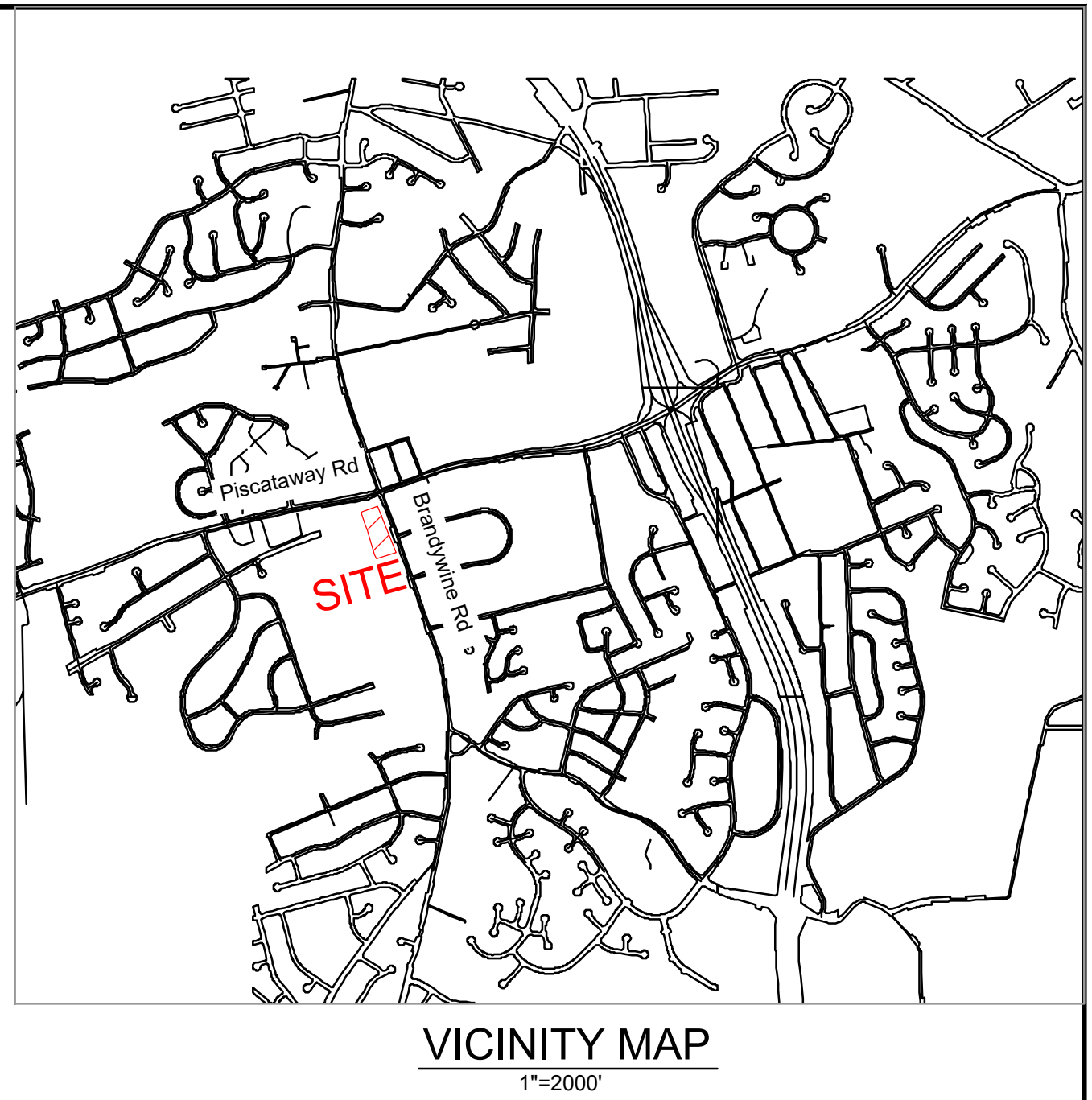
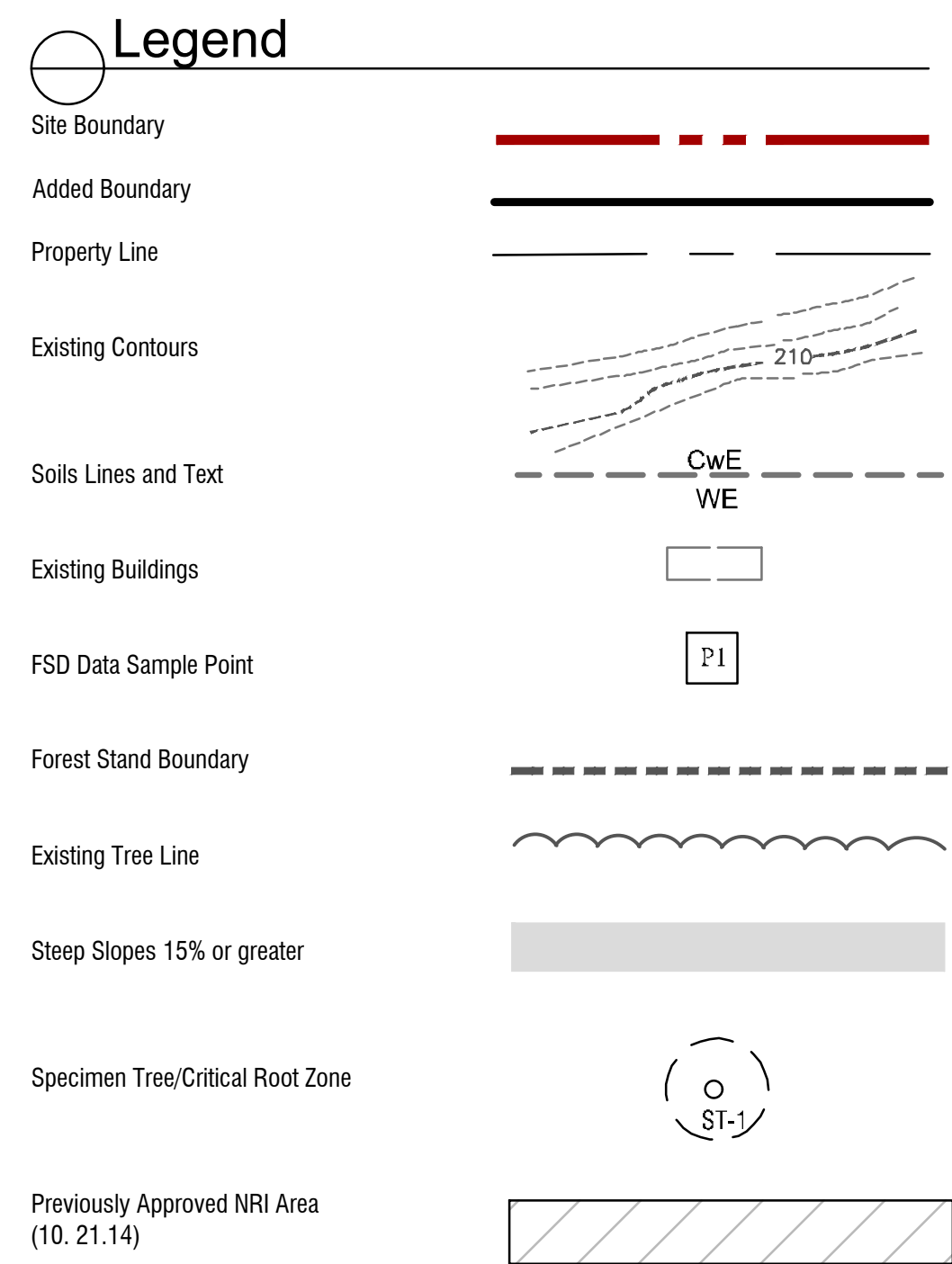
This NRI expires 2/05/15. ---
A review of this NRI plan, associated reports/updates and other supplemental information provided as needed
was found to be sufficient for a **Likely Validated** for the purpose indicated below. After completion
revised or new NRI shall be provided for any future development plans.

Approved by	Approval Date	Expiration Date	Purpose of Temporary Validation
Megan Reiser	12/02/20	2/05/21	Submission of a Development Validation

Additional staff comments:

REC'D
FEB 2 2015
COUNTY PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

APPROVAL		
NRI/087/07		
	Staff Signature	
Initial Approval	K. FRITZ	1/28
01 revision	<i>[Signature]</i>	2/5
02 revision		



- Standard Notes**
- This site is zoned M-X-T (Mixed Use Transportation Oriented) and is located in the Developing Tier as defined in the Approved General Plan.
 - The source of the property boundaries on this plan is from a survey conducted by Dewberry. A field survey was conducted by Dewberry on 06/27/17.
 - The topography shown on this plan is from McKenzie Snyder, January 2016.
 - The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report of the Area of Interest (AOI) established for the subject site only and generated on May 23, 2018.
 - No wetlands or streams were observed within the 1.48 acre site boundary as determined by Amanda Neiderer on May 21, 2018.
 - This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
 - This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
 - This site is located within a Stronghold Watershed as established by the MD DNR. (MDE 8-Digit: 02140203).
 - Rodgers Consulting Inc. contacted the Maryland DNR Wildlife and Heritage Service to determine if State or Federal listed species occur within the study area on June 6, 2018. In a letter dated June 27, 2018, the WHS determined there were no official State/Federal records of plant or animal species with the project area.
 - The site does not include Forest Interior Dwelling Species habitat.
 - The site is subject to previously approved TCP's. Previously approved TCP's include TCP2-015-14-01.
 - There are no specimen trees located on the site.
 - The site is in the vicinity of Brandywine Road, a designated historic road.
 - The subject property is not located within a Registered Historic District; however, the Mary Surratt House (ID: 81A-007) is located adjacent to the subject property.
 - There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
 - Marlboro clay and Christina complex are not found to occur on or within the vicinity of this property.
 - The site is located in the vicinity of Brandywine Road, a master planned arterial roadway that is not regulated for noise.
 - The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.
 - The site is not located within the Chesapeake Bay Critical Area (CBCA).
 - The site is not located within an Aviation Policy Area (APA).
 - An approved NRI is valid for five years from the date of signature by staff, or until information to prepare the NRI changes. NRI's will be required to be revised and re-approved if the base information changed significantly. Approval of this NRI in no way impacts any other development application approvals.

Site Statistics

Site Statistics	Total (ac)
Gross Tract Area	1.48
Existing 100 year Floodplain	0
Net Tract Area	1.48
Existing woodland in Floodplain	0
Existing Woodland Total	0.74
Existing PMA	0
Regulated Streams	0
Riparian (Wooded) Buffer up to 300 feet wide	0

General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Gtr	116-C3
Administrative	WSSC Gtr	2125E06
Administrative	Policy Analysis Zone (PAZ)	81A
Administrative	Planning Area (Plan Area)	81A
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Teir (Teir)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ COG)	1365
Administrative	PG Traffic Analysis Zone (TAZ PG)	2600

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN
APPROVAL NRI-115-18

Approved by	Date	Reason for Revision
00	11/9/2018	
01		
02		
03		
04		
05		
06		
07		

11/02/18

REVISION	DATE	REVISION	DATE	REVISION	DATE

Prepared For:
Piscataway Clinton LLC
c/o Kenneth H. Michael
Chairman of the Board
NAI The Michael Companies
10100 Business Parkway
Lanham, MD 20706

Natural Resource Inventory

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		

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

Clinton Market Place North

9113 Brandywine Road, 9115 Old Branch Avenue
Election District 11
Prince Georges County, Maryland

SCALE:	As Shown
JOB No.	1279A1
DATE:	November 2018
SHEET No.	1 OF 2

Total Number of dead trees per Size Class
Number of dead trees greater than 10 cm dbh



REVISION	DATE	REVISION	DATE	REVISION	DATE	Prepared For:	 RODGERS CONSULTING 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com	Clinton Market Place North 9113 Brandywine Road, 9115 Old Branch Avenue Election District 11 Prince Georges County, Maryland	As Shown
					Piscataway Clinton LLC	JOB No.			
					c/o Kenneth H. Michael	1279A1			
					Chairman of the Board	DATE:			
					NAI The Michael Companies	November 2018			
					10100 Business Parkway				



Revision Date: February 26, 2014 (6:40 PM)

Revision Date: February 26, 2014 (6:40 PM)

Total Site Acreage: 21.26

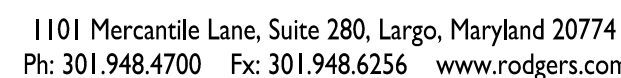
*** Note 1: Drainage area consists of 6 individual 400 SF roof areas. See SWM Concept Report for calculations. Disconnect length is 17 ft.

An aerial photograph of a large land parcel outlined in red. The parcel is divided into several smaller sections by black lines. These sections are color-coded and labeled: a small pink section at the top left is labeled 'UrB'; a larger pink section at the top center is labeled 'InA'; a small pink section at the top right is labeled 'SnB'; a large teal section in the middle is labeled 'BaB'; a medium-sized pink section on the right side is labeled 'DnB'; and a small pink section at the bottom right corner is labeled 'CdB'. Along the left boundary, there are two more labels: 'UrB' near the top and 'BaB' further down. At the very bottom left, another 'UrB' label is present. A road labeled '223' runs horizontally across the top of the image. Various other features like buildings, parking lots, and trees are visible around the main parcel.

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

PISCATAWAY CLINTON LLC
C/O NAI The Michael Companies
10100 Business Park
Lanham MD 20646
CONTACT Kenneth H. Michael

110 Pisataay Rd 110 11 Brandyine Rd 0 Brandyine Road and Parcel
 ELECTION DISTRICT No 11 Brandyine
 PRINCE GEORGES COUNTY MARYLAND



Site Development Concept Plan

Cover Sheet

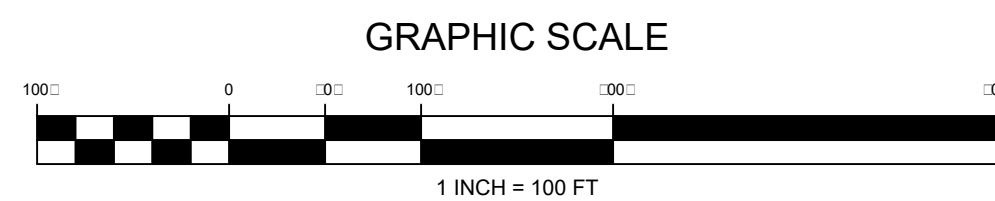
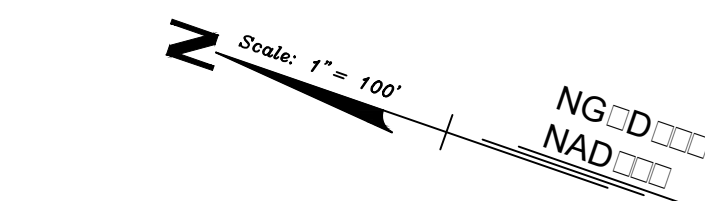
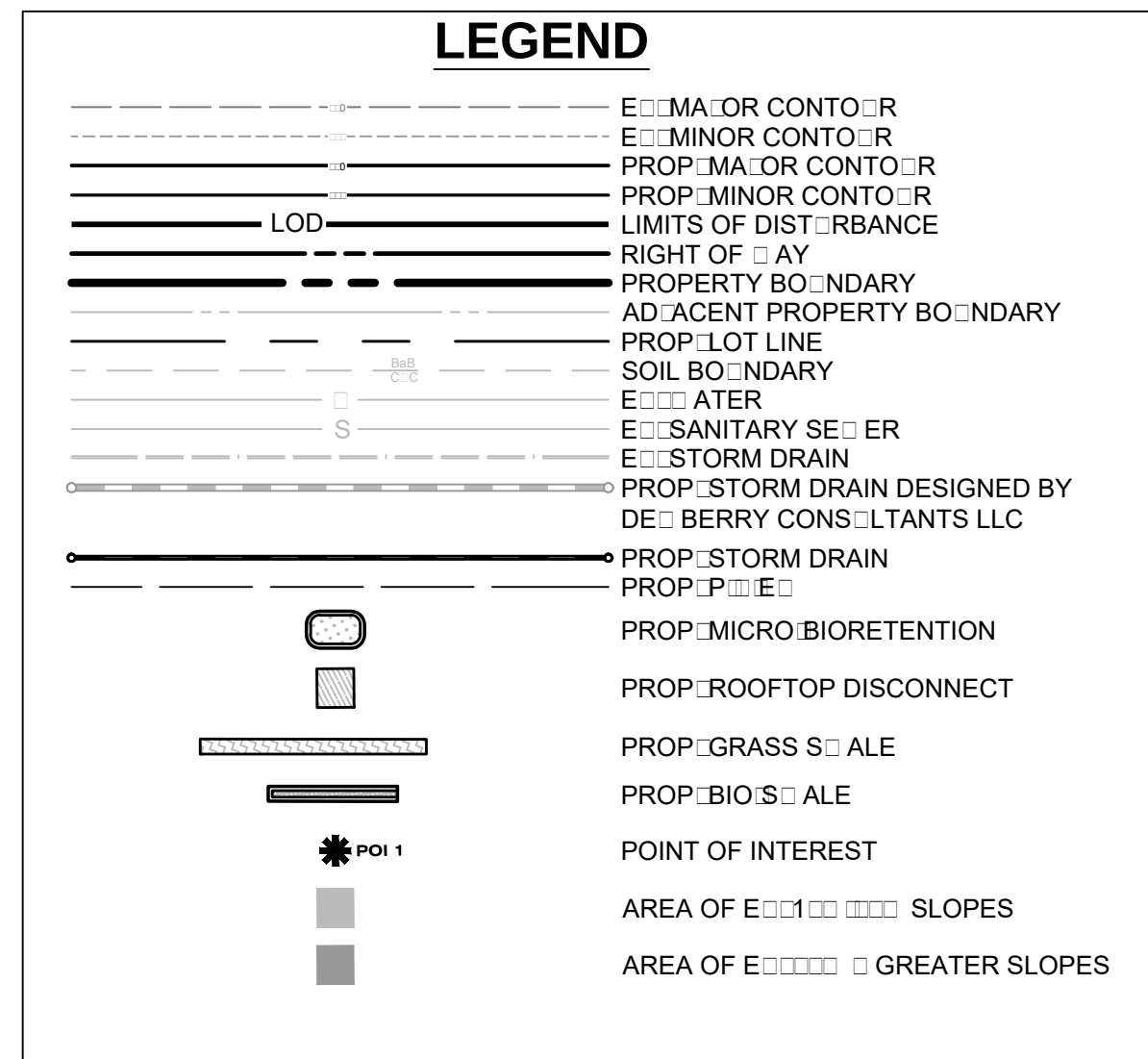
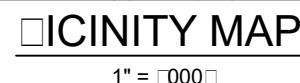
SCALE ☐ 1"=100'

OB No ☐ 1 ☐ A1

DATE ☐ NE ☐ 01 ☐

S ☐ M ☐

SHEET No ☐ 1 OF ☐



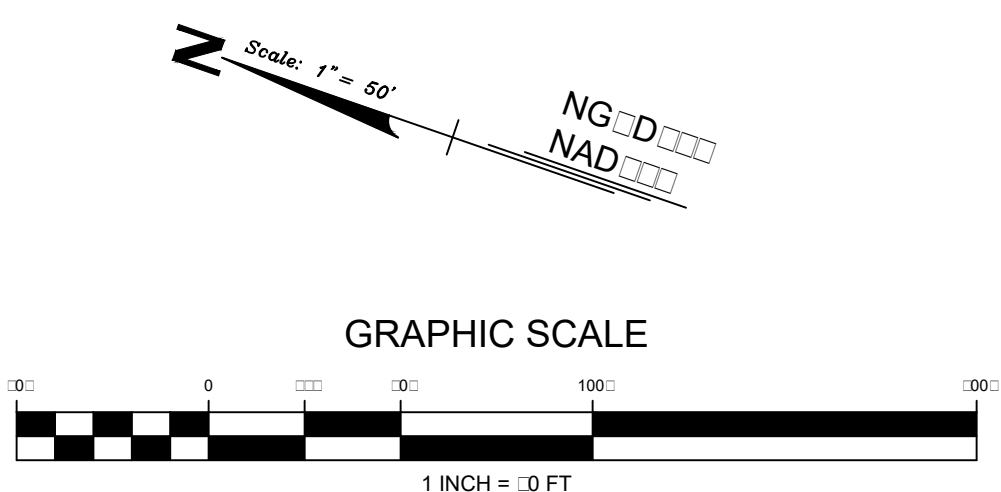
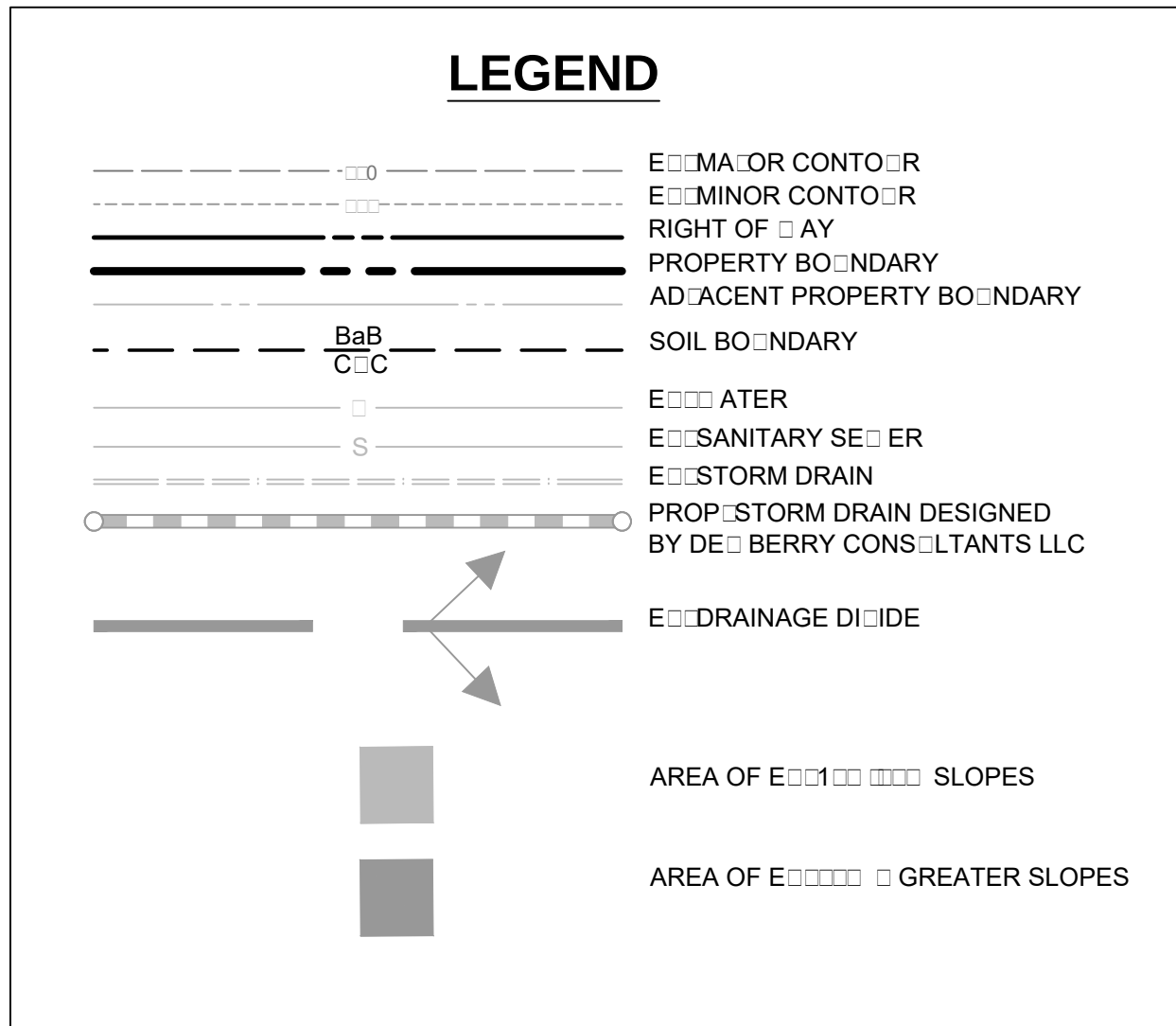
Cover Sheet
Existing Conditions
Stormwater Management Drainage Area Map
Proposed Conditions
Details

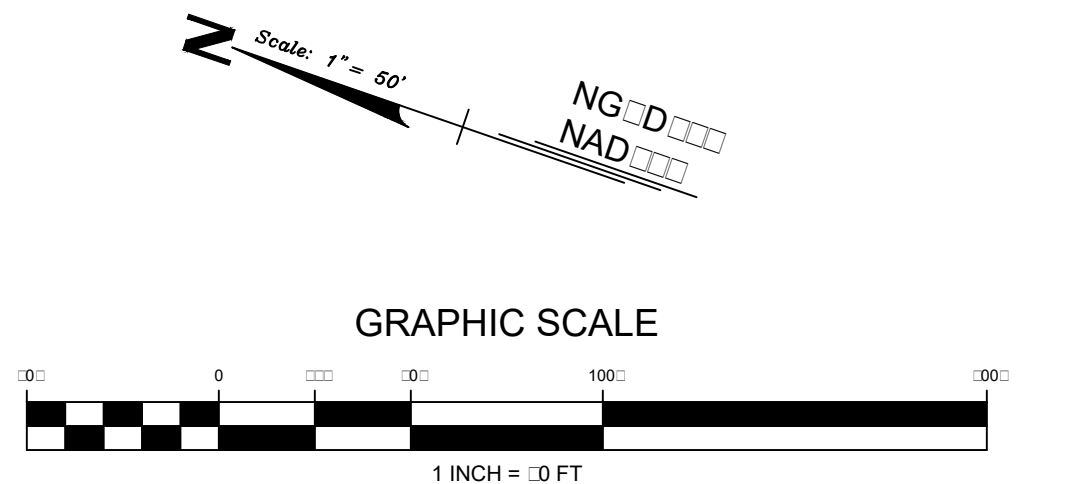
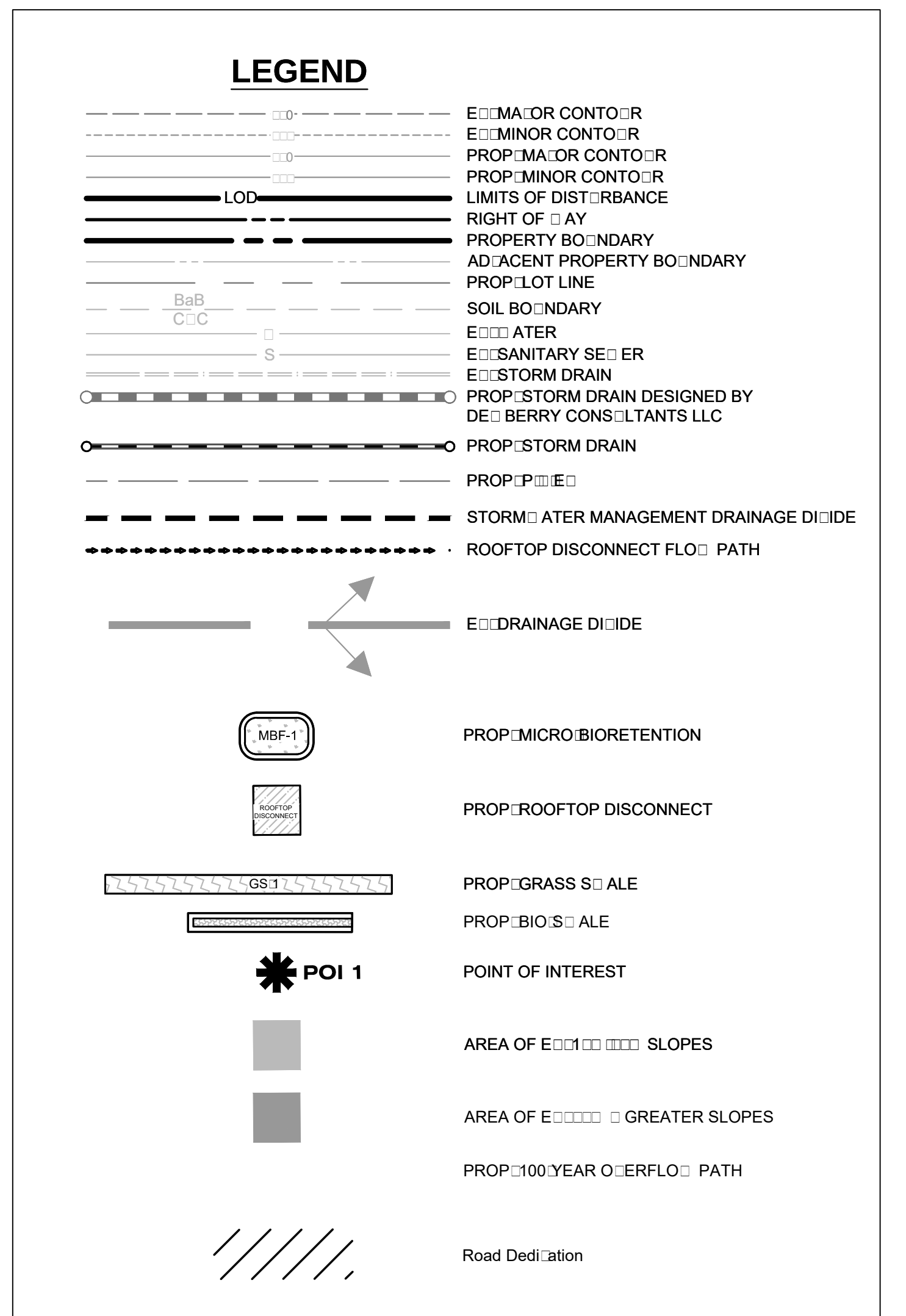
Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5



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. 000000 Expiration Date 8/8/07"





"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. 000000 Expiration Date 6/8/00"

Site Development Concept Plan

Stormwater Management

Drainage Area Map

SCALE 1"=

OB No 100A1

DATE NE 01

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SHEET No OF

[illegible]

110 Pisataway Rd 11011 Brandywine Rd Brandywine Road and Parcel
ELECTION DISTRICT No 11 Brandywine
PRINCE GEORGE'S COUNTY MARYLAND

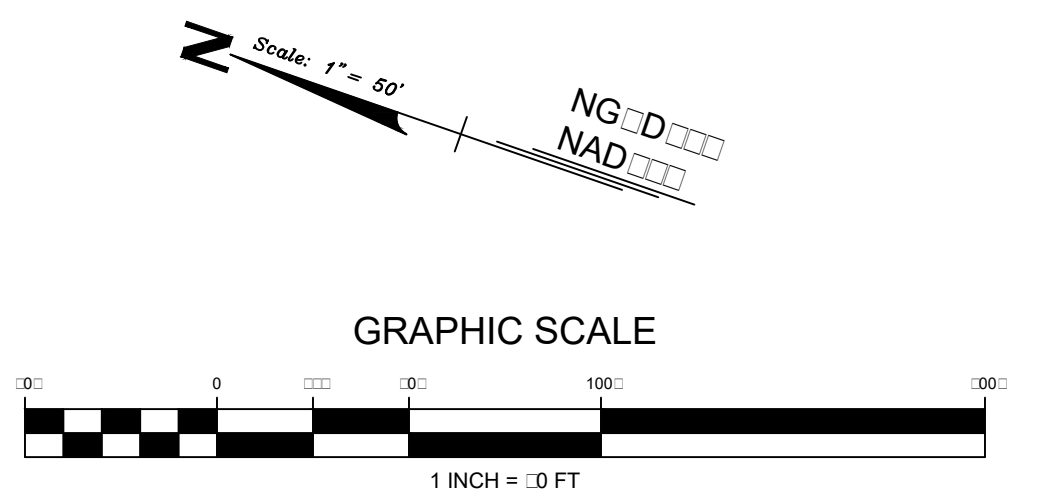
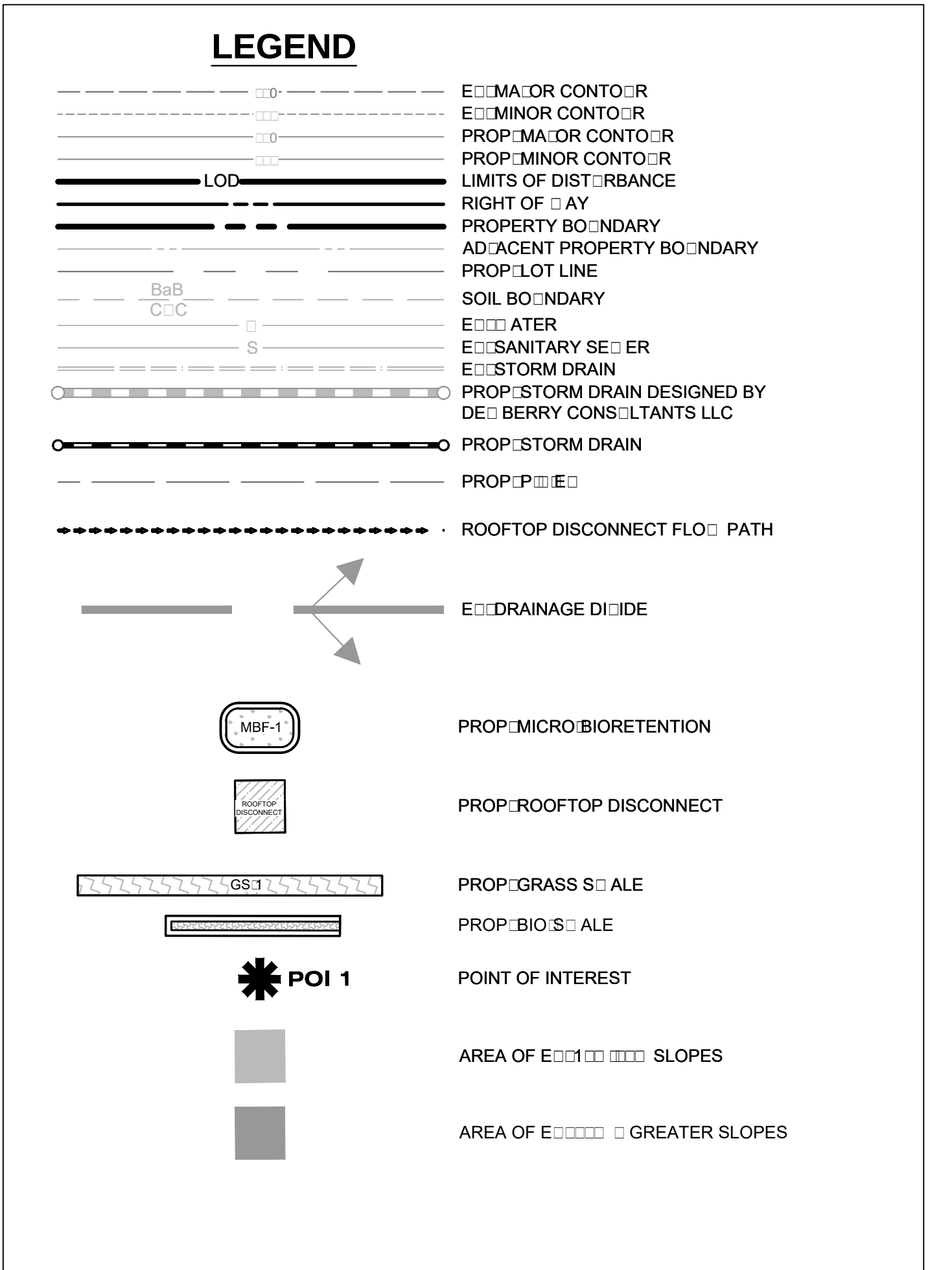
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	MAY 01
DESIGNED	DS	NE 01
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REVIEWED	CH	NE 01

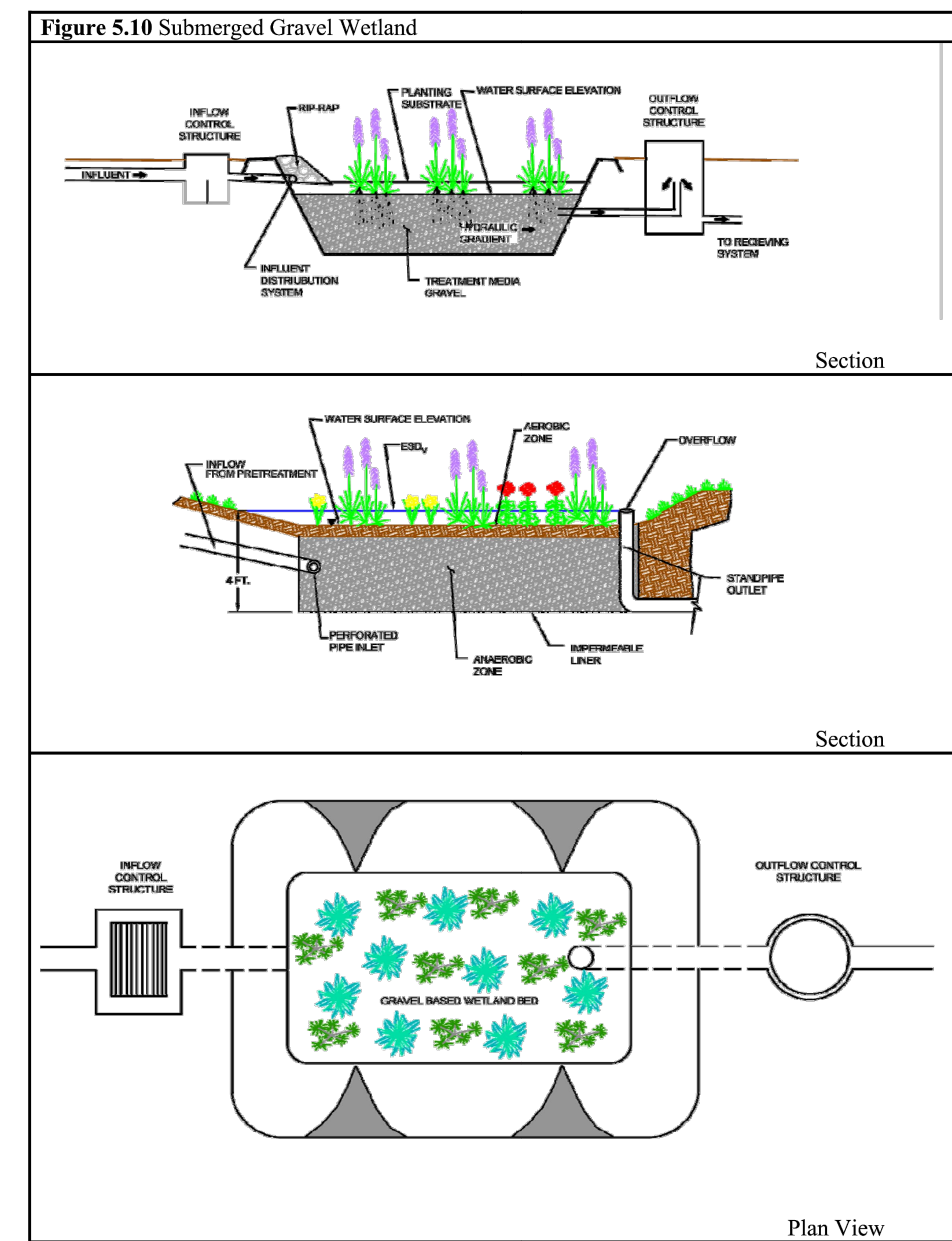
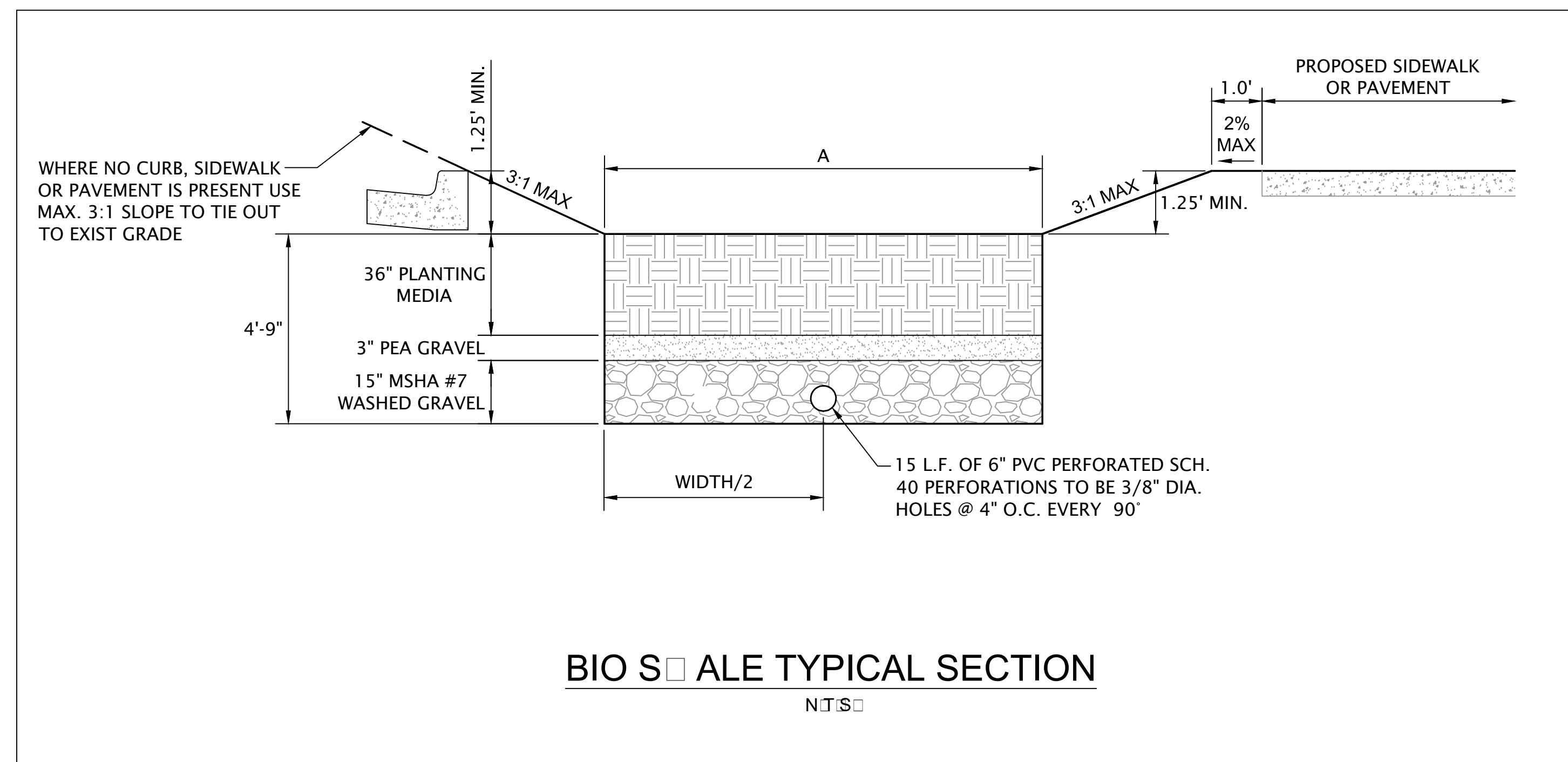
RODGERS CONTACT: Nat Ballard

RELEASE FOR ☐

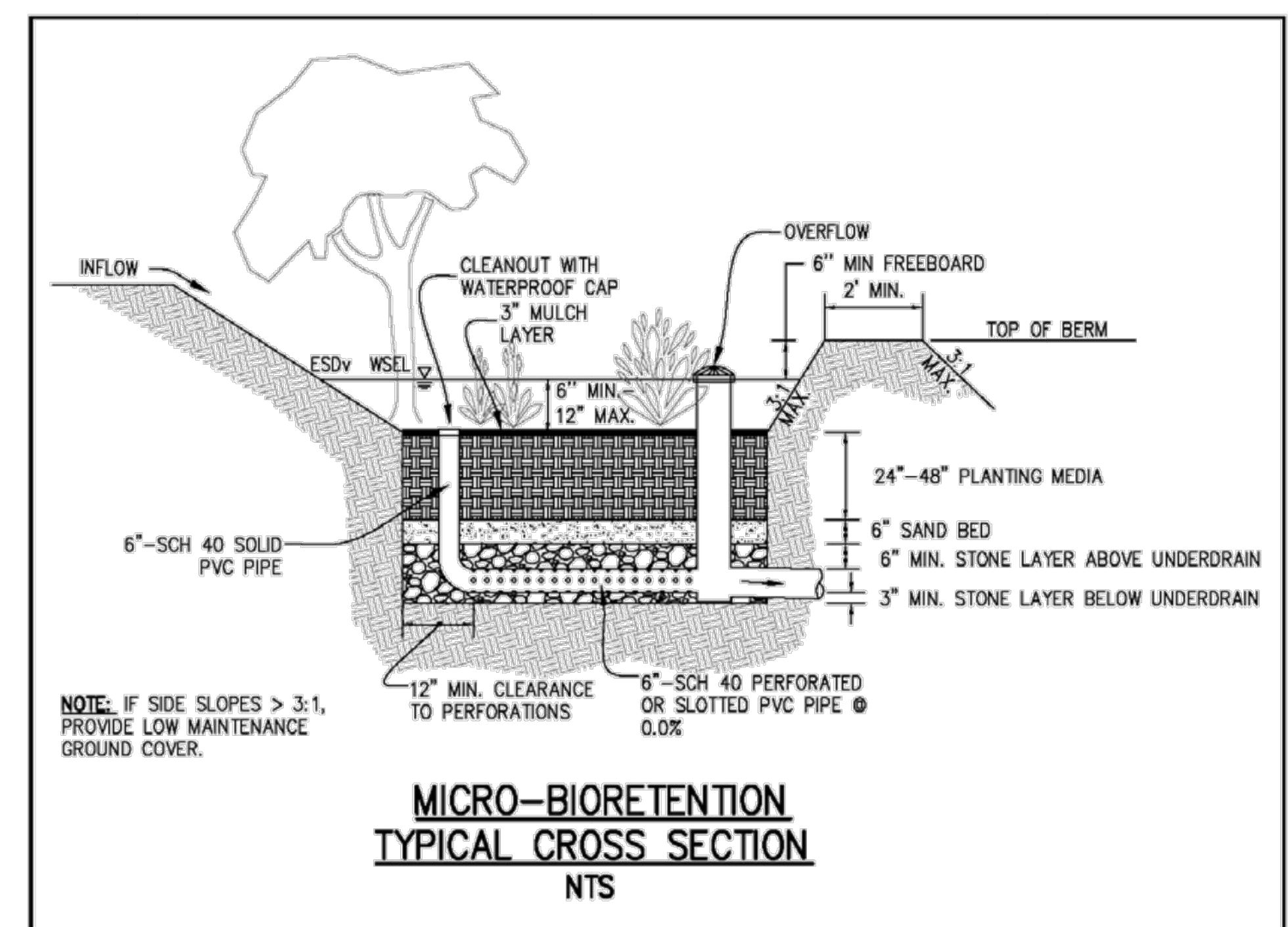
BY: _____ DATE: _____



PROFESSIONAL CERTIFICATION



CONCEPTUAL SUBMERGED
GRAVEL BEDLANDS DETAIL
NTS

[illegible]Applicant

PISCATAWAY CLINTON LLC
C/O NAI The Michael Companies
10100 Business Park
Lanham MD 20656
CONTACT Kenneth H. Michael

Clinton Market Place North

110 Pisataway Rd 11011 Brandywine Rd 0 Brandywine Road and Parcel
ELECTION DISTRICT No 11 Brandywine
PRINCE GEORGES COUNTY MARYLAND

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	CADD	MAY 01 01
DESIGNED	DS	NE 01
DRAWN	DS	NE 01
REVIEWED	CH	NE 01
RODGERS CONTACT: Nat Ballard		
RELEASE FOR		
BY		DATE

Site Development Concept Plan Details

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7/1/19

SCALE NTS

☐ OB No 1 A1

DATE NE 01

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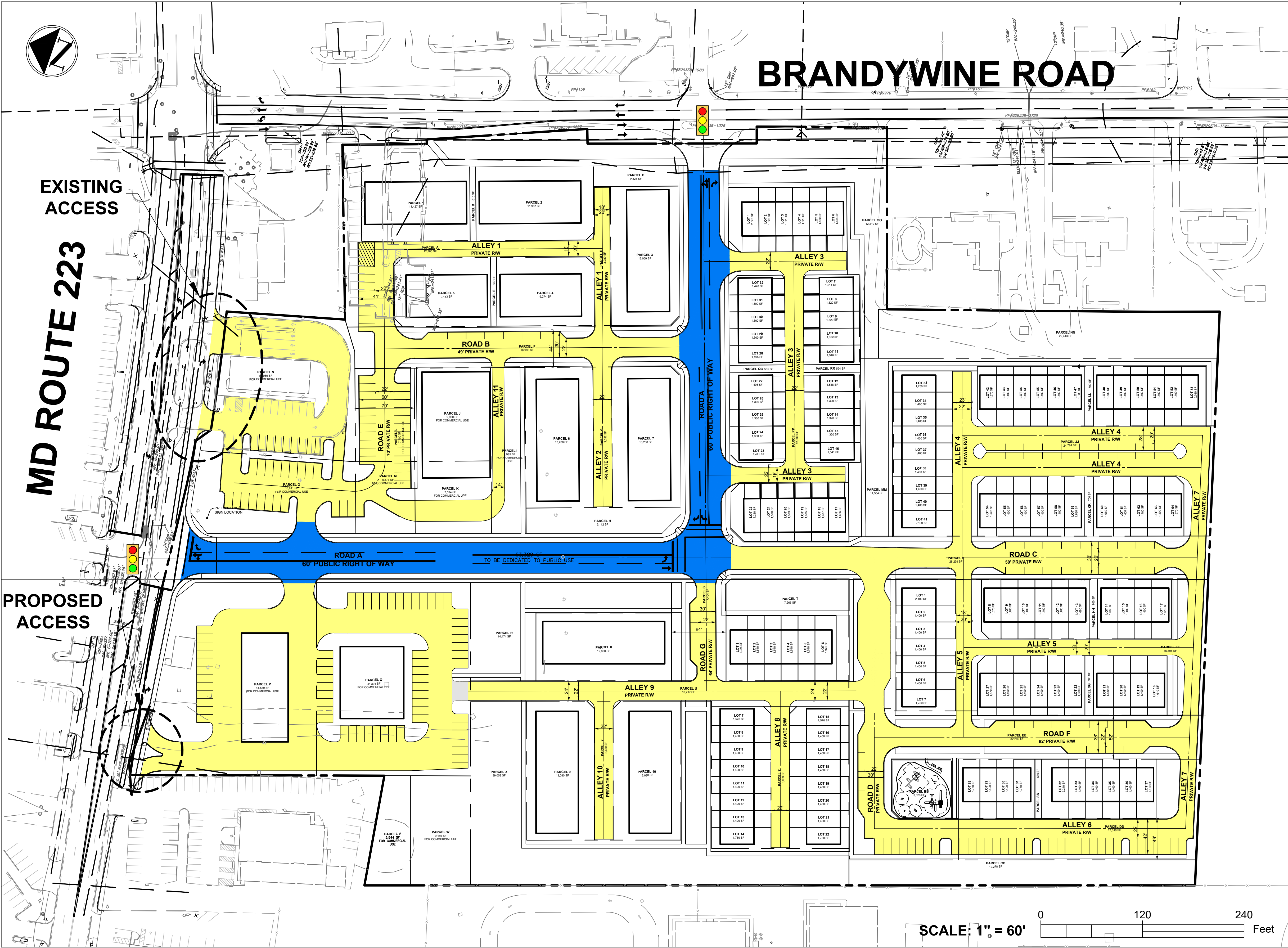
SHEET No OF

CLINTON NORTH
ENTRANCE VARIATION
EXHIBIT

PRIVATE STREET

PUBLIC STREET

ENTRANCE



REVISION		DATE	REVISION		DATE	OWNER/DEVELOPER: Piscataway Clinton LLC c/o Kenneth H. Michael NAI The Michael Companies 10100 Business Park Lanham, Md 20706	CLINTON MARKET PLACE NORTH 9110 Piscataway Rd, 9110, 9113, 9115 Brandywine Road, 9405 Brandywine Road and Parcel 59 ELECTION DISTRICT No. 11 BRANDYWINE PRINCE GEORGE'S COUNTY, MARYLAND	RODGERS CONSULTING 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com	BY		DATE	ENTRANCE VARIATION EXHIBIT	SCALE:	
BASE DATA		CAD	01/2020							JOB No.				
DESIGNED		JF	01/2020							DATE:				
DRAWN		JF	01/2020							JANUARY 2021				
REVIEWED		CH/NB	01/2020							SHEET No.				
RODGERS CONTACT: NAT BALLARD		RELEASE FOR								1 OF 1				
BY _____		DATE _____												