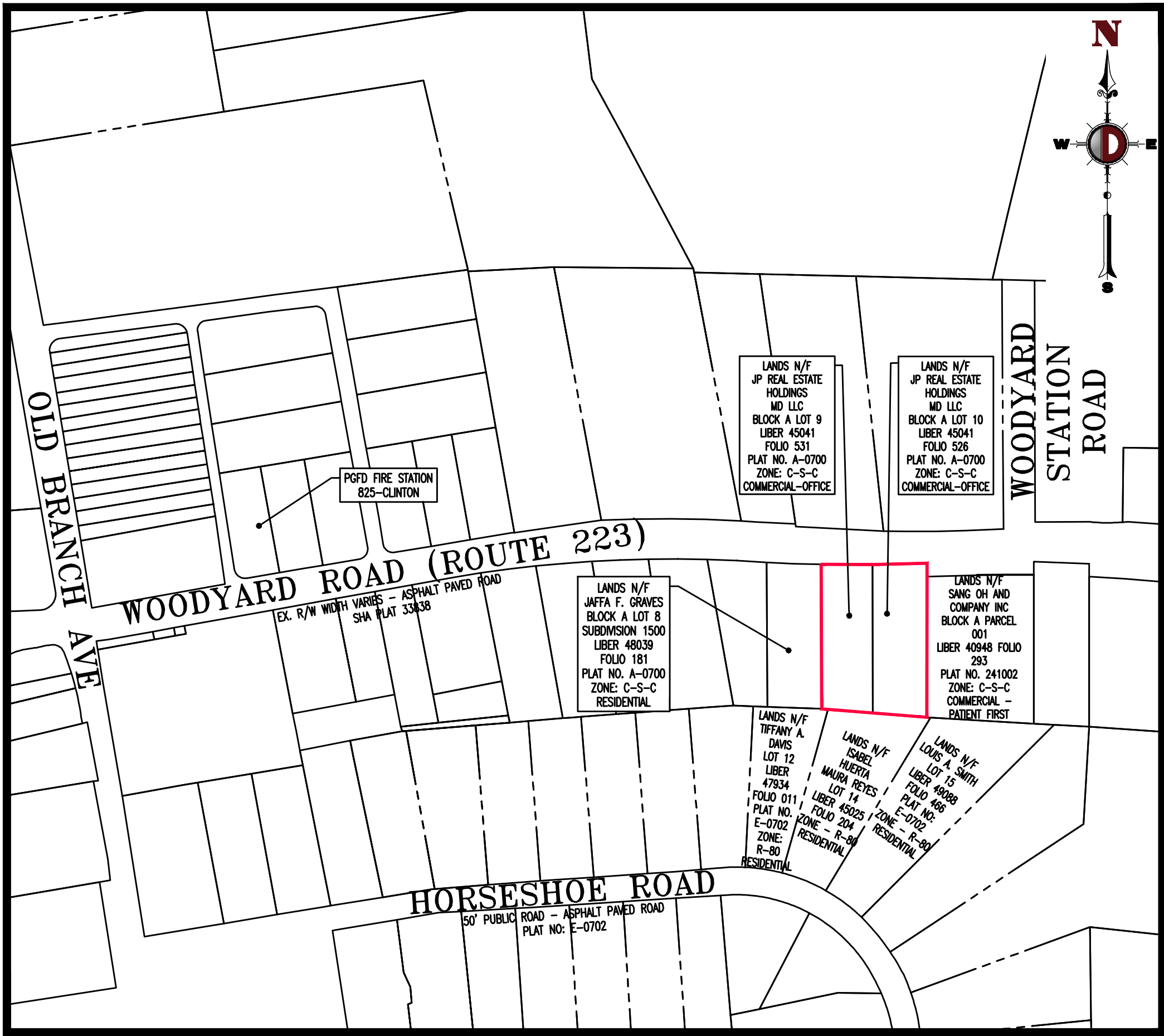


PRELIMINARY PLAN OF SUBDIVISION

4-24035  
FOR  
JP REAL ESTATE HOLDINGS MD LLC

LOCATION OF SITE:  
9002 & 9004 WOODYARD ROAD  
CLINTON, MARYLAND 20735  
PRINCE GEORGE'S COUNTY  
TAX MAP 116; GRID D3; LOTS 9 & 10  
WSSC GRID: 212SE06



VICINITY MAP  
1" = 200'

PREPARED BY  
DYNAMIC ENGINEERING CONSULTANTS, P.C.  
125 WEST STREET, SUITE 201  
ANNAPOLIS, MD 21401  
WWW.DYNAMICCEC.COM

PROJECT TEAM  
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ARCHITECT

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GREENBELT, MARYLAND 20770  
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(301) 441-2420

LANDSCAPE  
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MARTIN, NJ 08053  
MARLA ROLLER  
MROLLER@DYNAMICCEC.COM  
(856) 334-2000

SIGNAGE

CONTRACTOR

UTILITY & GOVERNING  
AGENCIES CONTACT LIST

WATER & SEWER COMPANY  
WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC)  
14501 SWEETZER LANE  
LAUREL, MD 20707  
(301) 206-9772

POWER COMPANY  
POTOMAC ELECTRIC POWER COMPANY (PEPCO)  
10611 WESTLAKE DRIVE  
ROCKVILLE, MD 20852

DEPARTMENT OF TRANSPORTATION  
PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION  
9400 PEPPER CORN PLACE, SUITE 300  
LARGO, MD 20774  
DPWT-OD@CO.PG.MD.US  
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LOCAL ZONING OFFICE  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING  
COMMISSION (M-NCPPC)  
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
1616 MCCORMICK DRIVE  
LARGO, MD 20774  
PPD-INFOCOUNTER@PPD.MNCPPC.ORG  
(240) 545-8976

LOCAL PERMITTING OFFICE  
PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING,  
INSPECTIONS, AND ENFORCEMENT (DPIE)  
9400 PEPPER CORN PLACE  
LARGO, MD 20774  
(240) 545-8976

PLANNING BOARD  
1616 MCCORMICK DRIVE  
LARGO, MD 20774  
PUBLICAFFAIRS@PPD.MNCPPC.ORG  
(301) 952-3560

PLAN REFERENCES

TOPOGRAPHIC SURVEY  
DYNAMIC SURVEY, LLC  
JP REAL ESTATE HOLDINGS MD, LLC  
BLOCK A, LOTS 9 & 10  
9002 & 9004 WOODYARD ROAD  
CLINTON, PRINCE GEORGE'S COUNTY, MARYLAND  
HORIZONTAL DATUM: CLINTON GARDENS PLAT NO. BB6-16  
VERTICAL DATUM: NAVD 88

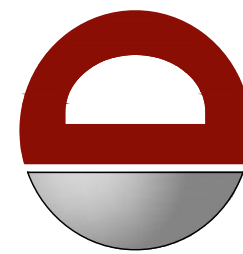
GEOTECHNICAL REPORT  
GEO DESIGN & ENGINEERING, INC.  
"SUBSURFACE EXPLORATION AND GEOTECHNICAL STUDY"  
9002 & 9004 WOODYARD ROAD, CLINTON, MARYLAND  
PROJECT NO: E21073  
DATED: 11/09/2021

CONCEPT GRADING, SEDIMENT AND EROSION CONTROL PLAN  
GREENWAY ENGINEERING, INC.  
"ENVIRONMENTAL SITE DEVELOPMENT GRADING, EROSION &  
SEDIMENT CONTROL PLAN"  
FILE NO: N262P  
DATED: FEBRUARY 2024  
APPROVAL DATE: 06/25/2024

STORMWATER MANAGEMENT CONCEPT PLAN  
GREENWAY ENGINEERING, INC.  
"SITE DEVELOPMENT CONCEPT PLAN"  
FILE NO: N262P  
DATED: AUGUST 2021  
APPROVAL: 12/04/2023

DRAWING INDEX

COVER SHEET	1 of 3
EXISTING CONDITIONS AND DEMOLITION PLAN	2 of 3
PRELIMINARY PLAN	3 of 3



DYNAMIC  
ENGINEERING

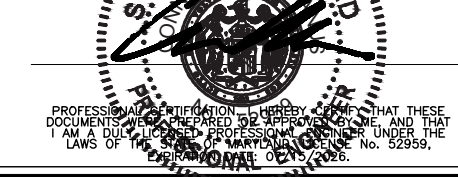
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GEOTECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING

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Annapolis, MD 21401  
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CONNOR MCMANUS



MARLA ROLLER



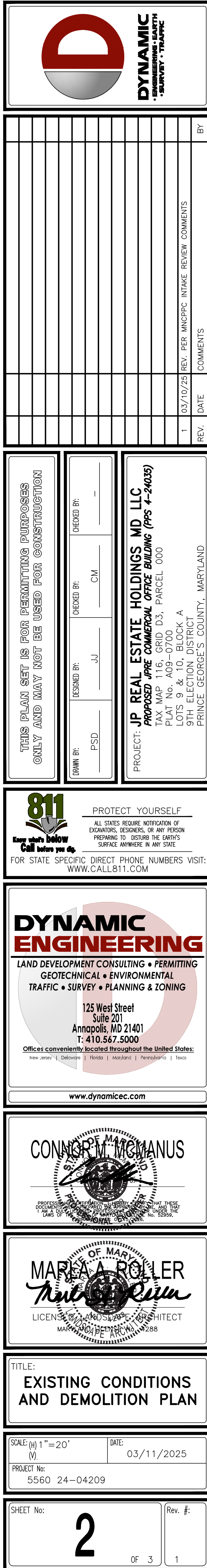
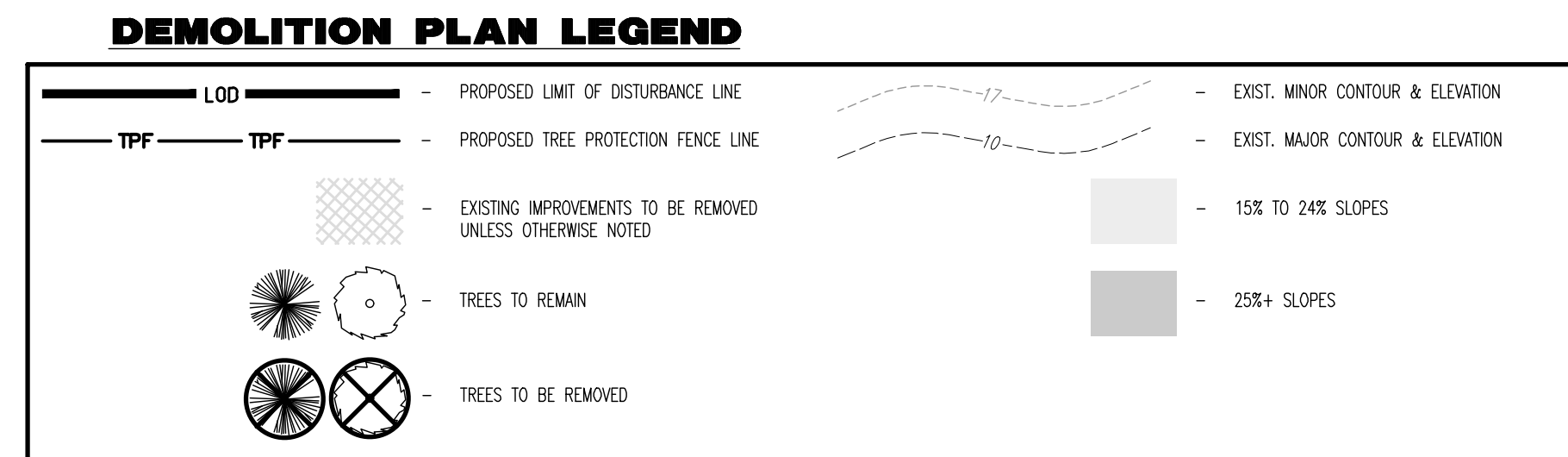
TITLE:

COVER SHEET

SCALE: (H) AS NOTED DATE: 03/11/2025  
PROJECT No: 5560 24-04209

SHEET No: 1 OF 3 Rev. #: 1

CRAIG BLACK  
PROFESSIONAL LAND SURVEYOR  
MARYLAND LICENSE NO. 22039  
EXPIRATION DATE: 08/10/2026



18. THE SOURCE OF THE SOIL INFORMATION BELOW IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM REPORT FOR AN AREA OF IN (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON JANUARY 14TH, 2025. THIS WEB SOIL SURVEY IS PROVIDED IN THE ASSOCIATED PACKAGE SUBMITTED WITH THIS PLAN.

SERIES SYMBOL	SOIL SERIES MAP UNIT NAME	HYDROLOGIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	DRAINAGE CLASS
BuB	BELTSVILLE-URBAN LAND COMPLEX, 0-5% SLOPES	C	0.37	5	MODERATELY WELL DRAINED
BuD	BELTSVILLE-URBAN LAND COMPLEX, 5-15% SLOPES	C	0.37	0	MODERATELY WELL DRAINED
DuB	DOWNER-HAMMONTON URBAN LAND COMPLEX, 0-5% SLOPES	A	--	0	--
EwB	EVESBORO-DOWNER COMPLEX 0 TO 5 PERCENT SLOPES	A	0.05	0	EXCESSIVELY DRAINED

(IN FEET)  
1 INCH = 20 FT.

