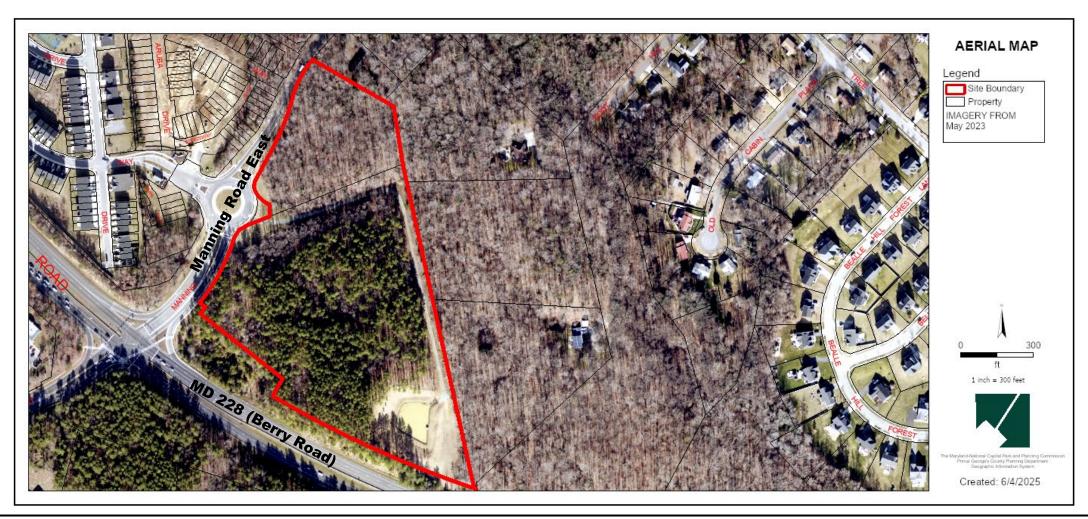
SIGNATURE CLUB EAST

Conceptual Site Plan

TCP1-052-97-03

Case: CSP-23002

Staff Recommendation: APPROVAL with conditions

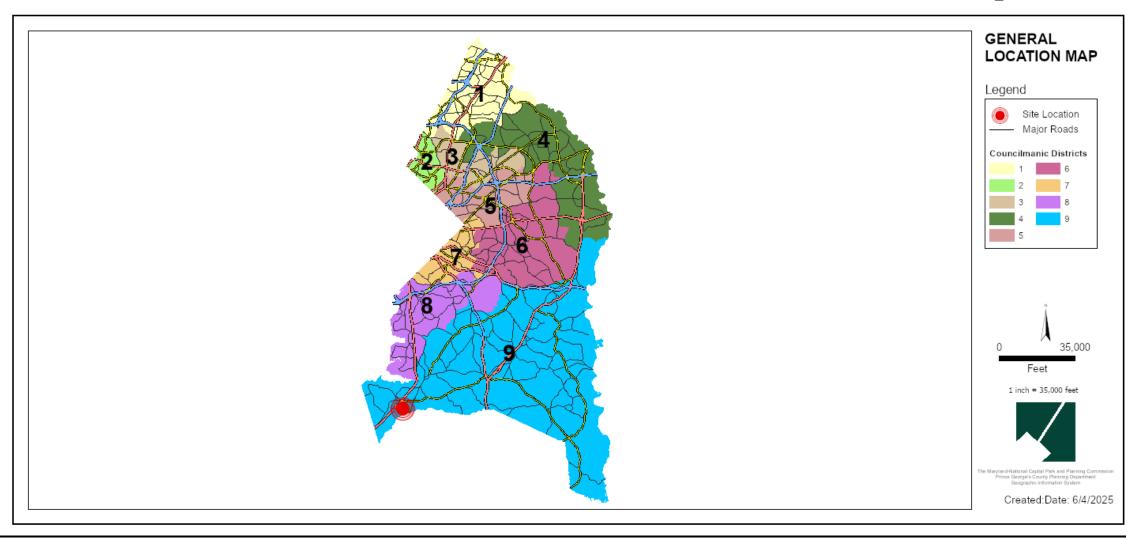


GENERAL LOCATION MAP

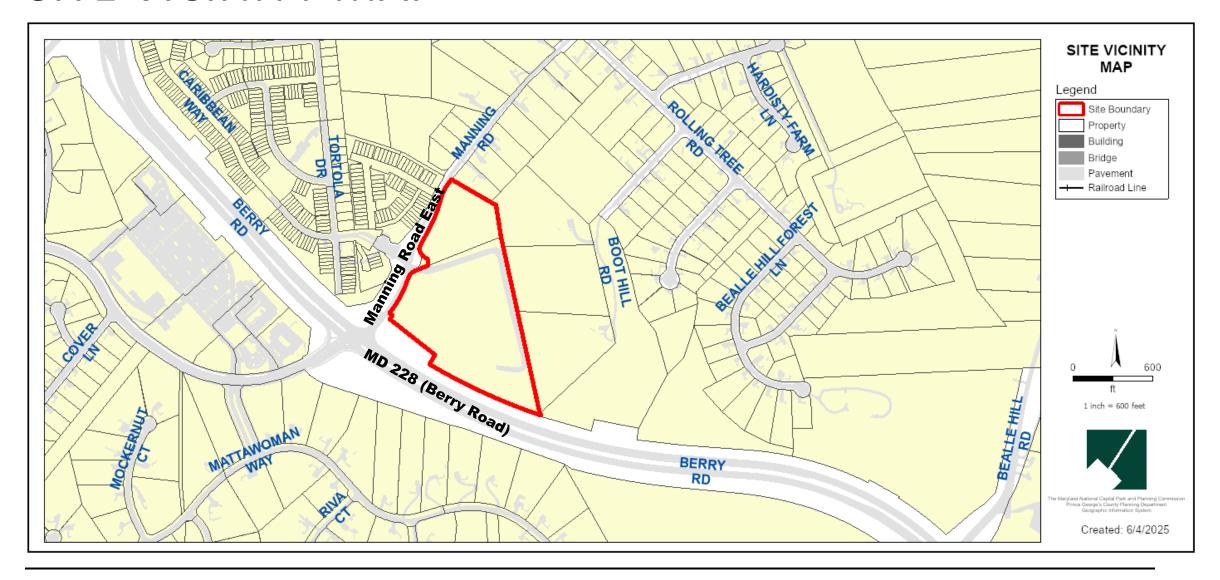
Council District: 09

Case: CSP-23002

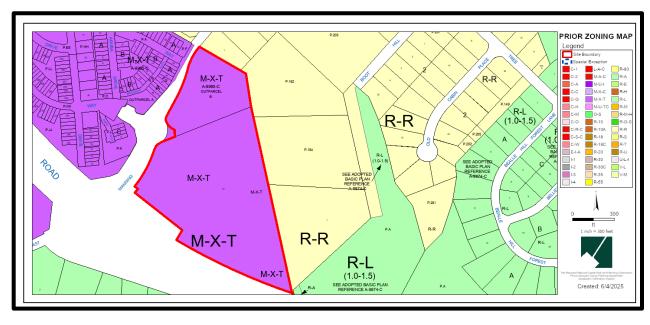
Planning Area: 084

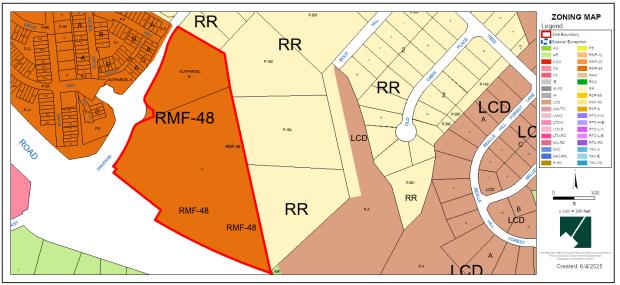


SITE VICINITY MAP



ZONING MAP





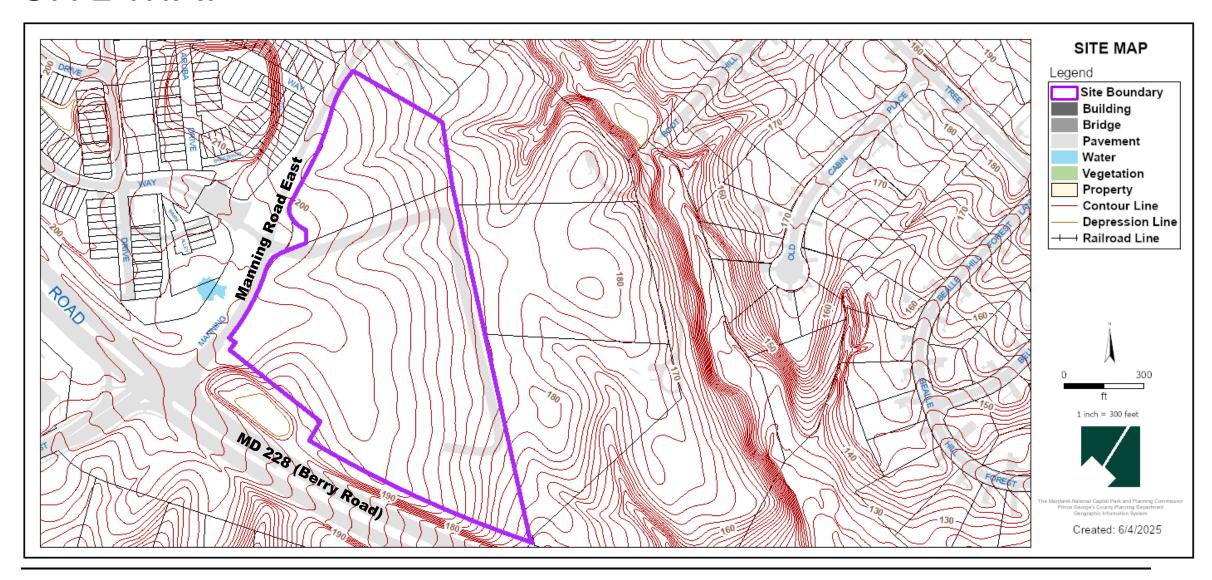
Prior Zoning Map: M-X-T

Current Zoning Map: RMF-48

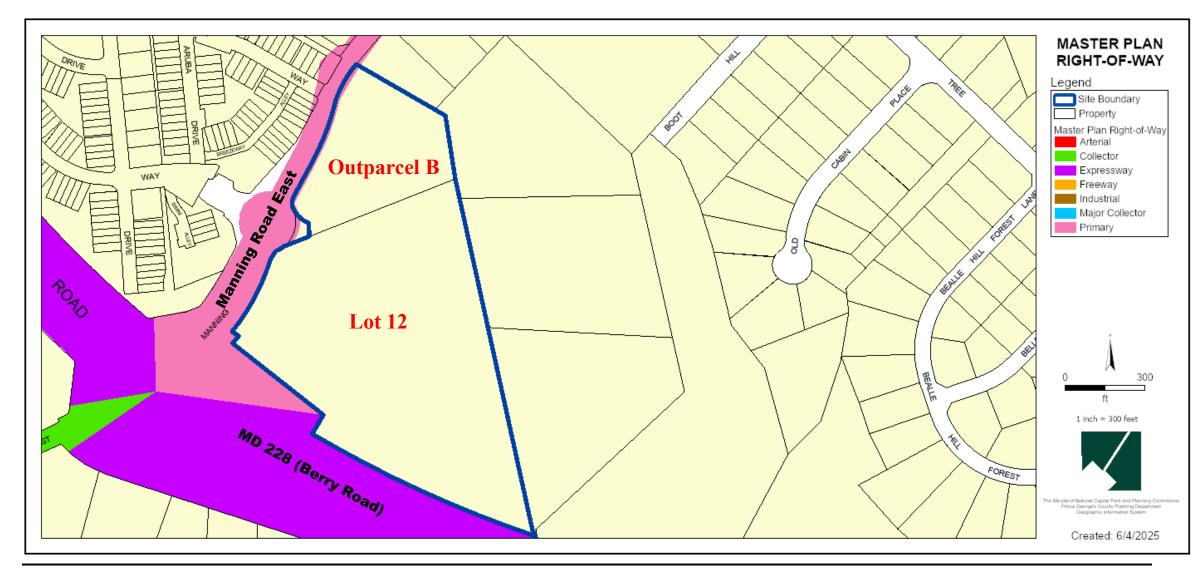
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Case: CSP-23002

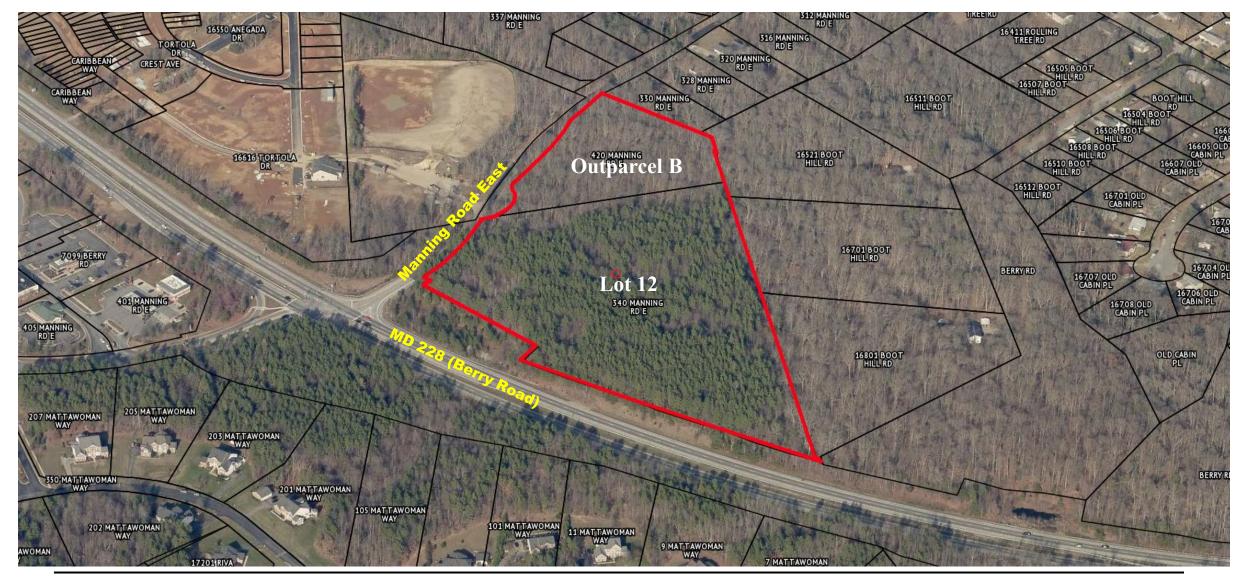
SITE MAP



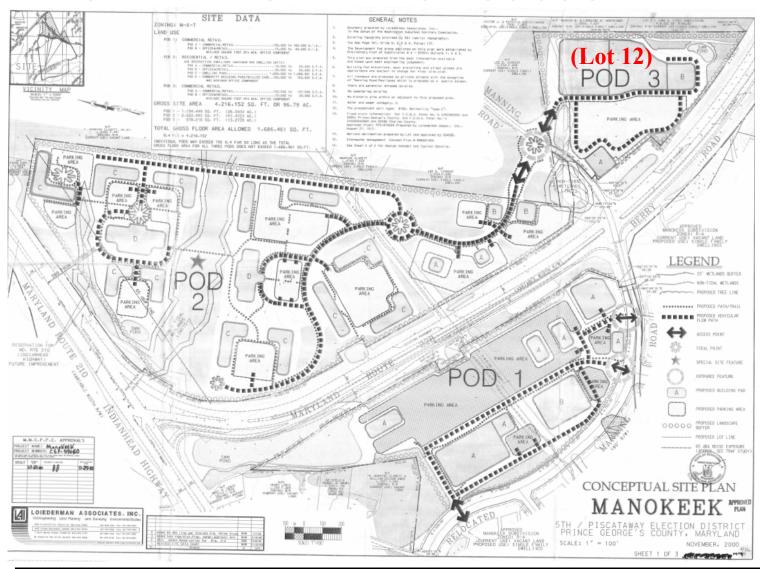
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRIOR APPROVAL: CSP-99050

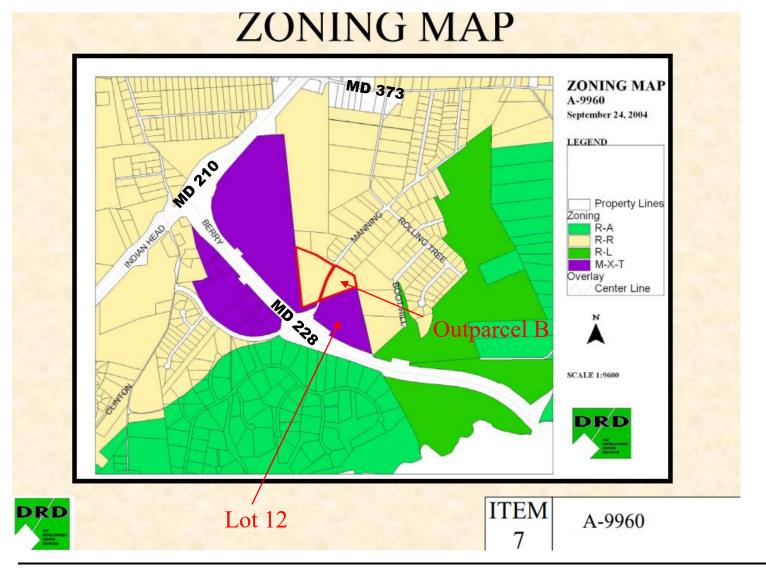


CSP-99050 was approved by the Prince George's County Planning Board on July 27, 2000 (PGCPB Resolution No. 00-142), consisting of three development areas (Pods 1, 2 and 3).

Case: CSP-23002

Pod 3 consists of what is now Lot 12 and was approved for a total of 157,500 square feet of commercial space, including 10,000 square feet of office space.

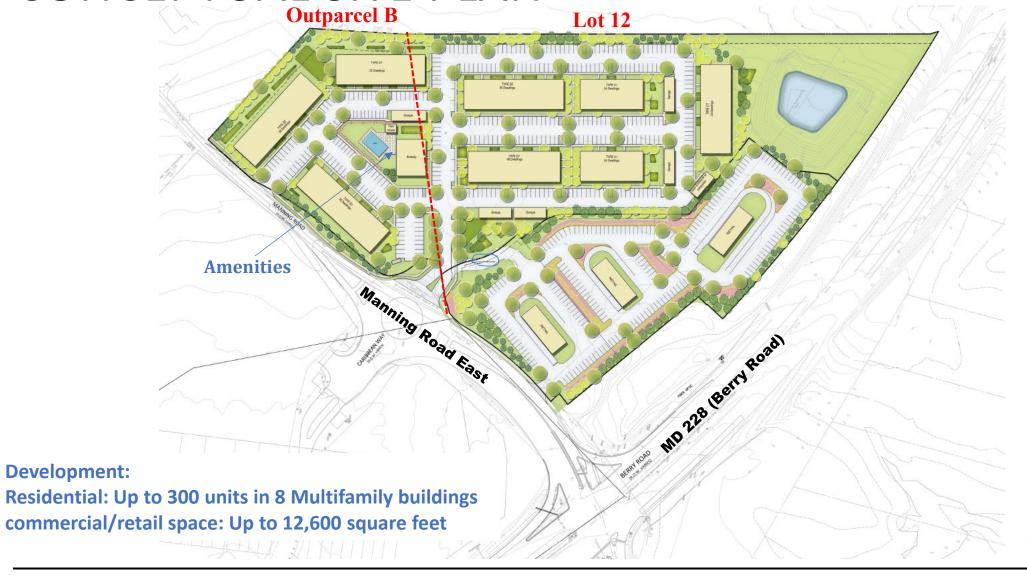
PRIOR APPROVAL: A-9960-C



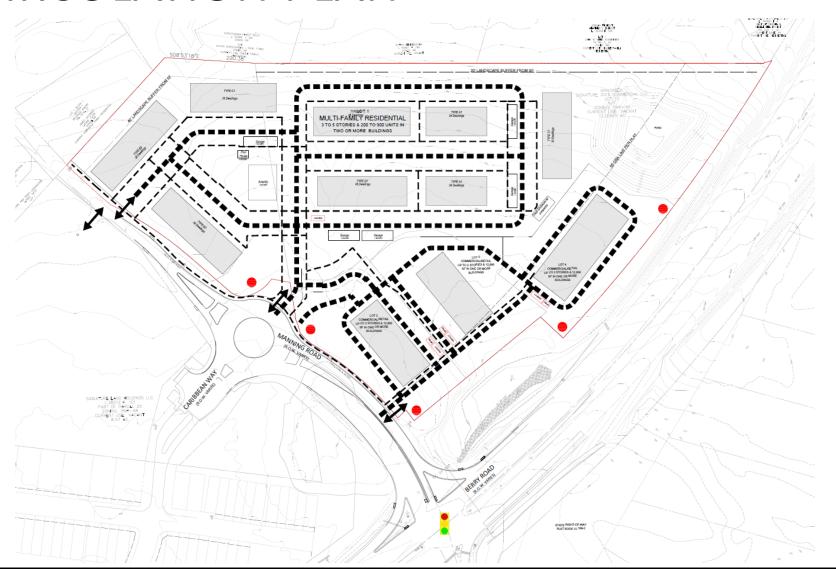
Zoning Map Amendment A-9960-C was approved by the Prince George's County District Council on January 9, 2006 (Zoning Ordinance No. 2-2006), to rezone the property of approximately 12.54 acres located on both sides of Manning Road East, which includes Outparcel B, from the R-R Zone to the M-X-T Zone.

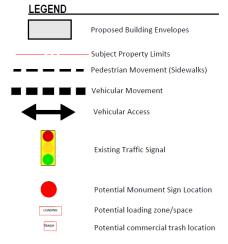


CONCEPTUAL SITE PLAN



CIRCULATION PLAN

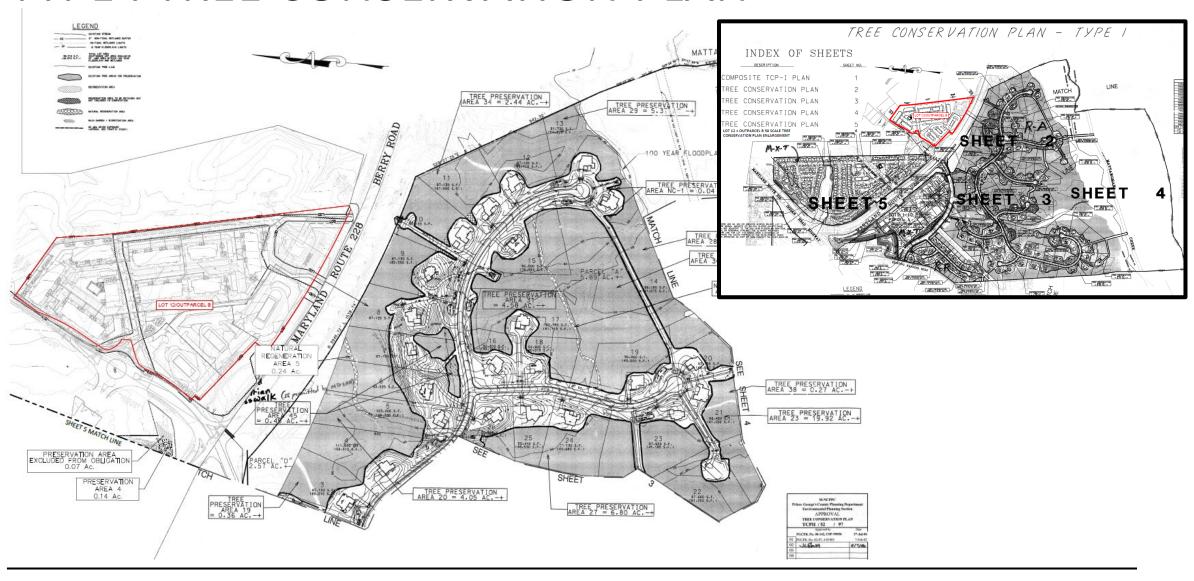




NOTES:

- FINAL INTERIOR PARCEL BOUNDARIES AND AREAS TO BE
 DETERMINED BY SUBSECUENT APPLICATIONS
- RETAIL LOTS MAY BE FURTHER SUBDIVIDED OR CONSOLIDATED.
- BUILDING ENVELOPES ARE CONCEPTUAL AND FINAL FOOTPRINTS, NUMBER OF BUILDINGS, AND LOCATIONS TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
- PARKING WILL BE PROVIDED ON SURFACE LOTS IN LOCATIONS TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
- 24-128.(b)(13) & (15); SIDEWALKS, RAMPS, AND STREETSCAPE TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
- PATHS AND TRAILS, IF INCLUDED IN THE FUTURE DEVELOPMENT, SHALL BE A MINIMUM OF 6' WIDE.

TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-23002
- TCP1-052-97-03
- Variance to Section 25-122(b)(1)(G)

Issues:

None

Applicant Required Mailings:

- Informational Mailing: 11/14/2023
- Acceptance Mailing: 01/05/2024