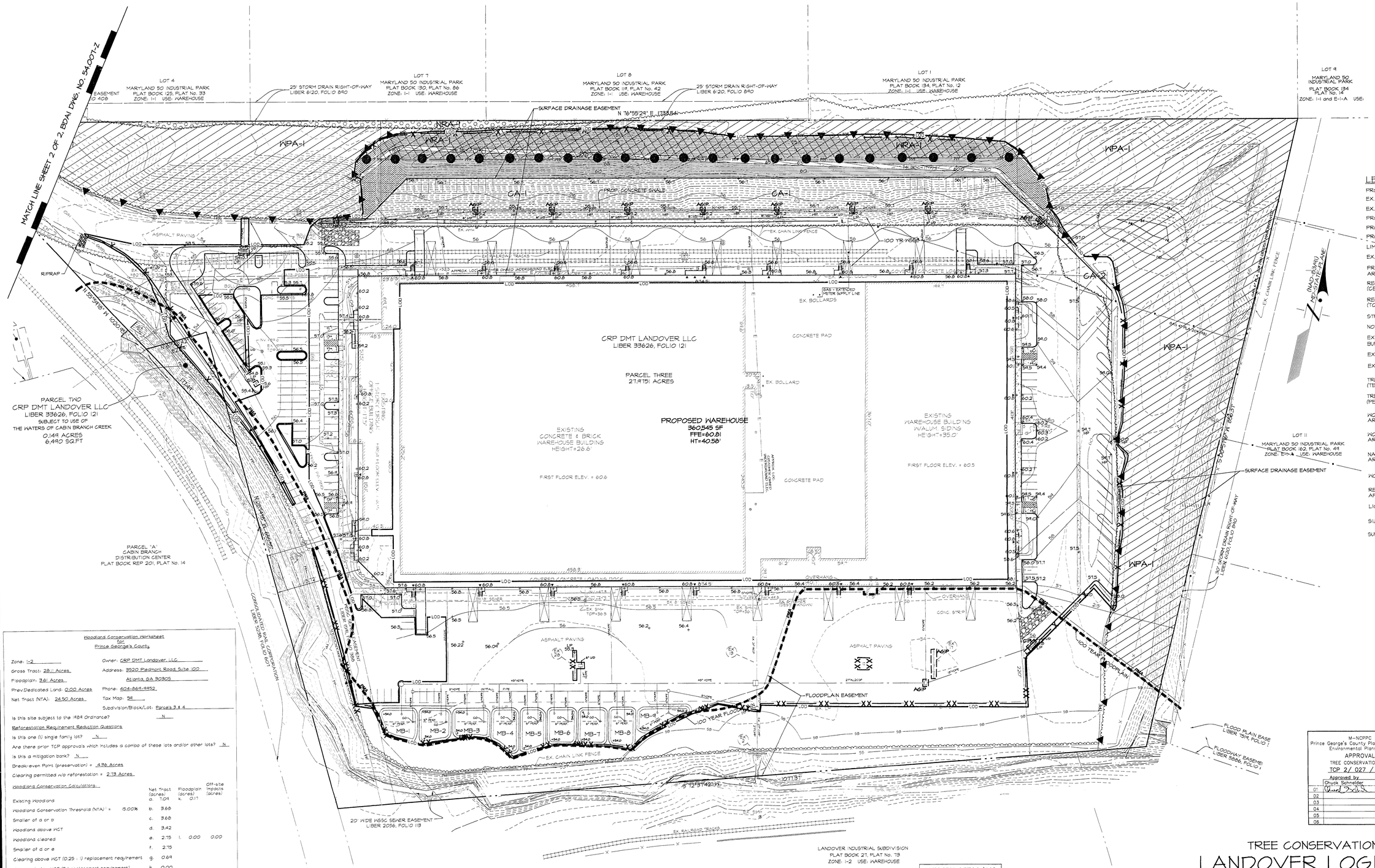
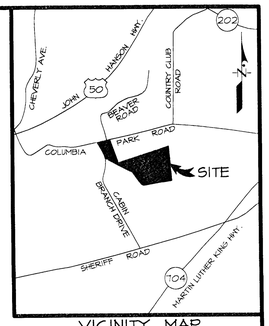




VICINITY MAP
SCALE: 1" = 2000'

Woodland Conservation Worksheet
for
Prince George's County

Zone: I-2
Gross Tract: 28.11 Acres
Floodplain: 3.61 Acres
Prev.Dedicated Land: 0.00 Acres
Net Tract (NTA): 24.50 Acres

Owner: CRP DMT Landover, LLC
Address: 3520 Piedmont Road, Suite 100
Atlanta, GA 30305
Phone: 404-869-9952
Tax Map: 94
Subdivision/Block/Lot: Parcels 3 & 4

Is this site subject to the 1984 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TCP approvals which includes a combo of these lots and/or other lots? N

Is this a mitigation bank? N

Break-even Point (preservation) = 4.36 Acres

Clearing permitted w/o reforestation = 2.73 Acres

Woodland Conservation Calculations:

		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		d. 7.04	k. 0.17	
Woodland Conservation Threshold (NTA)[1] =	15.00%	b. 3.68		
Smaller of d or b		c. 3.68		
Woodland above WCT		d. 3.42		
Woodland cleared		e. 2.73	l. 0.00	0.00
Smaller of d or e		f. 2.73		
Clearing above WCT (0.25 : 1) replacement requirement		g. 0.69		
Clearing below WCT (2:1 replacement requirement)		h. 0.00		
Afforestation Threshold (AFT) =	15.00%	i. 0.00		
Off-site Mitigation being provided on this property		j. 0.00		
Woodland Conservation Required		4.36		

Woodland Conservation Provided:

	(acres)	
Woodland Preservation	4.34	
Afforestation / Reforestation	0.76	
Area approved for fee-in-lieu	0.00	0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation being provided on this property	0.00	
Woodland Conservation Provided	5.10	

Area of woodland not cleared 4.34 acres

Woodland retained but not part of requirements: 0.00 acres

Plan Certified by:
Name: Mike Petrokis
Address: 11721 Woodmore Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional

Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

[1] WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

Site Statistics Table	
Site Statistics	Total
Gross tract area	28.11 ac.
Existing 100-year floodplain	3.61 ac.
Net tract area	24.50 ac.
Existing woodland in the floodplain	0.17 ac.
Existing woodland net tract	7.04 ac.
Existing woodland total	7.26 ac.
Existing PMA	4.41 ac.
Regulated streams (linear feet of centerline)	620 lf

REFORSTATION AREA (WRA)	
No.	AREA (AC)
1	0.65
TOTAL	0.65

NATURAL REGENERATION AREAS (NRA)	
No.	AREA (AC)
1	0.11
TOTAL	0.11

CLEARING AREAS (CA)	
No.	AREA (AC)
1	2.56
2	0.19
TOTAL	2.75

PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	4.34
TOTAL	4.34

OWNER/APPLICANT
CRP DMT Landover, LLC
c/o Oakmont Industrial Group
3520 Piedmont Road, Suite 100
Atlanta, Georgia 30305
(404)869-9952
CONTACT: Thomas A. Cobb

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP 2/ 027 / 12

	Approved by	DATE
	Chuck Schneider	8/12
01	[signature]	2/14/13
02		
03		
04		
05		
06		

TREE CONSERVATION PLAN - TYPE 2
LANDOVER LOGISTICS CENTER
PARCELS THREE AND FOUR
MERCHANTS LANDOVER, INC
KENT ELECTION DISTRICT No. 13
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'
0 50 100 150

59

SHEET 1 OF 2
WSSC 200' SHEET SERIES 203 NE 6 ADC MAP BK LOCATION 5530 F4,G-4

DATE	DESCRIPTION	BY
2-14-2013		
01/16/13	REV. TO REMOVE RETAINING WALL	MP
7/18/12	REV. PER M-NCPPC COMMENTS 7/18/12	PGN

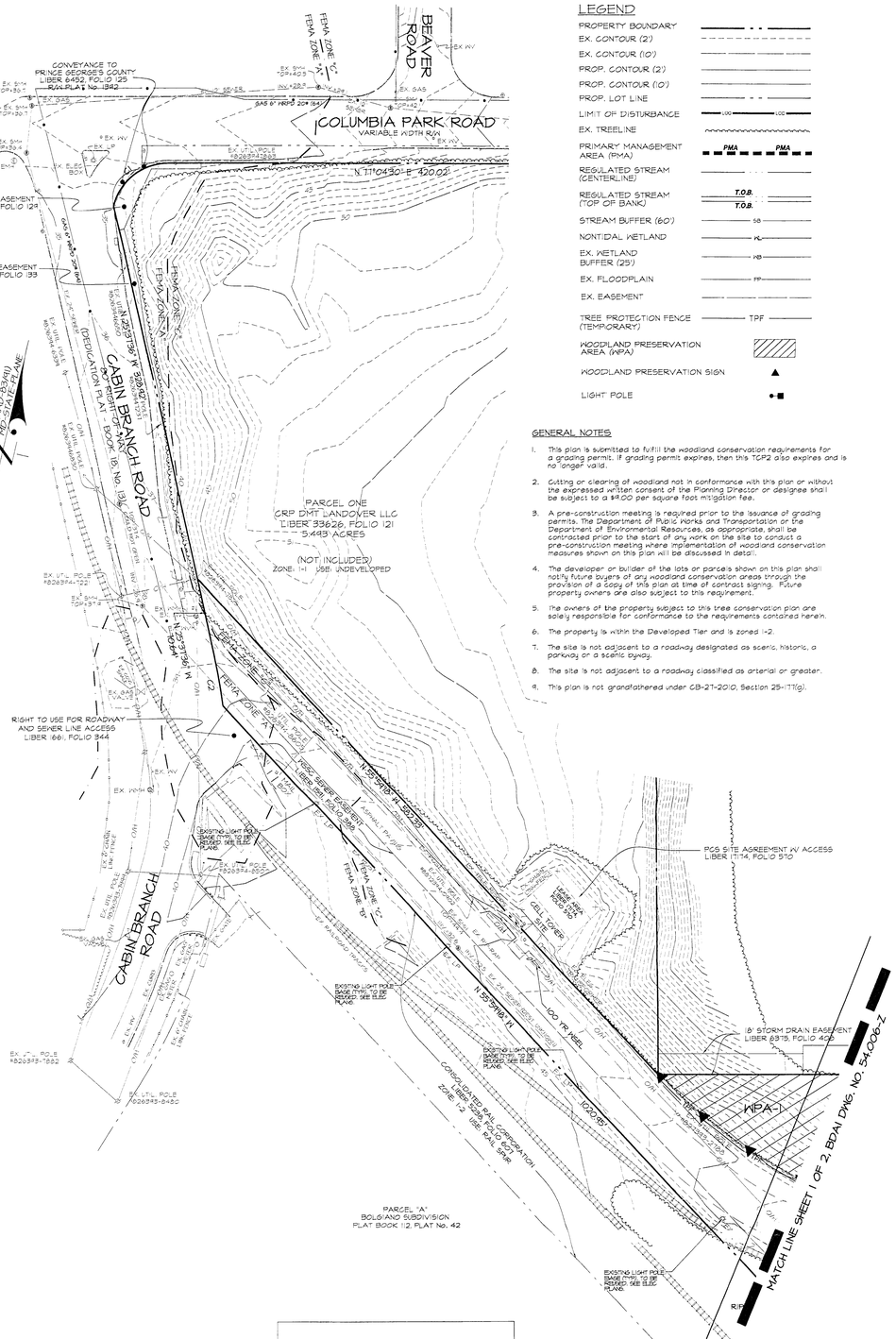
REVISIONS

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC.

DRAWN BY PGN | DESIGNED BY MP | CHECKED BY RLG | RECORD NO. J-B06003
SCALE 1" = 50'
DATE JULY 2012
DRWG. NO. 54.006-Z

J:\LD7-PROJ\B06003-LD7\SHEETS\TCP-II-2.dwg, 2/14/2013 2:24:43 PM, nicpag



LEGEND

PROPERTY BOUNDARY	
EX. CONTOUR (2')	
EX. CONTOUR (10')	
PROP. CONTOUR (2')	
PROP. CONTOUR (10')	
PROP. LOT LINE	
LIMIT OF DISTURBANCE	LOD LOD
EX. TREELINE	
PRIMARY MANAGEMENT AREA (PMA)	PMA PMA
REGULATED STREAM (CENTERLINE)	
REGULATED STREAM (TOP OF BANK)	T.O.B. T.O.B.
STREAM BUFFER (60')	SB
NONTIDAL WETLAND	PL
EX. WETLAND BUFFER (25')	WB
EX. FLOODPLAIN	FP
EX. EASEMENT	
TREE PROTECTION FENCE (TEMPORARY)	TPF
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND PRESERVATION SIGN	▲
LIGHT POLE	

GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If grading permit expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $4.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Departments of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contracted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. 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 this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developed Tier and is zoned I-2.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered under CB-27-2010, Section 25-117(g).
10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting, upon approval of the locations by the county inspector, installation of the TPFs may begin.
13. All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity. Removal of Hazardous Trees or Limbs by Developers or Builders.
15. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.
16. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
17. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove solid trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
18. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

    If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

    Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contract with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

    Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
19. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation TPFs will be required.
20. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
21. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

AFFORESTATION AND REFORESTATION NOTES

1. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
2. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
3. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
4. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
5. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number.
   Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
6. Failure to establish the afforestation or reforestation within the prescribed time frame will resulting the forfeiture of the reforestation bond and/or a violation of this plan including the associated $4.00 per square foot penalty unless the county inspector approves a written extension.

NATURAL REGENERATION NOTES

1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as Roundup or equivalent. Secondary applications shall be applied as necessary.
2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Rota-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
5. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
7. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
8. If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

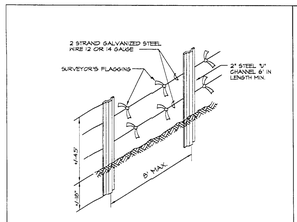
Field check the re-afforestation area according to the following schedule:

Year 1: Site Preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

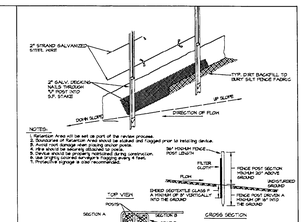
Year 4: Reinforcement planting if needed. (See Note 2)
Survival Check (September-November)

1. Survival Check. Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting. Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality replace with an alternative plant type.
3. Miscellaneous. Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.



NOTES:
1. Forest preservation, specimen tree and relief-forestation protection device.
2. Protected areas will be set as part of the review process.
3. Boundaries of protected areas should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Pole should be securely attached to posts.
6. Device should be properly maintained during construction.
7. Use brightly colored surveyor's flagging every 4'.
8. Protective signage is also recommended.
9. Contractor may use Blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I
NOT TO SCALE



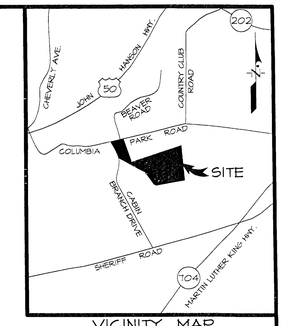
NOTES:
1. Fence posts must be a minimum of 36" long driven 16" inches into the ground. Wood posts shall be 1.5" X 1.5" square (nominal) oak or that diameter (nominal) round and must be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall have the following minimum physical properties:

Tensile Strength	50 lbs/linear foot
Tensile Modulus	20 lbs/linear foot
Flow Rate	0.3 gal ft / ft/min (max.)
Filtering Efficiency	75% (min.)

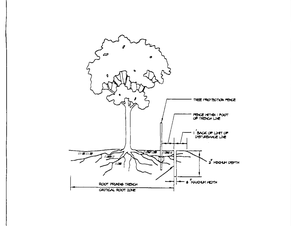
Test: MSMT 509
Test: MSMT 509
Test: MSMT 322
Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fence height.

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II
NOT TO SCALE



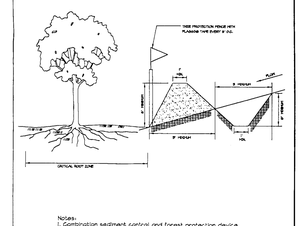
VICINITY MAP
SCALE: 1" = 2000'



Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas should be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or other high organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

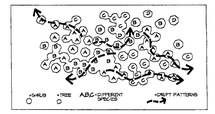
ROOT PRUNING
NOT TO SCALE

Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1991



COMBINATION EARTH DIKE & TREE PROTECTION - TYPE III
NOT TO SCALE

Source: Prince George's County Maryland, Woodland Conservation Manual



Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Pioneer seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown, with densities thinning out along the margins or extremities (groupings blend through and into the surrounding). Imagine the fallout of windblown mixed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 118 thru 120) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a fear-on-earlier "grid patterned" layout.

Many of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This unnatural grid patterns can be corrected thru the application of aggregate distribution. This does not mean that plants must be in a grid pattern, but it does mean that correct natural groupings of trees or shrubs of the same species cannot occur together. In simply nature drift the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts should depend on the quantity of plants specified, the scale of the site, and the careful consideration of the installer.

PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)

Forest Conservation Manual
Chapter 5, Forest Conservation Plan
Section 5.6- Reforestation and Afforestation Procedures

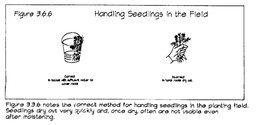
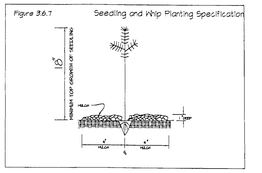
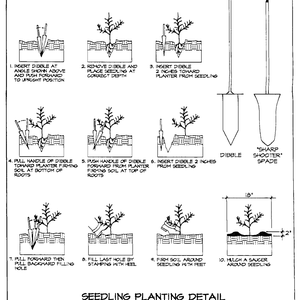


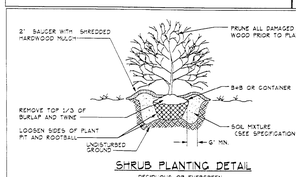
Figure 3.3.6 notes the correct method for handling seedlings in the planting field. Seedlings dry out very quickly and, once dry, often are not visible even after moistening.



Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects the seedling from compaction and lawn injury.

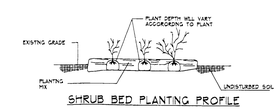


SEEDLING PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
DECIDUOUS OR EVERGREEN
NO SCALE SECTION

NOTE
ALL UPPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISHED GRADE OF MULCH LATER. ANY BROKEN ROOTBALL WILL BE REJECTED



SHRUB BED PLANTING PROFILE

DIECIDUOUS OR EVERGREEN, B + B OR CONTAINER SHRUB PLANTING DETAIL AND PROFILE
NOT TO SCALE

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP 2/ 027 / 12		
	Approved by Chuck Schneider	DATE 8/12
01		7/20/13
02		
03		
04		
05		
06		

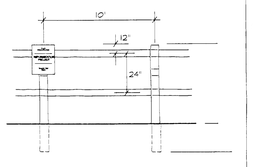
PLANT SCHEDULE FOR RE/AFFORESTATION

STOCK SPECIFICATION:
700 SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 0.65 ACRES

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings
		Tulip Poplar	Sweet Gum	Red Maple	Southern Red Oak	White Oak	
1	0.65	91	91	91	91	91	455
TOTAL	0.65	91	91	91	91	91	455

NOTES:
1. All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)
2. In the event of species inavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.



Notes:
1. Reforestation signs to be attached to wood posts every 50 feet.
2. Top of sign to be flush with top of wood post.
3. Signs to be attached using 2 galvanized wood screws each with a galvanized washer.

SPLIT RAIL FENCE DETAIL
NOT TO SCALE

OWNER/APPLICANT
CRP DMT Landover, LLC
c/o Oakmont Industrial Group
3520 Piedmont Road, Suite 100
Atlanta, Georgia 30305
(404)869-9452
CONTACT: Thomas A. Cobb

POST DEVELOPMENT NOTES

1. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

   If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

   Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
2. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
4. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

TREE CONSERVATION PLAN - TYPE 2
LANDOVER LOGISTICS CENTER
PARCELS THREE AND FOUR
MERCHANTS LANDOVER, INC
KENT ELECTION DISTRICT No. 13
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'
0 50 100 150

(59)

SHEET 2 OF 2
NRSC 200' SHEET SERIES 203 NE 6 ADC MAP BK LOCATION 5580 F6G-4

DATE			BY
2-14-2013			
	01/16/13	REV. TO REMOVE RETAINING WALL	MP
	7/18/12	REV. PER M-NCPPC COMMENTS 7/18/12	PCN
DATE	DESCRIPTION		BY
REVISIONS			

Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC.

DRAWN BY PCN | CHECKED BY MP | APPROVED BY RLG | PROJECT NO. J-B06003

SCALE 1" = 50' | DATE JULY 2012 | DRWG. NO. 54-007-Z

J:\LD7-PROJ\B06003-LD7\SHEETS\TCP-11-2.dwg, 2/14/2013 2:27:42 PM, nicpag

PLANNING BOARD FEB 14 2013