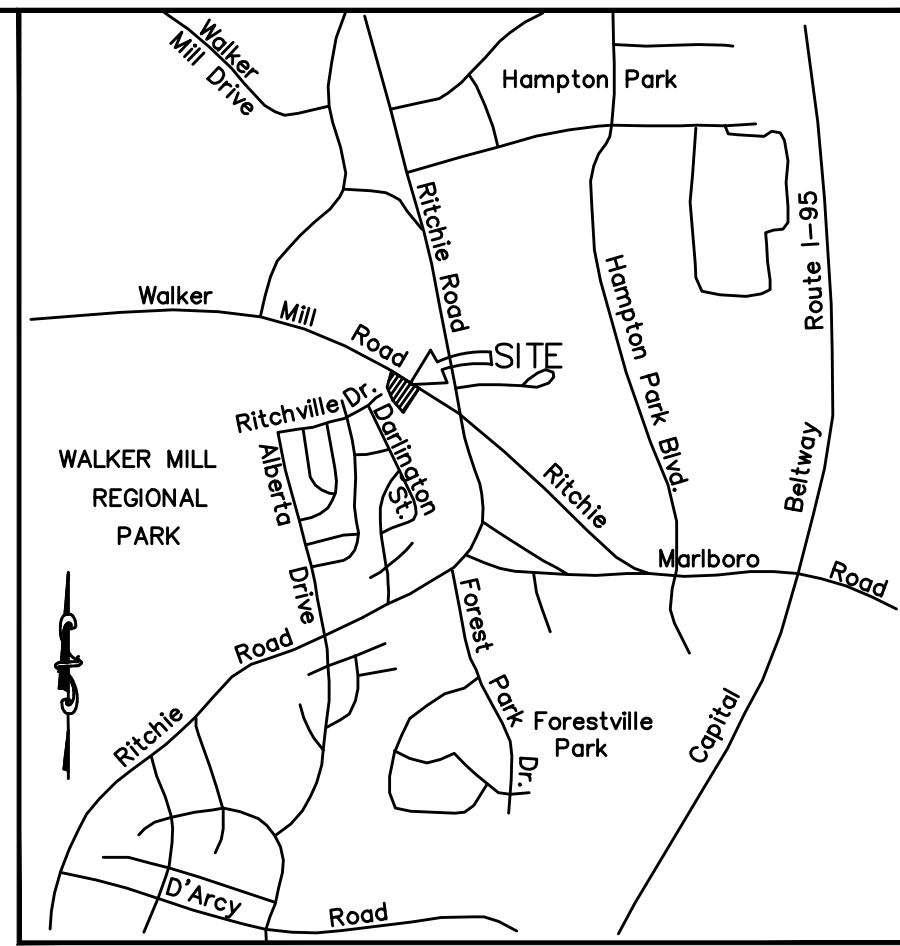


TREE CONSERVATION PLAN -TYPE II FOR RITCHIE ROAD SHOPPING CENTER

SPAULDINGS (6TH)ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

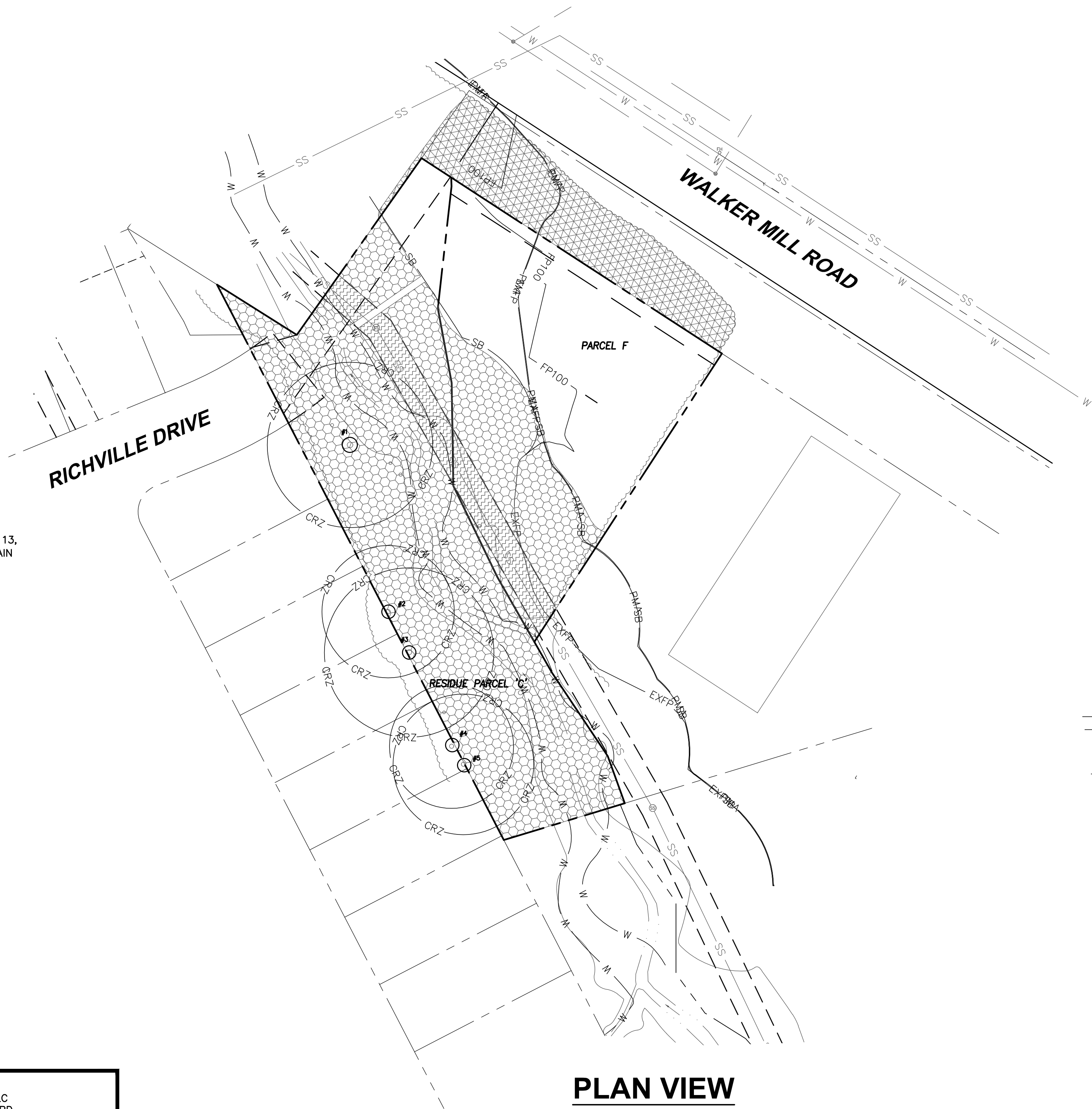


VICINITY MAP

SCALE: 1"=2000'

RITCHIE ROAD SHOPPING CENTER SITE NOTES

1. PROJECT NAME: "RITCHIE ROAD SHOPPING CENTER"
2. TAX MAP/GRID: 072/F1
3. ADC: 19/F6
4. TAX ACCOUNT: 0438077, 0438051
5. PROPERTY ADDRESS: 8404 WALKER MILL ROAD, MD 20743
6. PROPOSED USE OF PROPERTY: WAREHOUSE/STEEL SHOP
7. 200 SHEET NO. 202SE08
8. PLAT REF.: PLAT BOOK NLP 96, P. 45.
9. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
10. ELECTION DISTRICT: 6
11. COUNCILMANIC DISTRICT: 6
12. AVIATION POLICY AREA: NONE
12. AREA OF PARCELS F AND RESIDUE OF PARCEL C:
PARCEL F: 36,360 S.F., 0.8409 AC.
RESIDUE OF PARCEL C: 46,002 S.F., 1.00561 AC.
EX. 100 YEAR FLOOD PLAIN: 1.42 AC.
GROSS AREA: 1.84651 AC. OR 82,362 S.F.
NET LOT AREA: 0.4265 AC. OR 18,579 S.F.
13. MUNICIPALITY: CAPITOL HEIGHT
14. SEWER/WATER CATEGORIES: S-3/W-3
15. ZONING: I1
16. EXISTING USE: VACANT
17. THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
18. STORM WATER MANAGEMENT CONCEPT PLAN DPIE NO. 45314-2019-00
EXPIRATION DATE: SEPTEMBER 16, 2023.
19. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO PROPERTY
20. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
21. FIRE: CAPITOL HEIGHT CO. 5 - 0.5 MILE
22. POLICE: CAPITOL HEIGHT - 0.5 MILES
23. THERE ARE NOT STEEP SLOPES N THE PROPERTY.
24. THERE IS 100-YEAR FLOODPLAIN ON SITE.
25. THERE ARE WATERS OF THE USA ON SITE.
26. ALL HANDICAP AND REGULAR PARKING SPACES TO BE PAINTED PER PRINCE GEORGES COUNTY REQUIREMENTS (4" WHITE PAINT).
27. TOTAL GROSS AREA: 1.84651 AC. OR 82,362 S.F.
28. WETLAND STUDY PERFORMED BY WETLAND STUDY SOLUTIONS INC.
29. FIELD RUN TOPOGRAPHY PERFORMED BY CDDI INC.
30. PER DPIES' WAIVER LETTER (FLOOD PLAIN CASE NO.45311-2019) ISSUED ON JANUARY 13, 2020, THE SITE WAS GRANTED A WAIVER TO ALLOW FILL IN THE 100 YEAR FLOOD PLAIN TO ELEVATE THE PROPOSED STRUCTURE OUT OF THE FLOODPLAIN.



PLAN VIEW

1"=50"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SHEET INDEX

SHEET NO. PLAN TYPE

1. COVER SHEET
2. TREE CONSERVATION PLAN SHEET
3. TREE CONSERVATION PLAN SHEET
4. DETAIL SHEET

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

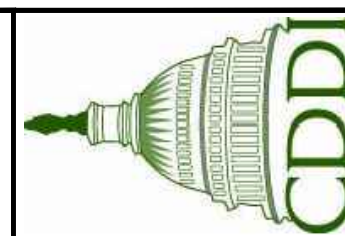
SIGNED:  12-21-2020
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

APPLICANT:

RITCHIE WALKER LLC
3729 BRIGHTSEAT RD
LANDOVER, MD 20785
ATTN: JIM DOUGLAS
PHO: 301-252-6773
Email: Jim@singlepointconstruction.com

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4800 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

RITCHIE ROAD SHOPPING CENTER

8401 WALKER MILL ROAD
CAPITOL HEIGHT MD.
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN 2

REVISIONS

12/01/2020 REV. PER
MNCPPC. COMMENTS
MP.

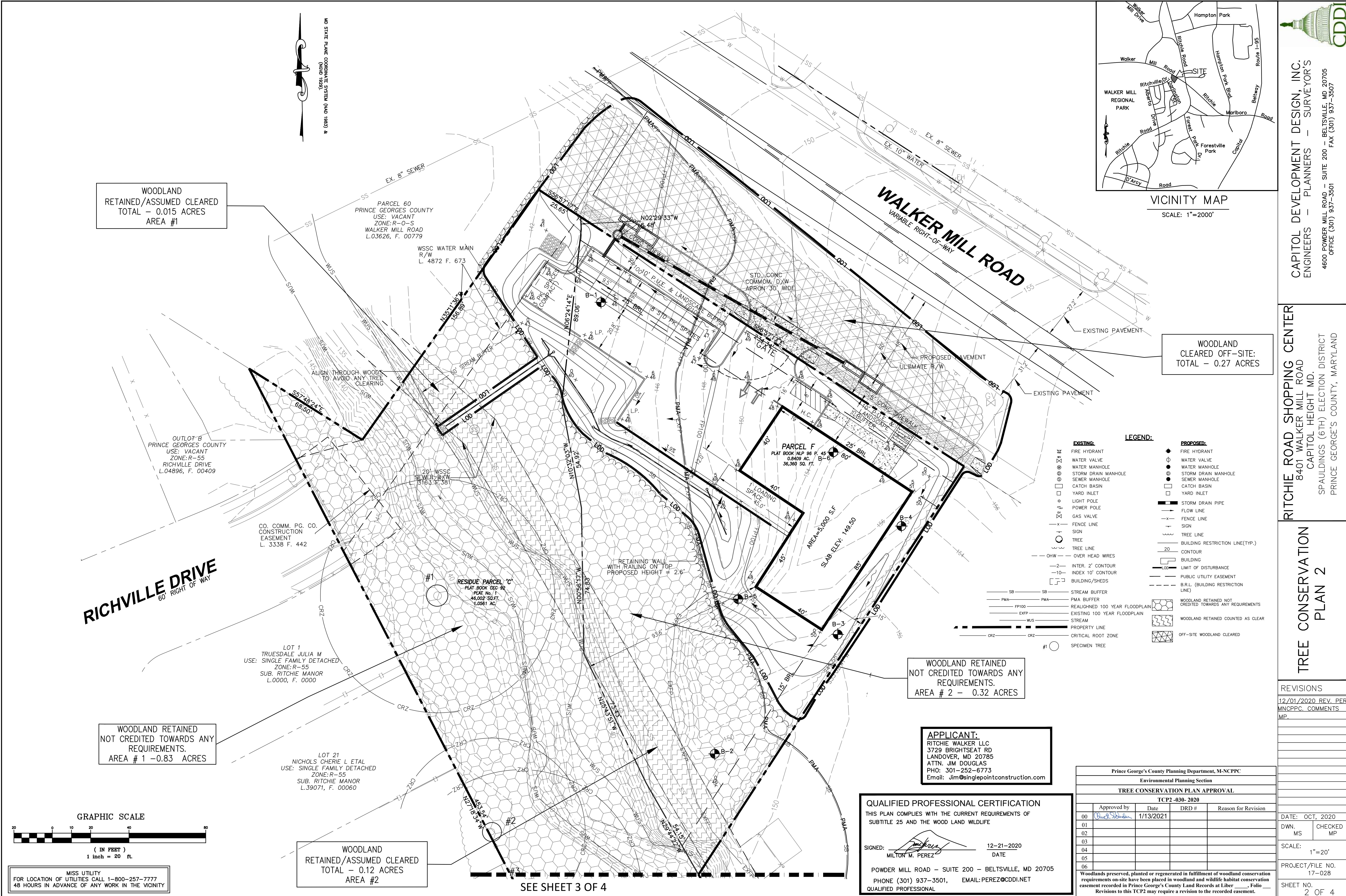
DATE: OCT, 2020

DWN. MS CHECKED MP

SCALE: AS SHOWN

PROJECT/FILE NO.
17-028

SHEET NO.
1 OF 4



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

RITCHIE ROAD SHOPPING CENTER
8401 WALKER MILL ROAD
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SPALDINGS (6TH) ELECTION DISTRICT
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TREE CONSERVATION PLAN 2

REVISIONS

12/01/2020 REV. PER
MNCPPC. COMMENTS
MP.

DATE: OCT, 2020
DWN. MS
CHECKED MP

SCALE: 1"=20'

PROJECT/FILE NO.
17-028

SHEET NO.
2 OF 4

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-030-2020			
Approved by	Date	DRD #	Reason for Revision
01	1/13/2021		
02			
03			
04			
05			
06			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber - Folio -

Revisions to this TCP2 may require a revision to the recorded easement.

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  12-21-2020
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

APPLICANT:
RITCHIE WALKER LLC
3729 BRIGHTSEAT RD
LANDOVER, MD 20785
ATTN: JIM DOUGLAS
PH: 301-252-6773
Email: Jim@singlepointconstruction.com

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 2 - 0.32 ACRES

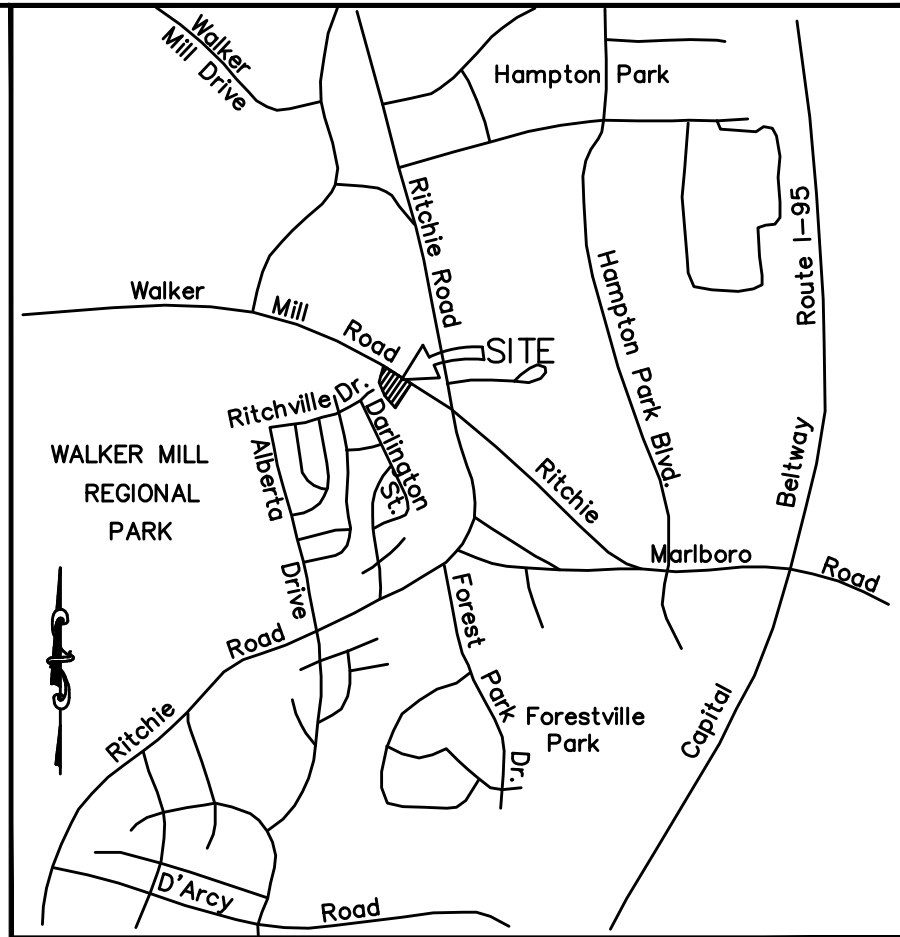
WOODLAND
RETAINED/ASSUMED CLEARED
TOTAL - 0.015 ACRES
AREA #1

WOODLAND
CLEARED OFF-SITE:
TOTAL - 0.27 ACRES

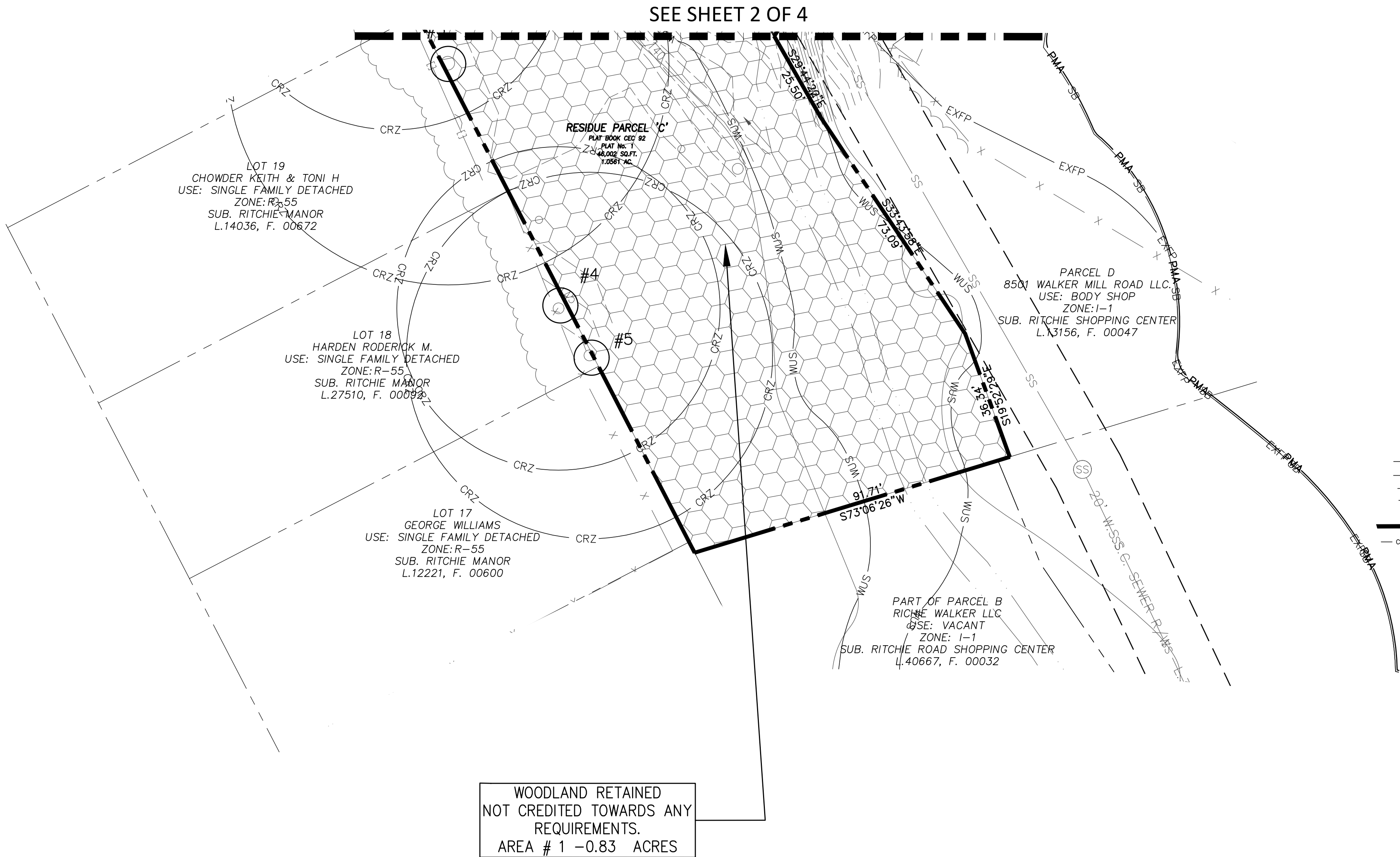
WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 1 - 0.83 ACRES

WOODLAND
RETAINED/ASSUMED CLEARED
TOTAL - 0.12 ACRES
AREA #2

SEE SHEET 3 OF 4



VICINITY MAP
SCALE: 1"=2000'



- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW
 - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
 - SB
 - PMA
 - FP100
 - EXFP
 - WUS
 - CRZ
 - CRZ
 - #1
- LEGEND:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
 - SIGN
 - TREE LINE
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - LIMIT OF DISTURBANCE
 - PUBLIC UTILITY EASEMENT
 - B.R.L. (BUILDING RESTRICTION LINE)
 - WOODLAND RETAINED NOT CREDITED TOWARDS ANY REQUIREMENTS
 - WOODLAND RETAINED COUNTED AS CLEAR
 - OFF-SITE WOODLAND CLEARED
 - SB
 - PMA
 - FP100
 - EXFP
 - WUS
 - CRZ
 - CRZ
 - #1
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - STORM DRAIN PIPE
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 - CRZ
 - CRZ
 - #1

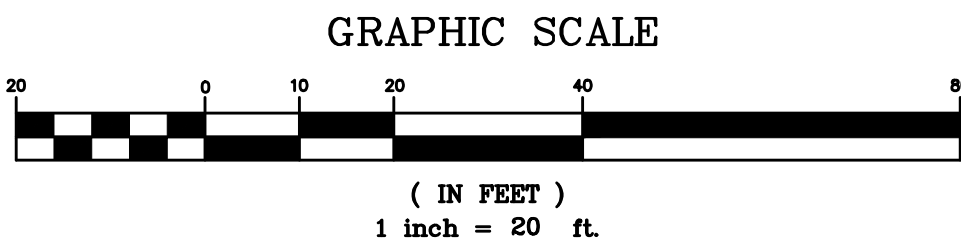
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THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: DATE: 12-21-2020
MILTON M. PEREZ

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2 -030- 2020			
Approved by	Date	DRD #	Reason for Revision
00	1/13/2021		
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Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ____, Folio ____. Revisions to this TCP2 may require a revision to the recorded easement.			



MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

STANDARD TYPE2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a permit. If this permit expires, then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Environmental Strategy Area 1 and is zoned I-1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- This property is adjacent to Walker Mill Road which is classified as arterial roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is NOT grandfathered under CB-27-2010, Section 25-119 (g).

TREE PRESERVATION AND RETENTION NOTES:

Tree Preservation and Retention Notes

- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- All temporary tree protection fencing required by this plan shall be installed prior to 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.
- 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

- 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 parts thereof designated by the county as dead, dying, or hazardous may be removed.
- 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.
- 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 permittee shall remove said 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 chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 permittee, 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 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.

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.

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.

APPLICANT:
RITCHIE WALKER LLC
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LANDOVER, MD 20785
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POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- 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 proper 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.

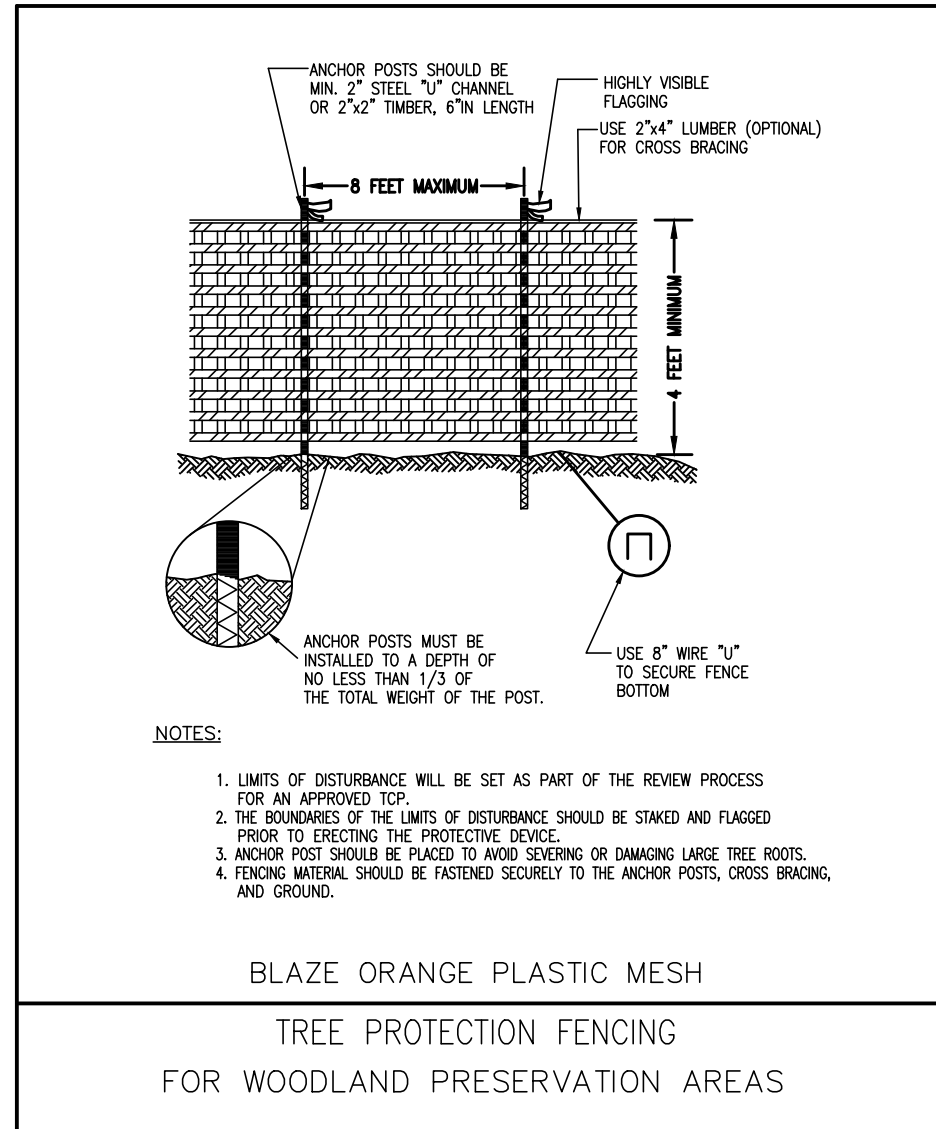
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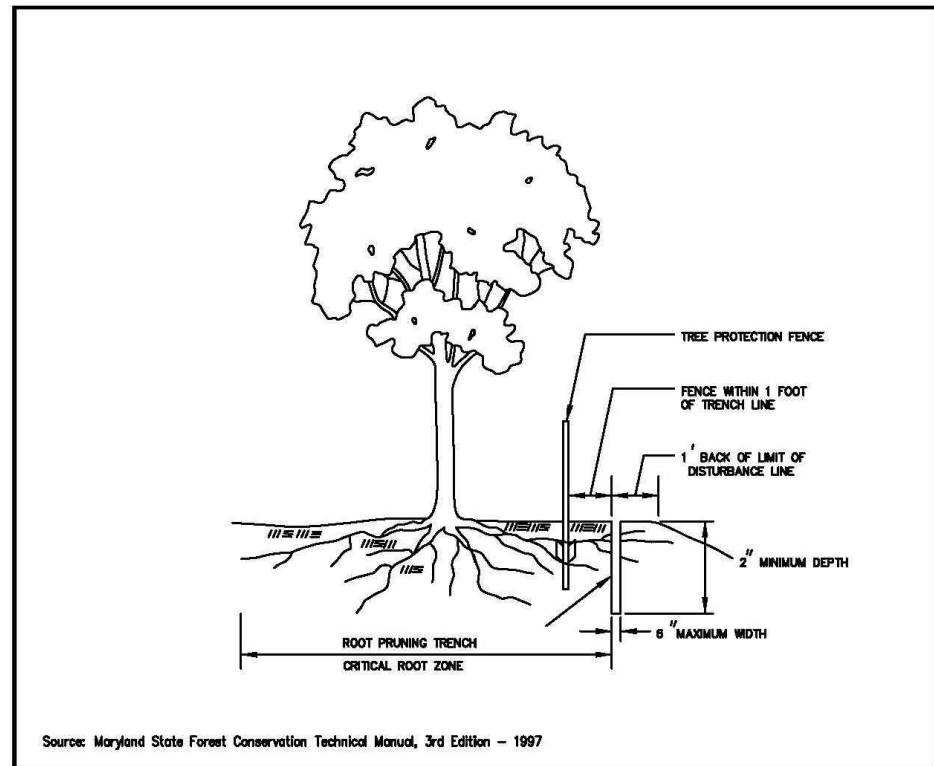
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed 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.

- 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.

- 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.



TEMPORARY TREE PROTECTION DEVICE (TPD)



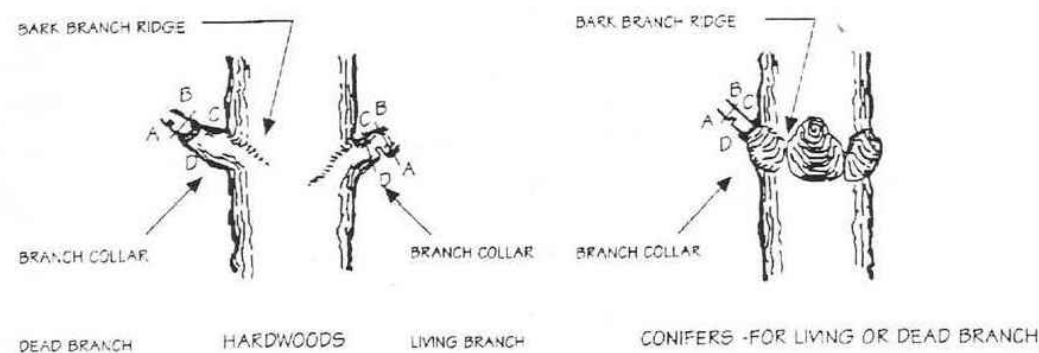
- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010

A-4.DET-10

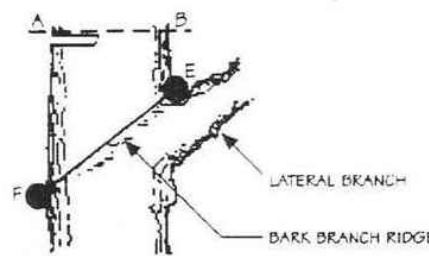
Pruning a Branch



Notes:

- Remove branch weight by undercutting at A and remove limb by cutting through at AB.
- Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
- If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
- Only prune at specified times.
- Remove no more than 30% of crown at one time.

Pruning a Leader to Reduce Size



Notes:

- Remove top weight by undercutting at A and remove limb by cutting through AB.
- Remove stub at EF parallel to the bark branch ridge.
- Only prune at specified times.
- No more than 30% of crown to be removed at one time.
- Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia Vegetation Preservation & Planning, January 1986

Tree Pruning

WOODLAND CONSERVATION SUMMARY TABLE					
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:					
AREA #1				0.83	
AREA #2				0.32	
SUB-TOTAL				1.15	
WOODLAND RETAINED COUNTED AS CLEAR:					
AREA #1				0.02	
AREA #2				0.12	
SUB-TOTAL				0.13	

SPECIMEN TREE SUMMARY TABLE					
Tree #	Common Name	Latin Name	Diameter (DBH) in.	Condition	Disposition
1	Norway maple	Acer platanoides	40"	Good	To be saved
2	Yellow Poplar	Liriodendron tulipifera	32"	Good	To be saved
3	Yellow Poplar	Liriodendron tulipifera	41"	Good	To be saved
4	Yellow Poplar	Liriodendron tulipifera	30"	Good	To be saved
5	Yellow Poplar	Liriodendron tulipifera	34"	Good	To be saved

17-028.dwg\\engineer\\env\\Tree condition table

SITE STATISTICS

GROSS TRACT AREA
EXISTING 100 YR. FP.
EXISTING WOODLAND IN THE FLOOD PLAIN
EXISTING WOODLAND NET TRACT
EXISTING WOODLAND TOTAL
EXISTING PMA
REGULATED STREAMS (LINEAR FEET OF CENTER LINE)

TOTAL

1.90 A.C.
1.42 A.C.
1.42 A.C.
0.47 A.C.
1.90 A.C.
1.52 A.C.
427 L.F.

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
PARCEL #	Gross Tract Area (sq. ft.)	100-Yr Floodplain (FP)	Net Tract Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (FP)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Pres. Area. (sq. ft.) (WPA)	Woodland Reforest. Area (sq. ft.) (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared Outside FP. (WR-AC)
PARCEL "C"	46,002	46,002	0	0	46,002	-	3,077	-	-	-	40,376	2,468
PARCEL "F"	36,630	15,650	20,980	20,980	15,650	17,148	6,537	-	-	-	9,660	3,068
PUBLIC R/W								11,809				
Total S.F.:	82,632	61,652	20,980	20,980	61,652	17,148	9,614	11,809	0	-	50,037	5,536
TOTAL ACRES:	1.90	1.42	0.48	0.48	1.42	0.39	0.22	0.27	0.00	-	1.15	0.13

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:

Milton M. Perez
MILTON M. PEREZ

12-21-2020

DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2 -030-2020			
Approved by	Date	DRD #	Reason for Revision
00	<i>Robert S. Scharf</i>	1/13/2021	
01			
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CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

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OFFICE (301) 937-3501

FAX (301) 937-3507

RITCHIE ROAD SHOPPING CENTER

8401 WALKER MILL ROAD

CAPITOL HEIGHT MD.

SPAULDINGS (6TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

TREE
CONSERVATION
PLAN 2
DETAILS

REVISIONS

12/01/2020 REV. PER
MNCPPC. COMMENTS
MP.

DATE: OCT.2020
DWN. MS
CHECKED MP

SCALE: NTS

PROJECT/FILE NO.
17-028

SHEET NO.
4 OF 4