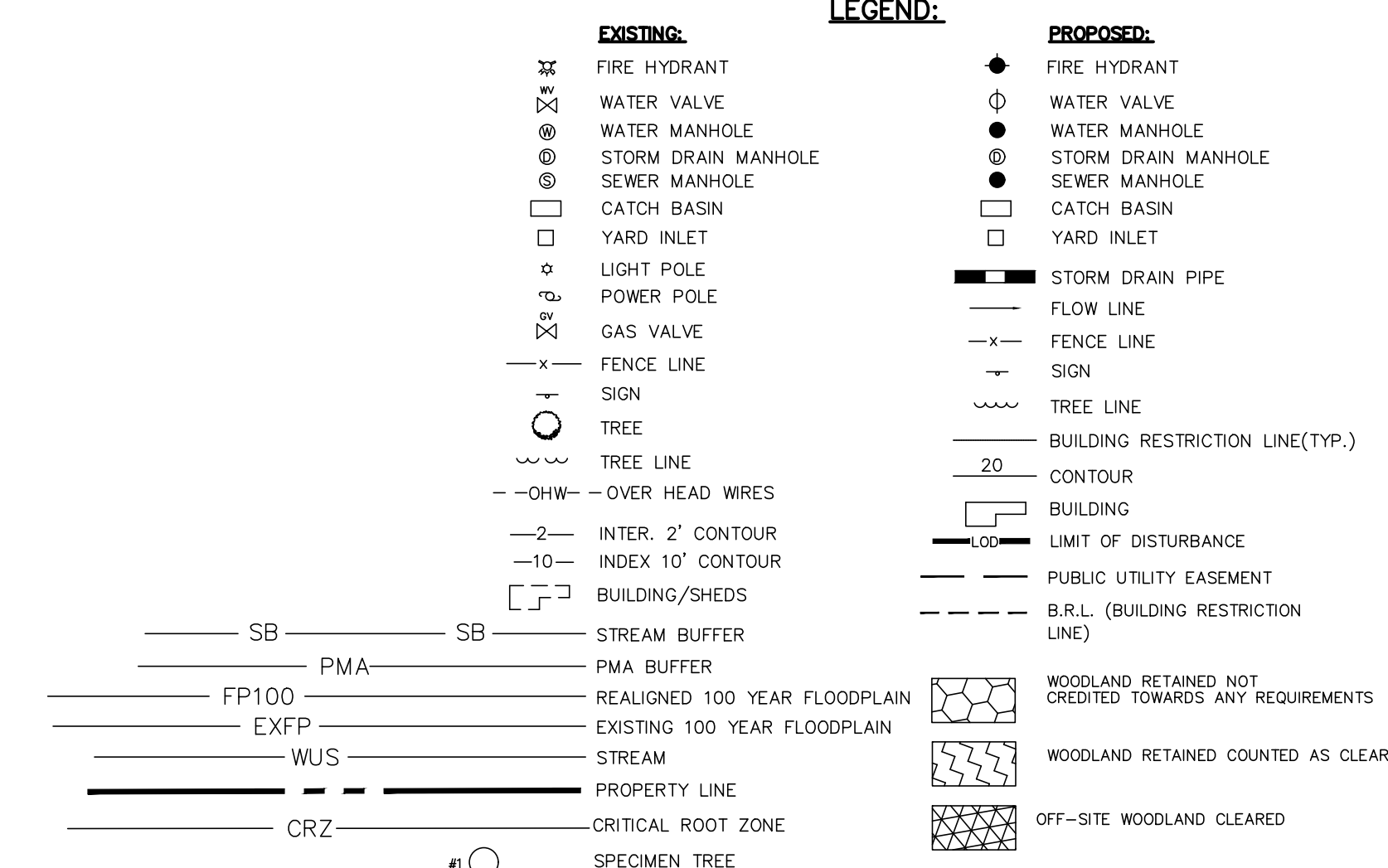


MD STATE PLANE COORDINATE SYSTEM (NAD 1983) &
(NCGD 1929).

A map of the Walker Mill Regional Park area. The map shows several roads: Walker Mill Drive, Ritchie Road, Mill Road, Ritchieville Dr., Knaprota Drive, Ritchie Road, Forest Park Dr., D'Arcy Road, and Marlbora Road. Landmarks include Walker Mill Regional Park, Hampton Park, Forestville Park, and the Capitol. A 'SITE' is marked with an arrow pointing to a location on Ritchie Road. A north arrow is located in the bottom left corner. A scale bar indicates 0 to 1 mile. A legend shows a line for 'Road' and a shaded area for 'Park'.

SCALE: 1"=2000

1. PROJECT NAME: "RITCHIE ROAD SHOPPING CENTER"
2. TAX MAP/GRID: 072/F/1
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: 202508
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
13. 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.
14. MUNICIPALITY: CAPITOL HEIGHT
15. SEWER/WATER CATEGORIES: S-3/W-3
16. ZONING: I1
17. EXISTING USE: VACANT
18. THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
19. STORM WATER MANAGEMENT CONCEPT PLAN DP1E NO. 45314-2019-00
EXPIRATION DATE: SEPTEMBER 16, 2023.
20. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO PROPERTY
21. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
22. FIRE: CAPITOL HEIGHT CO. 5 -0.5 MILE
23. POLICE: CAPITOL HEIGHT-0.5 MILES
24. THERE ARE NOT STEEP SLOPES N THE PROPERTY.
25. THERE IS 100-YEAR FLOODPLAIN ON SITE.
26. THERE ARE WATERS OF THE USA ON SITE.
27. ALL HANDICAP AND REGULAR PARKING SPACES TO BE PAINTED PER PRINCE GEORGES COUNTY REQUIREMENTS (4" WHITE PAINT).
28. TOTAL GROSS AREA: 1.84651 AC. OR 82,362 S.F.
29. WETLAND STUDY PERFORMED BY WETLAND STUDY SOLUTIONS INC.
30. FIELD RUN TOPOGRAPHY PERFORMED BY CDDI INC.
31. PER DP1E'S 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.



Age Group	Total (%)	Male (%)	Female (%)	Male (%)	Female (%)
18-24	100	100	100	100	100
25-34	100	100	100	100	100
35-44	100	100	100	100	100
45-54	100	100	100	100	100
55-64	100	100	100	100	100
65+	100	100	100	100	100

(IN FEET)
1 inch = 50 ft.

SHEET NO.	SHEET TYPE
1.	COVER SHEET
2.	TREE CONSERVATION PLAN SHEET
3.	TREE CONSERVATION PLAN SHEET
4.	DETAIL SHEET

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>Paul S. Sider</i>	1/13/2021		
01				
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.				



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S
4600 POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

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

TREE CONSERVATION
PLAN 2

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

IVII .

DATE: OCT, 2020

DWN.	CHECK
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	MS	MI
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SCALE:

	AS SHOWN

PROJECT/FILE NO

	17-028
--	--------

SHEET NO. 1 OF 4

1 OF 4

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

DATE: OCT, 2020

DWN.	CHECK
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	MS	MI
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SCALE:

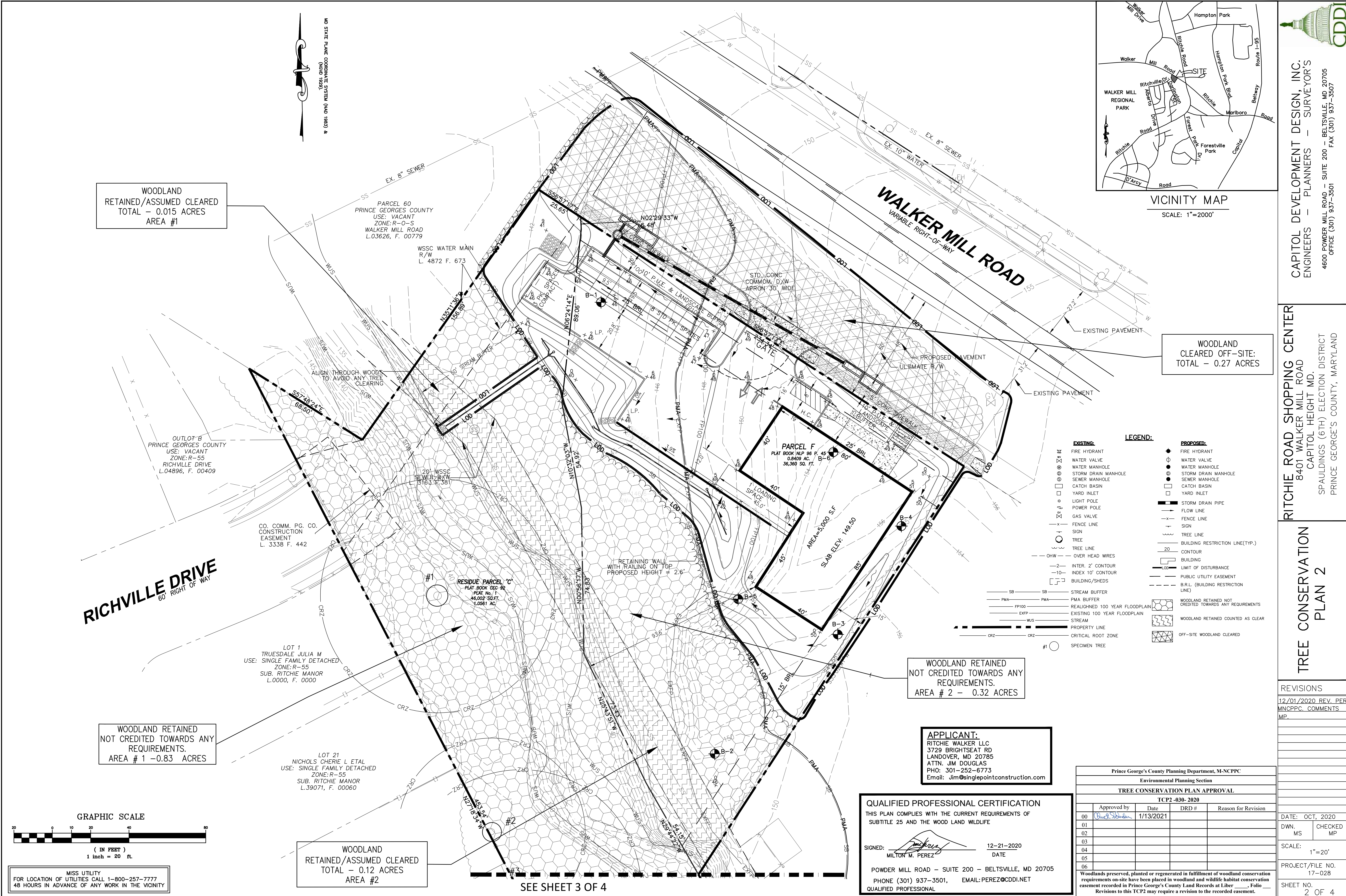
	AS SHOWN

PROJECT/FILE NO

	17-028
--	--------

SHEET NO. 1 OF 4

1 OF 4



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
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SPALDINGS (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: 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
00	1/13/2021		
01			
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
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SIGNED: 12-21-2020
MILTON M. PEREZ DATE

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

APPLICANT:
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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

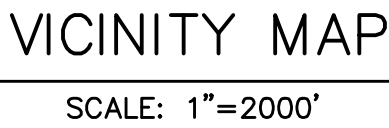
WOODLAND
RETAINED/ASSUMED CLEARED
TOTAL - 0.015 ACRES
AREA #1

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



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

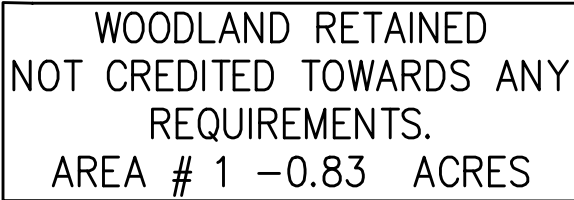
4600 POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

8401 WALKER MILL ROAD
CAPITOL HEIGHT MD.
SPAUDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY MARY AND

TREE CONSERVATION PLAN 2

REVISIONS

DATE: OCT, 2020	
TOWN. MS	CHECKED MP
SCALE: 1"=20'	
PROJECT/FILE NO. 17-028	
SHEET NO. 3 OF 4	

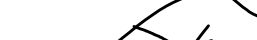


- | <u>EXISTING:</u> | | <u>LEGEND:</u> | | <u>PROPOSED:</u> | |
|---|-------------------------------|---|---------------------|---|------------------------------------|
|  | FIRE HYDRANT |  | FIRE HYDRANT |  | WATER VALVE |
|  | WATER VALVE |  | WATER MANHOLE |  | WATER MANHOLE |
|  | WATER MANHOLE |  | STORM DRAIN MANHOLE |  | STORM DRAIN MANHOLE |
|  | SEWER MANHOLE |  | SEWER MANHOLE |  | CATCH BASIN |
|  | CATCH BASIN |  | YARD INLET |  | YARD INLET |
|  | YARD INLET |  | STORM DRAIN PIPE |  | FLOW LINE |
|  | LIGHT POLE |  | FENCE LINE |  | SIGN |
|  | POWER POLE |  | TREE LINE |  | BUILDING RESTRICTION LINE(TYP.) |
|  | GAS VALVE |  | 20 |  | 10.00 |
|  | FENCE LINE |  | 10.00 |  | PUBLIC UTILITY EASEMENT |
|  | SIGN |  | --- |  | B.R.L. (BUILDING RESTRICTION LINE) |
|  | TREE LINE |  | SB |  | SB |
|  | OVER HEAD WIRES |  | PMA |  | PMA |
|  | INTER. 2' CONTOUR |  | FP100 |  | FP100 |
|  | INDEX 10' CONTOUR |  | EXFP |  | EXFP |
|  | BUILDING/SHEDS |  | WUS |  | WUS |
|  | STREAM BUFFER |  | --- |  | --- |
|  | PMA BUFFER |  | CRZ |  | CRZ |
|  | REALIGNED 100 YEAR FLOODPLAIN |  | --- |  | --- |
|  | EXISTING 100 YEAR FLOODPLAIN |  | --- |  | --- |
|  | STREAM |  | --- |  | --- |
|  | PROPERTY LINE |  | --- |  | --- |
|  | CRITICAL ROOT ZONE |  | --- |  | --- |
|  | SIGN |  | --- |  | --- |
|  | TREE LINE |  | --- |  | --- |

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

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED:  _____

MILTON M. PEREZ

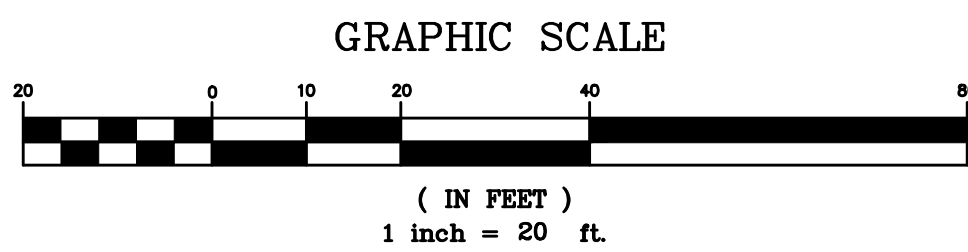
12-21-2020
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 2
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>Chris J. Schuler</i>	1/13/2021		
01				
02				
03				
04				
05				
06				

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MISS UTILITY
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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
3729 BRIGHTSEAT RD
LANDOVER, MD 20785
ATTN: JIM DOUGLAS
PHO: 301-252-6773
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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.

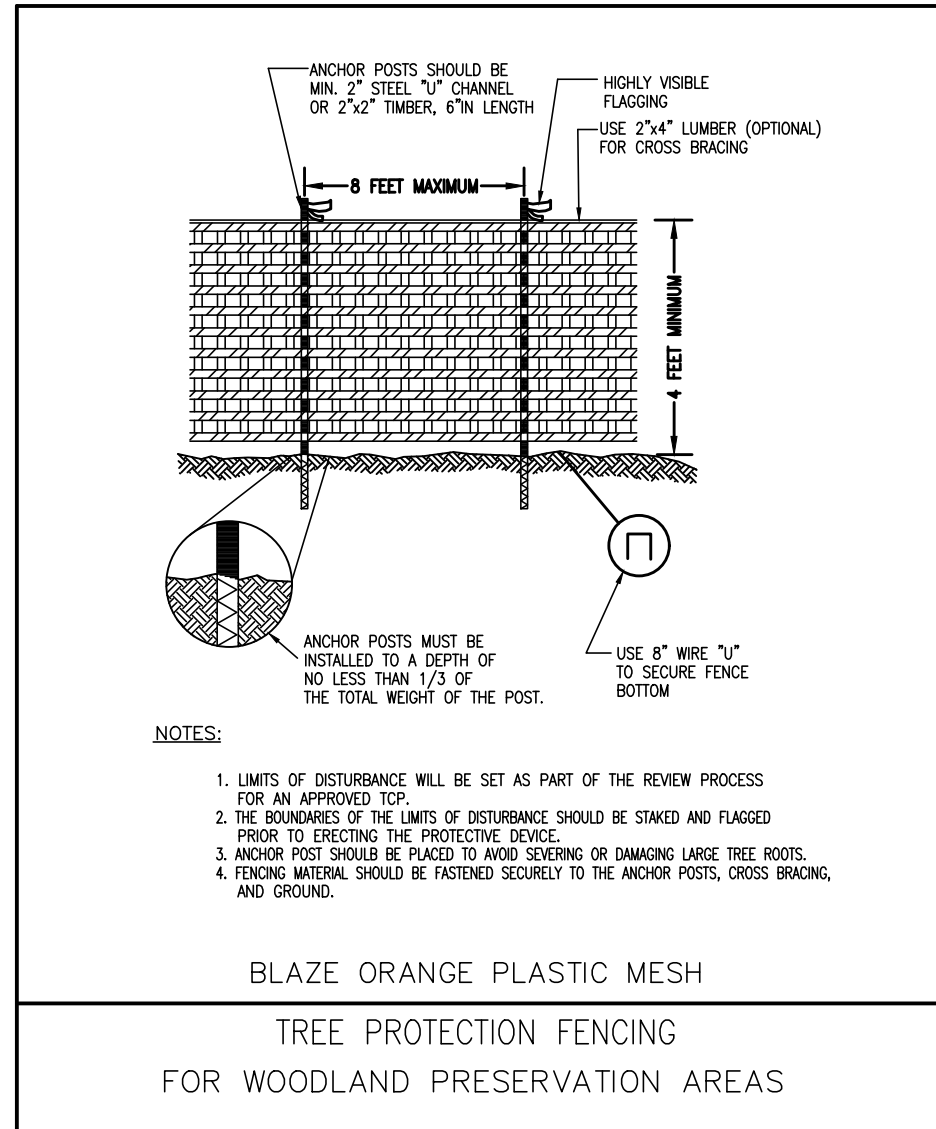
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be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

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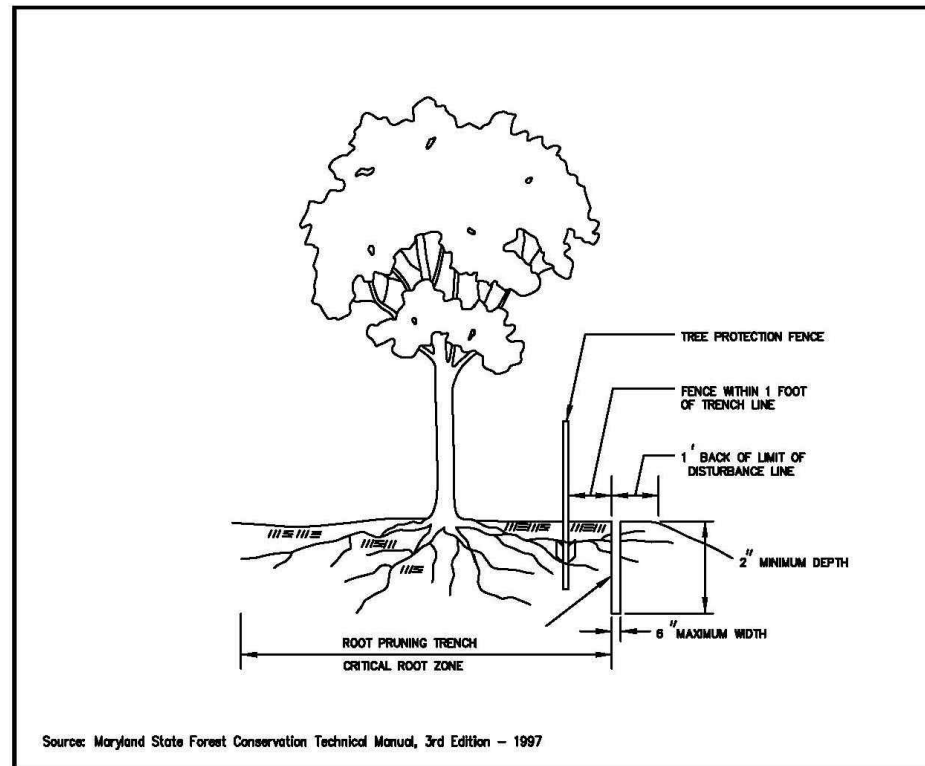
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed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



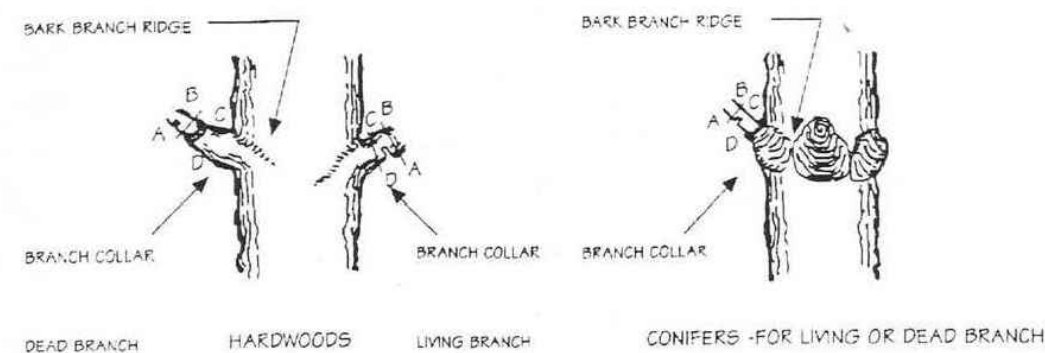
- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED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

ROOT PRUNING

August 2010

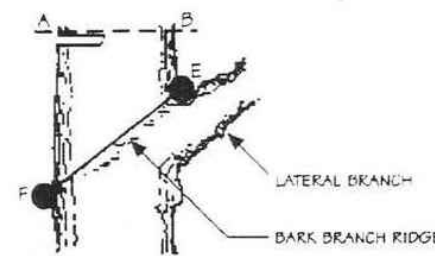
A-4.DET-10

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.

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED:  01-13-2021
MILTON M. PEREZ 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>Jim Douglas</i>	1/13/2021		
01				
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 _____.				
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ENGINEERS - PLANNERS - SURVEYOR'S

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RITCHIE ROAD SHOPPING CENTER
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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