

LEGEND

PROPERTY BOUNDARY
 EX. CONTOUR (Z)
 EX. CONTOUR (10')
 PROP. CONTOUR (Z)
 PROP. CONTOUR (10')
 LIMIT OF DISTURBANCE
 EX. TREELINE
 EX. SHRUBLINE
 SPECIMEN TREE
 PROPOSED FOR REMOVAL
 SPECIMEN TREE
 TO BE SAVED
 SPECIMEN TREE SIGN

The legend defines the following symbols and line styles:

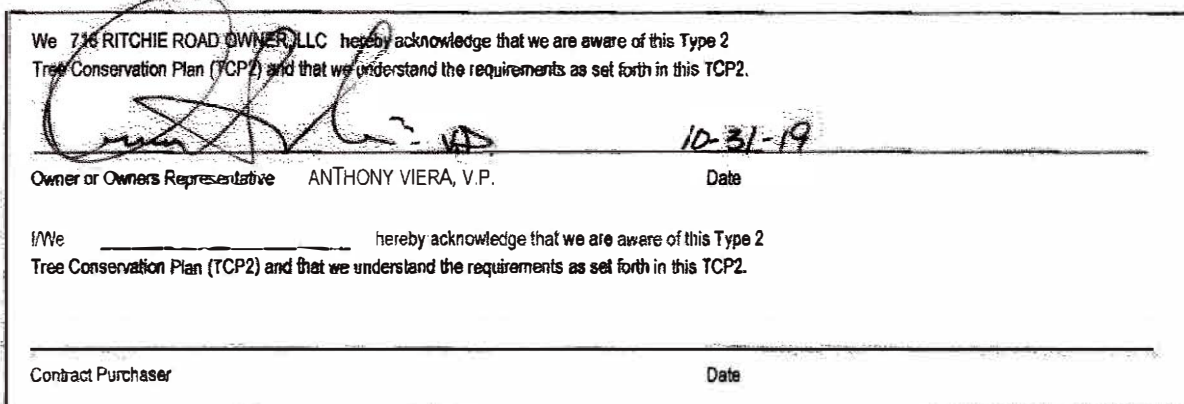
- PROPERTY BOUNDARY:** A solid black line.
- EX. CONTOUR (Z):** A dashed line.
- EX. CONTOUR (10'):** A long-dashed line.
- PROP. CONTOUR (Z):** A dotted line.
- PROP. CONTOUR (10'):** A solid black line.
- LIMIT OF DISTURBANCE:** A solid black line with a central break, labeled "100" on both sides.
- EX. TREELINE:** A line with a series of small, upward-pointing ticks.
- EX. SHRUBLINE:** A line with a series of small, downward-pointing ticks.
- SPECIMEN TREE PROPOSED FOR REMOVAL:** A circle with an 'X' inside and the text "ST-1" below it.
- SPECIMEN TREE TO BE SAVED:** A circle with a solid black dot inside and the text "ST-1" below it.
- SPECIMEN TREE SIGN:** A solid black square.

SECTION 1 - Establishing Site Information			
Zone:		I-1	
Gross Tract:		10.00	
Floodplain:		0.00	
Previously Dedicated Land:		0.00	
Net Tract (NTA):		10.00	0.00
TCP Number:		TCP2-031-2019	
Property Description Or Subdivision Name:		716 Ritchie Road	
Is This Site Subject To The 1989 Ordinance?		N	
Is This Site Subject To The 1991 Ordinance?		N	
Subject To The 2010 Ordinance and in PFA (Priority Funding Area)		Y	
Is this one (1) single family lot? (Y or N)		Y	
Are there prior TCP approvals which include a combination of this lot/s? (Y or N)		N	
Is there any portion of the property in a WC Bank? (Y or N)		N	
Break-even Point (preservation acres):		1.59 acres	
Clearing permitted without reforestation:		0.23 acres	

SECTION III – Meeting the Requirements			
Woodland Preservation	0.00		
Afforestation/Reforestation	0.00		
Natural Regeneration	0.00		
Landscape Credits			
Species/Habitat: Tree Credit (CRZ area "2.0")	0.00	0.00	
Forest Enhancement Credit (area "0.25")	0.00	0.00	
Stream Tree Credit (Existing or 10-year canopy)	0.00		
Area approved for fee-in-lieu	0.00		Fee amount: <input type="text"/>
Off-site Woodland Conservation Credits Required	2.95		
Off-site WCA (preservation) being provided on this property			
Off-site WCA (afforestation) being provided on this property			
Woodland Conservation Provided:	2.95	acres	

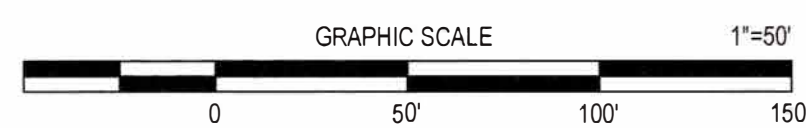
PREPARED BY: Mike Petrakis
License Number: Qualified Professional


A variance to Subtitle 25 for the approval of Specimen Trees #3-9 was granted by the Planning Director in conformance with Section 25-119(d) on December 27, 2019.



APPLICANT/OWNER
716 RITCHIE ROAD OWNER, LLC
C/O NORMANDY REAL ESTATE PARTNERS
53 MAPLE AVE
MORRISTOWN, NJ 07960
CONTACT: ANTHONY VIERA
TEL.: (201) 787-3353

TREE CONSERVATION TYPE - 2
TAX MAP 74, PARCEL 17
716 RITCHIE ROAD
KENT DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND



12/11/2019 DA ET		11251 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721  BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (410) 436-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.		DRAWN BY PCN CHECKED BY IMP DATE JULY 2019		REVISIONS RECD NO. IMP DATE JULY 2019		J-689214 54.018-2	
D. Hunter Michael Qualified Professional CONAT # 18-06-01		DATE		DESCRIPTION		REVISIONS		BY	
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