

The diagram illustrates the root pruning process for a tree. It shows a tree with its root system exposed. A 'TREE PROTECTION FENCE' is shown around the tree. A 'FENCE WITHIN FOOT OF TRUNK LINE' is indicated. A 'BACK UP LINE OF SUBSIDIARY LINES' is shown. A 'ROOT PRUNING TRENCH' is shown, with a 'CRITICAL ROOT ZONE' marked. The trench is labeled '1' and '2'. The distance from the trunk to the trench is labeled '10 FT. & THICKNESS'.

1. RELATION AREAS to be established as part of the forest conservation plan review process.

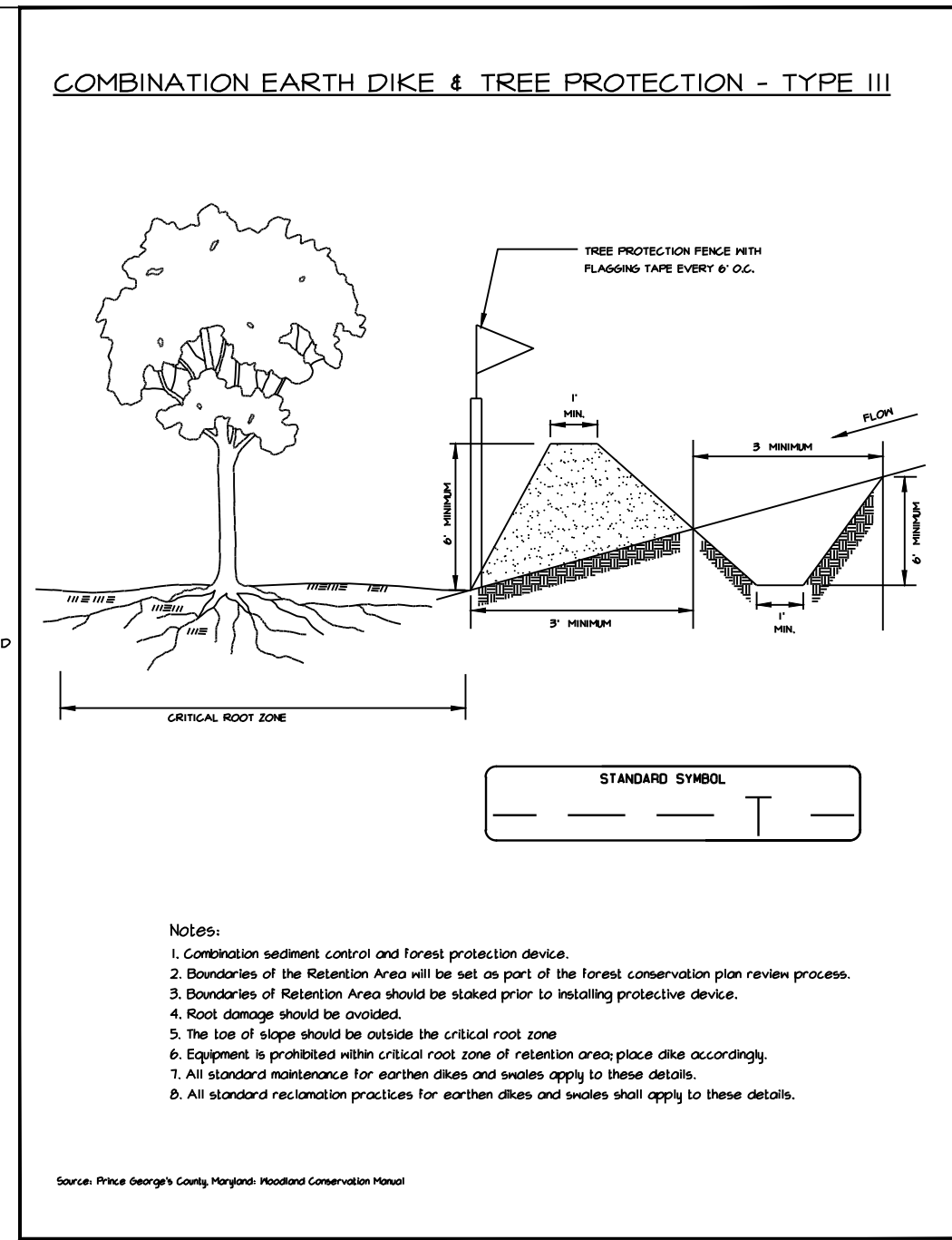
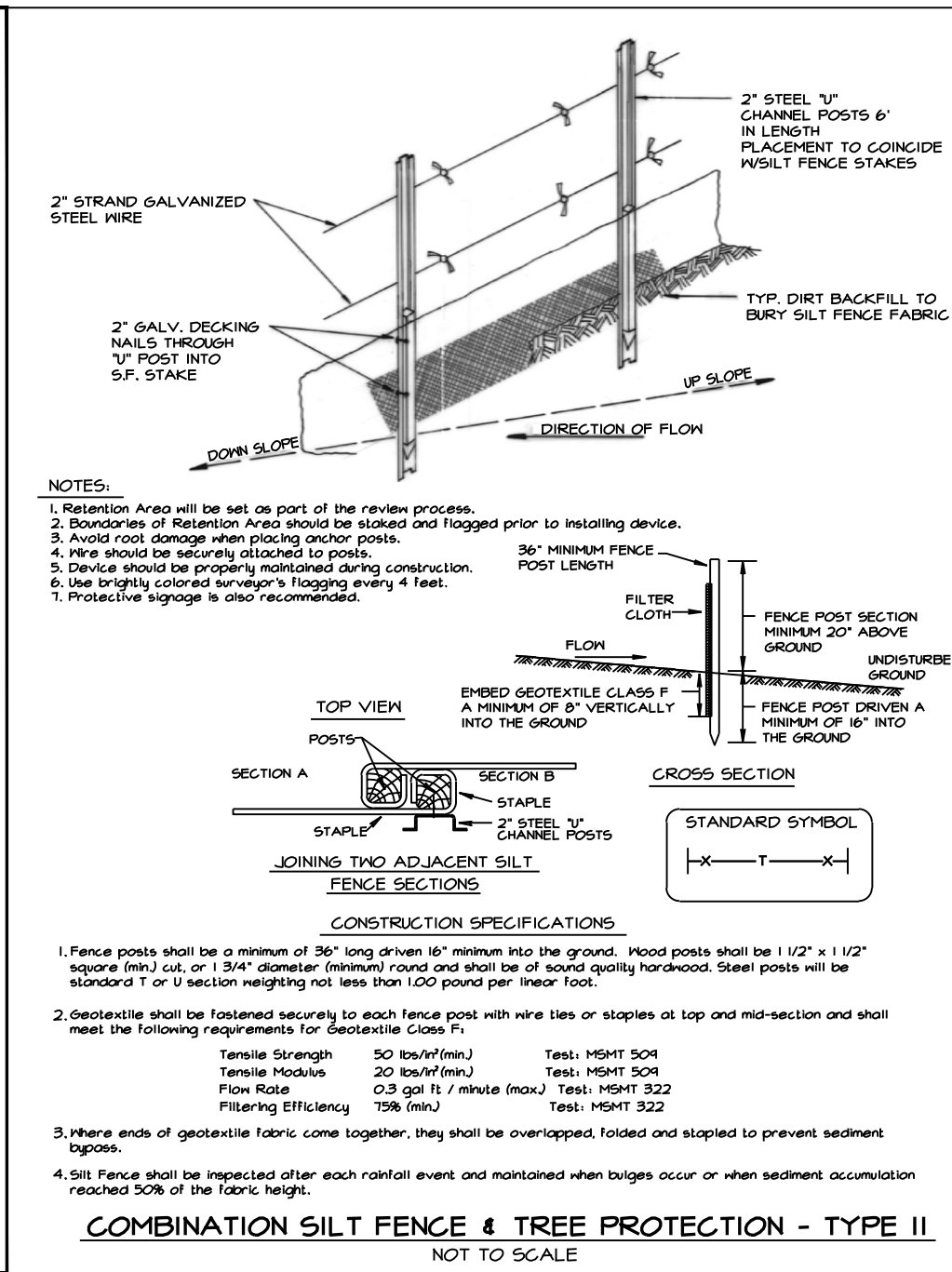
2. Boundaries of Relation Areas should be staked flagged and/or fenced prior to trenching.

3. Exact location of trench should be identified.

4. Branch should be immediately backfilled with soil removed or other high organic soil.

5. Roots should be clearing cut using vibratory hoe or other acceptable equipment.

-
- Signage**
- Min 11'
- Forest Conservation Area
- REFORESTATION PROJECT
- Min 15'
- Trees for Your Future
- PLAN SYMBOL = ■
- Min 11'
- Min 15'
- SPECIMEN TREE
- DO NOT REMOVE
- MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
- Min 15'
- FOREST RETENTION AREA
- MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
- Min 15'
- VIOLATORS ARE SUBJECT TO FINES AS PROVIDED BY THE HAWAIIAN FOREST CONSERVATION ACT OF 1966
- VIOLATORS ARE SUBJECT TO FINES AS PROVIDED BY THE HAWAIIAN FOREST CONSERVATION ACT OF 1966
- 2 STRAND GALVANIZED STEEL WIRE 12 OR 14 GAUGE
- SURVEYOR'S FLAGGING
- 2" STEEL 1" CHANNEL 6" IN LENGTH MIN.
- 1/2"
- 1/4"
- 1/2"
- 1/4"
- TP
- PLAN SYMBOL
- NOTES:**
1. Forest preservation, specimen tree and re/aff-forestation protection device.
 2. Protected areas will be set on part of the re/aff-forestation process.
 3. Boundaries of protected areas should be staked and flagged prior to installing signage.
 4. Avoid root damage when placing anchor posts.
 5. Wire 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 trade orange line protection fence or equal according to HD State Forest Conservation Technical Manual Figure D-5.
- Notes:**
1. Bottom of signs to be higher than top of tree protection fence.
 2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
 3. Attachment of signs to trees is prohibited.
- TREE PROTECTION FENCING - TYPE I**
- NOT TO SCALE



TCP SHEET 1 OF 6

Aug. 27, 2022
DATE

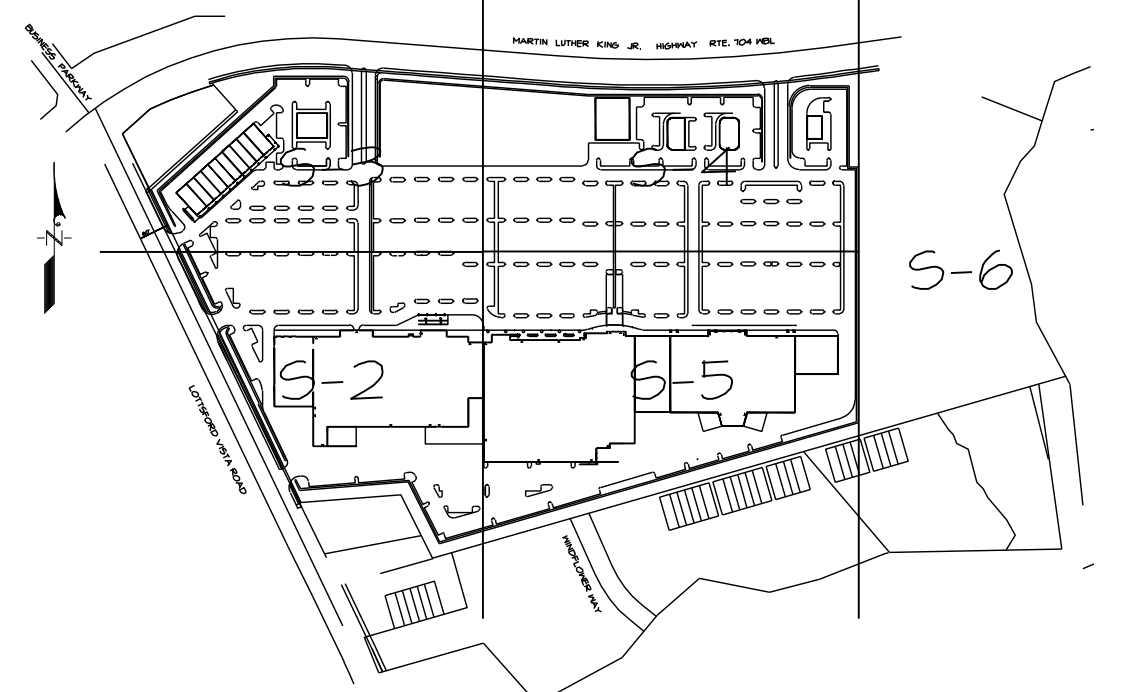
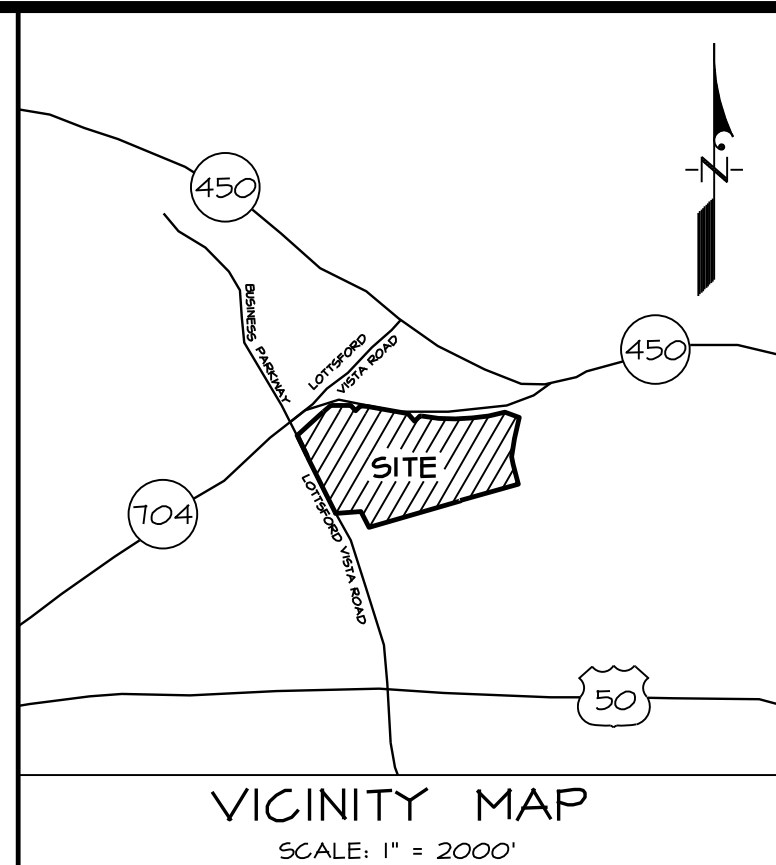
MAE

Mike Petrokis
Qualified Professional
COMAR 08.19.06.01

8/26/21	Added Habit Burger Grill to Lot 2	MP	MITCHELLVILLE, MARYLAND 20721	
4/10/05	Added Note to Signage Block 4 Mail Symbol to Legend	GR		BEN OVER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
3/18/05	Revised per MNCPPC comments	MS		COPYRIGHT © 2003 BEN OVER ASSOCIATES, INC.
12/27/04	Revised to add zoning line	KH	CHANGED BY REVISION #1 DECISION REFERENCE NO.	
6/21/04	Updated Adjacent Owner Information	JRD	SCALE	1"=100'
DATE	REVISION DESCRIPTION	DATE	DATE	DATE
			54-0107	

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1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective tree preservation devices have been installed, tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. All equipment, materials, vehicles, and/or excessive pedestrian traffic shall be allowed within protected areas.
2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.



KEY MAP

"S" = SHEET

EXISTING CONTOUR

PROPOSED CONTOUR

EXIST. TREE LINE

ULTIMATE PROPOSED TREE LINE

LIMIT OF DISTURBANCE

TREE PROTECTION DEVICE (TYPE VARIES - SEE SECTANT CONTROL PLAN)

NONTIDAL WETLANDS

25' WETLAND BUFFER

50' STREAM BUFFER

WATERS OF THE U.S.

100 YEAR FLOODPLAIN

ZONING LINE

WOODLAND PRESERVATION
AREAS (2.31.1255)

TREE PROTECTION SIGN

APPROXIMATE BUILDING LOCATION

PRIMARY MANAGEMENT AREA (PMA)

COIL TYPE 4

DELINEATION

15-25% SLOPES

25% SLOPES &
GREATER

PERIMETER WALL

PRESEVATION AREA	ACRES
1	1.46
2	0.08
3	0.37
4	0.10
TOTAL	2.01

Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP 2 - 46 - 02			
	Approved by	Date	Reason for Revision
00	John Markovich	05/01/01	TCP2-46-00
01	Lori Shirley	02/28/05	TCP2-46-01
02	Lori Shirley	02/28/05	TCP2-46-02
03			
04			
05			
06			

COMPOSITE SHEET
TREE CONSERVATION PLAN- TYPE II
FOR
FINE GRADING & BUILDING CONSTRUCTION
ON
VISTA GARDENS MARKETPLACE
(LOTS 1-9 AND PARCELS A & B)
DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 1 OF 6

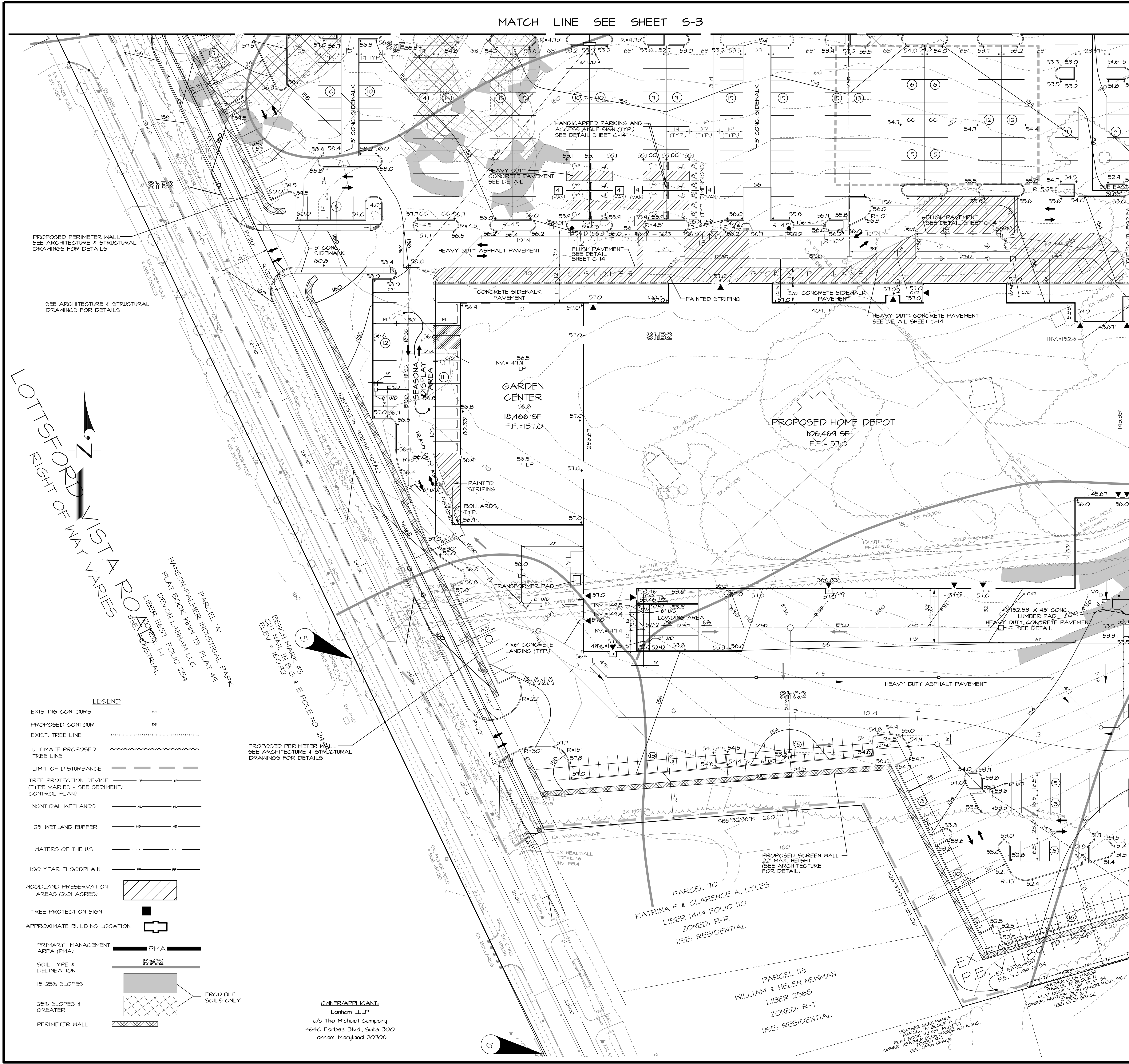
Aug. 27, 202
DATE

00


Mike Petros
Qualified Professional
COMAR 08.19.06.01

8/26/21	Added Habit Burger Grill to Lot 2
4/01/05	Added Note to Signature Block 4 Wall Symbol to
3/18/05	Revised per MNCPPC comments
12/21/04	Revised to add zoning line
6/21/04	Updated Adjacent Owner Information
DATE	REVISION DESCRIPTION

		1721 WOODMORE ROAD, SUITE 200 MITCHELL, MARYLAND 20721		
Legend	MP		BEN DYER ASSOCIATES, INC.	
	GS		Engineers / Surveyors / Planners	
	MR		TELEPHONE (301) 430-2000	
	KH	COPYRIGHT © 2003 BEN DYER ASSOCIATES, INC.		
		DRAWN BY DESIGNED BY CHECKED BY RECORD NO.		
		KH	KH	PW
		B-01008		
	RP	SCALE 1"=100'		
		DATE 01/28/2004		
		DRAWS. NO. 54-010-7		



LOTTSFORD VISTA GARDENS MARKETPLACE
RIGHT OF WAY VARIES
HANSON-PALMER INDUSTRIAL PARK
PLAT BOOK 144175 PLAT 44
DEVON LANHAM LLC
LIBER 11657 FOLIO 254
RODENT, I-1
USE: INDUSTRIAL

LEGEND

EXISTING CONTOURS 26
PROPOSED CONTOUR 26
EXIST. TREE LINE
ULTIMATE PROPOSED TREE LINE
LIMIT OF DISTURBANCE
TREE PROTECTION DEVICE (TYPE VARIES - SEE SEDIMENT CONTROL PLAN)
NONTIDAL WETLANDS
25' WETLAND BUFFER
WATERS OF THE U.S.
100 YEAR FLOODPLAIN
WOODLAND PRESERVATION AREAS (2.01 ACRES)
TREE PROTECTION SIGN
APPROXIMATE BUILDING LOCATION
PRIMARY MANAGEMENT AREA (PMA)
SOIL TYPE & DELINEATION
15-25% SLOPES
25% SLOPES & GREATER
PERIMETER WALL
ERODIBLE SOILS ONLY

PROPOSED PERIMETER WALL
SEE ARCHITECTURE & STRUCTURAL DRAWINGS FOR DETAILS

OWNER/APPLICANT:
Lanham LLLP
c/o The Michael Company
4640 Forbes Blvd., Suite 300
Lanham, Maryland 20706

KEY MAP
"S" = SHEET

VICINITY MAP
SCALE: 1" = 2000'

WOODLAND CONSERVATION AREA EDGE MANAGEMENT NOTES

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 Department of Environmental Resources as dead, dying or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree Shrub and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Limbs, Noxious Plants, Invasive Plants or Non-native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
- The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: 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.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14141 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20712, phone 301-452-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the woodland conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and overseeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

TREE CONSERVATION PLAN- TYPE II
FOR
FINE GRADING & BUILDING CONSTRUCTION
ON
VISTA GARDENS MARKETPLACE
(LOTS 1-9 AND PARCELS A & B)
DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'

TCP SHEET 2 OF 6
WSSG 2001 SHEET SERIES 206 NE 9
ADC MAP 14 LOCATION GRID A-4

Approved by	Date	DRD #	Reason for Revision
00 John Markovich	05/01/01	TCP2-46-00	
01 Lori Shirley	02/28/05	TCP2-46-01	
02 Lori Shirley	02/28/05	TCP2-46-02	
03			
04			
05			
06			

Aug. 27, 2021
DATE
MAE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
8/26/21	Added Hdbt, Burger Grill to Lot 2	MP
4/01/05	Added Note to Signature Block A Mail Symbol to Legend	GS
3/16/05	Revised per MNCPPC comments	MR
12/21/04	Revised to add zoning line	KH
6/21/04	Updated Adjacent Owner Information	JRD
	REVISIONS	

1721 WOODMERE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

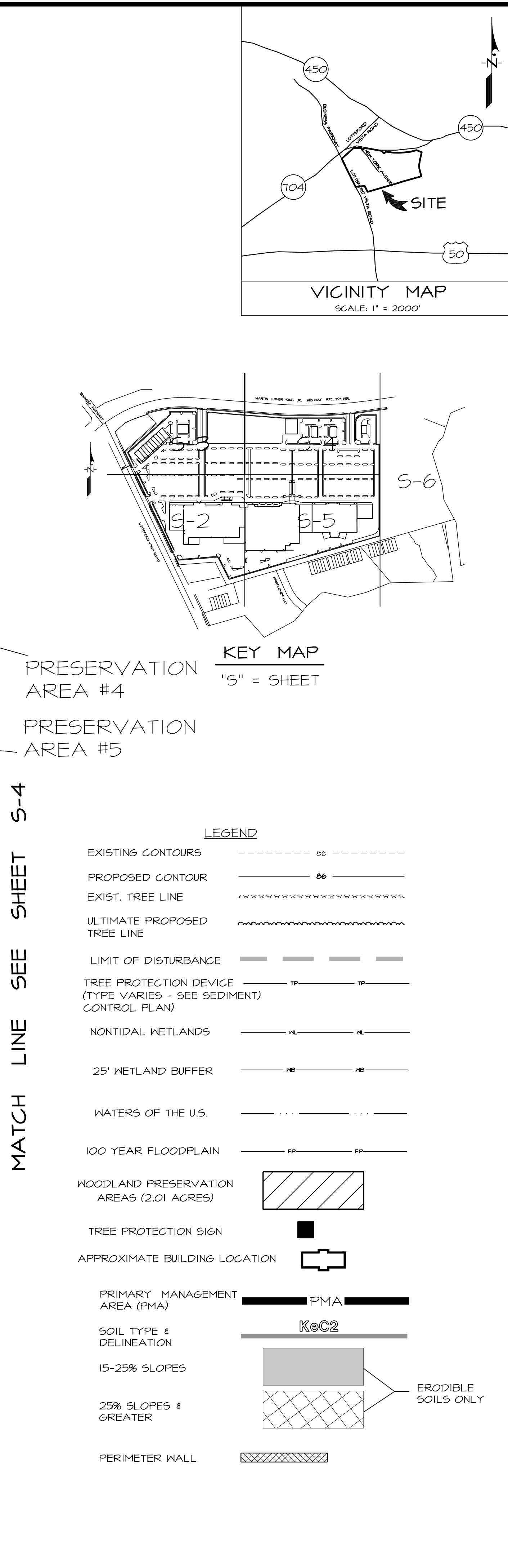
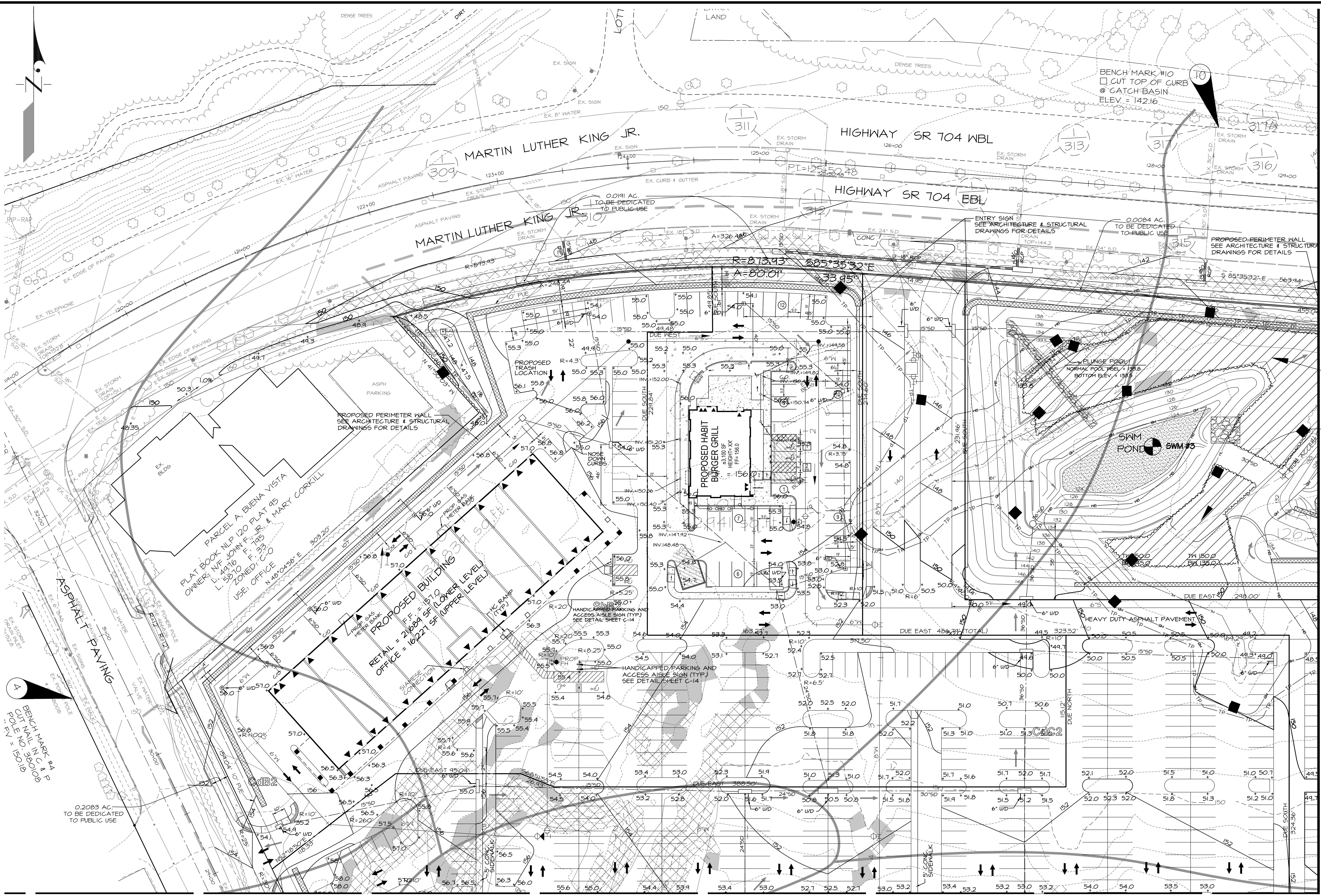
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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BEN DYER ASSOCIATES, INC. PROJECT NO. B-01008
SCALE 1" = 30'
DATE APRIL 2004
DRAWN BY 54-011-2

Parcel 10
KATRINA F & CLARENCE A. LYLES
LIBER 14114 FOLIO 110
ZONED: R-R
USE: RESIDENTIAL

Parcel 113
WILLIAM & HELEN NEWMAN
LIBER 2568
ZONED: R-T
USE: RESIDENTIAL

HEATHER GLEN HANOR
Parcel A Block 54
Plat Book 12041101 PLAT 54
OWNER: HEATHER GLEN HANOR H.O.A. INC.
USE: OPEN SPACE



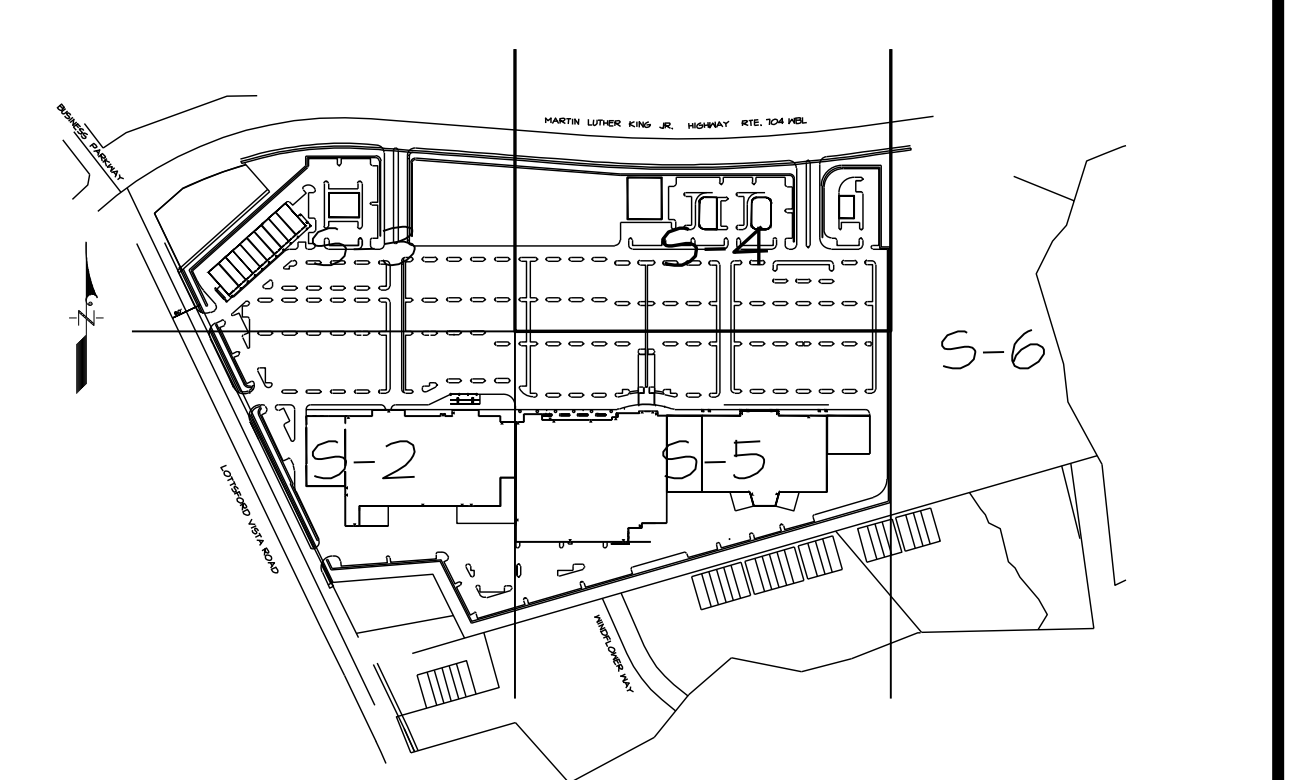
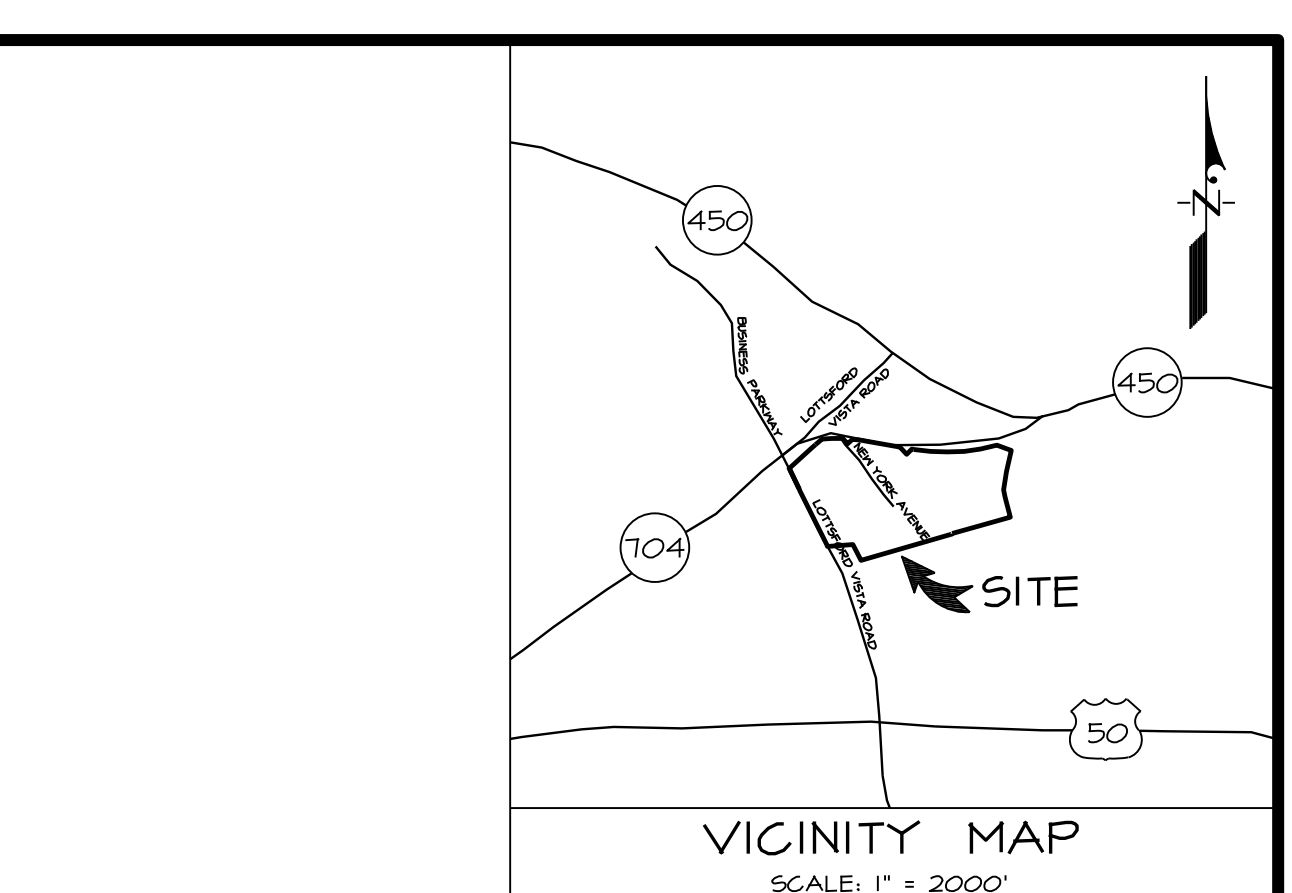
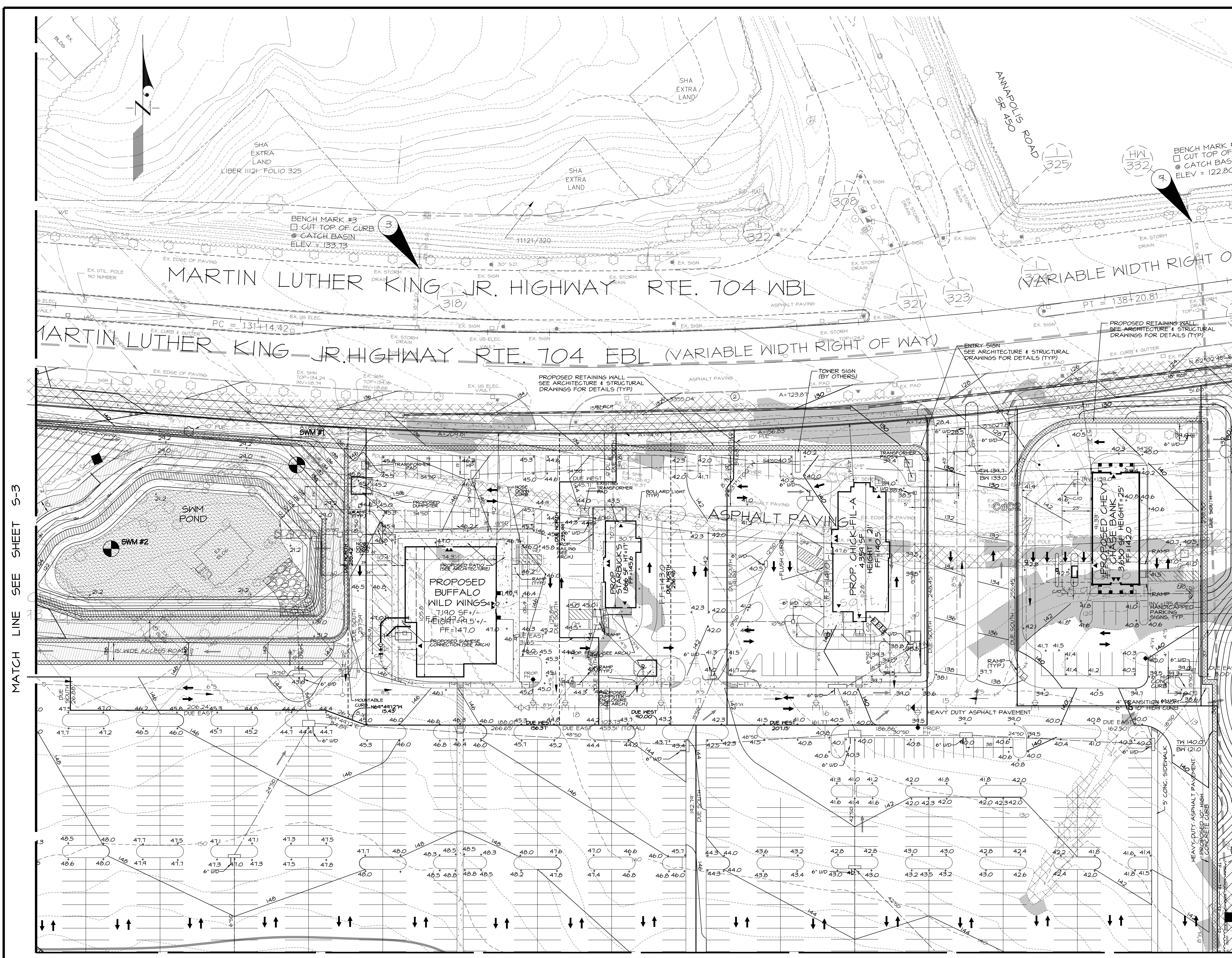
MATCH LINE SEE SHEET S-2

TREE CONSERVATION PLAN- TYPE II
FOR
FINE GRADING & BUILDING CONSTRUCTION
ON
VISTA GARDENS MARKETPLACE
(LOTS 1-9 AND PARCELS A & B)
DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 46 - 02			
Approved by	Date	DRD #	Reason for Revision
00 John Markovich	05/01/01	TCP2-46-00	
01 Lori Shirley	02/28/05	TCP2-46-01	
02 Lori Shirley	02/28/05	TCP2-46-02	
03			
04			
05			
06			

OWNER/APPLICANT:
Lanham LLP
c/o The Michael Company
4640 Forbes Blvd., Suite 300
Lanham, Maryland 20706

TCP SHEET 3 OF 6 MNCPPC 2004 SHEET SERIES 206 NE 4 Aug 27, 2021 DATE MAP		8/26/21 Added Habit Burger Grill to Lot 2	MP	1721 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
		4/01/05 Added Note to Signature Block & Mail Symbol to Legend	GS	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
		3/18/05 Revised per MNCPPC comments	MR	
		12/21/04 Revised to add zoning line	KH	
		6/21/04 Updated Adjacent Owner Information	JRD	
Mike Petrakis Qualified Professional COMAR 08.19.06.01		DATE	DESCRIPTION	BY
			REVISIONS	
				SCALE 1" = 30'
				DATE APRIL 2004
				DWG. NO. 54.012-2



- KEY MAP**
"5" = SHEET
- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOUR
 - EXIST. TREE LINE
 - ULTIMATE PROPOSED TREE LINE
 - LIMIT OF DISTURBANCE
 - TREE PROTECTION DEVICE (TYPE VARIES - SEE SEDIMENT CONTROL PLAN)
 - NONTIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - 100 YEAR FLOODPLAIN
 - WOODLAND PRESERVATION AREAS (2.01 ACRES)
 - TREE PROTECTION SIGN
 - APPROXIMATE BUILDING LOCATION
 - PRIMARY MANAGEMENT AREA (PMA)
 - SOIL TYPE & DELINEATION
 - 15-25% SLOPES
 - 25% SLOPES & GREATER
 - PERIMETER WALL

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 46 - 02

Approved by	Date	DRD #	Reason for Revision
00 John Markovich	05/01/01	TCP2-46-00	
01 Lori Shirley	02/28/05	TCP2-46-01	
02 Lori Shirley	02/28/05	TCP2-46-02	
03			
04			
05			
06			

TREE CONSERVATION PLAN- TYPE II
FOR
FINE GRADING
& BUILDING CONSTRUCTION
ON
**VISTA GARDENS
MARKETPLACE**
(LOTS 1-9 AND PARCELS A & B)
DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE 1" = 30'

MATCH LINE SEE SHEET S-3

MATCH LINE SEE SHEET S-6

MATCH LINE SEE SHEET S-5

OWNER/APPLICANT:
Lanham LLLP
c/o The Michael Company
4640 Forbes Blvd., Suite 300
Lanham, Maryland 21076

TCP SHEET 4 OF 6
1656 300' SHEET SERIES 306 NE 4

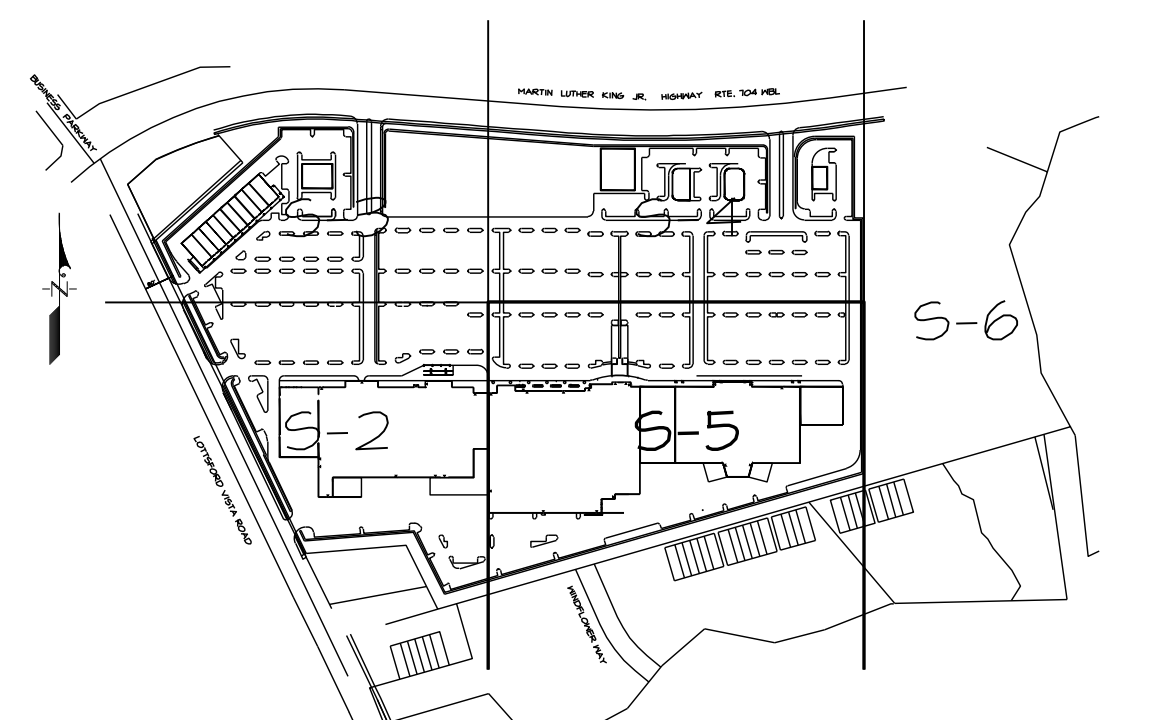
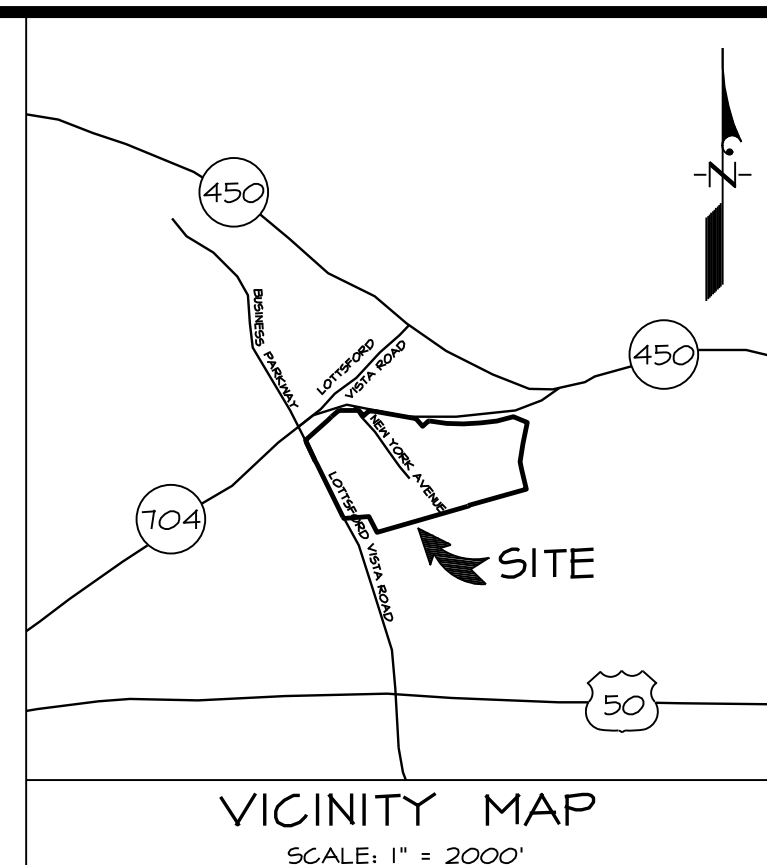
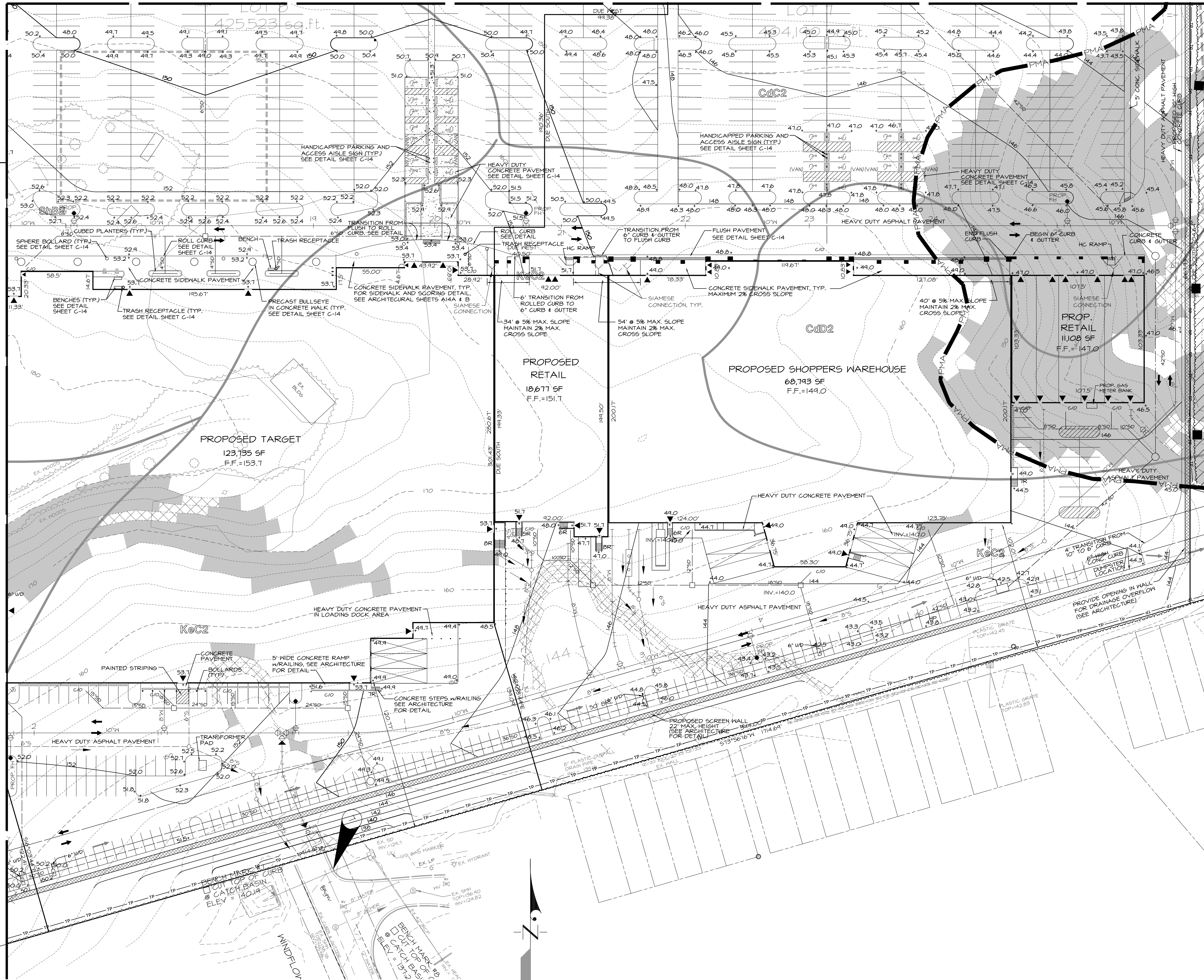
DATE	DESCRIPTION	BY	DATE
8/26/21	Added Habit Burger Grill to Lot 2	MP	8/26/21
4/01/05	Added note to Signature Block & Mail Symbol to Legend	GS	4/01/05
3/18/05	Revised per MNCPPC comments	MRE	3/18/05
12/27/04	Revised to add zoning line	KH	12/27/04
6/21/04	Updated Adjacent Owner Information	JRD	6/21/04
		SCALE	1" = 30'
		DATE	APRIL 2004
		DRWG. NO.	54.013-2

1721 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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BEN DYER ASSOCIATES, INC. PROJECT NO. B-01008
SCALE 1" = 30' DRWG. NO. 54.013-2

MATCH LINE SEE SHEET S-2

MATCH LINE SEE SHEET S-4

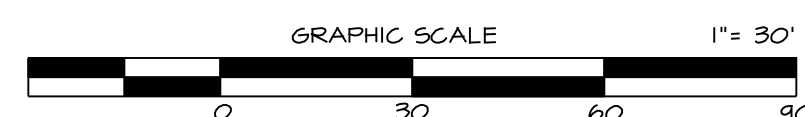
MATCH LINE SEE SHEET S-6



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOUR
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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 46 - 02			
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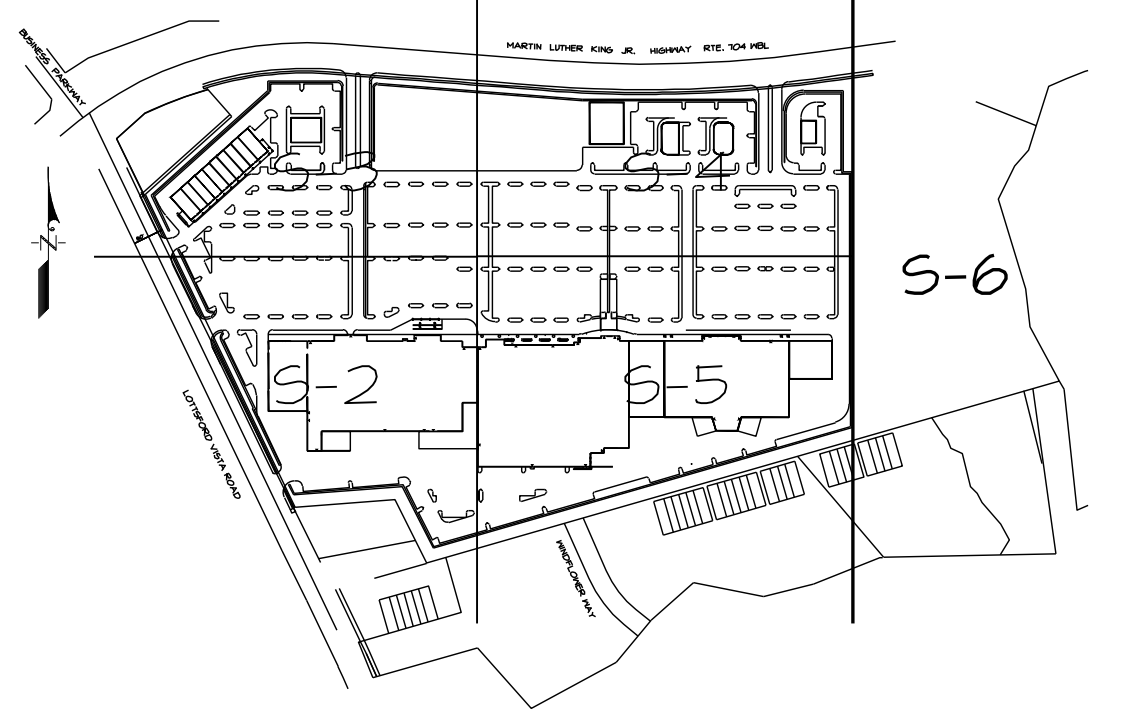
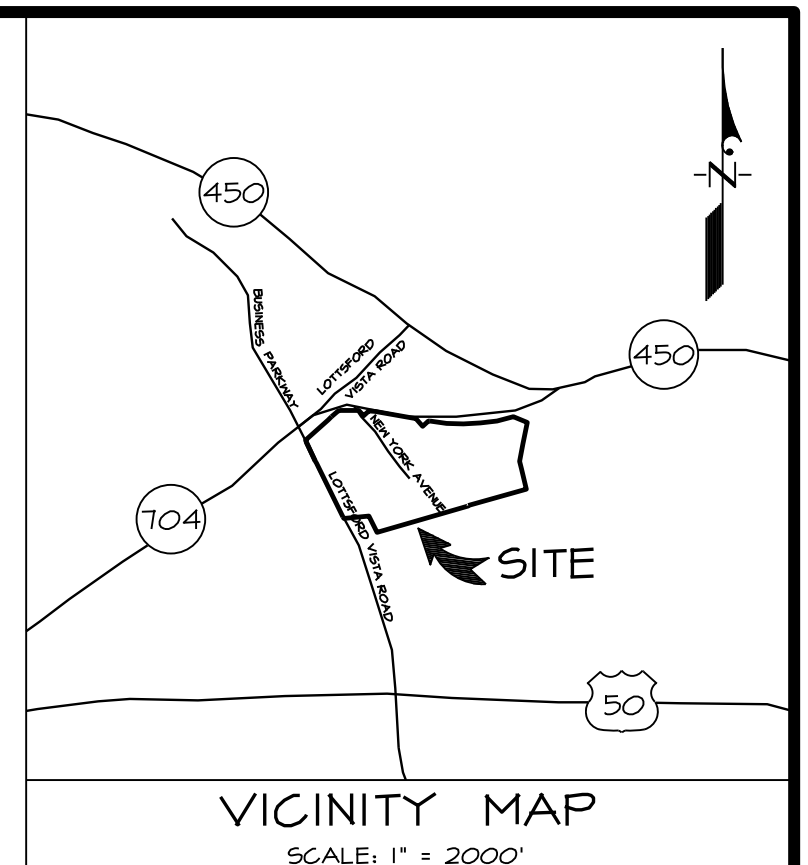


OWNER/APPLICANT:
Lanham LLLP
c/o The Michael Company
6440 Forbes Blvd., Suite 300
Lanham, Maryland 20706

TCP SHEET 5 OF 6
1956 300' SHEET SERIES 306 NE 9
Aug 27, 2021
DATE
MAP

DATE	DESCRIPTION	REVISIONS
8/26/21	Added HOBBI Burger Grill to Lot 2	MP
4/10/05	Added Note to Signature Block & Mail Symbol to Legend	GS
3/16/05	Revised per MNCPPC comments	MR
12/21/04	Revised to add zoning line	KH
6/21/04	Updated Adjacent Owner Information	JRD
DATE	DESCRIPTION	REVISIONS

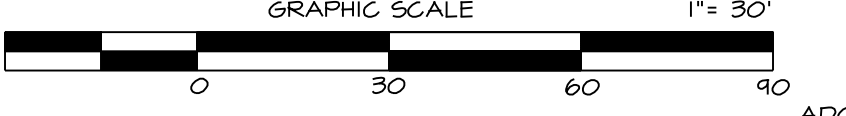
1721 WOODMOORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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PLOT BY BEN DYER ASSOCIATES, INC.
SCALE 1" = 30'
DATE APRIL 2004
DWG. NO. 54.014-2



- KEY MAP**
1" = 2000'
- LEGEND**
- EXISTING CONTOURS
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01 Lori Shirley	02/28/05	TCP2-46-01		
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TREE CONSERVATION PLAN- TYPE II
FOR
FINE GRADING
& BUILDING CONSTRUCTION
ON
**VISTA GARDENS
MARKETPLACE**
(LOTS 1-9 AND PARCELS A & B)
DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT:
Lanham LLP
c/o The Michael Company
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TCP SHEET 6 OF 6 MNCPPC 200' SHEET SERIES 206 NE 4			ADJ. MAP 14 LOCATION GRID A-4	
Aug 27, 2021 DATE MAP	8/26/21 4/01/05 3/18/05 6/21/04	Added Habit Burger Grill to Lot 2 Added Note to Signature Block & Mail Symbol to Legend Revised per MNCPPC comments Updated Adjacent Owner Information	MR MR MR BY	1721 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2004 BEN DYER ASSOCIATES, INC. PROJECT RECORD NO. B-01008 SCALE 1" = 30' DATE APRIL 2004
Mike Petrakis Qualified Professional COMAR 08.19.06.01		REVISIONS		54.015-2