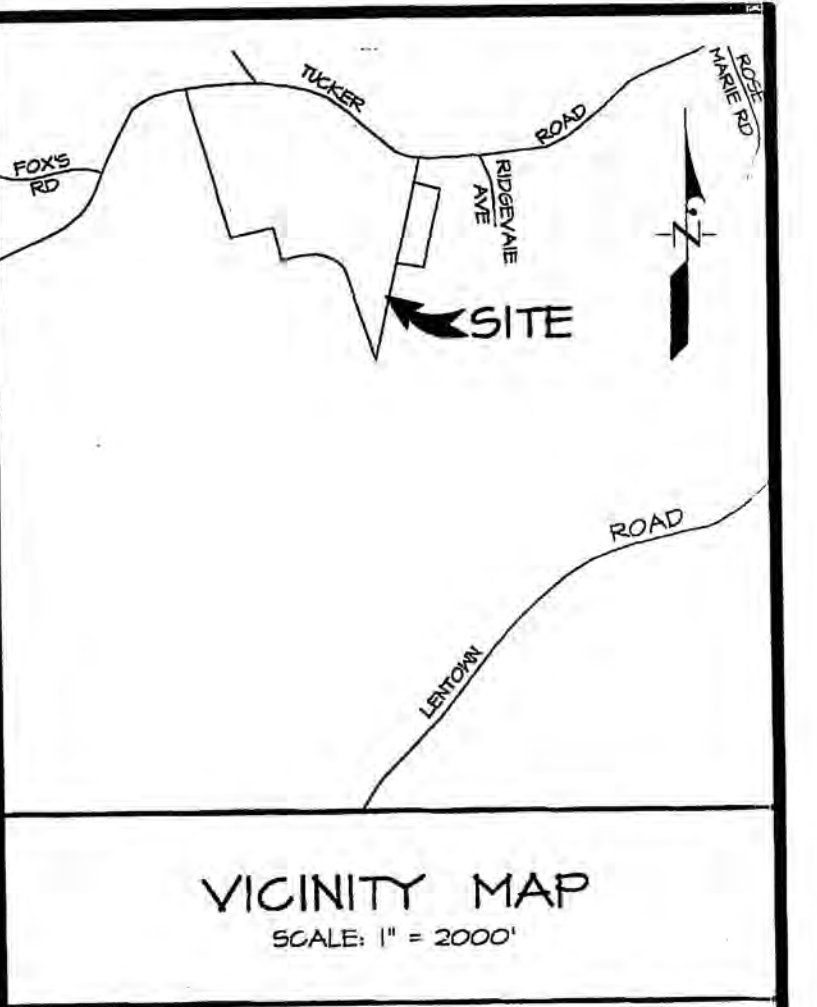
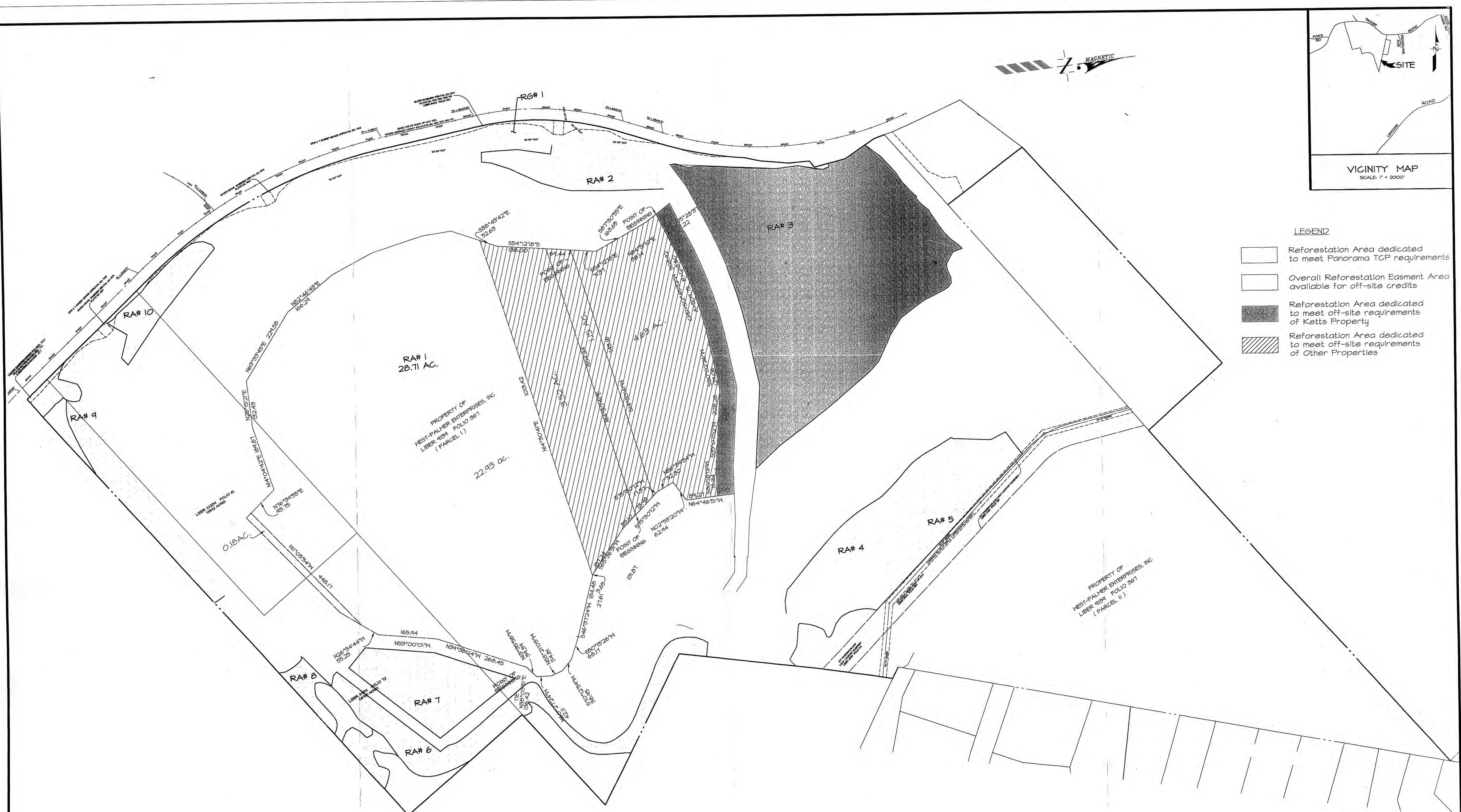




# LEGEND

- Reforestation Area dedicated to meet Panorama TGP requirements
- Overall Reforestation Easement Area available for off-site credits
- Reforestation Area dedicated to meet off-site requirements of Ketts Property
- Reforestation Area dedicated to meet off-site requirements of Other Properties



| TREE CONSERVATION PLAN REFERENCE            | EASEMENT AREA REFERENCE | RECORDED DOCUMENT     | TOTAL AREA IN W.P.A. | REMAINING AREA AVAILABLE | REVIEWER | APPROVAL DATE |
|---------------------------------------------|-------------------------|-----------------------|----------------------|--------------------------|----------|---------------|
| TCP II / 34 / 98 (KETTS PROP.)              | RA #1 (0.96 Ac.)        | L. 15040 F. 342 (old) | 9.44 Ac.             | 28.71 Ac.                | JPM      | 10/2/02       |
| TCP II / 91 / 05 (Frontgate Farms)          | RA #1 (4.63 Ac.)        | L. 24443 F. 685       | 4.63 Ac.             | 24.08 Ac.                | KIF      | 3/28/06       |
| TCP II / 30 / 48 (The Shops at Silver Hill) | RA #1 (1.15 Ac.)        | L. 24444 F. 684       | 1.15 Ac.             | 22.93 Ac.                | KIF      | 5/30/06       |
| TREE CONSERVATION PLAN REFERENCE            | TRANSFER AREA REFERENCE | RECORDED DOCUMENT     | TOTAL AREA           | REMAINING AREA AVAILABLE | REVIEWER | APPROVAL DATE |
| OVERALL EASEMENT                            | N/A                     | L. 28365 F. 462       | 22.93 Ac.            | 22.93                    | KI Finch | 8/1/10        |
| TCP II / 179 / 03 (Post Park)               | RA #1 (3.52 Ac.)        | L. 28456 F. 068       | 3.52 Ac.             | 19.41 Ac.                | KIF      | 10/14/07      |

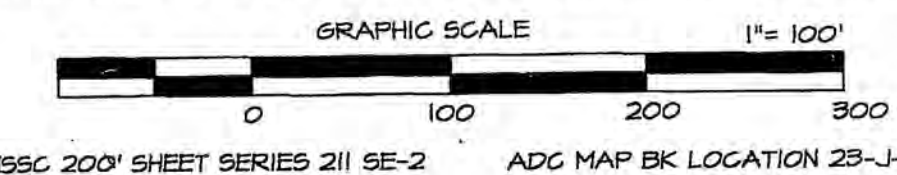
NOTES:  
 Reforestation Area #1, Part of Reforestation Area #1 (0.18 Ac.) and Reforestation Area #2 & #4-10 are designated to meet on-site requirements of Panorama. 0.96 Ac. of Reforestation Area #1 and Reforestation Area #3 are designated to meet off-site requirements of the Ketts Property (see table at left). The remaining area, 28.71 Ac. of Reforestation Area #1 is available for off-site mitigation credits.

All woodland conservation credits transferred were in afforestation/reforestation and all remaining available woodland conservation credits are in afforestation/reforestation.

| APPROVAL |          |
|----------|----------|
| DATE     | BY       |
| 10/2/02  | JPM      |
| 3/28/06  | KIF      |
| 5/30/06  | KIF      |
| 8/1/10   | KI Finch |
| 10/14/07 | KIF      |

## WOODLAND CONSERVATION EASEMENTS COMPOSITE PLAT FOR PANORAMA

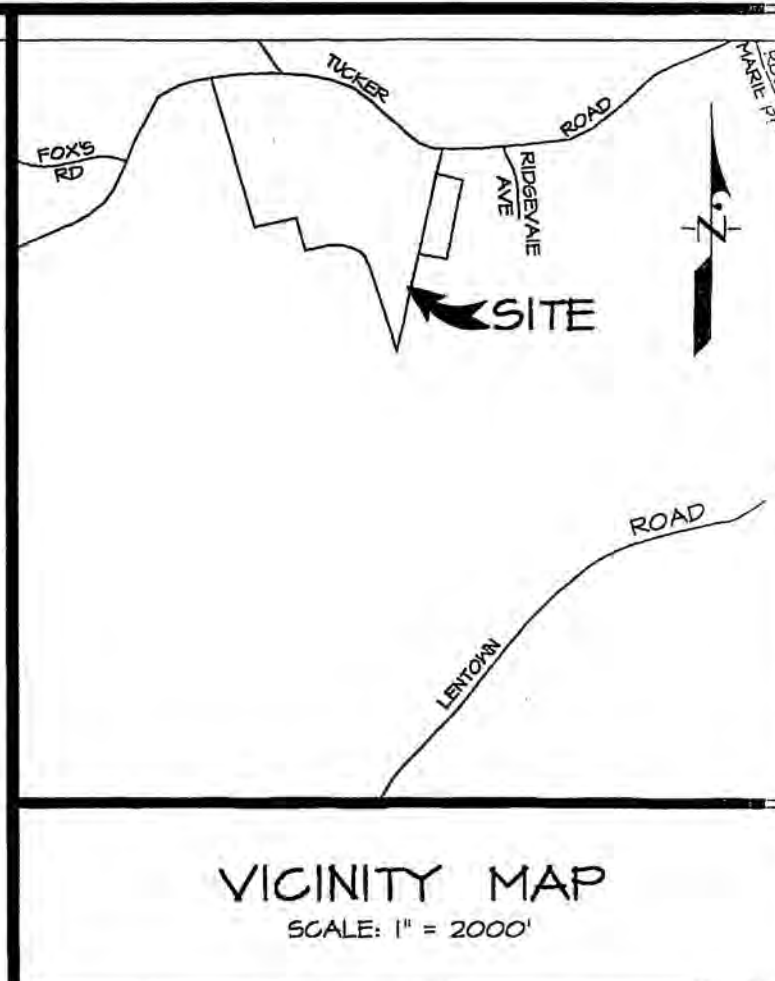
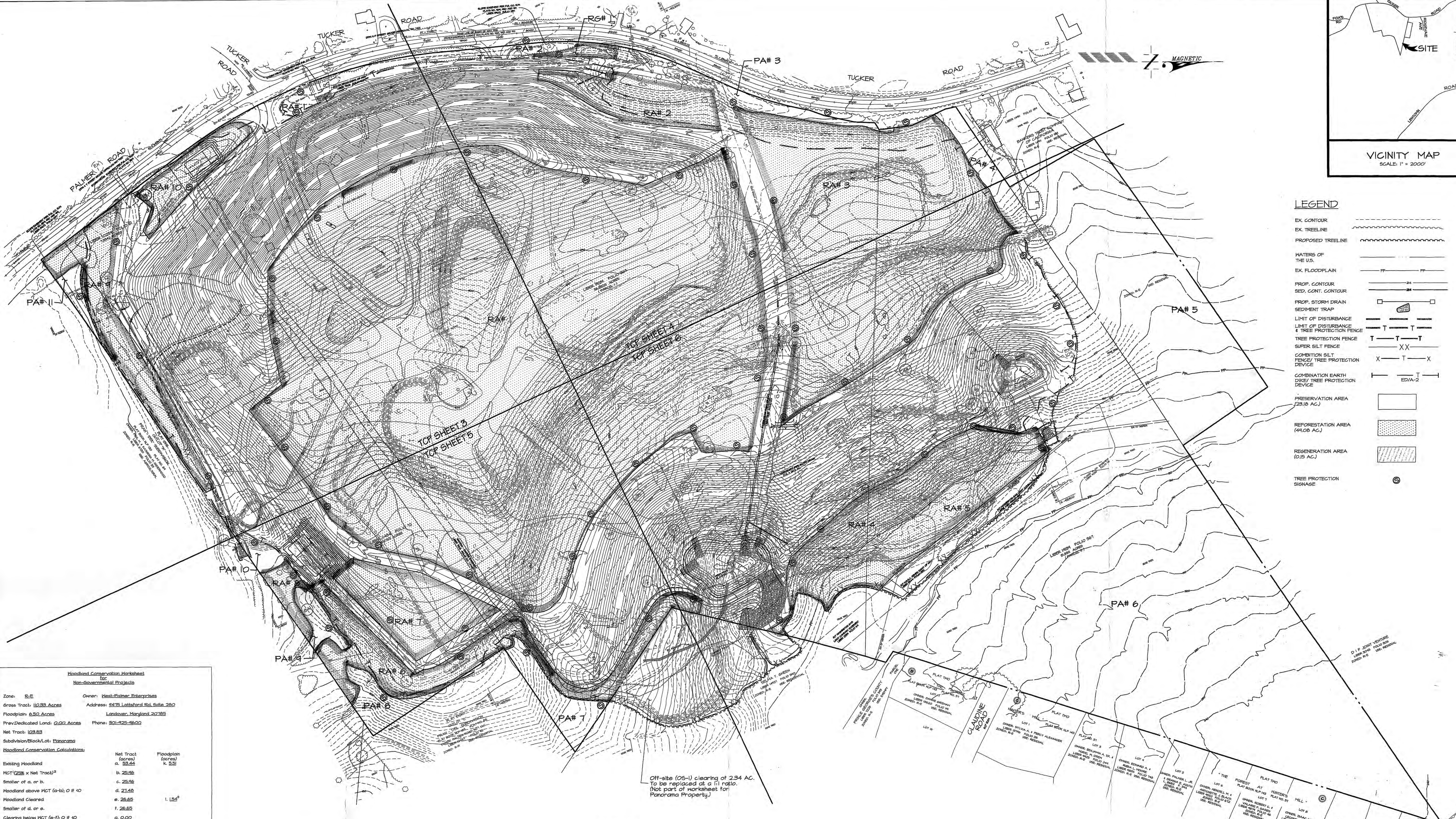
PISCATAWAY DISTRICT No.5  
 PRINCE GEORGE'S COUNTY, MARYLAND



| DATE     | REVISIONS DESCRIPTION                                                                            | BY  |
|----------|--------------------------------------------------------------------------------------------------|-----|
| 8/1/10   | Revised to update signature and approval blocks and add note to off-site conservation credits.   | PCN |
| 10/14/07 | Revised plan for the Post Park property                                                          | MR  |
| 5/30/06  | Revised plan for the overall easement for the remaining lots, areas and the shops at Silver Hill | MR  |
| 3/28/06  | Revised plan for the addition of Conservation Easement areas and related to 100' scale           | MR  |
| 10/2/02  | Revised plan per EPS comments                                                                    | MR  |

11-2-11  
 DATE  
 Mike Petrakis  
 Qualified Professional  
 COMAR 08.19.06.01

1721 WOODMERE ROAD, SUITE 200  
 MITCHELLVILLE, MARYLAND 20721  
 BEN DYER ASSOCIATES, INC.  
 Engineers / Surveyors / Planners  
 TELEPHONE (301) 430-2000  
 COPYRIGHT © 2002 BEN DYER ASSOCIATES, INC.  
 RECORD NO. J-85016  
 DATE MAY 2002  
 SHEET NO. 54.011-Z



LEGEND

- EX. CONTOUR
- EX. TREELINE
- PROPOSED TREELINE
- WATERS OF THE U.S.
- EX. FLOODPLAIN
- PROP. CONTOUR
- SED. CONT. CONTOUR
- PROP. STORM DRAIN
- SEDIMENT TRAP
- LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE & TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- SUPER SILT FENCE
- COMBINATION SILT FENCE/ TREE PROTECTION DEVICE
- COMBINATION EARTH DIKE/ TREE PROTECTION DEVICE
- PRESERVATION AREA (23.18 AC.)
- REFORESTATION AREA (44.08 AC.)
- REGENERATION AREA (0.15 AC.)
- TREE PROTECTION SIGNAGE

**Woodland Conservation Worksheet**  
For Non-Governmental Projects

Zone: SE  
Gross Tract: 10.33 Acres  
Floodplain: 6.50 Acres  
Prev. Dedicated Land: 0.00 Acres  
Net Tract: 10.33  
Subdivision/Block/Lot: Panorama

Owner: West-Palmer Enterprises  
Address: 3475 Lottford Rd. Suite 200  
Landover, Maryland 20785  
Phone: 301-425-1600

| Woodland Conservation Calculations                                                  | Net Tract (acres) | Floodplain (acres)   |
|-------------------------------------------------------------------------------------|-------------------|----------------------|
| Existing Woodland                                                                   | a. 53.44          | k. 5.51              |
| WCT (238 x Net Tract) <sup>2</sup>                                                  | b. 25.96          |                      |
| Smaller of a. or b.                                                                 | c. 25.96          |                      |
| Woodland above WCT (a-b) O if < 0                                                   | d. 27.48          |                      |
| Woodland Cleared                                                                    | e. 26.65          | l. 1.54 <sup>3</sup> |
| Smaller of d. or e.                                                                 | f. 26.65          |                      |
| Clearing below WCT (e-f) O if < 0                                                   | g. 0.02           |                      |
| Replacements: (f x 0.25)                                                            | h. 6.66           |                      |
| (g x 2.0)                                                                           | i. 0.02           |                      |
| Afterforestation: (if applicable)<br>Net tract x 2.0 or Net tract x .15-a) O if < 0 | j. 0.02           |                      |
| Woodland Conservation Required: (a-h+i+j-g) =                                       | m. 34.16          |                      |

Woodland Conservation Provided: (acres)

|                                    |       |
|------------------------------------|-------|
| Woodland Preservation              | 23.16 |
| Woodland Reforestation/Replacement | 10.96 |
| Afterforestation                   | 0.02  |

Area approved for fee-in-lieu: 0.02 (4030/4356) = 0.2

Off-site Credits: 0.02

Off-site Mitigation Provided: 0.02

Woodland Conservation Provided (most equal or exceed item "m" above): 34.16 and 0.2

Additional Woodland retained but not part of any requirements: 0.02 acres

Breakdown point: (d)(2)(b) = 34.45 Acres

Plan Certified by: Name: Kevin E. Hedges  
Address: 1121 Woodmore Road, Suite 200  
Mitchellville, MD 20701  
License: Qualified Professional

<sup>1</sup>WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.  
<sup>2</sup>All entries in parentheses are mathematical formulas.  
<sup>3</sup>Does not include clearing within existing Washington Gas Light Easement.

| PRESERVATION AREAS (PA) |           | REFORESTATION AREAS (RA) |           | REGENERATION AREAS (RG) |          |
|-------------------------|-----------|--------------------------|-----------|-------------------------|----------|
| PA #                    | AC.       | RA #                     | AC.       | RG #                    | AC.      |
| PA #1                   | 0.10 AC.  | RA #1                    | 24.85 AC. | RG #1                   | 0.15 AC. |
| PA #2                   | 0.14 AC.  | RA #2                    | 1.10 AC.  | TOTAL                   | 0.15 AC. |
| PA #3                   | 0.30 AC.  | RA #3                    | 8.58 AC.  |                         |          |
| PA #4                   | 0.50 AC.  | RA #4                    | 2.08 AC.  |                         |          |
| PA #5                   | 5.45 AC.  | RA #5                    | 1.54 AC.  |                         |          |
| PA #6                   | 15.14 AC. | RA #6                    | 2.01 AC.  |                         |          |
| PA #7                   | 0.57 AC.  | RA #7                    | 1.46 AC.  |                         |          |
| PA #8                   | 0.41 AC.  | RA #8                    | 0.26 AC.  |                         |          |
| PA #9                   | 0.24 AC.  | RA #9                    | 1.53 AC.  |                         |          |
| PA #10                  | 0.12 AC.  | RA #10                   | 0.12 AC.  |                         |          |
| PA #11                  | 0.16 AC.  |                          |           |                         |          |
| TOTAL                   | 23.18 AC. |                          |           |                         |          |

TOP II NOTES

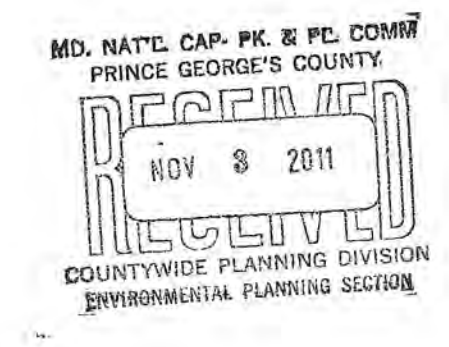
- This plan supercedes and replaces TOP II/13/94 Last Approved on 4/10/98.
- This plan shows the addition of the Maunders Property 5.38 Acres to the north. It also takes into account incidental floodplain clearing on and off-site.
- 23.18 Acres of preservation and 10.96 Acres\* of Reforestation meet on-site requirements. All extra reforestation (36.25 Acres) is intended to be used as part of a tree bank area.
- See Woodland Conservation Easements Composite Plat (Drawing #54-008-2) for tree bank details and area available.

M-NCPPC  
Prince George's County Planning Department  
Natural Resources Division

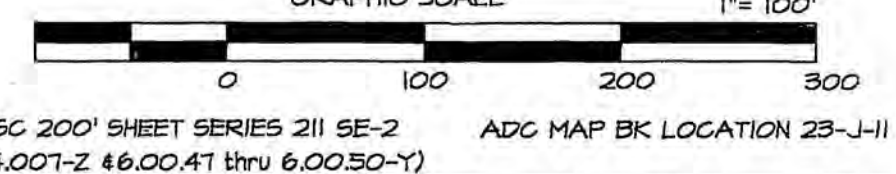
APPROVAL

TREE CONSERVATION PLAN  
TOP II / 13 / 94

| APPROVED BY | DATE       |
|-------------|------------|
| JM          | 4/25/1994  |
| JM          | 10/28/1997 |
| JM          | 10/2/1998  |
| JM          | 10/2/2001  |
| JPM         | 10/2/2002  |
| KJ Pich     | 8/1/2011   |
| KL Pich     | 11/1/2011  |



TREE CONSERVATION PLAN - TYPE II  
**PANORAMA**  
PISCATAWAY DISTRICT No.5  
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 1 OF 6 (For sheet 2-6 see BDAI Dwg 54.007-2 46.0041 thru 6.0050-Y)

11-2-11  
DATE

Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

| DATE    | REVISIONS DESCRIPTION                                  |
|---------|--------------------------------------------------------|
| 8/1/11  | Revised to update signature and approval blocks.       |
| 6/27/02 | Revised plan per EPS Comments.                         |
| 6/1/02  | Revised plan to add prop. & account for slope failure. |
| DATE    | REVISIONS DESCRIPTION                                  |

1121 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20701

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

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DRAWN BY: MS CHECKED BY: KH  
SCALE: 1"=100' RECORD NO: J-05016  
DATE: MAY 2002 DRAWING NO: 54.004-2

### PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- Quantity: (see Plant Schedule)
2. Type: (see Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/tirous) shall show evidence of being cut (pruned) or stripped from the soil during the digging process. Substantial auxiliary/tirous roots shall be present.
- Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
- Plants shall be shipped by the nursery immediately after lifting from the field or removal from the greenhouse, and planted immediately upon receipt by the landscape contractor.
- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
4. Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist. Planting can extend into the summer months if the rains are keen and the soil is moist. Storage (and therefore dormant) until planting in November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal.
6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up, or crowded. Most seedlings should then be firmly ground in the soil. Seedlings should be planted at a depth where their roots collar lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to use any other method, the Landscape Architect must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soils: Upon the completion of grading operations in reforestation areas, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at and provided one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided

The Soil Testing Laboratory  
Agronomy Department,  
H.J. Patterson Hall  
University of Maryland  
College Park, Maryland 20742

- These field tests will be processed for \$5 each, which includes the soil laboratory sending the test results to the Cooperative Extension Service of Prince George's County at the University of Maryland, who will then make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorous, potassium, calcium and organic matter.

9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.

11. Planting Method: Consult the Planting Detail(s) shown on this plan.

11. **Planting Method:** Consult the Planting Detail(s) shown on this plan.
12. **Mulch:** Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
13. **Groundcover Establishment:** The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5lbs/acre.
14. **Mowing:** No mowing is allowed within seedling planting areas.
15. **Survival Check for Bond Release:** The seedling planting is to be checked at the end of each year for five years to assure that no less than 75% of the originally planted quantity survives.

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

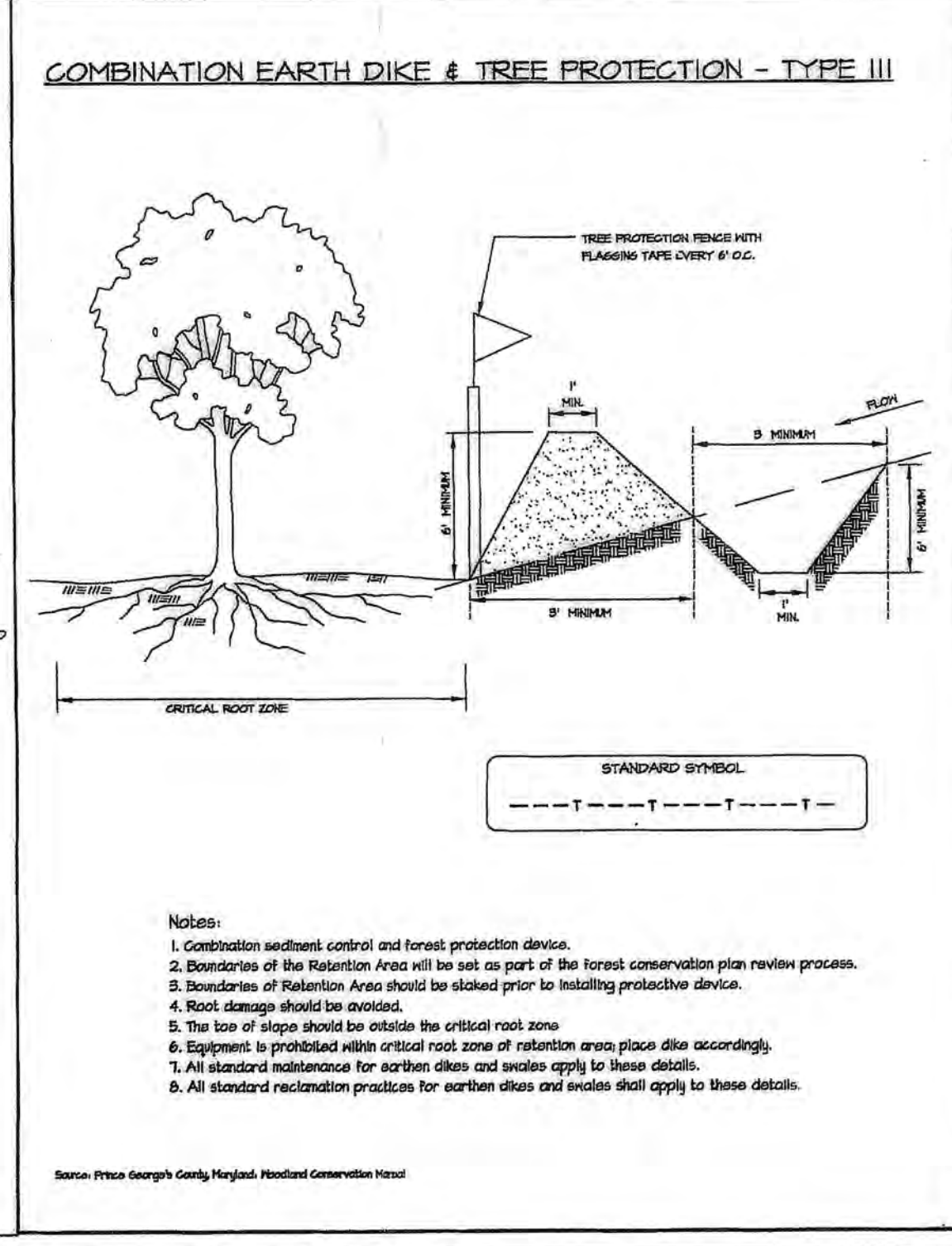
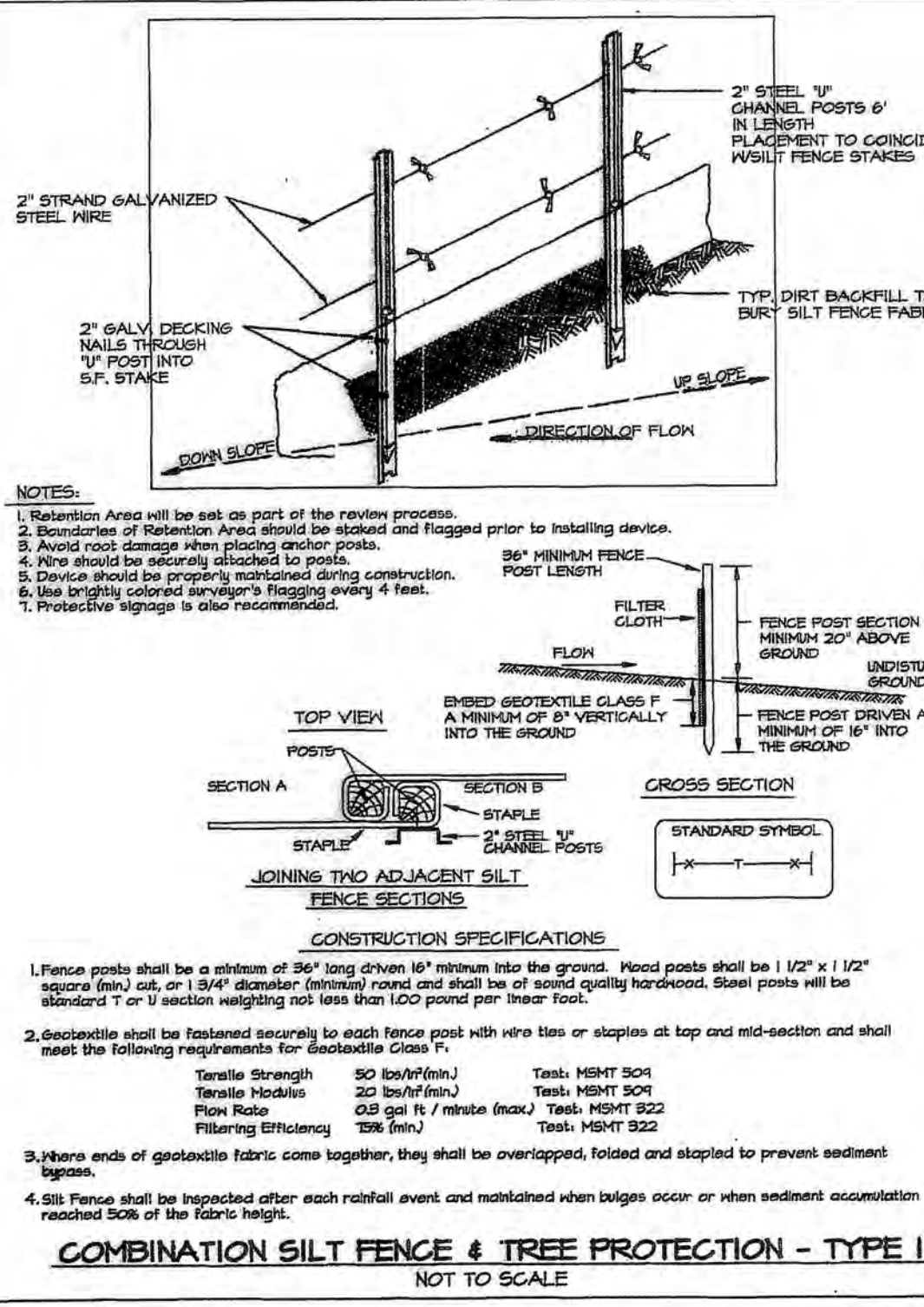
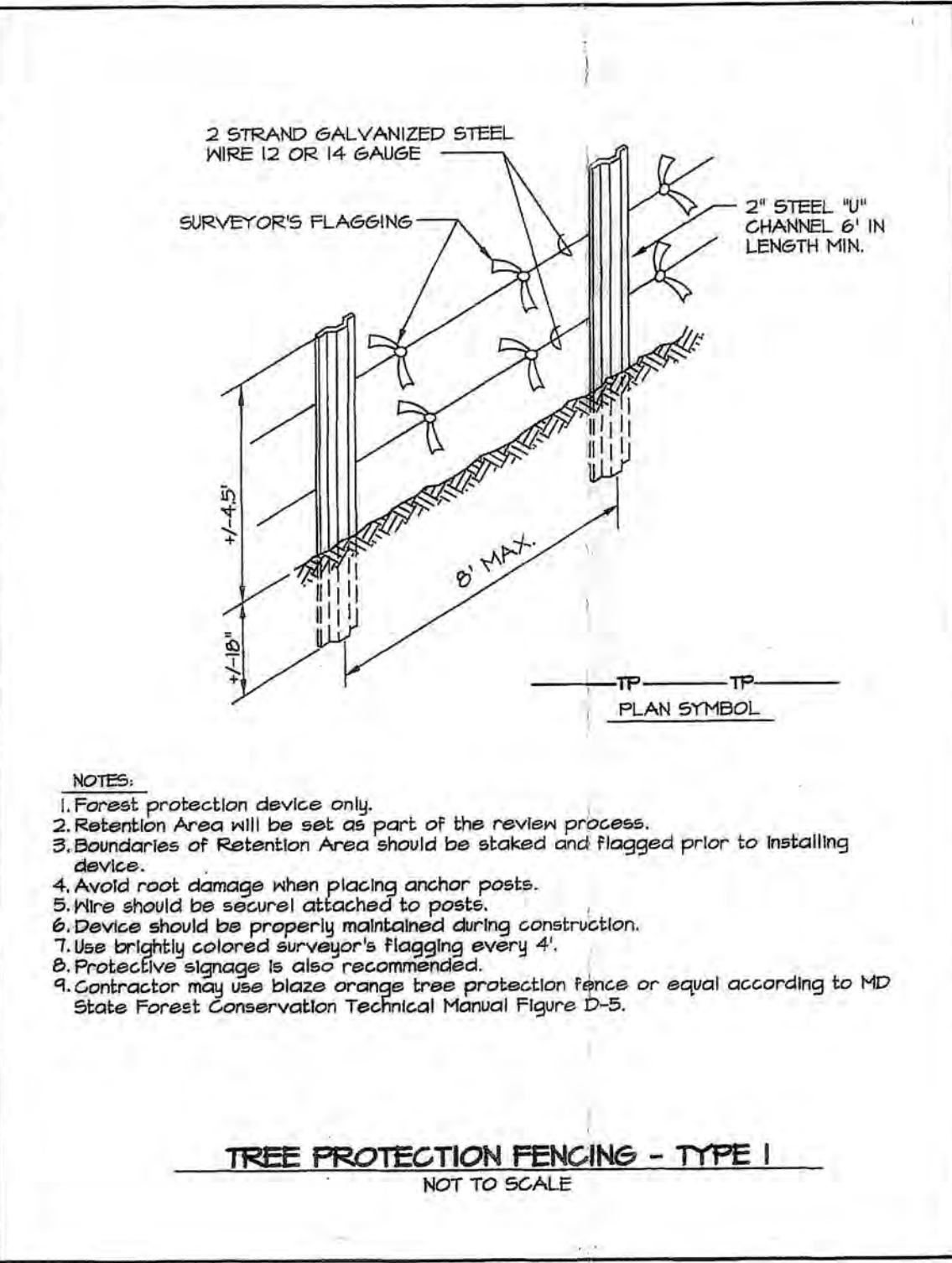
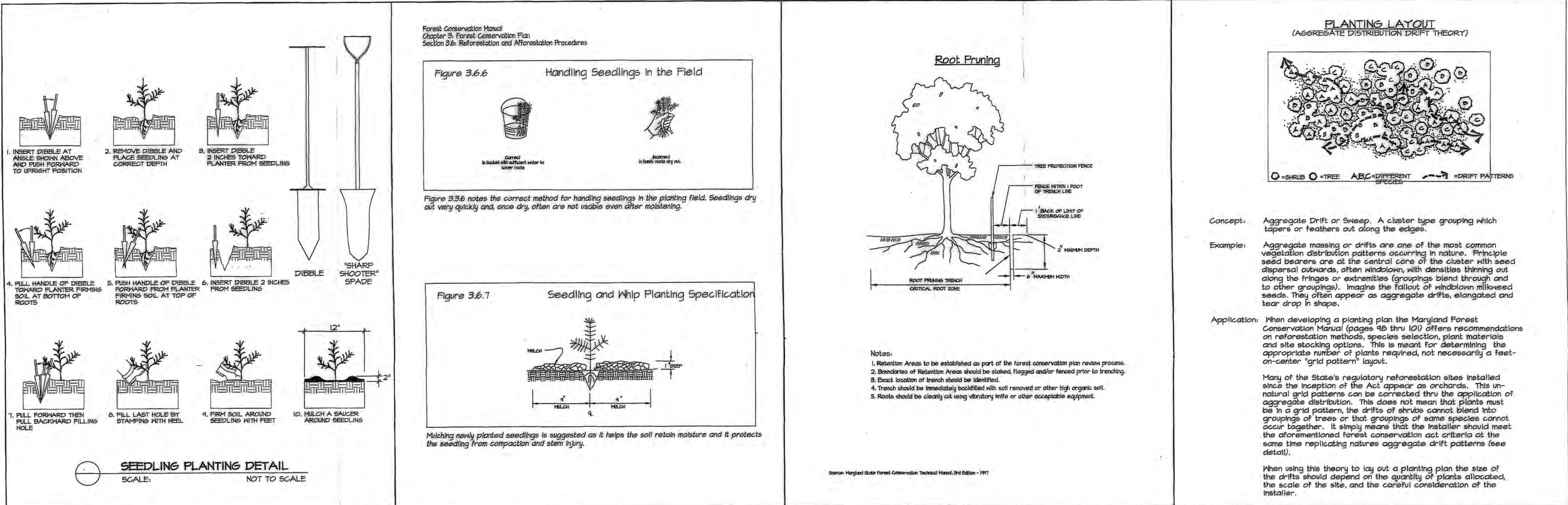
- Notes:
- 1) Survival Check: Check planted stock against plant list (or as-built), by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- 2) Reinforcement Planting: Replace dead or 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 alternate 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. Remove perimeter fencing and signage after year 5 based on the data planted.

1. Site stabilization and reforestation planting will occur when disturbed areas of sufficient size have reached final grades and meet with the approval of the Sediment Control Inspector.
2. Reforestation planting shall be completed the first planting season after the final grade is reached for reforestation areas.
3. An herbicide treatment of 12 - 18" diameter shall be performed at each seedling planting location prior to planting.
4. Tree Protection signs for preservation areas (PA) adjacent to reforestation areas may be removed upon completion of reforestation plantings and installation of protective signs for reforestation areas.

PLANT SCHEDULE FOR RE/AFFORESTATION OF LOWLAND AREAS  
STOCK SPECIFICATION:  
1000 SEEDLINGS PER ACRE

| Reforestation Area (RA) | Acreage | Seedling Selection |           |           |             |               | Total No. of Seedlings |
|-------------------------|---------|--------------------|-----------|-----------|-------------|---------------|------------------------|
|                         |         | American Holly     | Sweet Gum | Red Maple | River Birch | Loblolly Pine |                        |
| 5                       | 154     | 308                | 308       | 308       | 308         | 308           | 1540                   |
| TOTAL                   | 154     | 308                | 308       | 308       | 308         | 308           | 1540                   |
| OS-1                    | 234     | 468                | 468       | 468       | 468         | 468           | 2340                   |

NOTE:  
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.  
2 - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.



|                                                                                                                                                             |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| M-NOPRC<br>Prince George's County Planning Department<br>Natural Resources Division<br><b>APPROVAL</b><br>TREE CONSERVATION PLAN<br><b>TOP II / 13 / 94</b> |            |
| Approved by                                                                                                                                                 | DATE       |
| 01 JM                                                                                                                                                       | 10/28/1994 |
| 02 JM                                                                                                                                                       | 11/01/1996 |
| 03 JM                                                                                                                                                       | 10/12/2001 |
| 04 JPM                                                                                                                                                      | 10/12/02   |
| 05 KJ Pisch                                                                                                                                                 | 8/11/11    |
| 06 <i>[Signature]</i>                                                                                                                                       | 11/09/11   |

## DETAILS & SPECIFICATIONS

### for

## TREE CONSERVATION

### PLAN - TYPE II

# PANORAMA

PISCATAWAY DISTRICT No.5

PRINCE GEORGE'S COUNTY, MARYLAND

22/22

14