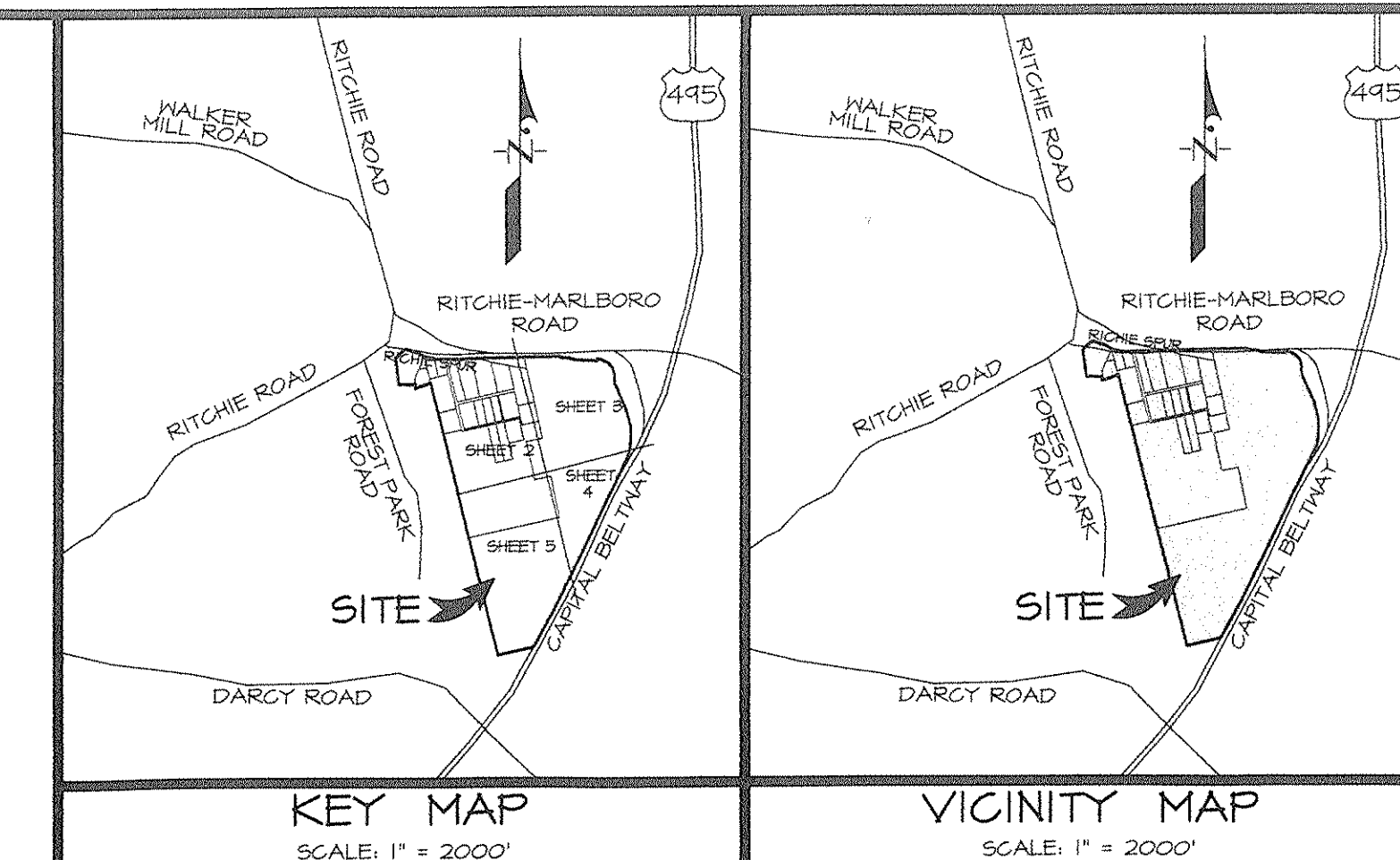




CLEARING SUBJECT TO STATE HIGHWAY AND MARYLAND DEPARTMENT OF NATURAL RESOURCES REFORESTATION REQUIREMENTS (DNR PERMIT NO. 200591445).



WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND

ZONE:	R-R	1-1.1-1.3	C-5-C
GROSS TRACT:	22.34	48.33	0.44
FLOODPLAIN:	0.00	5.87	0.00
PREVIOUSLY DEDICATED LAND:	22.34	42.46	0.44
NET TRACT (NTA):	22.34	42.46	0.44

PROPERTY DESCRIPTION OR SUBDIVISION NAME: Ritchie Station Marketplace

BREAK-EVEN POINT (PRESERVATION ACRES):	32.41
ACRES OF NET TRACT CLEARING:	55.68
PERMITTED W/O REFORESTATION:	

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:

EXISTING WOODLAND ON NET TRACT (ACRES):	55.04
EXISTING WOODLAND IN FLOODPLAIN (ACRES):	5.87
WOODLAND ON THE NET TRACT FOR THE PHASE:	80.23
WOODLAND IN THE FLOODPLAIN FOR THE PHASE:	5.87
WOODLAND CLEARED ON NET TRACT FOR THE PHASE:	71.53
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.75
OFF-SITE WOODLAND CLEARING (1.1):	0.00
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED:	71.53
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.75
SMALLER OF D OR E:	64.60
WOODLAND CLEARED BELOW NCT:	1.93
REPLACEMENT FOR CLEARING ABOVE THE NCT (0.25:1):	17.40
REPLACEMENT FOR CLEARING BELOW THE NCT (2:1):	3.25
AFFORESTATION THRESHOLD (AFT):	0.00
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	38.56
WOODLAND CONSERVATION PROVIDED:	5.26
REFORESTATION:	0.00
AFFORESTATION:	0.00
AREA APPROVED FOR FEE-IN-LIEU:	0.00
CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY:	28.21
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00
TOTAL WOODLAND CONSERVATION PROVIDED:	38.56

PHASE	PHASE I	PHASE II	TOTAL
GROSS TRACT AREA	101.83	14.83	121.66
FLOODPLAIN AREA IN THE APPLICATION:	5.87	0.00	5.87
NET TRACT AREA IN THE APPLICATION:	45.46	14.83	115.74
WOODLAND ON THE NET TRACT FOR THE PHASE:	80.23	7.74	88.02
WOODLAND IN THE FLOODPLAIN FOR THE PHASE:	5.87	0.00	5.87
WOODLAND CLEARED ON NET TRACT FOR THE PHASE:	71.53	7.74	79.27
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.75	0.00	0.75
OFF-SITE WOODLAND CLEARING (1.1):	0.00	0.00	0.00
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00	0.00	0.00
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED:	71.53	7.74	79.27
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.75	0.00	0.75
SMALLER OF D OR E:	64.60	64.60	64.60
WOODLAND CLEARED BELOW NCT:	1.93	4.72	6.65
REPLACEMENT FOR CLEARING ABOVE THE NCT (0.25:1):	17.40	17.40	34.80
REPLACEMENT FOR CLEARING BELOW THE NCT (2:1):	3.25	14.43	17.68
AFFORESTATION THRESHOLD (AFT):	0.00	0.00	0.00
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	38.56	46.35	84.91
WOODLAND CONSERVATION PROVIDED:	5.26	0.00	5.26
REFORESTATION:	0.00	0.00	0.00
AFFORESTATION:	0.00	0.00	0.00
AREA APPROVED FOR FEE-IN-LIEU:	0.00	0.00	0.00
CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY:	28.21	7.74	35.95
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED:	38.56	46.35	84.91

CLEARING AREAS (CA) PHASE I

No.	AREA (AC)
1	57.45
2	8.65
3	0.37
4	0.25
5	2.36
6	2.44
7	0.01
TOTAL	71.53

PRESERVATION AREAS (PA) PHASE I

No.	AREA (AC)
1	0.56
2	4.13
3	0.51
4	0.05
5	0.01
TOTAL	5.26

FLOODPLAIN CLEARING AREAS (CA-FP) PHASE II

No.	AREA (AC)
1	0.29
2	0.21
3	0.16
4	0.01
5	0.08
TOTAL	0.75

CLEARING AREAS (CA) PHASE II

No.	AREA (AC)
8	4.12
9	2.03
10	1.05
11	0.54
TOTAL	7.74

REFORESTATION AREAS (RA)

No.	AREA (AC)
1	2.44
2	2.65
TOTAL	5.09

RITCHIE HILL PRE AND POST HARVESTING SUMMARY

	PHASE I	PHASE II (REMAINDER)	ENTIRE SITE
GROSS TRACT	101.83	14.83	121.66
EX. FLOODPLAIN	5.87	0	5.87
NET TRACT	45.46	14.83	115.74
EX. WOODLAND - NET TRACT (PRIOR TO TIMBER HARVEST)	80.23	7.74	88.02
EXISTING WOODLAND - NET TRACT (AFTER TIMBER HARVEST)	6.85	2.15	9.00
WOODED FLOODPLAIN (PRIOR TO TIMBER HARVEST)	5.87	0	5.87
WOODED FLOODPLAIN (AFTER TIMBER HARVEST)	5.90	0	5.90

LEGEND

PROPERTY BOUNDARY	—	REFORESTATION AREA	■
EX. CONTOUR	—	TREE PROTECTION SIGN	■
PROP. CONTOUR	—	TREE PROTECTION FENCE	—
EX. TREELINE (BEFORE TIMBER HARVEST)	—	PROJECT PHASE LINE	—
EX. TREELINE (AFTER TIMBER HARVEST)	—	65 dBA Ldn NOISE CONTOUR	—
EX. TREELINE (AFTER TIMBER HARVEST)	—	EX. ZONE	—
LOD (ULTIMATE LIMITS)	—		
PRIMARY MANAGEMENT AREA (PMA)	—		
WATERS OF THE U.S.	—		
NONTIDAL WETLAND	—		
EX. WETLAND BUFFER (25')	—		
EX. FLOODPLAIN	—		
CLEARING AREA	■		
PRESERVATION AREA	■		

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

APPROVAL
TREE CONSERVATION PLAN
TOP II / 203/91-02

APPROVED BY	DATE
John P. Markovich	10/21/04
Robert E. Metzger	10/6/05
R. Shoulson	8/31/07
01	
02	
03	
04	
05	
06	

M-NCPPC APPROVALS

PROJECT NAME: RITCHIE HILL, PHASE I

PROJECT NUMBER: DSP- 04080

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet.

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
02	2-22-07	RS	12/4/05

DSP04080-02

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING & INFRASTRUCTURE
LANDS OF
RITCHIE HILL, LLC, et al.
RITCHIE STATION MARKETPLACE
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 200'

0 200 400 600

TOP SHEET 1 OF 5
RSCB-2007 SHEET SERIES 203 SE 8
ADG MAP BK LOCATION H-6-T4B AND H-74B

DATE: 7/9/07

7/9/07
9/26/06
9/19/05
1/22/05

Revised per RSCB No. 01-95 resolution for DSP-04080/02
Revised to include Phase 2 rough grading
Revised to address MNCPPC EFS concerns
Revised to address MNCPPC EFS resolution concerns
AND TO REFLECT REVISED FLOODPLAIN STUDY INFORMATION

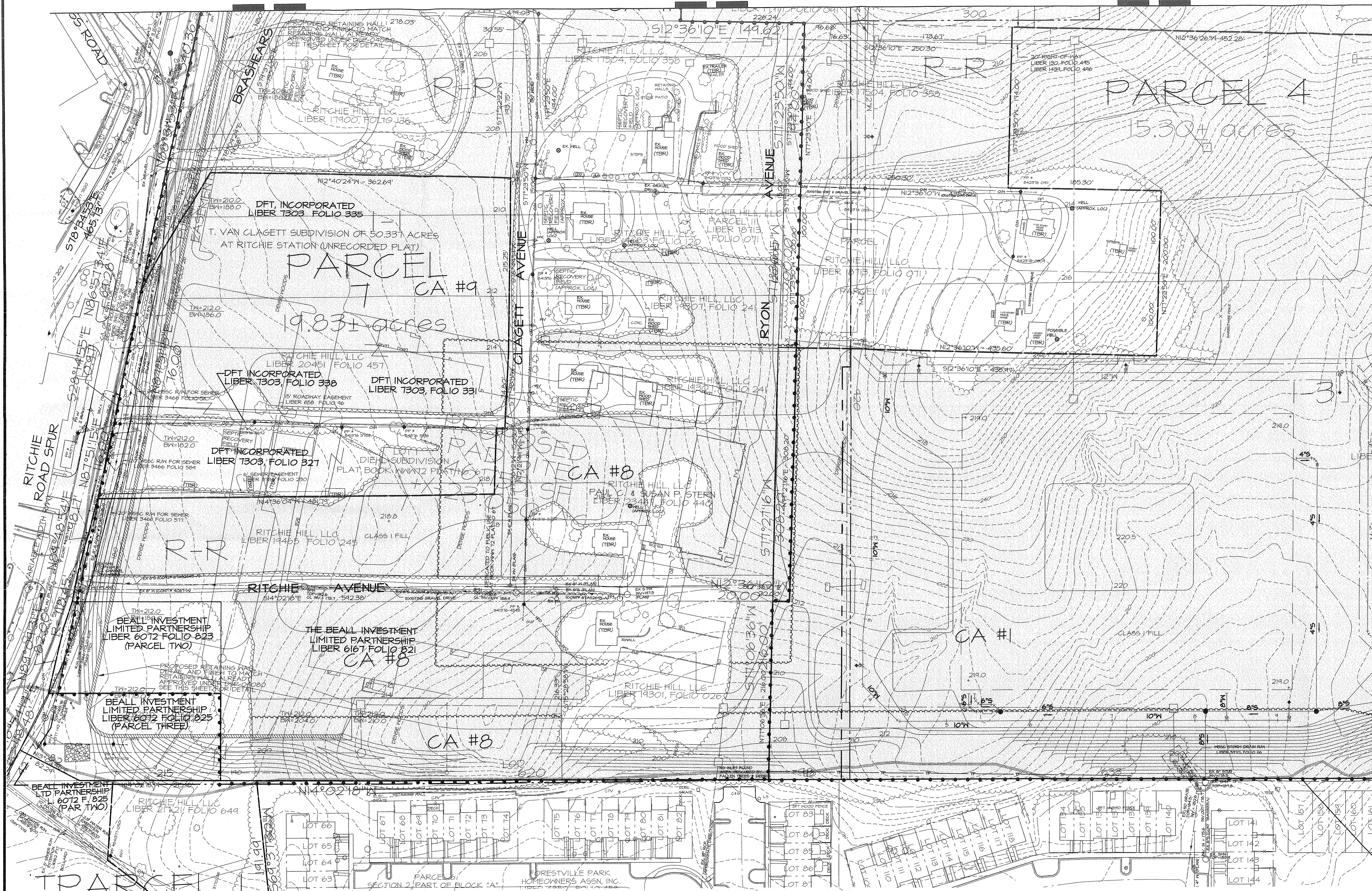
DATE: 12/4/05

REVISIONS

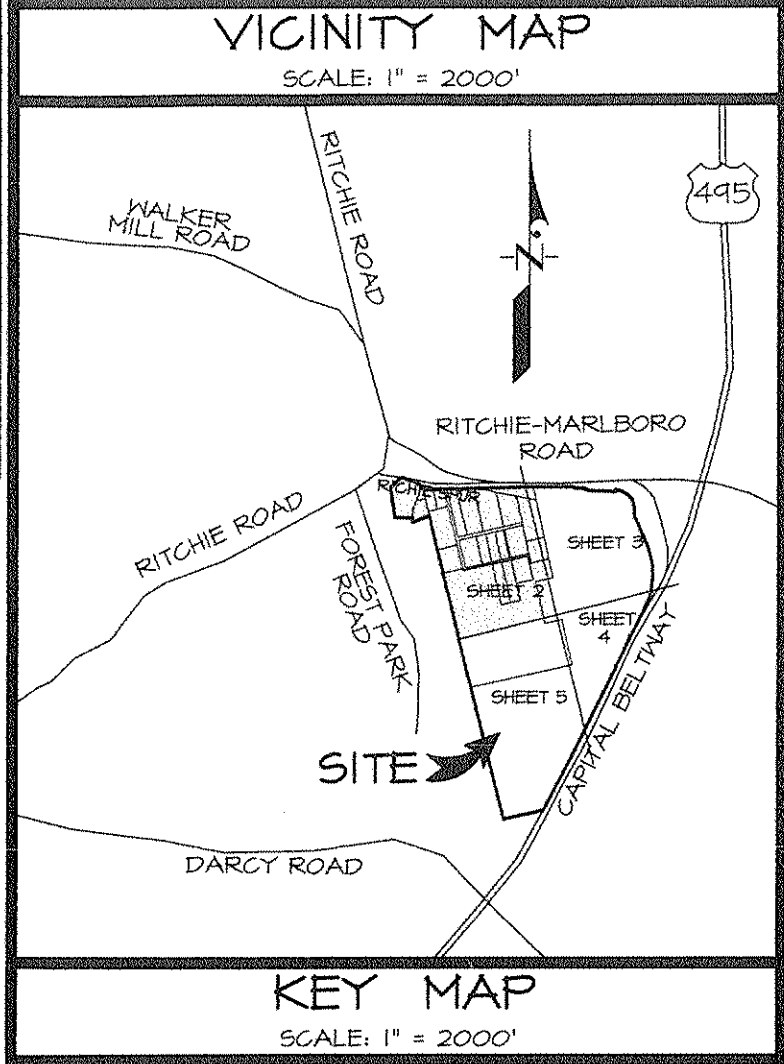
OWNER/DEVELOPER
RITCHIE HILL LLC
4640 FORBES BOULEVARD
LANHAM, MARYLAND 20706-4323

1972 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
PURN BY REGISTERED PROFESSIONAL ENGINEER NO. J-41064
SCALE: 1" = 200'
DATE: DECEMBER 2004
54.007-2

MATCH LINE " A-A " (SEE SHEET 3 OF 5, BDAI DWG. NO. 54.009-Z)



M-NCPPC Prince George's County Planning Department Natural Resources Division			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 203/91-02			
Approved by:	DATE:		
John P. Markovich	10/21/04		
Robert E. Metzger	10/16/05		
Robert E. Metzger	8/1/07		
01			
02			
03			
04			
05			
06			



LEGEND	
PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE (BEFORE TIMBER HARVEST)	---
EX. TREELINE (AFTER TIMBER HARVEST)	---
LOD (ULTIMATE LIMITS)	---
PRIMARY MANAGEMENT AREA (PMA)	---
WATERS OF THE U.S.	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
CLEARING AREA	---
PRESERVATION AREA	---
REFORESTATION AREA	---
TREE PROTECTION SIGN	---
TREE PROTECTION FENCE	---
PROJECT PHASE LINE	---
65 dBA Ldn NOISE CONTOUR	---
EX. ZONE	---

M-NCPPC APPROVALS			
PROJECT NAME: RITCHIE HILL, PHASE I			
PROJECT NUMBER: DSP-04080			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply To This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
02	2-22-07	R.E.	9-7-07

GENERAL NOTES FOR TREE CONSERVATION TYPE II

- Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$150 per square foot of woodland damaged or destroyed.
- The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- The location of all Tree Protection Devices (TPDs) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial seedling controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
- The layout of the construction site shall provide for special, marked areas for fueling, all changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located so as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.
- The following are not allowed within a tree save area:
 - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.
- Woodland Conservation - Tree Save Areas and/or Reforestation shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place for five years after completion of work.

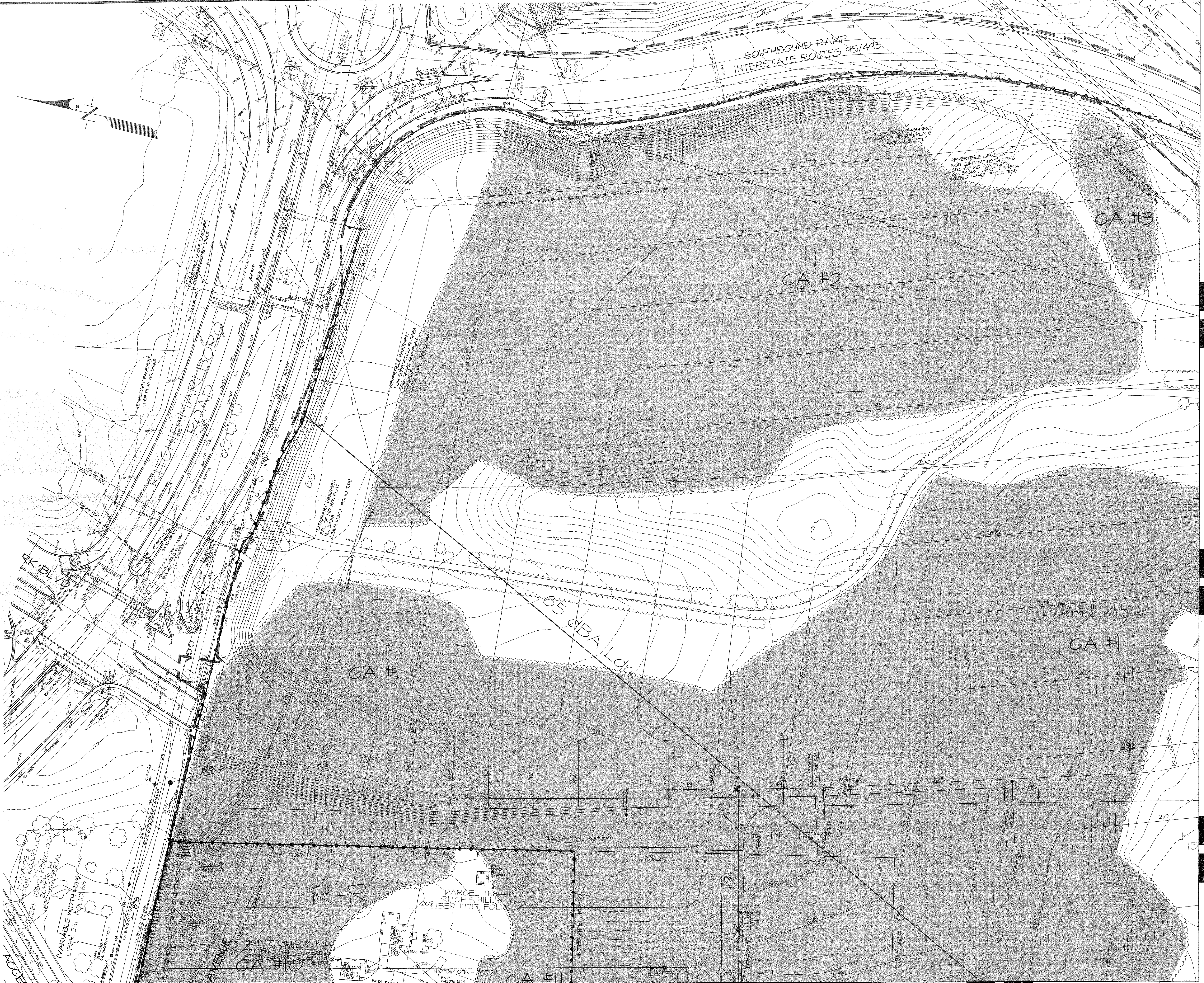
OWNER/DEVELOPER
RITCHIE HILL, LLC
4640 FOREST E BLVD
LANHAM, MARYLAND 20706-4323

TREE CONSERVATION PLAN - TYPE II FOR ROUGH GRADING & INFRASTRUCTURE LANDS OF RITCHIE HILL, LLC, et al. RITCHIE STATION MARKETPLACE MELWOOD DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

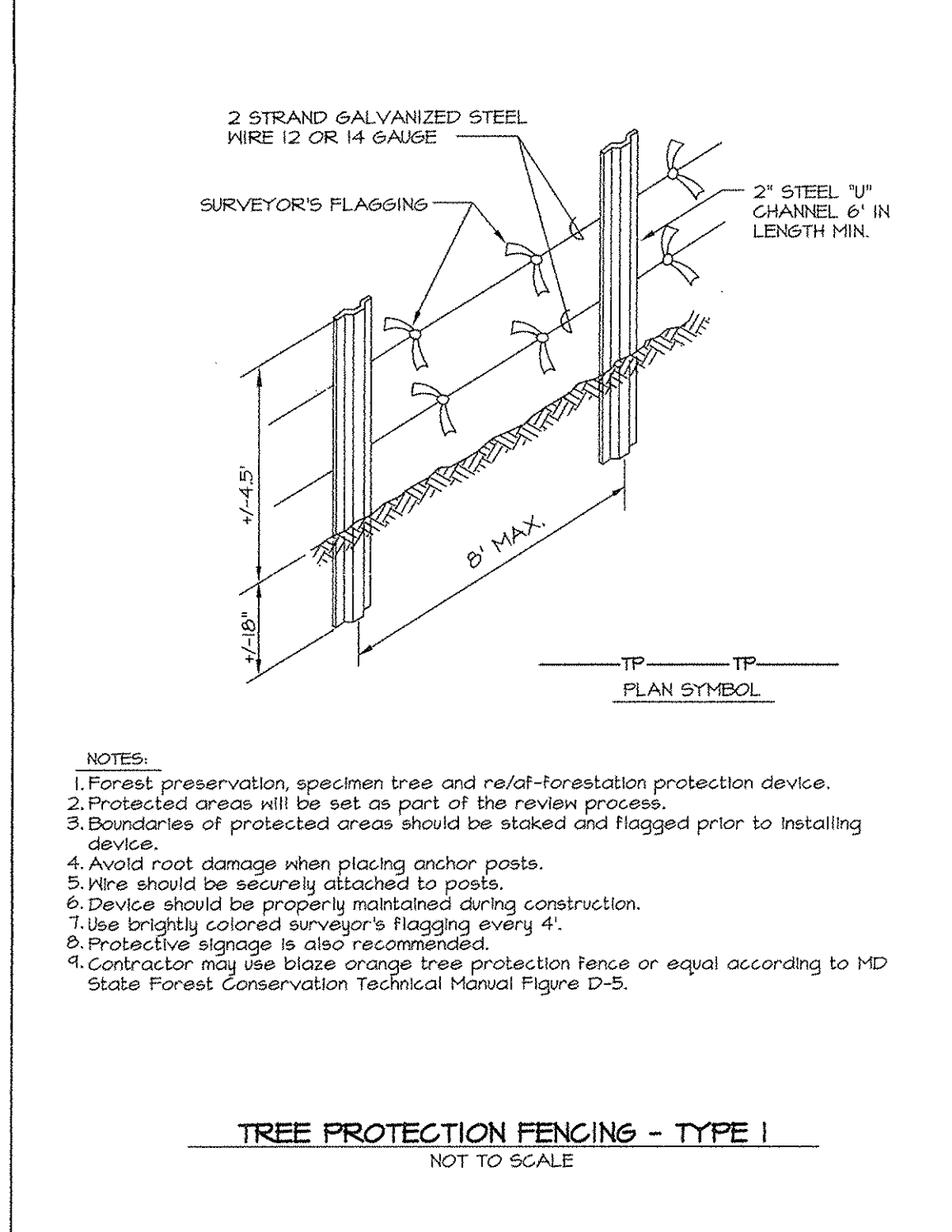
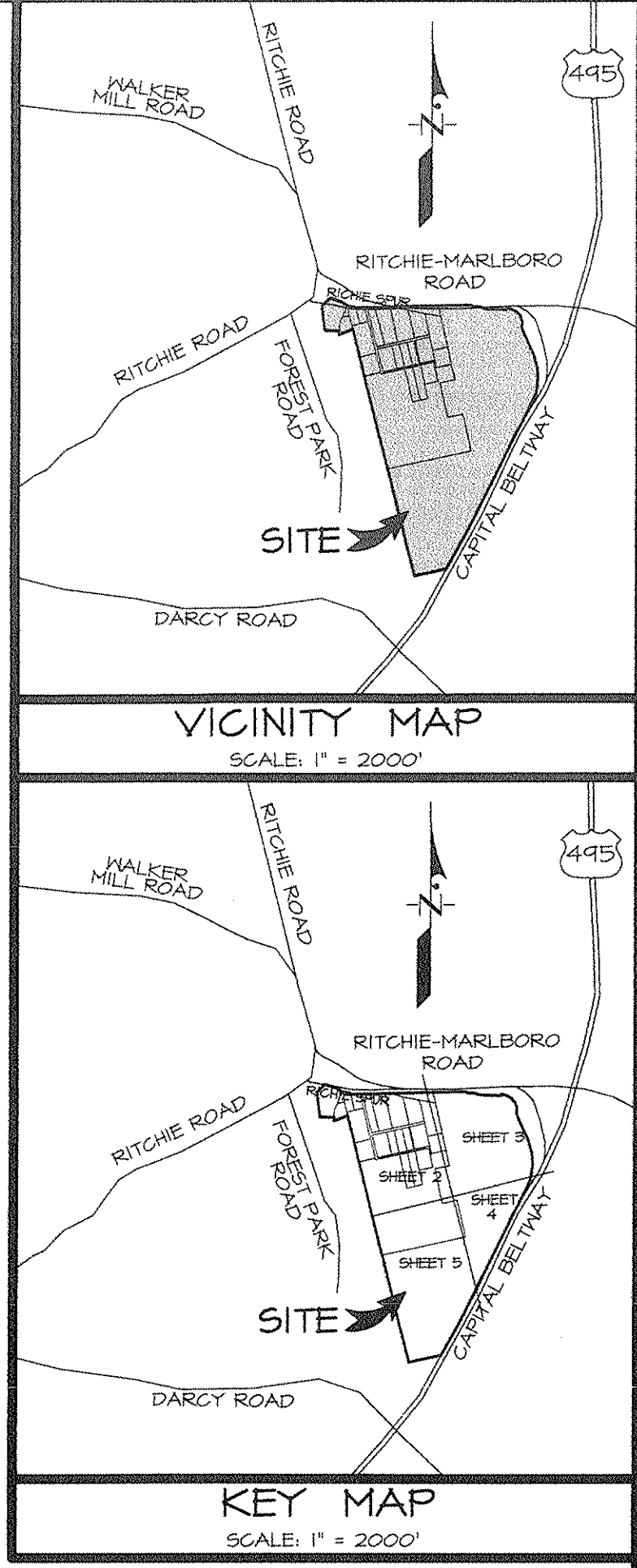
GRAPHIC SCALE 1" = 50'

TCP SHEET 2 OF 5 NSC 2007 SHEET SERIES 203 SE 8		ADC MAP BK LOCATION H-6-T4D AND H-T4D	
DATE	7/9/07	DATE	7/9/07
REVISION	7/9/07	REVISION	7/9/07
DESCRIPTION	Revised per NSC 2007 resolution for DSP-0408002	DESCRIPTION	Revised to include Phase 2 rough grading.
DATE	9/16/05	DATE	9/16/05
REVISION	9/16/05	REVISION	9/16/05
DESCRIPTION	Revised to address MNCPPC EPS Concerns	DESCRIPTION	Revised to address MNCPPC EPS Concerns
DATE	7/22/05	DATE	7/22/05
REVISION	7/22/05	REVISION	7/22/05
DESCRIPTION	Revised to address MNCPPC EPS Resolution Comments and to reflect revised floodplain study information	DESCRIPTION	Revised to address MNCPPC EPS Resolution Comments and to reflect revised floodplain study information
DATE	11/15/06	DATE	11/15/06
REVISION	11/15/06	REVISION	11/15/06
DESCRIPTION	Revised to reflect MNCPPC Resolution Comments	DESCRIPTION	Revised to reflect MNCPPC Resolution Comments
DATE	11/15/06	DATE	11/15/06
REVISION	11/15/06	REVISION	11/15/06
DESCRIPTION	Revised to reflect MNCPPC Resolution Comments	DESCRIPTION	Revised to reflect MNCPPC Resolution Comments
DATE	11/15/06	DATE	11/15/06
REVISION	11/15/06	REVISION	11/15/06
DESCRIPTION	Revised to reflect MNCPPC Resolution Comments	DESCRIPTION	Revised to reflect MNCPPC Resolution Comments

- Quantity (see Plant Schedule)
- Type (see Plant Schedule)
- 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/fibrous) shall show evidence of being cut (pruned) or stripped from the plant during the digging process. Substantial auxiliary/fibrous 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.
- Plant Handling. The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a given day. Seedlings once removed from the nursery or temporary storage area shall be planted immediately.
- 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. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seeding Planting. These seedlings can be hand planted using a dibble bar or sharp-shovel 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 bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars 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 plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- 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.
- Soil. Upon the completion of all grading operations, 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 a rate that provides 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 is submitted for testing to a private company.
- The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures. The soil shall then be improved according to the recommendations made by the testing company.
- Fencing & Signage. Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.
- Planting Methods. Consult the Planting Detail(s) shown on this plan.
- Mulching. Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment. The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 10 lbs/acre.
- Mowing. No mowing shall be allowed in any planting area.
- Survival Check for Bond Release. The seedling planting is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.
- Source of Seedlings. Mid Forest, Park and Wildlife Service in Bowie, Md. Phone (301) 464-3069. Ruppert Nurseries, Inc. Laytonville, Maryland, Phone: (301)-482-0300.



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE (BEFORE TIMBER HARVEST)
 - EX. TREELINE (AFTER TIMBER HARVEST)
 - LOD (ULTIMATE LIMITS)
 - PRIMARY MANAGEMENT AREA (FMA)
 - WATERS OF THE U.S.
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION SIGN
 - TREE PROTECTION FENCE
 - PROJECT PHASE LINE
 - 65 dBA Ldn NOISE CONTOUR
 - EX. ZONE



Prince George's County Planning Department
Natural Resources Division

APPROVAL

TCP II / 203/91-02

Approved by: John P. Markovich DATE: 10/21/04

01 Robert E. Metzger 10/6/05

02 10/11/05

03 10/11/05

04 10/11/05

05 10/11/05

06 10/11/05

M-NCPPC APPROVALS

PROJECT NAME: RITCHIE HILL, PHASE I

PROJECT NUMBER: DSP-04080

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
02	2/22/07	R.B.	12/14/05

DSP04080-02

TREE CONSERVATION PLAN - TYPE II

FOR

ROUGH GRADING & INFRASTRUCTURE

LANDS OF

RITCHIE HILL, LLC, et al.

RITCHIE STATION

MARKETPLACE

MELWOOD DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

MATCH LINE "A-A" (SEE SHEET 2 OF 5, BDAI DWG. NO. 54.008-Z)

OWNER/DEVELOPER

RITCHIE HILL, LLC
4640 FORBES BOULEVARD
LANHAM, MARYLAND 20706-4323

TCP SHEET 3 OF 5
MSSC 2001 SHEET SERIES 203 SE 0

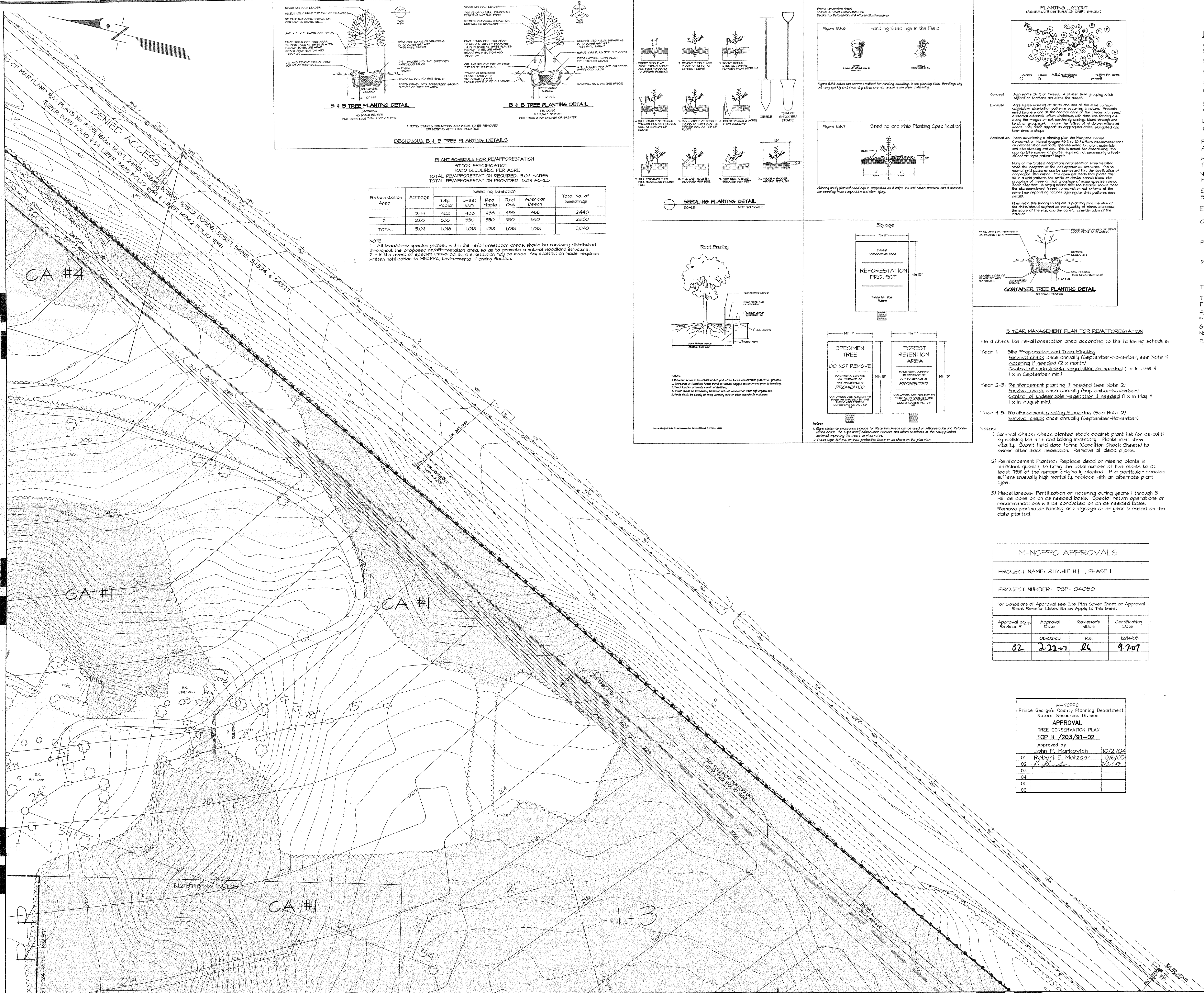
ADP MAP BK LOCATION 19 G-140 AND H-140

7/19/07

DATE

DATE	DESCRIPTION	BY
7/19/07	Revised per PSCPB No. 01-99 resolution for DSP-04080/02	MR
4/26/06	Revised to include Phase 2 rough grading	MR
4/14/05	Revised to address MNCPPC EPS concerns	MR
1/22/05	Revised to address MNCPPC EPS resolution comments and to reflect revised floodplain study information	MR

Ben Dyer Associates, Inc.
Engineers / Surveyors / Planners
1171 WOODBURN ROAD, SUITE 200
MIDDLEBURY, MARYLAND 20721
TELEPHONE 301 430-2000
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
PRINTED BY BEN DYER ASSOCIATES, INC.
SCALE 1"=50'
DATE DECEMBER 2004
DRAW. NO. J-17064
54.004-Z

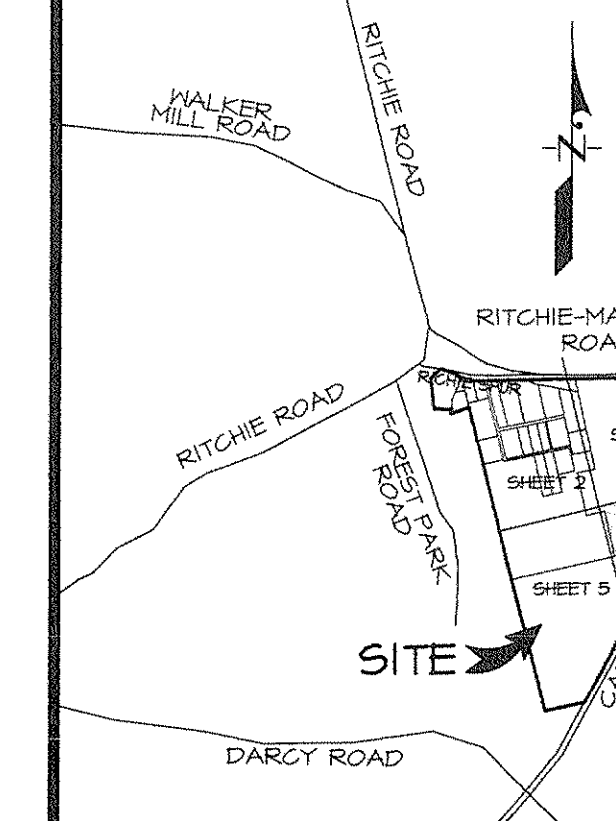


LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE (BEFORE TIMBER HARVEST)	---
EX. TREELINE (AFTER TIMBER HARVEST)	---
LOD (ULTIMATE LIMITS)	---
PRIMARY MANAGEMENT AREA (PMA)	---
WATERS OF THE U.S.	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
EX. FLOODPLAIN	---
CLEARING AREA	---
PRESERVATION AREA	---
REFORESTATION AREA	---
TREE PROTECTION SIGN	---
TREE PROTECTION FENCE	---
PROJECT PHASE LINE	---
65 dBA Ldn NOISE CONTOUR	---
EX. ZONE	---

VICINITY MAP

SCALE: 1" = 2000'



KEY MAP

SCALE: 1" = 2000'

M-NCPPC APPROVALS

PROJECT NAME: RITCHIE HILL, PHASE I			
PROJECT NUMBER: DSP- 04080			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet			
Approval #	Approval Date	Reviewer's Initials	Certification Date
02	06/02/05	R.G.	12/14/05
	2-22-07	RL	9-7-07

M-NCPPC	Prince George's County Planning Department	Natural Resources Division
APPROVAL	TREE CONSERVATION PLAN	TCP II /2003/91-02
Approved by:	John P. Markovich	10/21/04
01	Robert E. Metzger	10/16/05
02		
03		
04		
05		
06		

DSP04080-02

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING & INFRASTRUCTURE
LANDS OF
RITCHIE HILL, LLC, et al.
**RITCHIE STATION
MARKETPLACE**

MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVED PLAN

GRAPHIC SCALE 1" = 50'

MATCH LINE "D-D" (SEE SHEET 5 OF 5, BDAI DWG. NO. 54.011-Z)

OWNER/DEVELOPER

RITCHIE HILL LLC
4640 FORBES BOULEVARD
LANHAM, MARYLAND 20706-4323

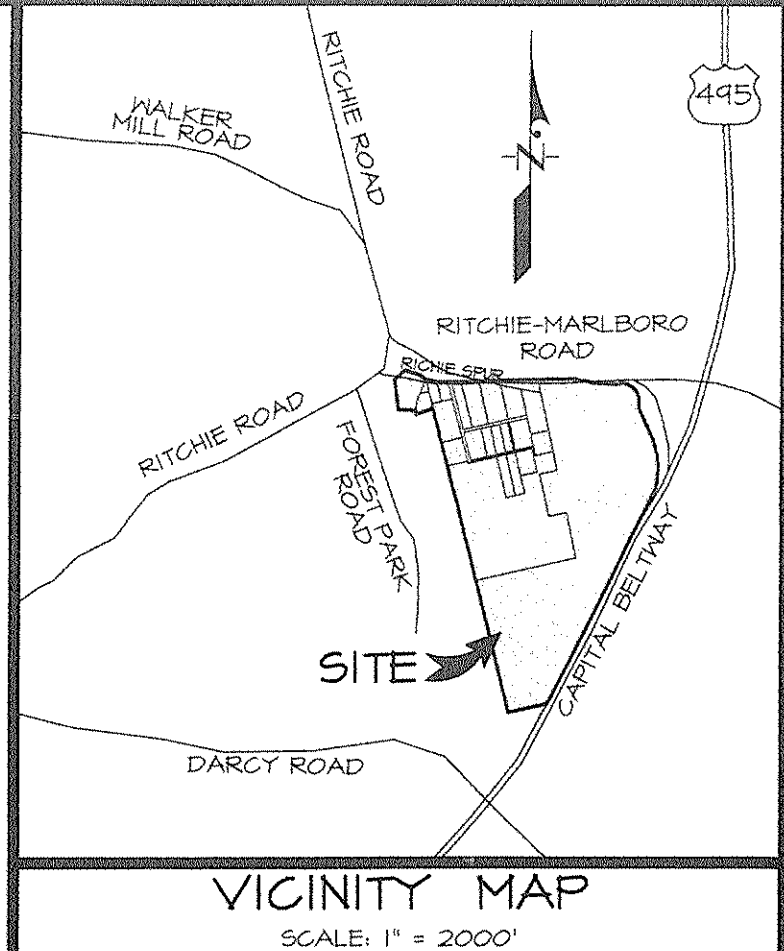
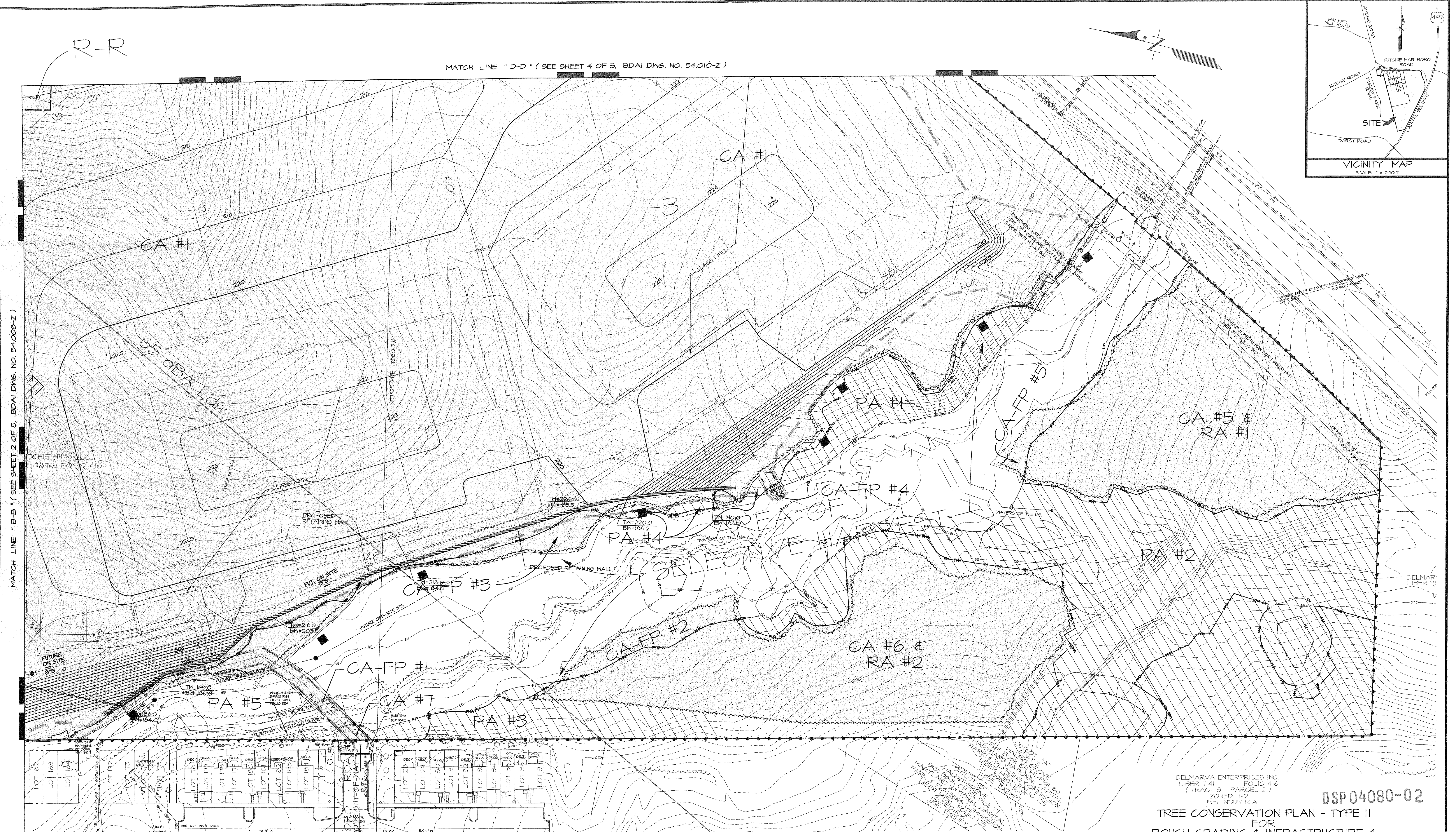
TCP SHEET 4 OF 5

NSCC 2001 SHEET SERIES 203 SE 8

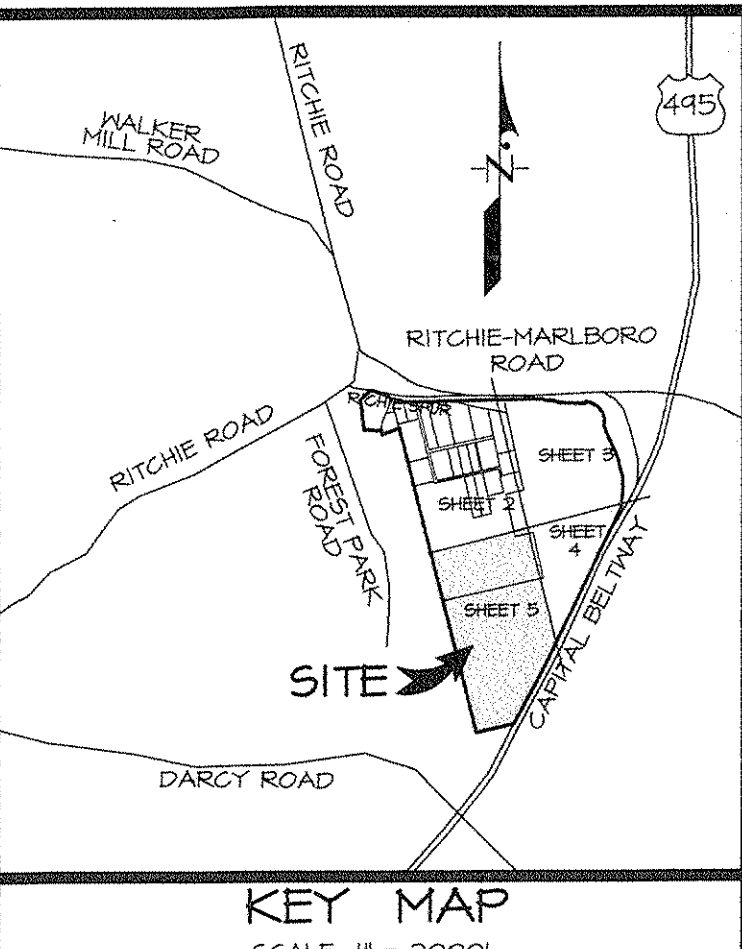
ADG MAP BK LOCATION IS 6-748 AND H-748

DATE	7/9/07	1/4/07	Revised per PSCPB No. 07-85 resolution for DSP-04080/02	KM	1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
DATE	4/26/06	4/26/06	Revised to include Phase 2 rough grading	MR	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
DATE	4/19/05	4/19/05	Revised to address MNCPPC EPS concerns	MR	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
DATE	7/22/05	7/22/05	REVISED TO ADDRESS MNCPPC EPS RESOLUTION COMMENTS AND TO REFLECT REVISED FLOODPLAIN STUDY INFORMATION	MR	DRINK BY DESIGN BYZANTINE RECORD NO. J-97064
DATE			REVISIONS	BY	SCALE 1" = 50'
DATE				DATE	DECEMBER 2004
DATE				DATE	54.010-Z

L:\105-PROJ\97064-LB5\sheet4\TCP-RG-4.dwg, 7/9/2007 3:38:03 PM, marken



MATCH LINE "B-B" (SEE SHEET 2 OF 5, BDAI DWG. NO. 54.008-Z)



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE (BEFORE TIMBER HARVEST)
 - EX. TREELINE (AFTER TIMBER HARVEST)
 - LOD (ULTIMATE LIMITS)
 - PRIMARY MANAGEMENT AREA (PMA)
 - WATERS OF THE U.S.
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION SIGN
 - TREE PROTECTION FENCE
 - PROJECT PHASE LINE
 - 65 dBA Ldn NOISE CONTOUR
 - EX. ZONE

- PRE-CONSTRUCTION ACTIVITIES**
- 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 devices have been installed shall any 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. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - 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.
 - Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided herein.

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

APPROVAL

TREE CONSERVATION PLAN
TCP II / 203/91-02

01	John P. Markovich	10/2/04
02	Robert E. Metzger	10/6/05
03		11/1/07
04		
05		
06		

M-NCPPC APPROVALS

PROJECT NAME: RITCHIE HILL, PHASE I			
PROJECT NUMBER: DSP- 04080			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
02	06/02/05	R.S.	12/4/05

OWNER/DEVELOPER
RITCHIE HILL LLC
4640 FORBES BOULEVARD
LANHAM, MARYLAND 20706-4323

DEL MARVA ENTERPRISES INC.
LIBER 7141 FOLIO 416
(TRACT 3 - PARCEL 2)
ZONED: I-2
USE: INDUSTRIAL

DSP04080-02

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING & INFRASTRUCTURE 4
LANDS OF
RITCHIE HILL, LLC, et al.

RITCHIE STATION MARKETPLACE

MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED PLAN

GRAPHIC SCALE 1" = 50'

TCP SHEET 5 OF 5
M-NCPPC 200' SHEET SERIES 203 SE 0 ADC MAP BK LOCATION 14 G-718 AND H-718

DATE	7/9/07	1/1/07	Revised per PSCB No. 07-05 resolution for DSP-04080-02	KM
		9/26/06	Revised to include Phase 2 rough grading	MR
		9/11/05	Revised to address MNCPPC EPS concerns	MR
		7/22/05	Revised to address MNCPPC EPS resolution comments and to reflect revised floodplain study information	MR
DATE	7/9/07			BY
				SCALE
				1"=50'
				DWG. NO.
				J-41064
				DATE
				DECEMBER 2004
				54.011-Z

1771 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
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Engineers / Surveyors / Planners
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