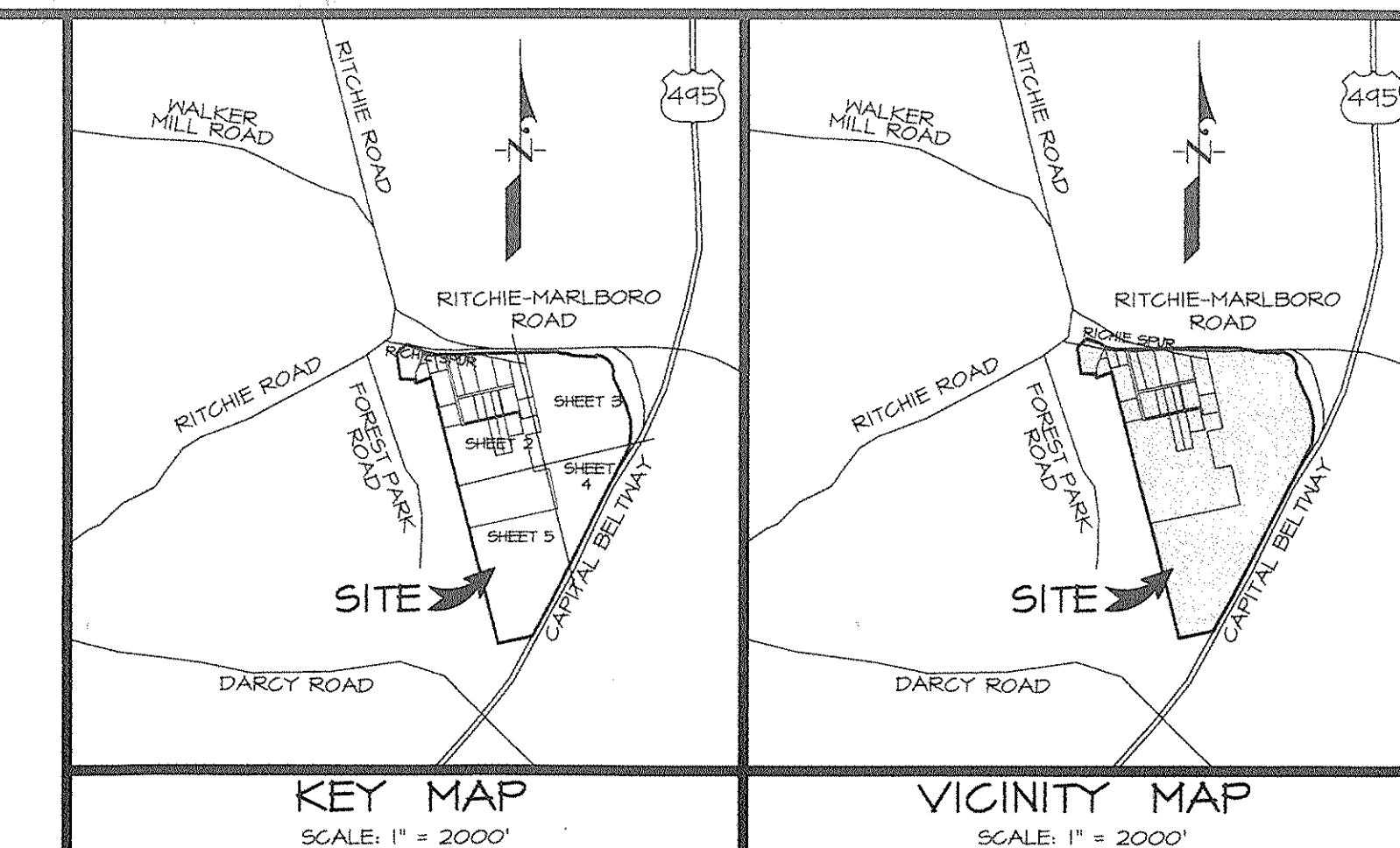




CLEARING SUBJECT TO STATE HIGHWAY AND
MARYLAND DEPARTMENT OF NATURAL
RESOURCES REFORESTATION REQUIREMENTS
(DNR PERMIT NO. 200551445).

WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND			
ZONE:	1-2	1-1	1-3
GROSS TRACT:	22.34	46.33	0.44
FLOODPLAIN:	0.00	5.87	0.00
PREVIOUSLY DEDICATED LAND:			
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 PERMITTED W/O REFORESTATION:	55.68

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:	
EXISTING WOODLAND ON NET TRACT (ACRES):	58.04
EXISTING WOODLAND IN FLOODPLAIN (ACRES):	5.87
WOODLAND CONSERVATION THRESHOLD (NTA):	= 15.36%
SMALLER OF A OR B:	15.34
WOODLAND ABOVE MGT:	64.62

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	1.74	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	1.74	74.32
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.75	0.00	0.75
OFF-SITE WOODLAND CLEARINGS (I-II):	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	1.74	74.32
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.75	0.00	0.75
SMALLER OF D OR E:	64.60	64.60	
WOODLAND CLEARING BELOW MGT:	1.43	9.12	
REPLACEMENT FOR CLEARING ABOVE THE MGT (0.25%):	17.40	17.40	
REPLACEMENT FOR CLEARING BELOW THE MGT (2.1%):	3.25	14.43	
ANTICORROSION THRESHOLD (AFT):	0.00	0.00	15.00%
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	30.56	46.35	
LATEST PHASE INDICATES CUMULATIVE REQUIREMENT THROUGH THAT PHASE OF WORK			
WOODLAND CONSERVATION PROVIDED:			TOTAL
PRESERVATION	5.26	0.00	5.26
REFORESTATION	5.04	0.00	5.04
ANTICORROSION	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	1.74	36.00
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED	30.56	46.35	46.35

CLEARING AREAS (CA) PHASE I	
No.	AREA (AC)
1	57.45
2	8.65
3	0.31
4	0.25
5	2.36
6	2.44
7	0.01
TOTAL	71.53

PRESERVATION AREAS (PA)	
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)	
No.	AREA (AC)
1	0.24
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	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	1.74	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)	5.30	0	5.30

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	
Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 203/91	
Approved by	DATE
John P. Markovich	10/21/04
Robert F. Meisner	10/26/05
Kyle Shullers	8/31/07
<i>[Signature]</i>	12/10/07
01	02/22/07
02	03/22/07
03	04/07/07
04	04/07/07
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
01	10/30/06	R.G.	1/7/08

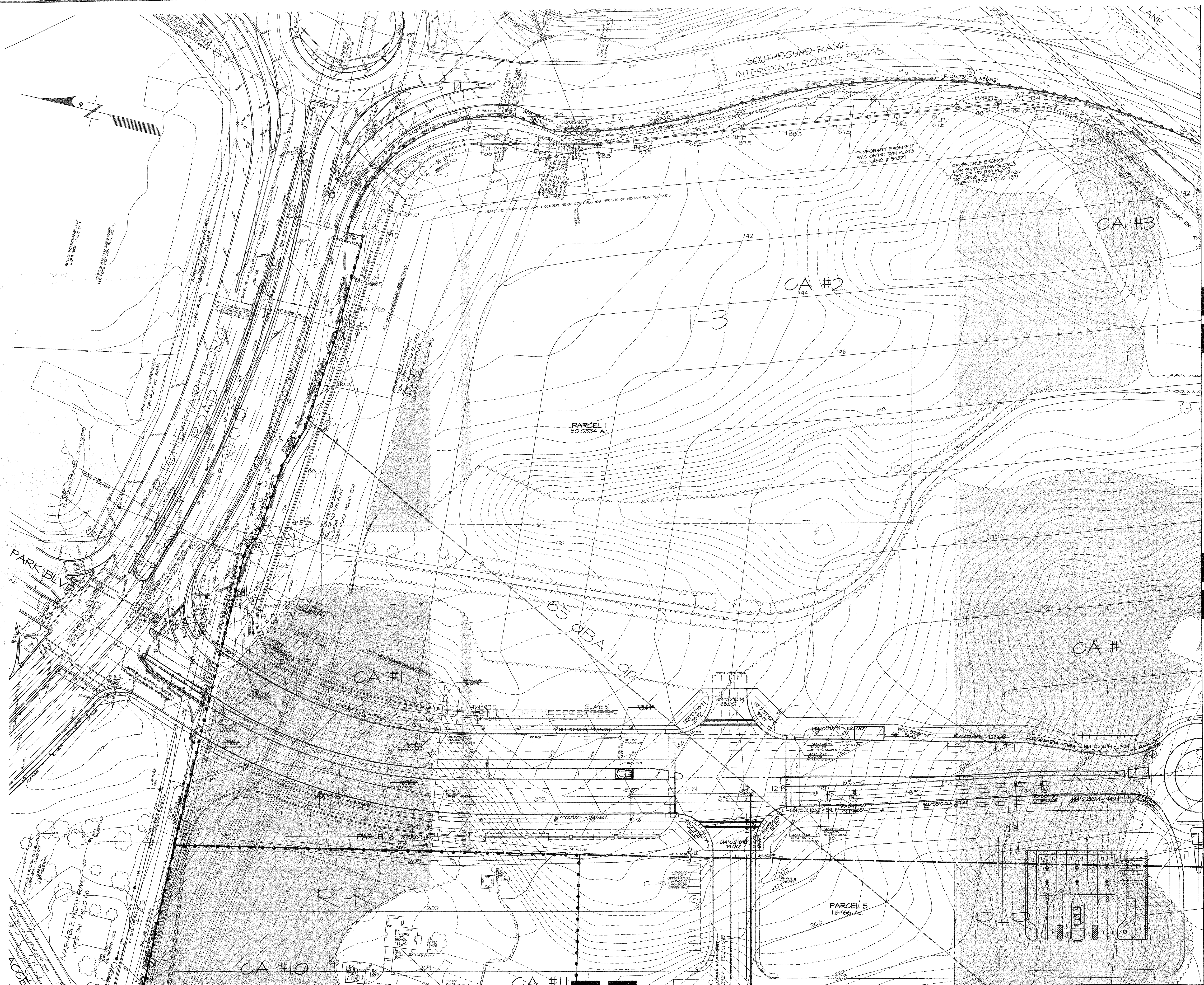
DSP04080-01

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

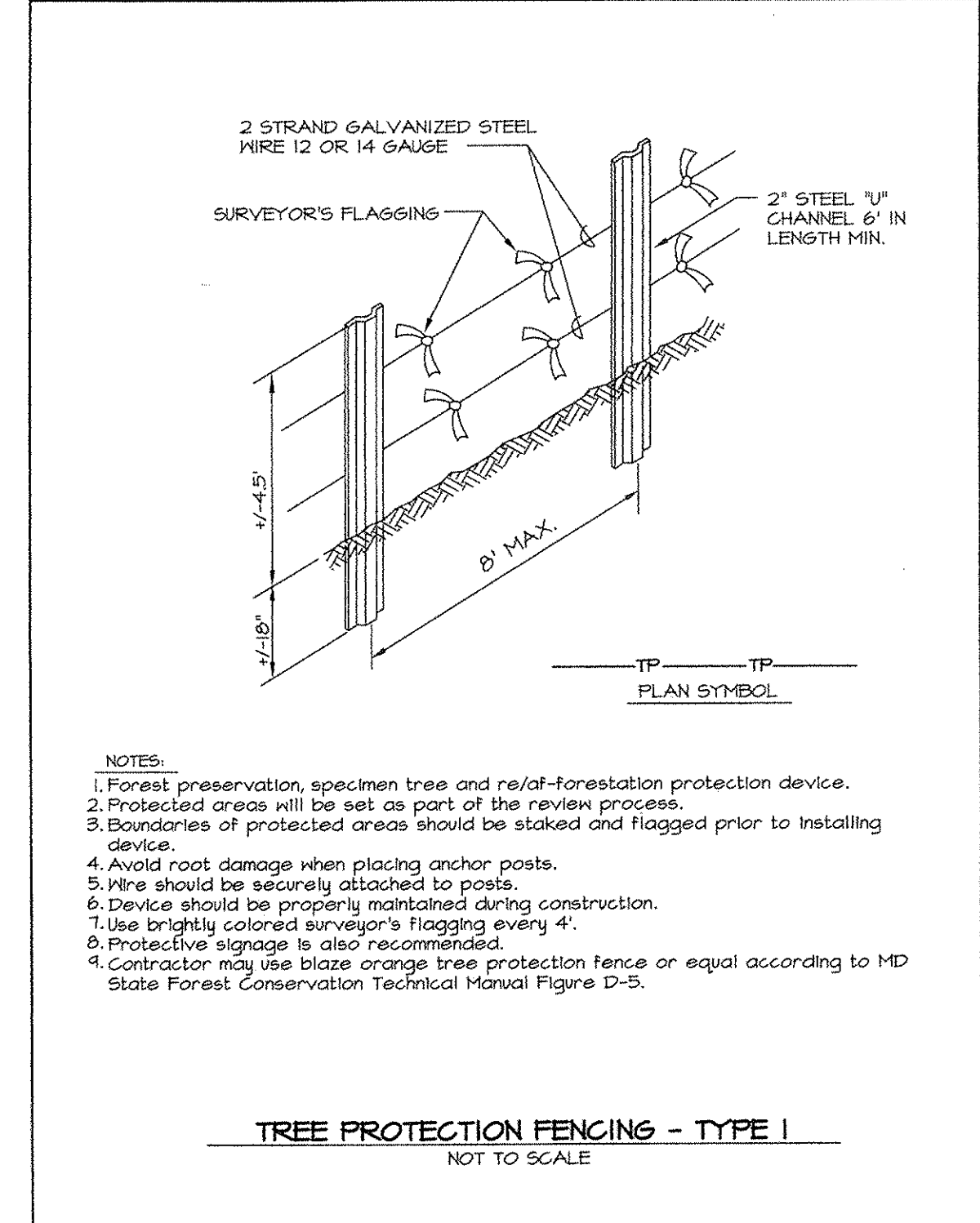
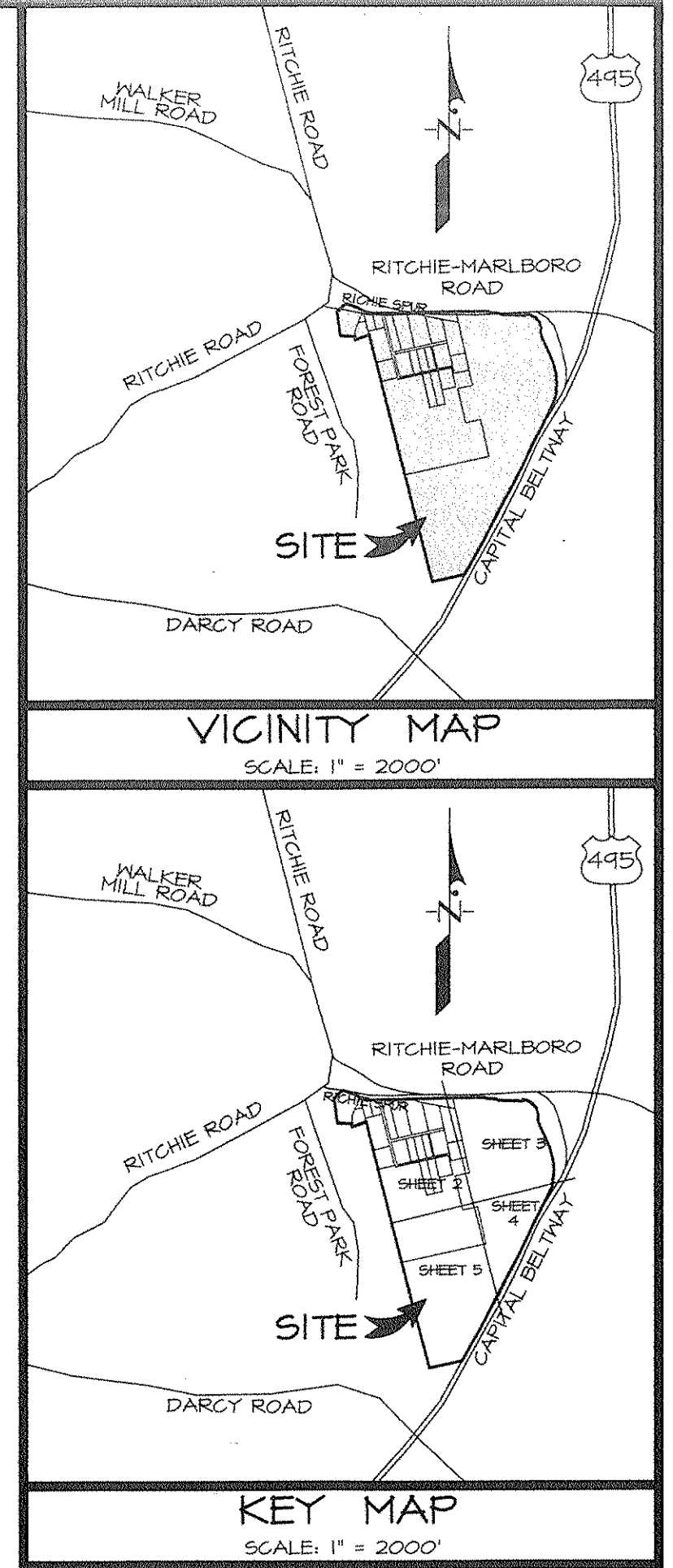


OWNER/DEVELOPER
RITCHIE HILL LLC
4640 FORBES BOULEVARD
LANHAM, MARYLAND 20706-4323

TCP SHEET 1 OF 5 MSSC 200' SHEET SERIES 203 SE 8 ADG MAP BK LOCATION (R 6-T4B AND H-T4B)	DATE 12/13/07	12/13/07 Revised for Lot 4 layout/ DSP-04080/01	MR	1721 WOODBURN ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701
	1/14/07	Revised per PGCPB No. 07-55 resolution for DSP-04080/02	MR	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
	9/26/06	Revised to include Phase 2 rough grading	MR	
	9/14/05	Revised to address MNCPPC EFS concerns	MR	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
	1/22/05	Revised to address MNCPPC EFS resolution comments and to reflect revised floodplain study information	MR	DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]
	DATE	DESCRIPTION	BY	SCALE
		REVISIONS		
				DATE
				DECEMBER 2004
				SCALE: 1"=200'
				DATE: 54.001-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREE LINE (BEFORE TIMBER HARVEST)
 - EX. TREE LINE (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



MATCH LINE "C-C" (SEE SHEET 4 OF 5, BDAI DWG. NO. 54.010-Z)

DSP04080-01

M-NCPPC APPROVALS

APPROVAL			
TREE CONSERVATION PLAN			
TOP II / 203/91			
APPROVED BY	DATE		
John P. Mackovich	10/21/04		
Robert E. Metzger	10/16/05		
Kathleen Shugart	8/21/07		
Reidman	2/6/07		
05			
08			

* Reviewed with DSP-04080
** Reviewed with DSP-04080/01
*** Reviewed with DSP-04080/02

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
01	06/02/05	R.S.	12/14/05
02	02/22/07	R.S.	04/01/07
01	10-30-06	R.S.	1-7-08

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

GRAPHIC SCALE 1" = 50'

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
PSSC 200' SHEET SERIES 203 SE 5

ADG MAP BK LOCATION H-6-745 AND H-745

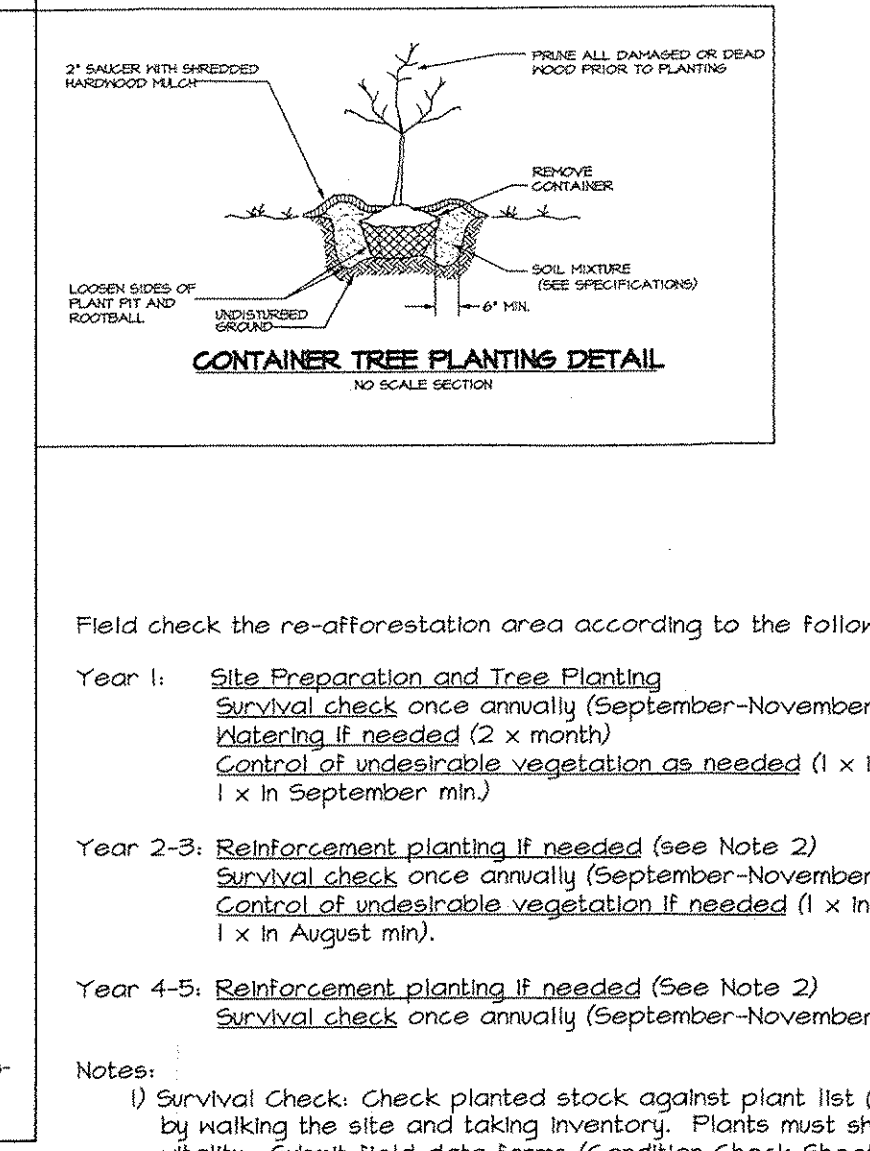
12/13/07

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
12/13/07	Revised for Lot 4 layout / DSP-04080/01	KM	12/13/07	Revised for Lot 4 layout / DSP-04080/01	KM
7/9/07	Revised per MSCPB No. 07-30 resolution for DSP-04080/02	KM	7/9/07	Revised per MSCPB No. 07-30 resolution for DSP-04080/02	KM
9/26/06	Revised to include Phase 2 rough grading	MR	9/26/06	Revised to include Phase 2 rough grading	MR
9/19/05	Revised to address MNCPPC EPS concerns	MR	9/19/05	Revised to address MNCPPC EPS concerns	MR
7/22/05	Revised to address MNCPPC EPS resolution comments and to reflect proposed floodplain study information	MR	7/22/05	Revised to address MNCPPC EPS resolution comments and to reflect proposed floodplain study information	MR

MEGAN REISER
Megan Reiser
Qualified Professional
COMAR 08.15.06.01

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
10000 WOODBURN ROAD, SUITE 200
FIREFIGHTERS, MARYLAND 20721
TELEPHONE (301) 430-2000
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
DRAWING DESIGNED BY (DESIGNER) BY RECORD NO.
SCALE: 1" = 50' DATE: DECEMBER 2004

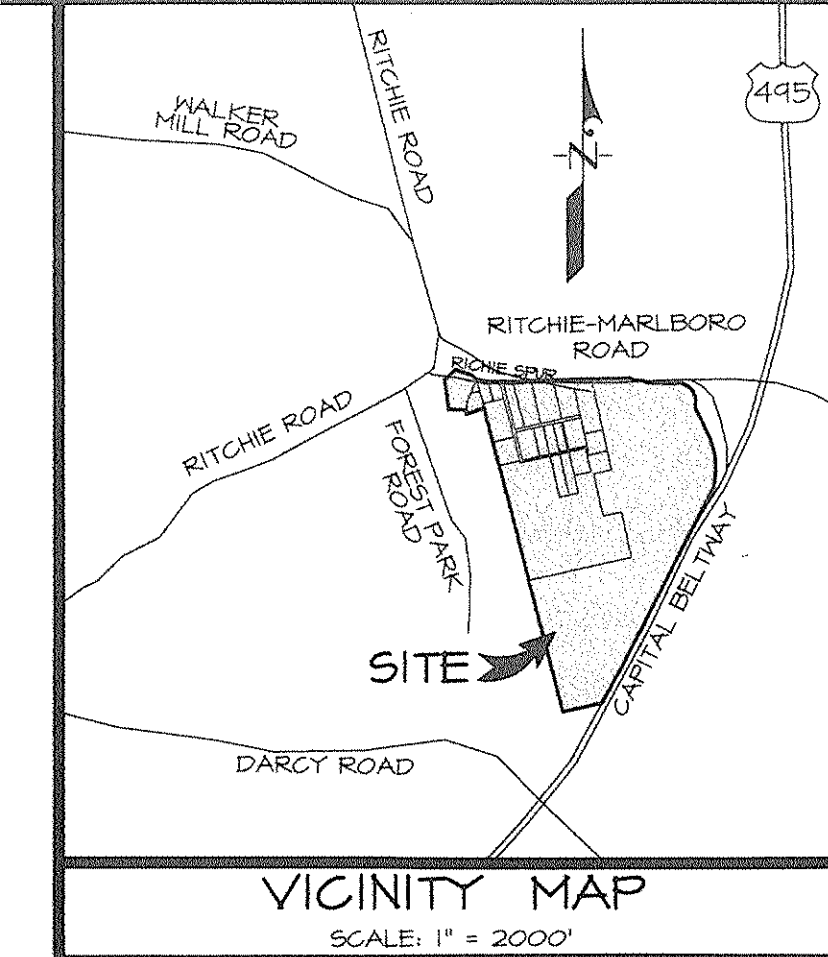
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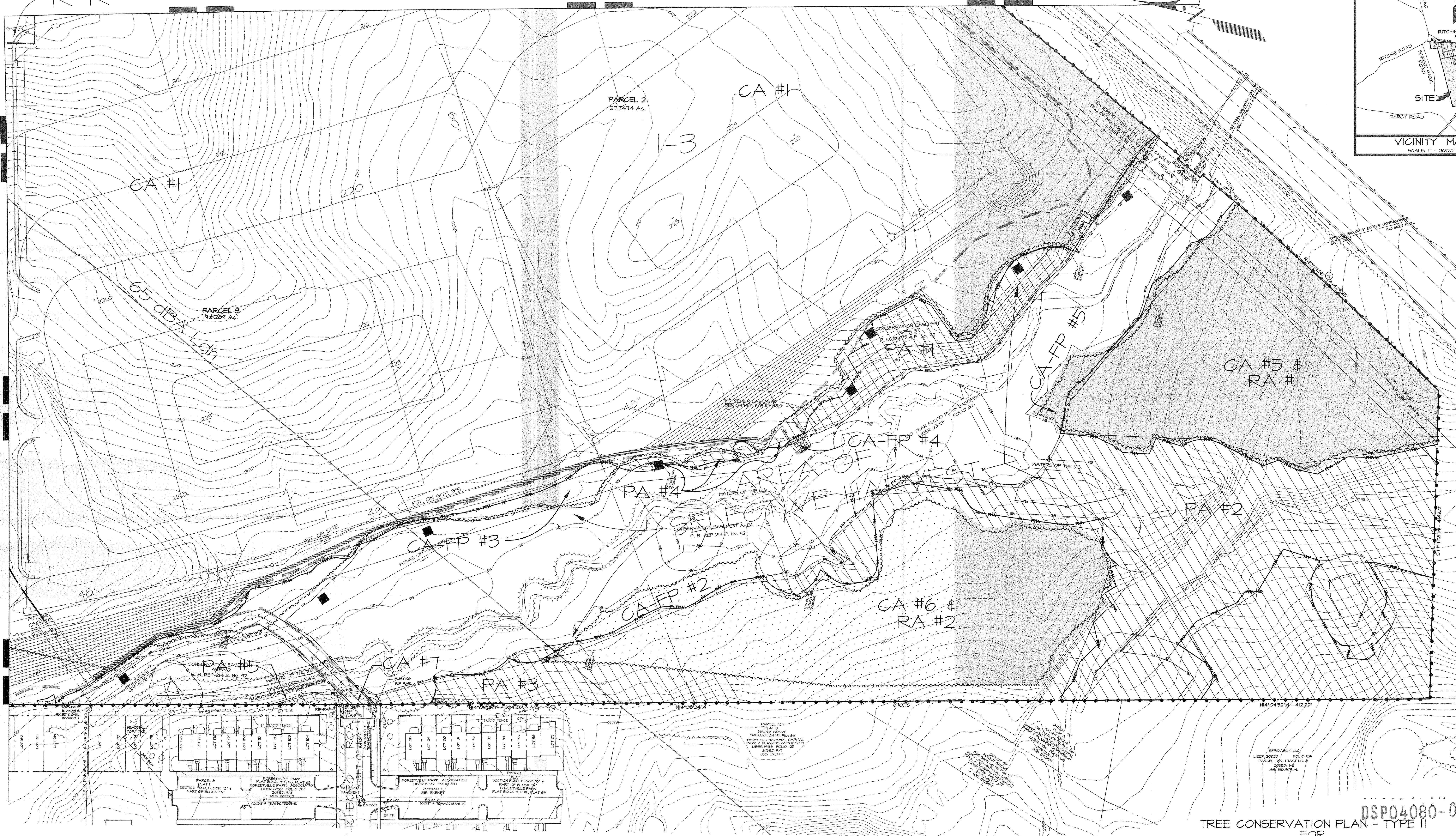
M-NCPPC	
Prince George's County Planning Department	
Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 203/91	
Approved by _____	DATE _____
John P. Markovich	10/21/04
01 Robert E. Metzger	10/16/05 *
02 Kating Shoullars	6/31/07 *
03 <i>R. Shoullars</i>	12/28/07 *
04	
05	
06	
Reviewed with DSP-04080	
** Reviewed with DSP-04080/01	
** Reviewed with DSP-04080/02	

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING & INFRASTRUCTURE
LANDS OF **APPROVED PLAN**
RITCHIE HILL, LLC, et al.
RITCHIE STATION
MARKETPLACE
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE 1"= 50'

MATCH LINE "D-D" (SEE SHEET 4 OF 5, BDAI DWG. NO. 54.010-Z)



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	
JCP II 2/203/91	
Approved by	DATE
John P. Markovich	10/21/04
Robert E. Metzger	10/26/05
Kyng Singulans	03/10/01
01	
02	
03	
04	
05	
06	
* Reviewed with DSP-04080	
** Reviewed with DSP-04080/01	
*** Reviewed with DSP-04080/02	

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
01	10-30-06	R.G.	1-7-08

OWNER/DEVELOPER

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

TREE CONSERVATION PLAN - TYPE II
FOR
ROUGH GRADING & INFRASTRUCTURE 4
LANDS OF
RITCHIE HILL, LLC, et al.
APPROVED PLAN
RITCHIE STATION MARKETPLACE
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



TCP SHEET 5 OF 5		MDC MAP BK LOCATION H-6-14B AND H-14B	
12/13/07	12/13/07	Revised for Lot 4 layout/DSP-04080/01	MR
DATE	1/14/07	Revised per PSCEB No. 07-35 resolution for DSP-04080/02	KM
	4/26/06	Revised to include Phase 2 rough grading	MR
	9/14/05	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	DESCRIPTION	BY	SCALE
08.19.06.01	REVISIONS		1"=50'
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		DRWG. NO.	54.011-Z

