

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:	C-5-C, C-M
GROSS TRACT:	105.84 16.32
FLOODPLAIN:	5.81 0.00
PREVIOUSLY DEDICATED LAND:	
NET TRACT (NTA):	99.47 16.32
PROPERTY DESCRIPTION OR SUBDIVISION NAME:	Ritchie Station Marketplace
BREAK-EVEN POINT (PRESERVATION ACRES):	31.50
ACRES OF NET TRACT CLEARING:	
PERMITTED W/O REFORESTATION:	56.52

WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:	
EXISTING WOODLAND ON NET TRACT (ACRES):	88.02
EXISTING WOODLAND IN FLOODPLAIN (ACRES):	5.81
WOODLAND CONSERVATION THRESHOLD (NTA):	15.00%
SMALLER OF A OR C:	11.31
WOODLAND ABOVE NCT:	11.31
WOODLAND ABOVE NCT:	10.65

PHASE:	PHASE I	PHASE II	TOTAL
GROSS TRACT AREA	101.83	19.83	121.66
FLOODPLAIN AREA IN THE APPLICATION:	5.81	0.00	5.81
NET TRACT AREA IN THE APPLICATION:	95.96	19.83	115.79
WOODLAND ON THE NET TRACT FOR THE PHASE:	80.23	7.14	88.02
WOODLAND IN THE FLOODPLAIN FOR THE PHASE:	5.81	0.00	5.81
WOODLAND CLEARED ON NET TRACT FOR THE PHASE:	11.53	7.14	19.32
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.15	0.00	0.15
OFF-SITE WOODLAND CLEARING (IU):	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:	11.53	19.32	
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.15	0.15	
SMALLER OF D OR E:	10.65	10.65	
WOODLAND CLEARED BELOW NCT:	0.88	8.61	
REPLACEMENT FOR CLEARING ABOVE THE NCT (0.25%):	11.66	11.66	
REPLACEMENT FOR CLEARING BELOW THE NCT (2.1%):	1.16	17.35	
AFFORESTATION THRESHOLD (AFT):	0.00	0.00	0.00
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	36.66	44.45	
LATEST PHASE INDICATES CUMULATIVE REQUIREMENT THROUGH THAT PHASE OF WORK			
WOODLAND CONSERVATION PROVIDED:			
PRESERVATION	5.26	0.00	5.26
REFORESTATION	5.04	0.00	5.04
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:	24.00	7.86	36.55
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED:	34.35	41.21	41.21

Off-site woodland conservation credits have been met as follows:  
--14.90 acres of credit met at the Windsor Property Woodland Conservation Bank and recorded in the land records at L. 28428 F. 541  
--14.71 acres of credit met at the Hammett Property Woodland Conservation Bank and recorded in the land records at L. 28413 F. 114  
--11.11 acres of credit met at the Darville Estates Woodland Conservation Bank and recorded in the land records at L. 28428 F. 534

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)	
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

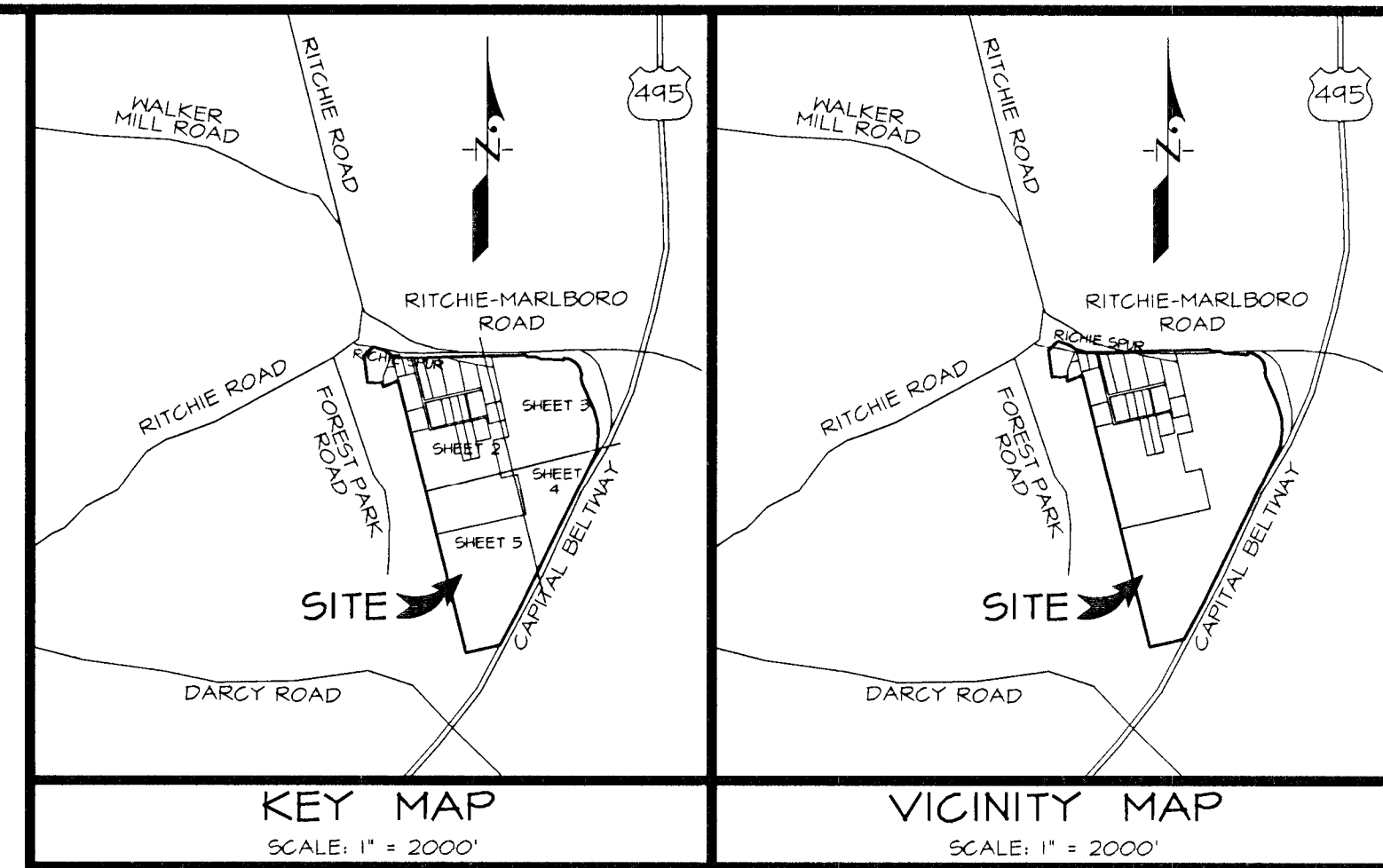
RITCHIE HILL PRE AND POST HARVESTING SUMMARY			
	PHASE I	PHASE II (REMAINDER)	ENTIRE SITE
GROSS TRACT	101.83	19.83	121.66
EX. FLOODPLAIN	5.81	0	5.81
NET TRACT	95.96	19.83	115.79
EX. WOODLAND - NET TRACT (PRIOR TO TIMBER HARVEST)	80.23	7.14	88.02
EXISTING WOODLAND - NET TRACT (AFTER TIMBER HARVEST)	6.85	2.15	9.00
WOODED FLOODPLAIN (PRIOR TO TIMBER HARVEST)	5.81	0	5.81
WOODED FLOODPLAIN (AFTER TIMBER HARVEST)	5.30	0	5.30

#### LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR	10
PROP. CONTOUR	12
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	---
PRESERVATION AREA	▨
REFORESTATION AREA	▤
TREE PROTECTION SIGN	■
TREE PROTECTION FENCE	---
PROJECT PHASE LINE	•••••
65 dBA Ldn NOISE CONTOUR	---
EX. ZONE	---

#### OWNER/DEVELOPER

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



THIS BLOCK IS FOR OFFICIAL USE ONLY. QR code linking to the project information.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 203 - 41			
Approved by:	Date:	DRD #:	Reason for Revision:
00 John P. Markovich	10-21-04		Timber harvest
01 Robert E. Metzger	10-06-05		Revised with DSP-04080
02 Katina Shoulters	8-31-07		Revised with DSP-04080/01
03 Katina Shoulters	12-28-07		Revised with DSP-04080/02
04 Megan K. Reiser	12/28/11		Revised with DSP-04080/03
05			
06			

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'

TCP SHEET 1 OF 5  
MSSC 200' SHEET SERIES 203 SE B  
ADG MAP BK LOCATION 19 G-T4 B AND 14-T4 B

Dec 21, 2016  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.14.06.01

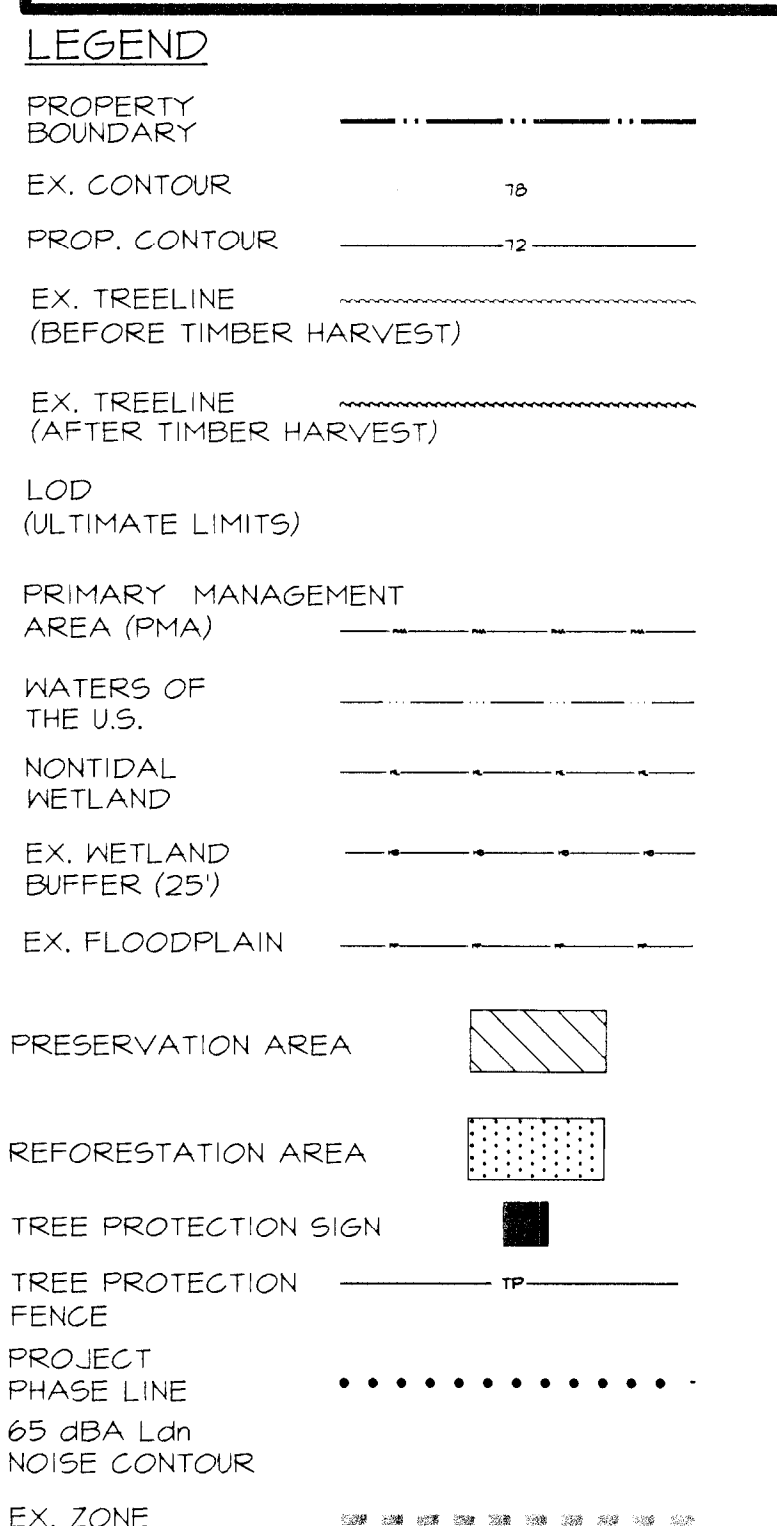
10/20/16  
12/13/07  
1/4/07  
9/26/06  
9/14/05  
1/22/05  
DATE

Revised for DSP-04080/03 and to update the current layout and parcels.  
Revised for Lot 4 layout/ DSP-04080/01  
Revised per PGCPB No. 01-35 resolution for DSP-04080/02  
Revised to include Phase 2 rough grading  
Revised to address MNCPPC EPS concerns  
Revised to address MNCPPC EPS resolution comments  
AND TO REFLECT REVISED FLOODPLAIN 5302' INFORMATION

PCN  
KM  
MR  
MR  
MR  
MR  
BY

Wet Woodmont Road, Suite 200  
MITCHELLVILLE, MARYLAND 20712  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-3000  
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DRAWN BY DESIGNED BY CHECKED BY  
SCALE 1"=200'  
DATE DECEMBER 2004  
SHEET NO. 54,007-Z





For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

	Approved by	Date	DRD #	Reason for Revision
00	John P. Markovich	10-21-04		Timber harvest
01	Robert E. Metzger	10-06-05		Revised with DSP-04080
02	Katina Shovals	8-31-07		Revised with DSP-04080/01
03	Katina Shovals	12-28-07		Revised with DSP-04080/02
04	Mylen K. Reiser	12/28/16		Revised with DSP-04080/18
05				
06				

GRAPHIC SCALE 1" = 50'

WSSC 200' SHEET SERIES 203 SE 8	ADC MAP BK LOCATION 14 G-718 AND H-718
10/21/16	Reviewed for 2020-2021 and to update the current layout and

DATE	7/9/07	Revised per PSCPB No. 07-35 resolution for DSP-04080.
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Mike Petrakis	9/19/05	Revised to address MNCPPC EPS concerns
	1/22/06	REVISED TO ADDRESS MNCPPC EPS RESOLUTION COMMENT

DATE	REVISIONS DESCRIPTION
11/22/05	AND TO REFLECT REVISED FLOODPLAIN STUDY INFORMATION

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 **BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners

TELEPHONE (301) 430-2000

DRAWN BY SS	DESIGNED BY MR	CHECKED BY KH	RECORD NO.
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SCALE	1" = 50'	DRWG. NO.	J-97064
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DATE	DECEMBER 2004	54.008-Z
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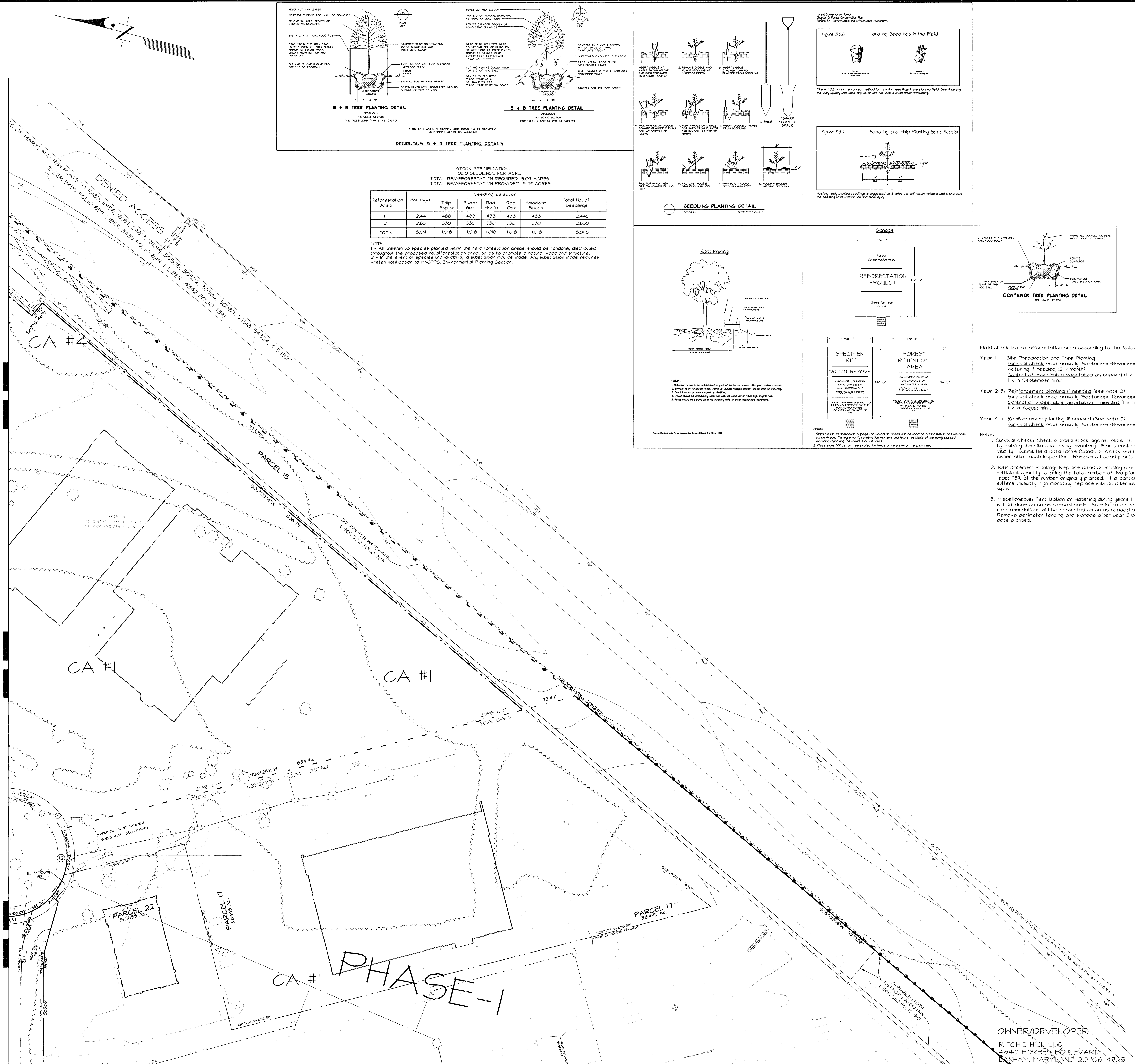
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1. Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$150 per square foot of woodland damaged or destroyed.
2. 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.
3. 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.
4. All appropriate bonds must 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. The terms of the bonds are submitted with the grading permit application.
5. The location of all Tree Protection Devices (TPD's) 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 structural foundation and/or clearing of trees may begin before final approval of the TPD installation.



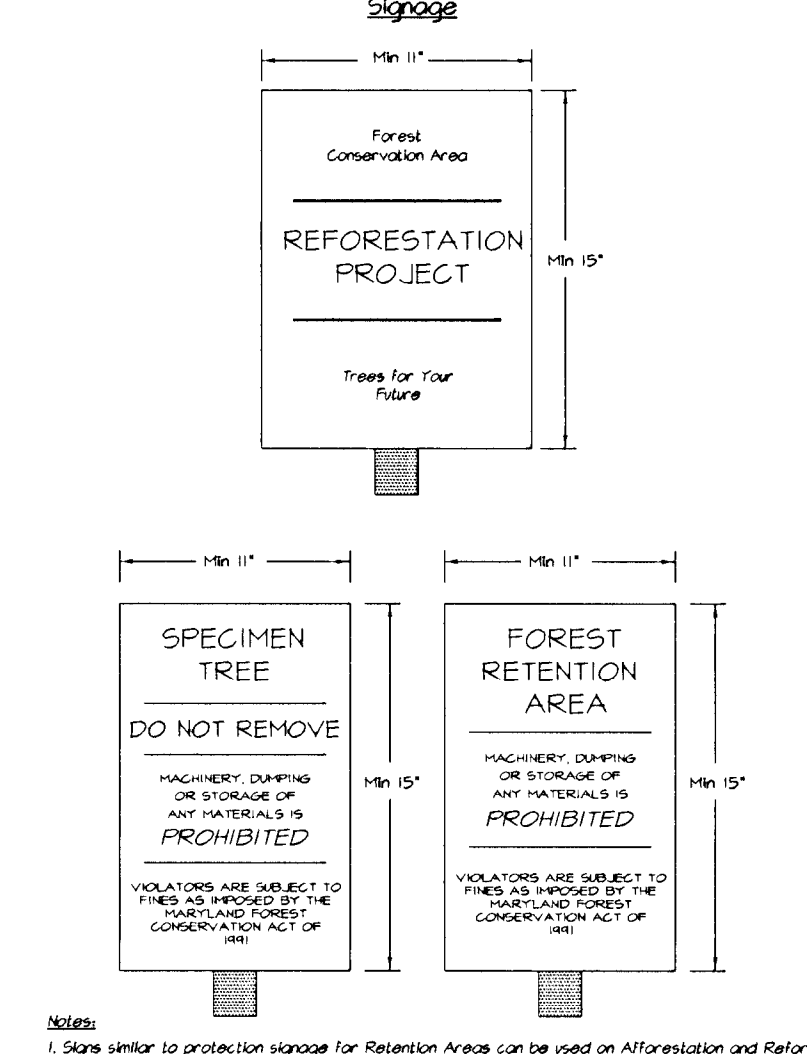
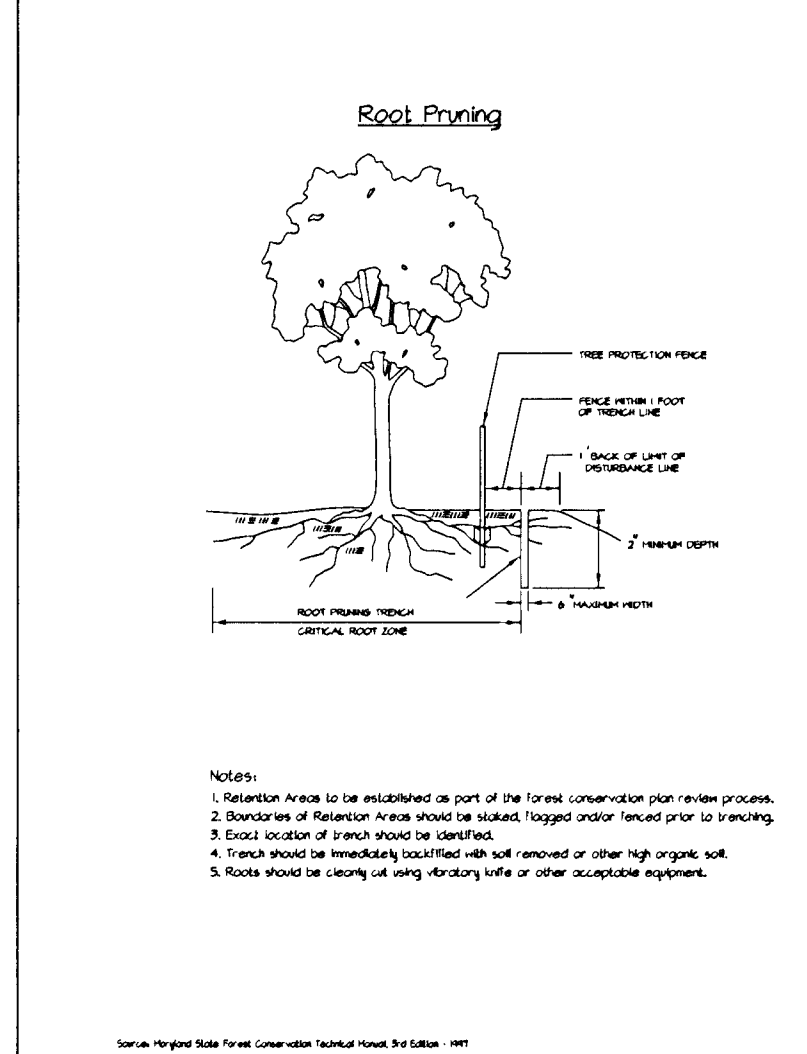
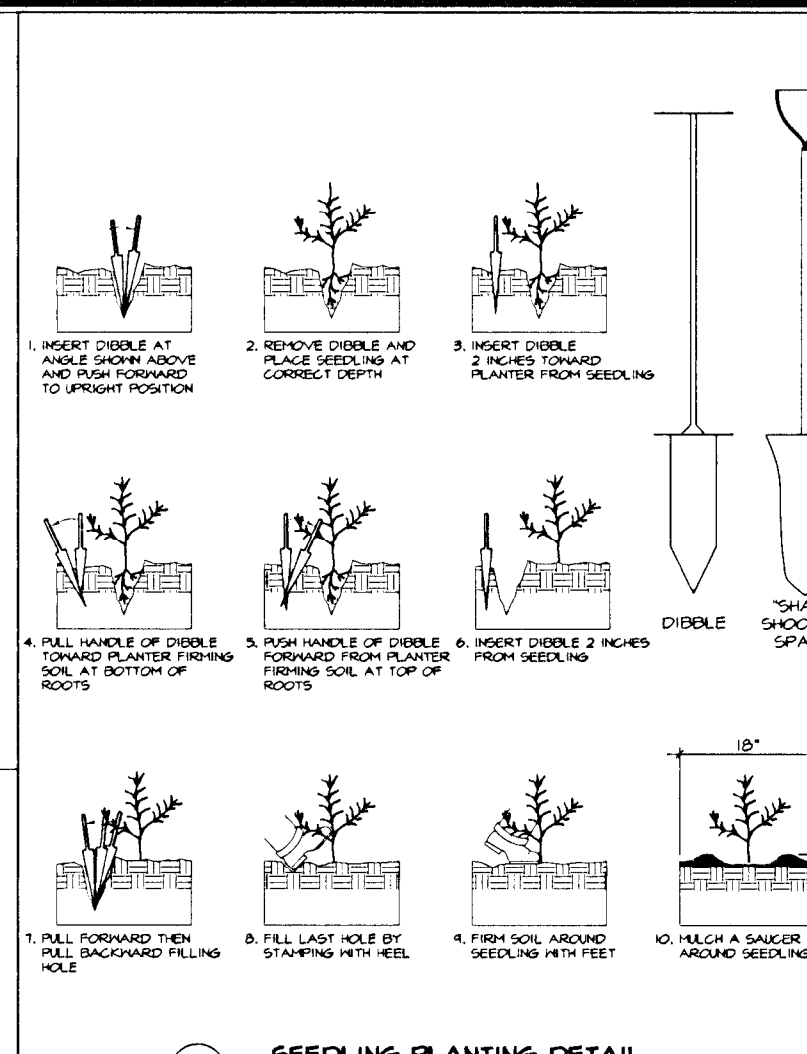
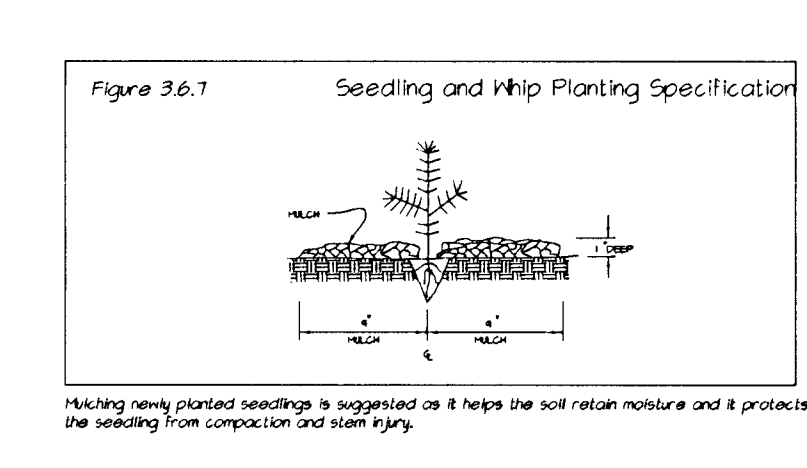
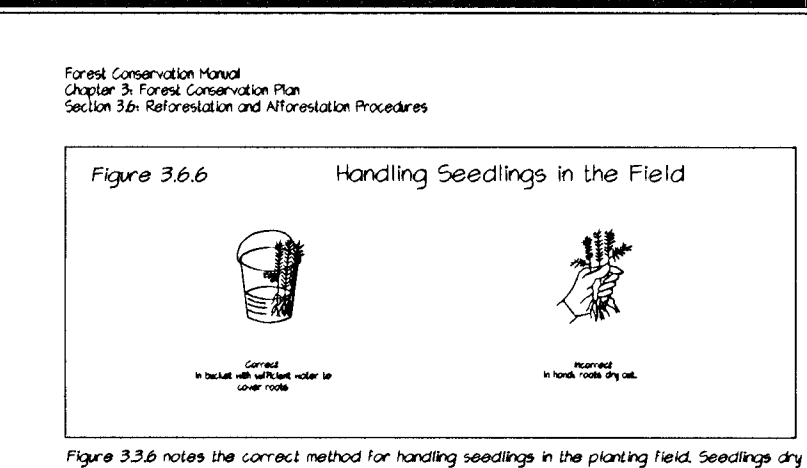
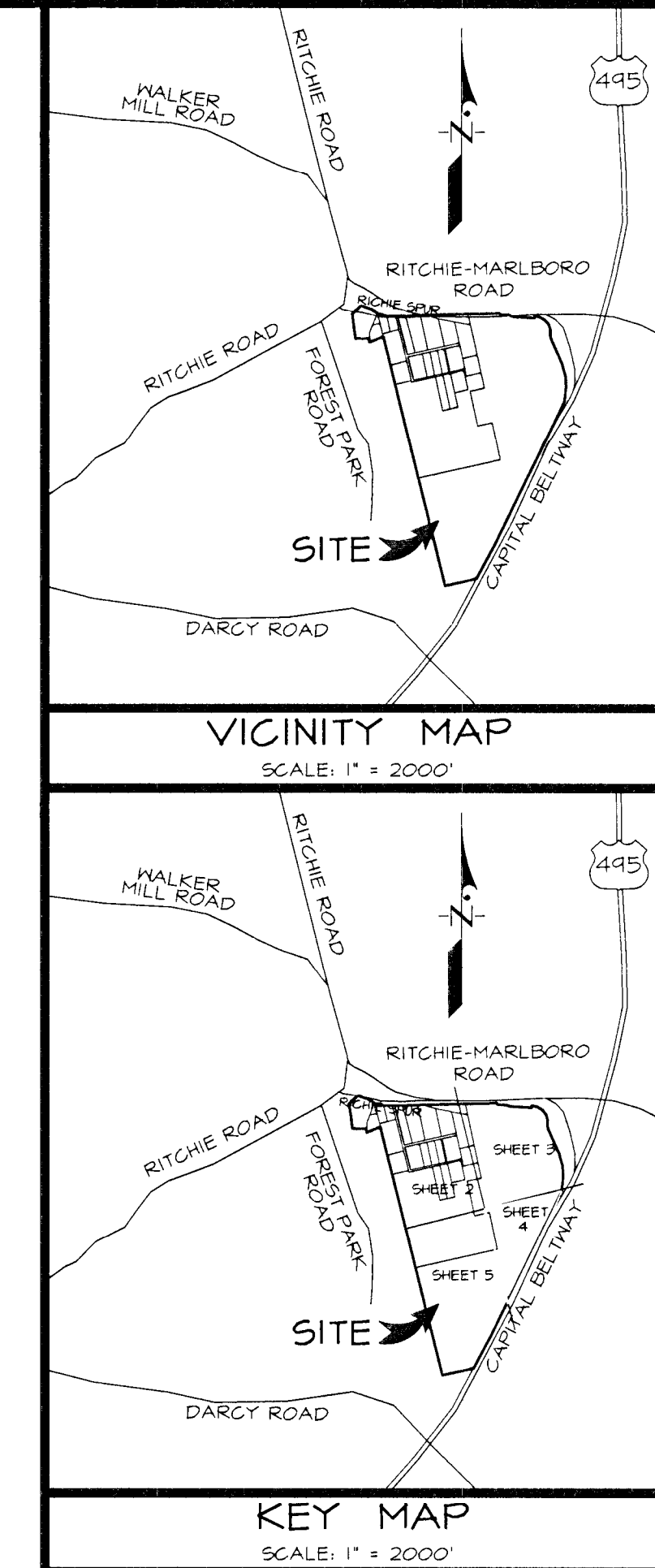






**LEGEND**

PROPERTY BOUNDARY	16
EX. CONTOUR	12
PROP. CONTOUR	12
EX. TREELINE (BEFORE TIMBER HARVEST)	
EX. TREELINE (AFTER TIMBER HARVEST)	
EX. WETLAND BUFFER (25')	
EX. FLOODPLAIN	
PRESERVATION AREA	
REFORESTATION AREA	
TREE PROTECTION SIGN	
FENCE	
PROJECT PHASE LINE	
65 dBA Ldn NOISE CONTOUR	
EX. ZONE	



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

Year 1: **Site Preparation and Tree Planting**  
Survival check, once annually (September-November, see Note 1)  
Watering if needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June 4  
1 x in September min.)

Year 2-3: **Reinforcement planting if needed** (see Note 2)  
Survival check, once annually (September-November)  
Control of undesirable vegetation if needed (1 x in May 4  
1 x in August min.)

Year 4-5: **Reinforcement planting if needed** (see Note 2)  
Survival check, once annually (September-November)

Notes:

- 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.
- 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.
- 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 date planted.

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**M-NCPPC APPROVAL**

PROJECT NAME: RITCHIE STATION MARKETPLACE

PROJECT NUMBER: DSP-04080 - 18'

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**

Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10-21-04		Timber harvest
01 Robert E. Metzger	10-08-05		Reviewed with DSP-04080
02 Katrina Shoulters	8-31-07		Reviewed with DSP-04080/01
03 Katrina Shoulters	12-28-07		Reviewed with DSP-04080/02
04 William A. Reiser	12/28/16		Reviewed with DSP-04080/03
05			
06			

**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

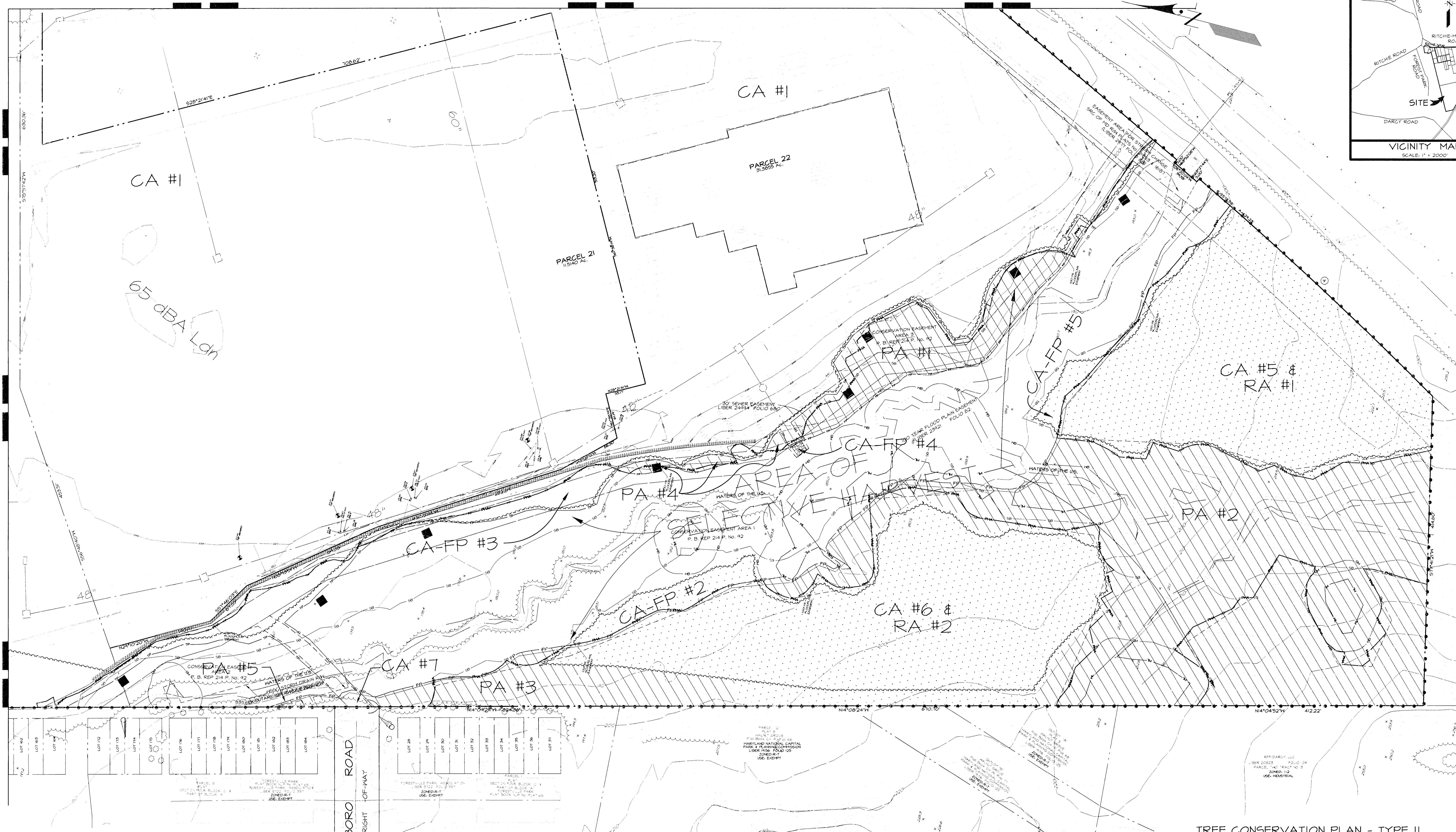
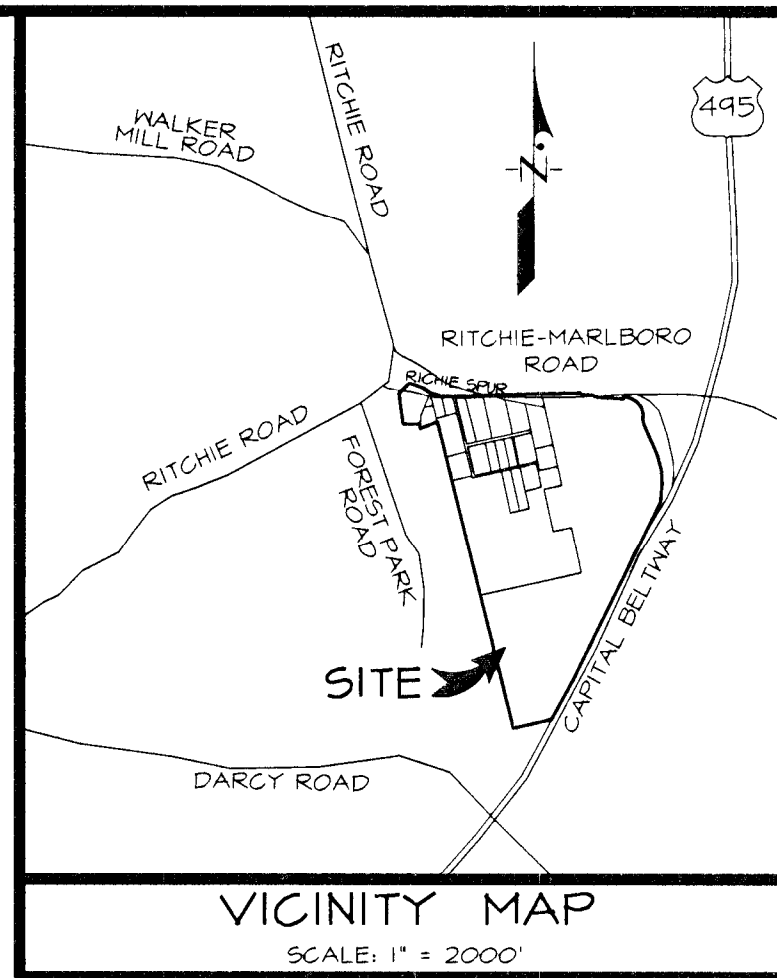
GRAPHIC SCALE 1" = 50'

TCP SHEET 4 OF 5  
MSSC 200' SHEET SERIES 203 SE 8  
ADG MAP BK LOCATION 14 G-74B AND 14-74B

DATE	DESCRIPTION	BY
10/21/16	Revised for DSP-04080/03 and to update the current layout and parcels.	PCN
12/13/07	Revised for Lot 4 layout/ DSP-04080/01	MR
7/9/07	Revised per MDCPB No. 01-35 resolution for DSP-04080/02	KM
4/26/06	Revised to include Phase 2 rough grading	MR
4/14/05	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
08/14/06/01	DATE	REVISIONS DESCRIPTION

1725 WOODBINE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
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DRAWN BY: [REDACTED] CHECKED BY: [REDACTED]  
SCALE: 1" = 50'  
DATE: DECEMBER 2004  
SHEET NO.: 54.010-Z



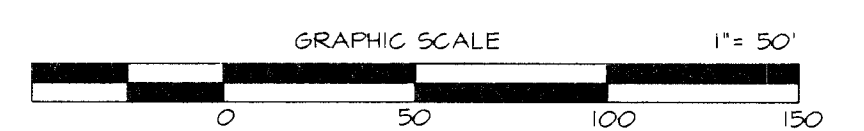


TREE CONSERVATION PLAN - TYPE II  
FOR  
ROUGH GRADING & INFRASTRUCTURE 4

LANDS OF  
RITCHIE HILL, LLC, et al.

**RITCHIE STATION MARKETPLACE**

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



## 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  
PRESERVATION AREA  
REFORESTATION AREA  
TREE PROTECTION SIGN  
TREE PROTECTION FENCE  
PROJECT PHASE LINE  
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 hereon.

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OR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, its designee  
or the District Council.



M-NCPPC  
APPROVAL

PROJECT NAME: RITCHIE STATION MARKETPLACE

PROJECT NUMBER: DSP-04080 - 1 §

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP 2 - 203 - 91

Approved by	Date	DRD #	Reason for Revision
00 John P. Markovich	10-21-04		Timber harvest
01 Robert E. Metzger	10-06-05		Reviewed with DSP-04080
02 Katrina Shoulters	8-31-07		Reviewed with DSP-04080/01
03 Katrina Shoulters	12-28-07		Reviewed with DSP-04080/02
04 Megan K. Reiser	12/28/10		Reviewed with DSP-04080/03
05			
06			

## OWNER/DEVELOPER

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

TCP SHEET 5 OF 5  
MSSC 200' SHEET SERIES 203 SE 8 ADC MAP BC LOCATION H 6-71B AND H-71B

DATE	REVISIONS	DESCRIPTION	BY	DATE
10/21/06	1	Revised for DSP-04080/01 and to update the current layout and parcels.	PCN	
12/13/07	2	Revised for Lot 4 layout/ DSP-04080/02	KM	
1/4/07	3	Revised per MNCPPC No. 01-35 resolution for DSP-04080/02	KM	
4/26/06	4	Revised to include Phase 2 rough grading	KM	
4/14/05	5	Revised to address MNCPPC EPS concerns	KM	
1/22/05	6	Revised to address MNCPPC EPS resolution comments, AND TO REFLECT REVISION FLOODPLAIN STUDY INFORMATION	KM	
12/28/07	7	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	8	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	9	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	10	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	11	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	12	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	13	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	14	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	15	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	16	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	17	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	18	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	19	Revised to reflect MNCPPC EPS resolution comments	KM	
12/28/07	20	Revised to reflect MNCPPC EPS resolution comments	KM	

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