

WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND  
ZONE: C-5.2C, C-1H  
GROSS TRACT: 103.34 16.32  
FLOODPLAIN: 5.87 0.00  
PREVIOUSLY DEDICATED LAND:  
NET TRACT (NTA): 93.47 16.32

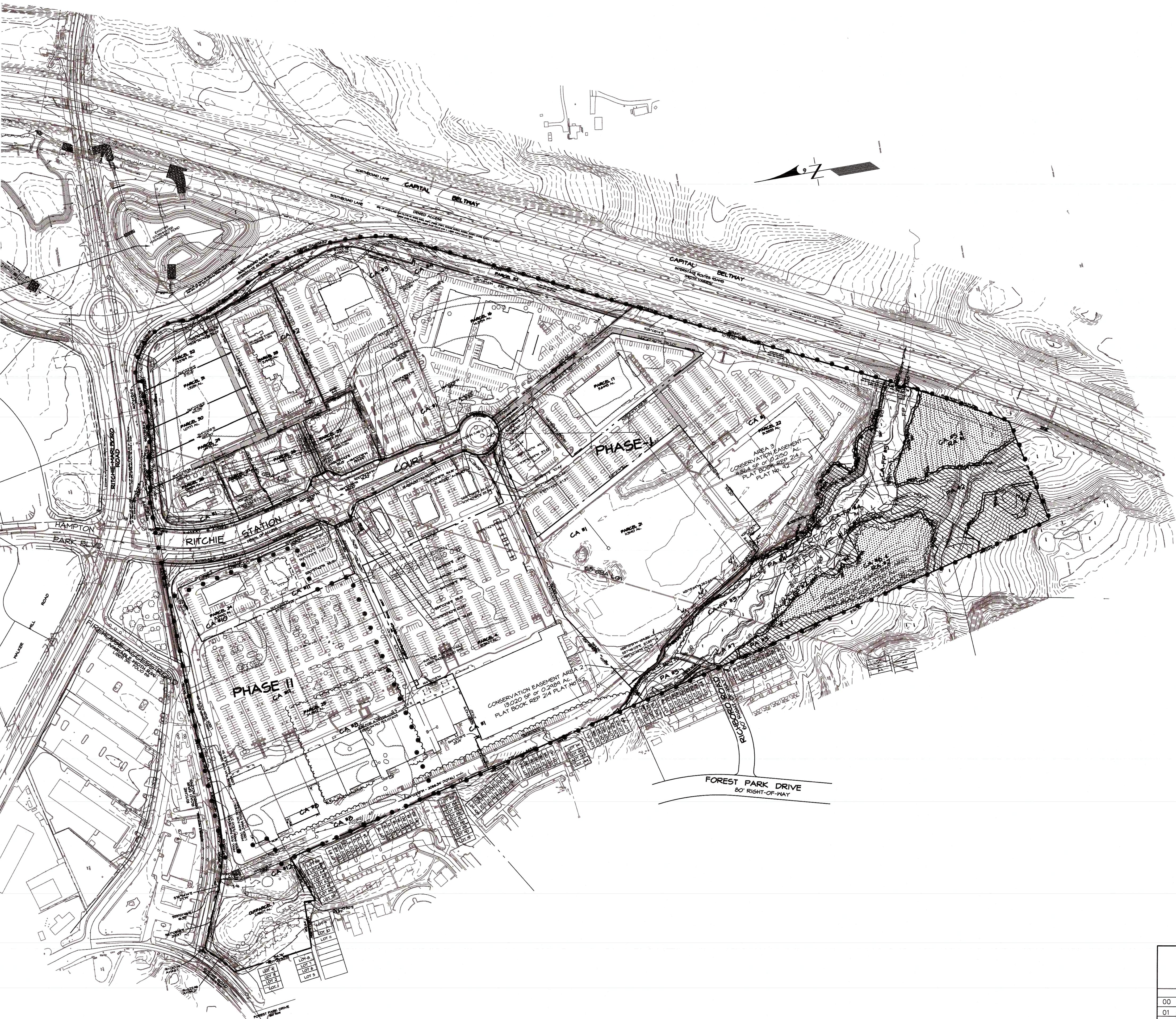
PROPERTY DESCRIPTION OR SUBDIVISION NAME: Ritchie Station Marketplace

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): 5.87  
WOODLAND CONSERVATION THRESHOLD (NTA): = 15.00%  
SMALLER OF A OR B: 17.37  
WOODLAND ABOVE WCT: 10.65

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:	95.96	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:	11.53	7.74	14.32
WOODLAND CLEARED IN FLOODPLAIN FOR THE PHASE:	0.75	0.00	0.75
OFF-SITE WOODLAND CLEARING (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:	11.53	14.32	
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.75	0.75	
SMALLER OF D OR E:	10.65	7.67	
WOODLAND CLEARING BELOW WCT:	0.88	0.67	
REPLACEMENT FOR CLEARING ABOVE THE WCT (0.25xI):	17.66	17.66	
REPLACEMENT FOR CLEARING BELOW THE WCT (2xII):	1.76	17.35	
AFFORESTATION THRESHOLD (AFT) = 12.84%	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:			TOTAL
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	21.00	7.86	36.86
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED:	31.30	47.21	47.21

Off-site woodland conservation credits have been met as follows:  
--14.98 acres of credit met at the Windsor Property Woodland Conservation Bank and recorded in the land records at L. 28420 F. 541  
--14.77 acres of credit met at the Hammett Property Woodland Conservation Bank and recorded in the land records at L. 28473 F. 174  
--1.11 acres of credit met at the Donville Estates Woodland Conservation Bank and recorded in the land records at L. 28420 F. 534



CLEARING AREAS (CA) PHASE I		PRESERVATION AREAS (PA)	
No.	AREA (AC)	No.	AREA (AC)
1	51.45	1	0.56
2	8.65	2	4.13
3	0.37	3	0.51
4	0.25	4	0.05
5	2.36	5	0.01
6	2.44	TOTAL	5.26
7	0.01		
TOTAL	71.53		

FLOODPLAIN CLEARING AREAS (CA-FP)		CLEARING AREAS (CA) PHASE II		REFORESTATION AREAS (RA)	
No.	AREA (AC)	No.	AREA (AC)	No.	AREA (AC)
1	0.29	8	4.12	1	2.44
2	0.21	9	2.03	2	2.65
3	0.16	10	1.05	TOTAL	5.09
4	0.01	11	0.54		
5	0.08	TOTAL	7.74		
TOTAL	0.75				

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	95.96	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)	5.30	0	5.30

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

DATE	REVISIONS DESCRIPTION	BY
01/15/20	Revised to update Parcels 21, 22 & 23	PCN
10/28/19	Revised to add Parcel 28 Auto Spa	PCN

Prince George's County Planning Department, M-NCPPC 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	DSP-04080	Whole site infrastructure
02 Katrina Shoulers	8-31-07	DSP-04080/01	Some club, retaining wall & welcome center
03 Katrina Shoulers	12-28-07	DSP-04080/02	Minor Revisions
04 Megan K. Reiser	12-28-16	DSP-04080/18	Develop Parcel 20 and Parcel 22
05 Chuck Schneider	11-19-19	DSP-04080/22	Develop Parcel 28 Auto Spa
06 <i>Chuck Schneider</i>	9/11/2020	DSP-04080/23	Update Parcels 21, 22 & 23

TREE CONSERVATION PLAN - TYPE II  
FOR  
RITCHIE STATION MARKETPLACE  
MELWOOD DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND  
GRAPHIC SCALE 1" = 200'

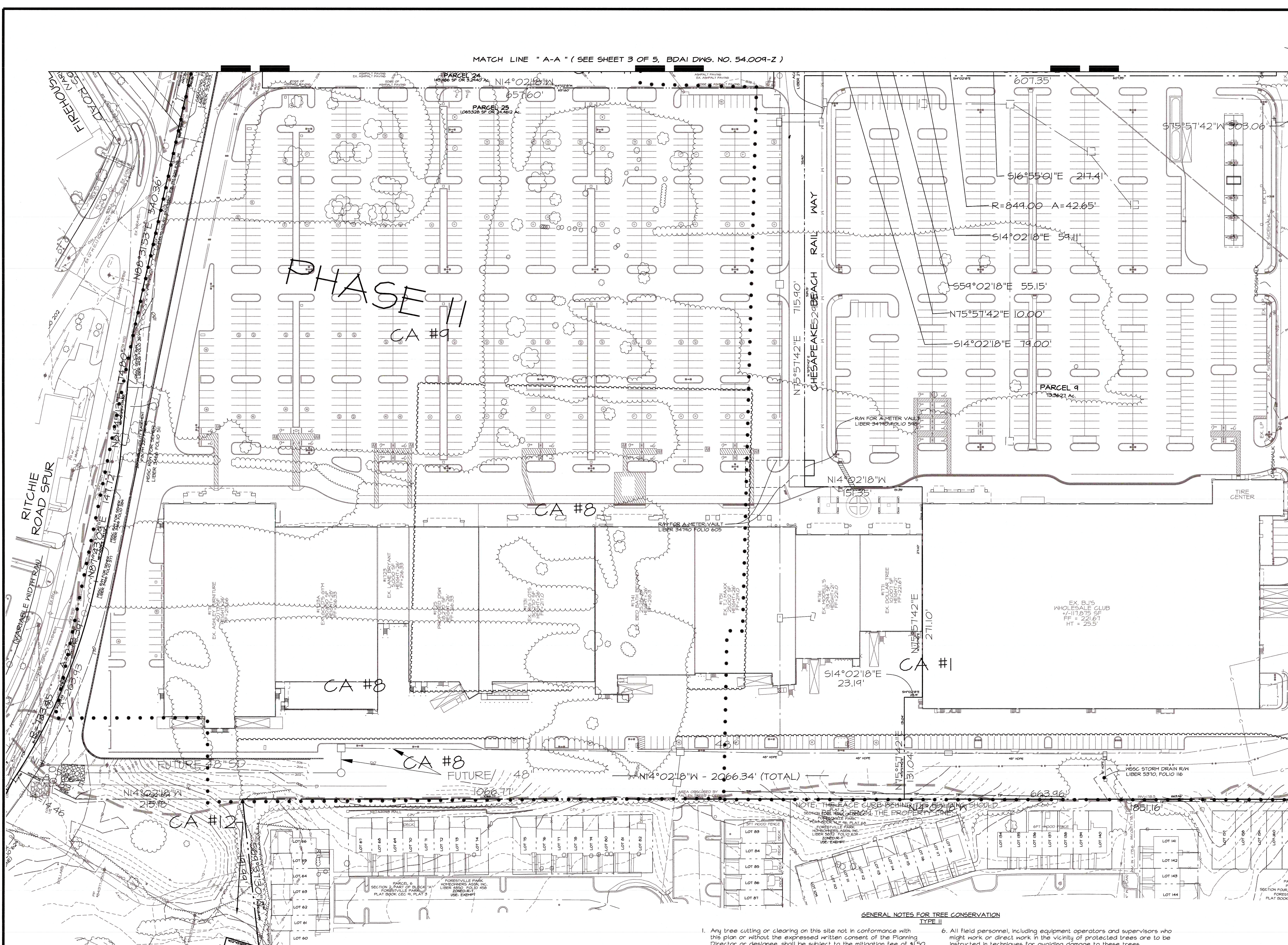
TCP SHEET 1 OF 5  
PSSC 200' SHEET SERIES 203 SE 8  
ADC MAP BK LOCATION H-6-74-B AND H-74-B

10/20/16 Revised for DSP-04080/18 and to update the current layout and parcels PCN  
12/13/07 Revised for Lot 4 layout DSP-04080/01 MR  
1/13/07 Revised per PSSC No. 07-35 resolution for DSP-04080/02 KM  
9/26/06 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 REVISIONS DESCRIPTION BY

July 15, 2020  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.18.06.01

1751 WOODMOOR ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20722  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.  
PUNY BY DESIGNED BY DESIGNED BY RECORD NO. J-47064  
SCALE 1" = 200' DRW. NO. 54.007-Z  
DATE DECEMBER 2004





- PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS**
- 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 6" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/brows) shall show evidence of being cut (girdled) or stripped from the plant during the digging process. Substantial auxiliary/brows 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 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: 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 bent. Most soil should then be packed firmly around the roots. 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 plant by another method, the preparer of the 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 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 Method: 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 50#/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: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 464-3065. Ruppert Nurseries, Inc., Lortonville, Maryland; Phone: (301)-462-0300.

- 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 \$1.50 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 (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 sediment 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, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located 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.

**VICINITY MAP**  
SCALE: 1" = 2000'

**KEY MAP**  
SCALE: 1" = 2000'

**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
- PROTECT PHASE LINE
- 65 dBA Ldn NOISE CONTOUR
- EX. ZONE

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

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	DSP-04080	Whole site infrastructure
02 Katrina Shoulters	8-31-07	DSP-04080/01	Same club, retaining wall & welcome center
03 Katrina Shoulters	12-28-07	DSP-04080/02	Minor Revisions
04 Megan K. Reiser	12-28-16	DSP-04080/18	Develop Parcel 20 and Parcel 22
05 Chuck Schneider	11-19-19	DSP-04080/22	Develop Parcel 28 Auto Spa
06 [Signature]	9/11/2020	DSP-04080/23	Update Parcels 21, 22 & 23

**TREE CONSERVATION PLAN - TYPE II FOR RITCHIE STATION MARKETPLACE**  
MELWOOD DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'

TCP SHEET 2 OF 5  
H55C 200' SHEET SERIES 203 SE 8  
ADC MAP BK LOCATION 14 G-748 AND H-748

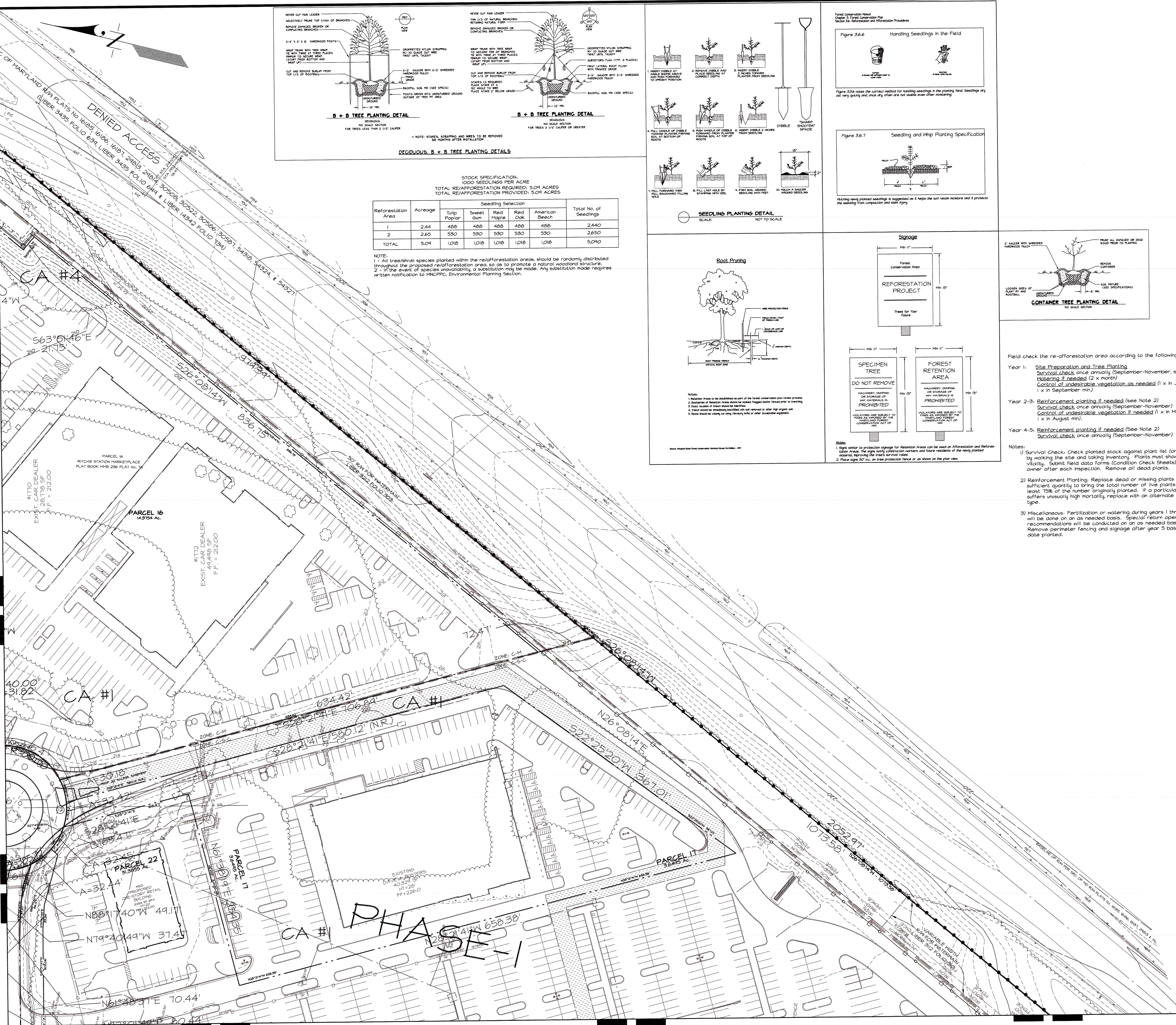
DATE	REVISIONS DESCRIPTION	BY
01/15/2015	Revised to update Parcels 21, 22 & 23	PCN
10/28/14	Revised to add Parcel 28 Auto Spa	PCN
DATE	REVISIONS DESCRIPTION	BY

Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

1721 WOODMOUNT ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20701  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.  
DRAWN BY: DESIGNED BY: CHECKED BY: RECORDED NO.  
SCALE 1" = 50' DWG. NO. J-47064  
DATE DECEMBER 2004 54,008-Z

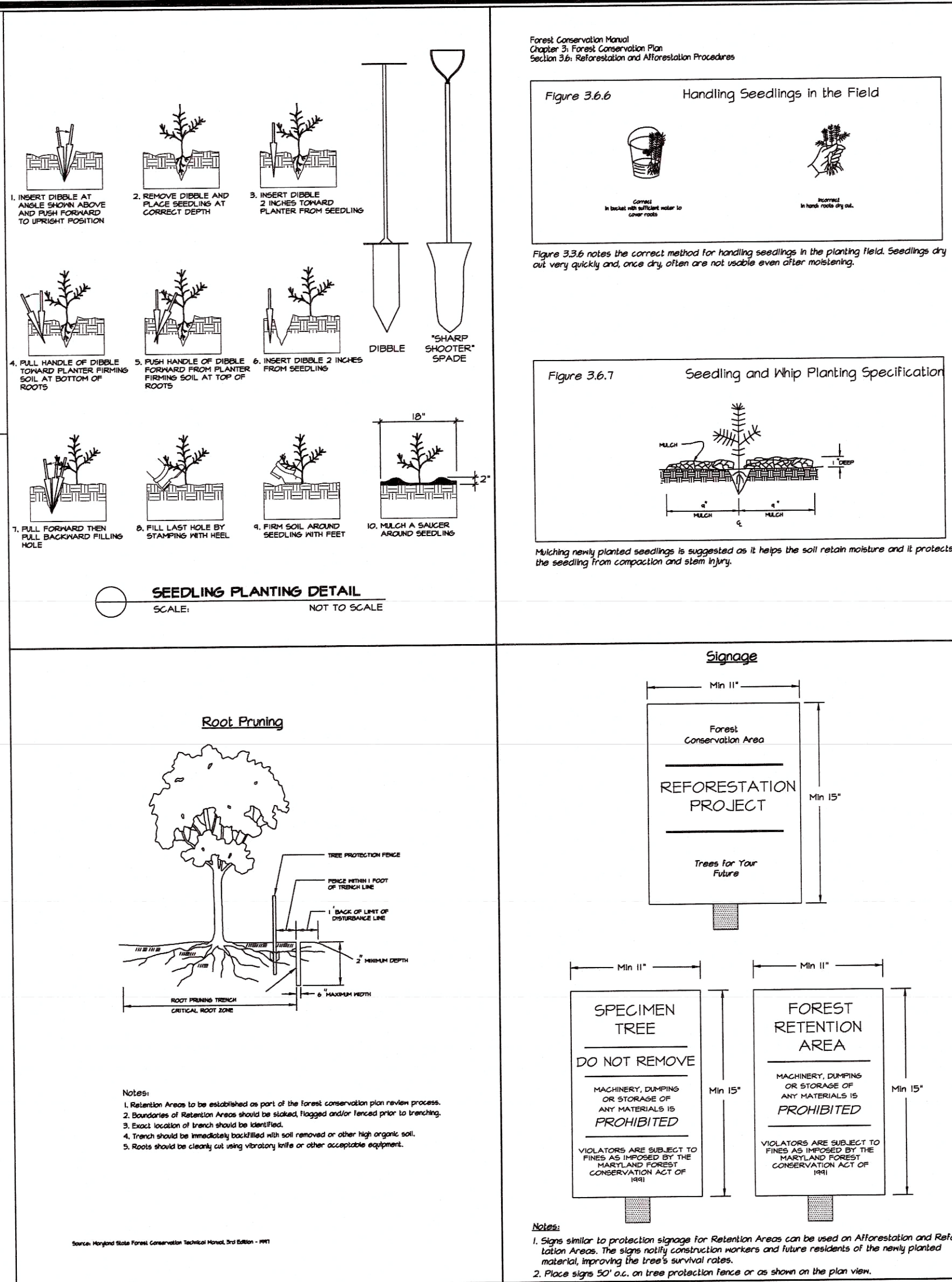
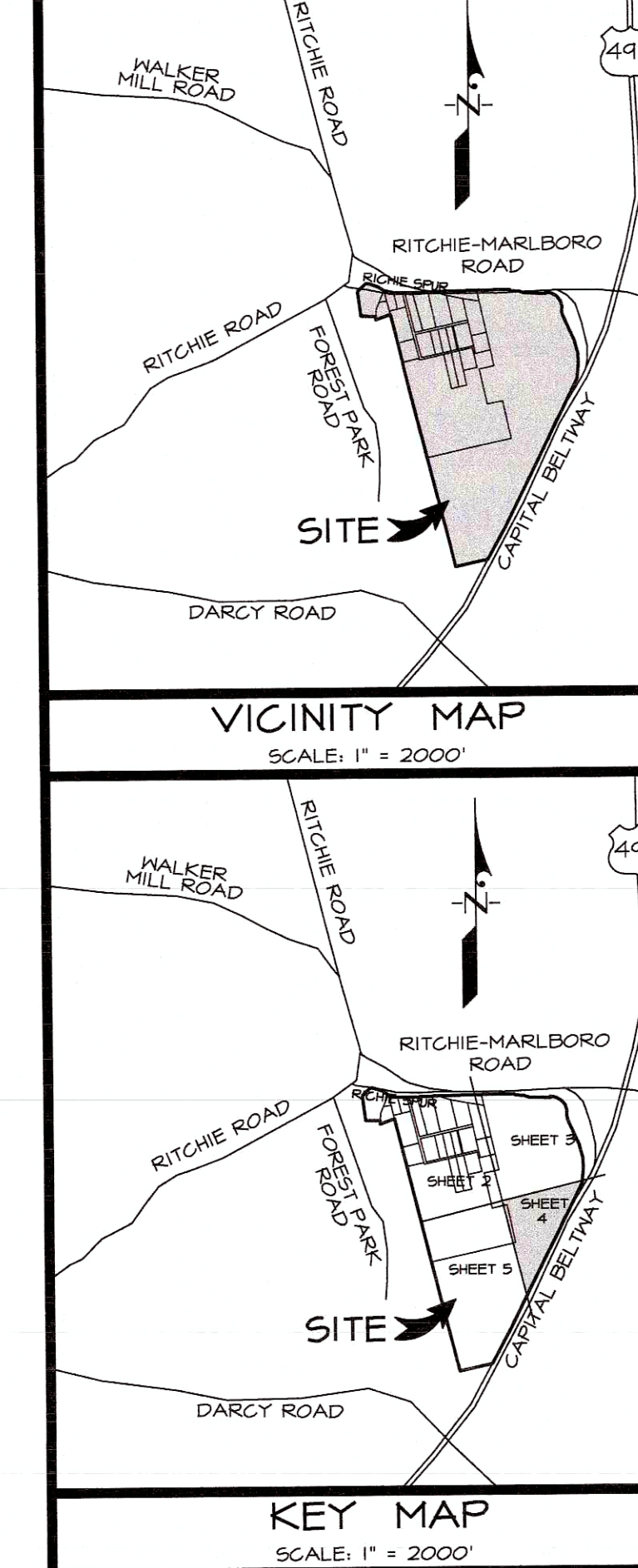


MATCH LINE "C-C" (SEE SHEET 3 OF 5, BDAI DWG. NO. 54.004-Z)



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



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:  
1) Survival Check: Check planted stock against plant list (for 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 15% 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 5 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.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
FOR OFFICIAL USE ONLY	
APPLICATION NAME: RITCHIE STATION MARKETPLACE - HOBBY LOBBY	
APPLICATION NO.: DSP-0408-23	
TOP NO.: TOP2-203-91-06	
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED DECEMBER 30, 2020	
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2020.12.30 12:02:51 -0500	
AUTHORIZED SIGNATURE	

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	DSP-04080	Whole site infrastructure	
02 Katrina Shoulters	8-31-07	DSP-04080/01	Some data, retaining wall & welcome center	
03 Katrina Shoulters	12-28-07	DSP-04080/02	Minor Revisions	
04 Megan K. Reiser	12-28-16	DSP-04080/18	Develop Parcel 20 and Parcel 22	
05 Chuck Schneider	11-19-19	DSP-04080/22	Develop Parcel 28 Auto Spa	
06	9/11/2020	DSP-04080/23	Update Parcels 21, 22 & 23	

TREE CONSERVATION PLAN - TYPE II  
FOR  
**RITCHIE STATION MARKETPLACE**  
MELWOOD DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND

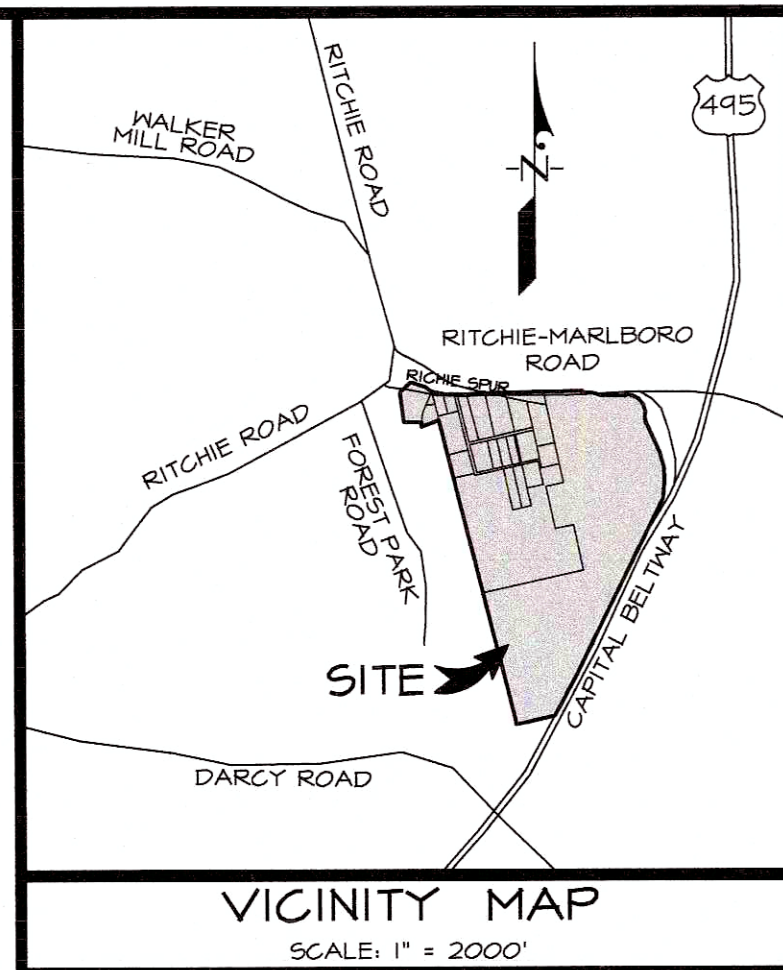
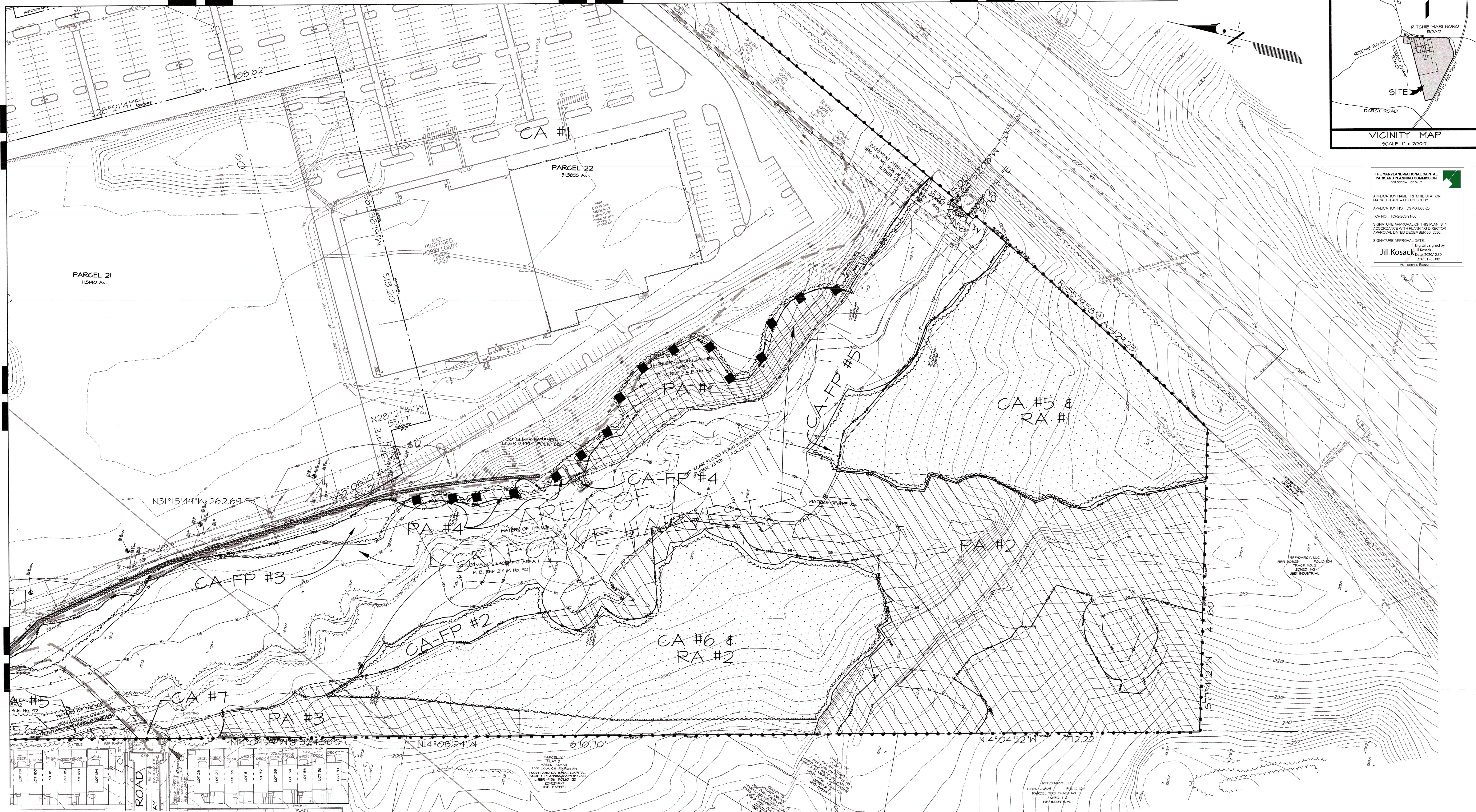
TCP SHEET 4 OF 5  
MSSC 200' SHEET SERIES 203 SE B ADC MAP BK LOCATION 19 G-74B AND H-74B

10/21/16	Revised for DSP-04080/18 and to update the current layout and parcels	PCN	17731 WOODBONE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721
12/13/07	Revised for Lot 4 layout/ DSP-04080/01	MR	
7/9/07	Revised per PRCPB No. 07-35 resolution for DSP-04080/02	MR	JEN DYER, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
9/26/06	Revised to include Phase 2 rough grading	MR	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
9/19/05	Revised to address MNCPPC EPS concerns	MR	WEN WEN WEN BEN DYER ASSOCIATES, INC. 5010 WOODBONE ROAD, SUITE 300 MITCHELLVILLE, MARYLAND 20721 J-9706
7/22/05	REVISED TO ADDRESS MNCPPC EPS RESOLUTION COMMENTS AND TO IMPROVE REVISED FLOODPLAIN STUDY INFORMATION	MR	SCALE 1"=50' DRWG. NO.
DATE	REVISIONS DESCRIPTION	BY	DATE
10/15/20	Revised to update Parcels 21, 22 & 23	PCN	10/15/20
10/28/19	Revised to add Parcel 28 Auto Spa	PCN	10/28/19

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

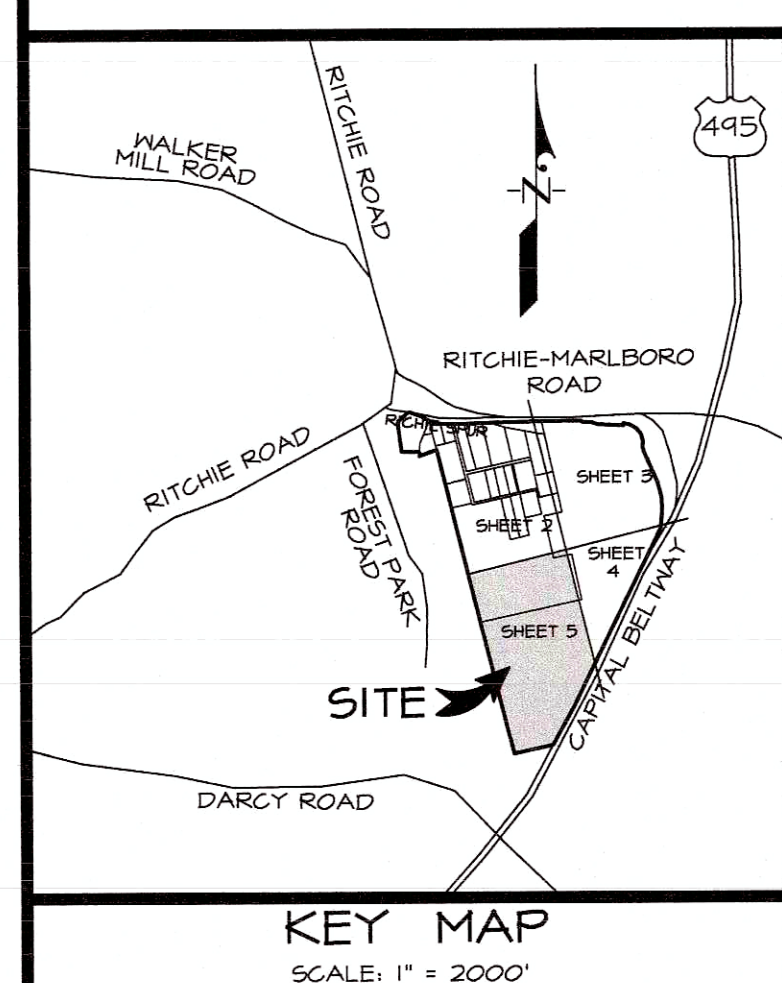
01/15/20	Revised to update Parcels 21, 22 & 23	PCN
10/28/19	Revised to add Parcel 28 Auto Spa	PCN





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
APPROVED

APPLICATION NAME: RITCHIE STATION MARKETPLACE - HOBBY LOBBY  
APPLICATION NO.: DSP-04080-23  
TOP NO.: TOP2-203-61-06  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED DECEMBER 30, 2020  
SIGNATURE APPROVAL DATE:  
Jill Kosack  
Digitally signed by Jill Kosack  
Date: 2020.12.30 12:05:51 -0500  
Authorized Signature



## LEGEND

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

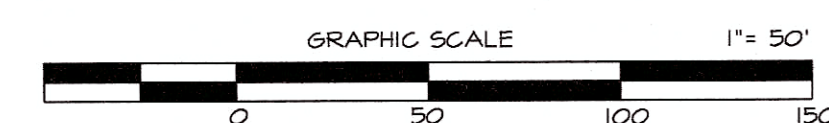
## OWNER/DEVELOPER

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

TREE CONSERVATION PLAN - TYPE II  
FOR

## RITCHIE STATION MARKETPLACE

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



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	DSP-04080	Whole site infrastructure	
02 Katrina Shaulers	8-31-07	DSP-04080/01	Some clar. retaining wall & welcome center	
03 Katrina Shaulers	12-28-07	DSP-04080/02	Minor Revisions	
04 Megan K. Reiser	12-28-16	DSP-04080/18	Develop Parcel 20 and Parcel 22	
05 Chuck Schneider	11-19-19	DSP-04080/22	Develop Parcel 28 Auto Spa	
06 [Signature]	9/11/2020	DSP-04080/23	Update Parcels 21, 22 & 23	

DATE	REVISIONS DESCRIPTION	BY
01/15/20	Revised to update Parcels 21, 22 & 23	PCN
10/28/19	Revised to add Parcel 28 Auto Spa	PCN

TCP SHEET 5 OF 5

NISC 200 SHEET SERIES 203 SE B ADG MAP BK LOCATION H-6-74.8 AND H-74.8

DATE	REVISIONS DESCRIPTION	BY	DATE	REVISIONS DESCRIPTION	BY
10/21/16	Revised for DSP-04080/18 and to update the current layout and parcels	PCN	10/21/16	Revised for Lot 4 layout DSP-04080/18	MR
12/13/07	Revised for Lot 4 layout DSP-04080/18	MR	12/13/07	Revised for Lot 4 layout DSP-04080/18	MR
1/4/07	Revised per PCFEB No. 01-35 resolution for DSP-04080/18	MR	1/4/07	Revised per PCFEB No. 01-35 resolution for DSP-04080/18	MR
4/26/06	Revised to include Phase 2 rough grading	MR	4/26/06	Revised to include Phase 2 rough grading	MR
4/19/05	Revised to address MNCPPC EPS concerns	MR	4/19/05	Revised to address MNCPPC EPS concerns	MR
7/22/05	Revised to address MNCPPC EPS concerns and to reflect revised floodplain study information	MR	7/22/05	Revised to address MNCPPC EPS concerns and to reflect revised floodplain study information	MR