



LEGEND

EXISTING 2' CONTOUR 248
EXISTING 10' CONTOUR 250
PROPERTY LINE AND RIGHT OF WAY
EX. TREELINE
TREELINE CIRCA 2000
SOILS
15-25% SLOPES
>25% SLOPES
SPECIMEN TREE
STREAM
FLOODPLAIN
STREAM
EXISTING BUILDING
PROPOSED BUILDING
FOREST RETENTION AREA (EXISTING FOREST TO REMAIN)
FOREST CONSERVATION EASEMENT SIGNAGE
EX. WATER 12" W
EX. SEWER 8" S
EX. GAS
EX. PAVED AREAS
CRITICAL ROOT ZONE
LIMIT OF DISTURBANCE

AREA CHART

AREA	ACRES
TOTAL TRACT AREA	3.50
EXISTING FOREST (CURRENT)	1.363
EXISTING FOREST (2000)	2.153
LAND WITHIN STREAM BUFFERS	0.10
LAND WITHIN WETLANDS	0
LAND WITHIN FLOODPLAIN	1.76
FOREST WITHIN STREAM BUFFERS	0.07
FOREST WITHIN WETLANDS	0
FOREST WITHIN RPLN (CURRENT)	0.79
FOREST WITHIN RPLN (2000)	1.25

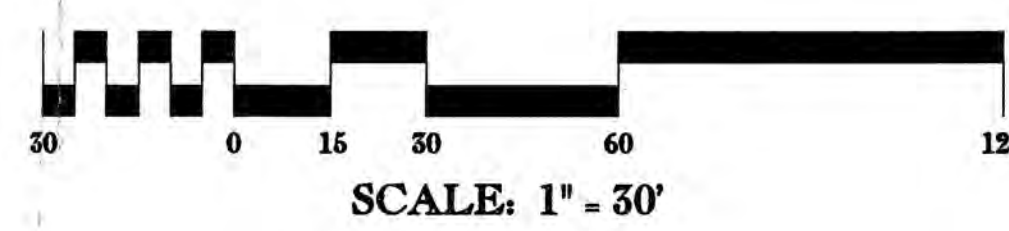
SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CONDITION	REMAIN / REMOVE
1	WHITE OAK (Quercus alba)	37"	GOOD	REMAIN
2	WHITE OAK (Quercus alba)	50"	GOOD	REMAIN
3	WHITE OAK (Quercus alba)	40"	GOOD	REMAIN
4	WHITE OAK (Quercus alba)	40"	GOOD	REMAIN
5	WHITE OAK (Quercus alba)	30"	GOOD	REMAIN

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 /013/10

Approved by: *[Signature]* Date: 7/9/10

01		
02		
03		
04		
05		



OWNER: TOWING SERVICES U.S.A.
ATTN: THOMAS E. RALEY
CAPITOL HEIGHTS, MARYLAND 20743

DEVELOPER: TOWING SERVICES U.S.A.
ATTN: THOMAS E. RALEY
CAPITOL HEIGHTS, MARYLAND 20743

DATE: _____

REVISION: _____

NO.: _____

TREE CONSERVATION PLAN
TYPE II
TOWING SERVICES U.S.A.
TAX MAP 74 PARCELS 63, 64, & 163
711 RITCHIE ROAD
CAPITOL HEIGHTS, MARYLAND 20743
18TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL

BY: *[Signature]* G-2440

DESIGNED: JSN
DRAWN: JSN
DATE: 06/08/10
SCALE: 1"=30'

FILE NO: 16536-1-0
SHEET 1 OF 2

P:\PROJECT\16536\1-0\PLANS\164007CPH01.DWG

SEQUENCE OF OPERATIONS

1. FIELD STAKE LIMITS OF DISTURBANCE (L.O.D.) AT 25' INTERVALS.
2. REVIEW L.O.D. IN FIELD AND ADJUST IF PRACTICAL.
3. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S AT THE L.O.D. AND IMPLEMENTATION OF TREE PROTECTION METHODS 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 TPD INSTALLATION.
4. PRUNE AND FERTILIZE DESIRABLE 'EDGE TREES' AS PER CONSULTING LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
5. INSTALL TREE PROTECTION SIGNAGE.

FOREST CONSERVATION SEQUENCE OF OPERATIONS

1. Prior to beginning any grading operations on this site or on a respective lot, there shall be a preconstruction meeting held at the site which is to include the Contractor and representatives from Patton Harris Rust & Associates, (PHR&A), and a representative from Prince George's County Department of Environmental Resources. The purpose of this meeting will be to review the approved FCP and to field verify the correct Limits of Disturbance (LOD).
2. The Limits of Disturbance (LOD) pertinent to the preservation of wooded areas shall be staked in the field with final adjustments being made as necessary to insure adequate protection of the Critical Root Zone of trees designated for retention.
3. All forest retention areas shall be protected by highly visible, well anchored temporary protection devices (see detail), which shall be securely in place prior to any clearing or grading operations.
4. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place five years from initial planting.
5. Grading operations or other construction operations which could dislodge or otherwise damage the protective devices shall be avoided along the edges of the LOD lines if possible. Any protective devices which are damaged during site construction operations shall be properly repaired immediately by the Contractor.
6. After site grading, utility access road, and driveway construction have been completed, all trees adjacent to the LOD line shall be inspected for indications of crown die-back (summer indicator), damage within respective critical root zones or any dead wood or other conditions which might be hazardous to pedestrians, buildings, utility lines, vehicular access ways or parked vehicles.
7. Should there be evidence of any damage to tree trunks, branches or the critical root zone of trees within the protected areas, or to isolated specimen trees to be preserved, the damage shall be examined within a period of two (2) days from the date of observance by a Landscape Architect. Exposed roots should be covered immediately to a depth of 6 - 8 inches with soil, preferably mixed with 50% peat moss or leaf mold.
8. Remove damaged, dead or dying trees or limbs only if the trees or limbs pose an immediate safety hazard to buildings, utility lines, vehicles, or access and egress drives or pedestrian areas. Trees designated for pruning or removal shall be pruned or removed using equipment and methods which will not damage or destroy adjacent large trees or understory trees or shrubs designated for retention.
9. All temporary forest protection devices will be carefully removed after all general construction, necessary tree surgery, removal of debris, etc, regrading and reseeded of sediment and erosion control disturbance have been completed and acceptance and approval of the work and site conditions have been given by the project inspector (MNC&PC).

EDGE MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs by Developer of Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
3. Corrective Measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

THE CONTRACTOR SHALL INSURE THAT THESE PRACTICES OCCUR

All trees which are not to be preserved are to be removed in a manner that will not damage those trees and/or plants that are to remain. Any trees that are to remain that have been damaged during the clearing operation must be repaired in an approved manner by a MARYLAND LICENSED ARBORIST (tree expert) as soon as final clearing has been completed.

Any trees inside the designated tree save areas that are effectively destroyed by construction activities should be left in place until their condition has been verified by the County Arborist and grading inspector. The contractor shall replace said trees per the direction of the engineer and grading inspector.

Upon completion of construction, the following must be done:

- a. Removal of protected trees destroyed as the fault of construction activities.
- b. Treatment of tree wounds and removal of broken branches of protected trees injured by construction activities.
- c. Removal of all delineation materials and temporary protective devices after approval by the Department of Environmental Resources of the condition of protected trees.
- d. All surplus materials, trash, debris, and rubbish shall be removed from the site. All backfill shall be cleared of building material, stone, rubbish, and construction debris in general.

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED USING A BOUNDARY FROM JOHNSON BERNAT ASSOCIATES, INC. DATED DECEMBER 2009 AND TOPOGRAPHIC INFORMATION FROM AVAILABLE M-NCPPC PRINCE GEORGE'S COUNTY RECORDS.
2. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
3. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
4. THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE.
5. EXISTING BUILDINGS AREA LOCATED ON THE SITE AS SHOWN.
6. THE FSD, DATED MARCH 30, 2010 HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT.
7. NO FOREST IS BEING REMOVED WITH THIS PLAN. THIS PLAN IS BEING PREPARED TO ADDRESS PRIOR FOREST REMOVAL.
8. THIS PROJECT COMPLIES WITH THE WOODLAND CONSERVATION/TREE PRESERVATION MANUAL FOR PRINCE GEORGE'S COUNTY.
9. THE TREE CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY ON-SITE RETENTION, AND THE PAYMENT OF A FEE-IN-LIEU.
10. CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN OR AS MODIFIED BY A TYPE II TREE CONSERVATION PLAN WILL BE SUBJECT TO A FINE NOT TO EXCEED \$1.50 PER SQUARE FOOT OF WOODLAND DISTURBED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE. THE WOODLANDS CLEARED IN CONFLICT WITH AN APPROVED PLAN SHALL BE MITIGATED ON A 1:1 BASIS. IN ADDITION, THE WOODLAND CONSERVATION REPLACEMENT REQUIREMENTS (d/1, 2:1, AND/OR 1:1) SHALL BE CALCULATED FOR THE WOODLAND CLEARING ABOVE THAT IS REFLECTED ON THE APPROVED TCP.
11. THE FOREST RESOURCES UNIT OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED AT (301) 925-5820 PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
12. 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 TO THESE AREAS. UPON SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF ANY WOODLAND CONSERVATION AREAS.
13. 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.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	I-1		
Gross Tract:	3.5		
Floodplain:	1.76		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	1.74	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: Towing Services U.S.A.

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y,n)	n
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	0.3888 acres
Clearing permitted w/o reforestation =	0.5112 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland ¹	0.90	1.25	
Woodland Conservation Threshold (NTA) =	15.00%	0.261	
Smaller of a or b		0.261	
Woodland above WCT		0.639	
Woodland cleared ²	0.31	0.46	0.00
Smaller of d or e		0.31	
Clearing above WCT (0.25 : 1) replacement requirement		0.08	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required		0.80	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.58	
Reforestation / Replacement	0.00	
Afforestation	0.00	
Area approved for fee-in-lieu	0.22	\$2,874.96
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation provided on this property	0.00	
Total Woodland Conservation Provided	0.80	

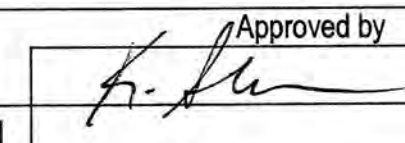
Area of woodland not cleared 0.59 acres
Woodland retained not part of requirements: 0.01 acres

Prepared by:

Signed Date

Revised 7/18/03

- NOTES:
1. EXISTING FOREST INCLUDES FOREST APPROXIMATED FROM AERIAL PHOTOGRAPHS TAKEN IN 2000.
 2. WOODLAND CLEARED INCLUDES CLEARING BY THE PROPERTY OWNER AND CLEARING AS A RESULT OF TREES DOWNED BY NATURAL CAUSES, I.E. HURRICANE DAMAGE. OF THE 0.77 ACRES OF WOODLAND CLEARED, APPROXIMATELY 0.47 ACRES WAS A RESULT OF HURRICANE DAMAGE. THE REMAINING CLEARING, 0.30 ACRES WAS AREA CLEARED OVER TIME TO MAINTAIN THE AREA FOR VEHICULAR STORAGE.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2 /013/10	
Approved by 	Date 7/9/10
01	
02	
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OWNER: TOWING SERVICES U.S.A. 711 RITCHIE ROAD CAPITOL HEIGHTS, MARYLAND 20743	DEVELOPER: TOWING SERVICES U.S.A. 711 RITCHIE ROAD CAPITOL HEIGHTS, MARYLAND 20743
Patton Harris Rust & Associates Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410-997-8800 F 410-997-9282	

REVISION	DATE	BY
No.		

TREE CONSERVATION PLAN
TYPE II
TOWING SERVICES U.S.A.
TAX MAP 74 PARCELS 63, 64, & 163
711 RITCHIE ROAD
CAPITOL HEIGHTS, MARYLAND 20743
18TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL  BY:  6-24-10	DESIGNED: JSN DRAWN: JSN DATE: 06/08/10 SCALE: NTS	FILE NO: 16536-1-0 SHEET 2 OF 2
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