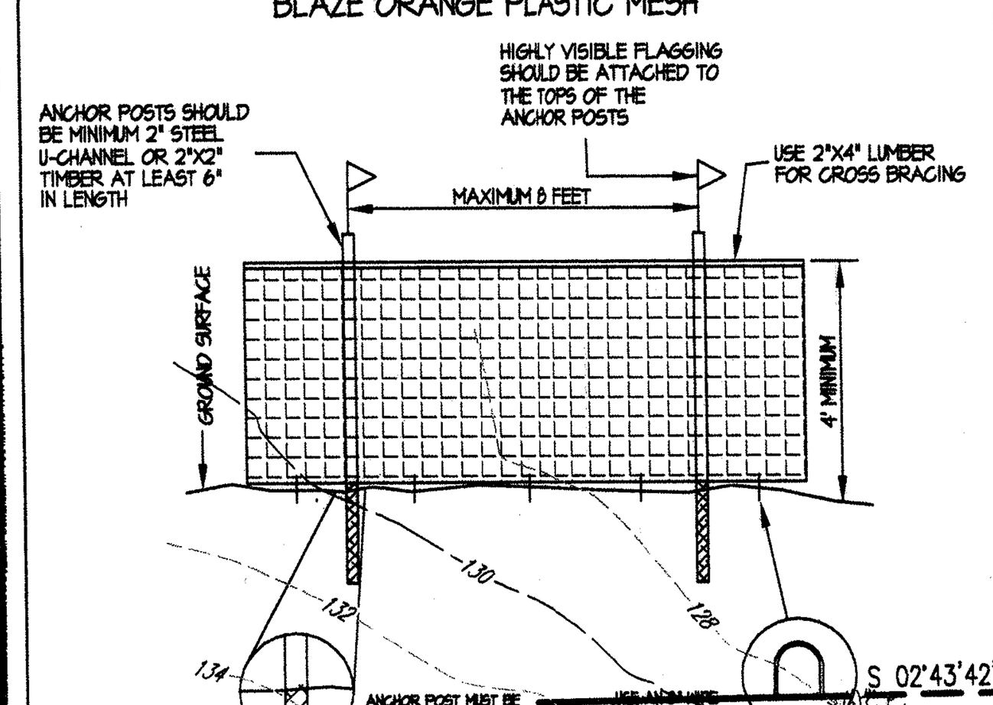
TREE PROTECTIVE DEVICE

BLAZE ORANGE PLASTIC MESH



GENERAL NOTES

1. FOREST PROTECTION ONLY
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND
5. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS
6. ROOT DAMAGE SHOULD BE AVOIDED.
7. PROTECTIVE SIGNAGE MAY ALSO BE USED.
8. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

STANDARD TYPE II TREE CONSERVATION PLAN NOTES

1. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $1.50 PER SQUARE FOOT MITIGATION FEE.

2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) 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 TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER / DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.

4. 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.

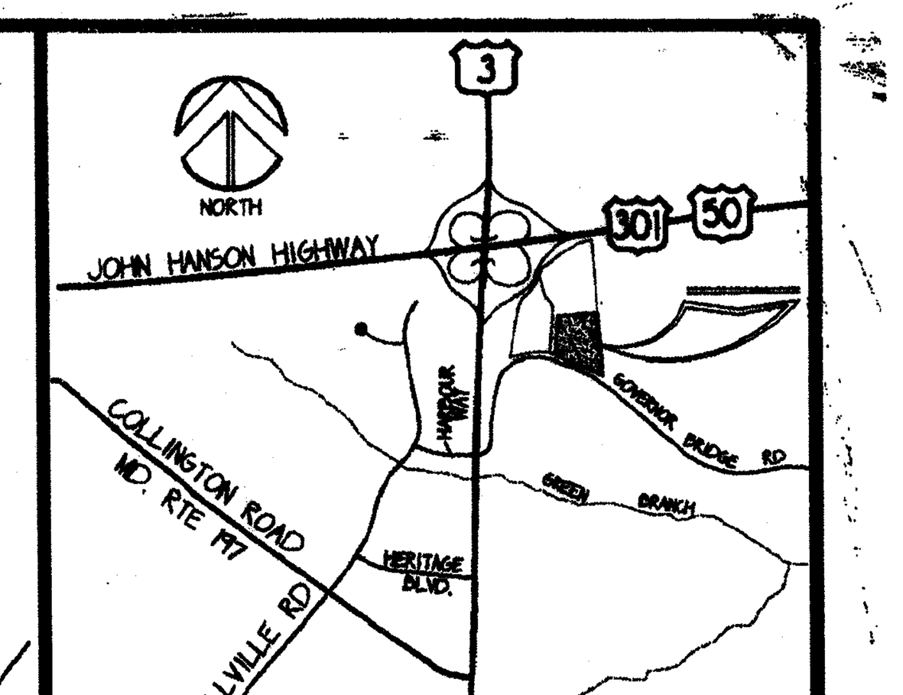
5. PRIOR TO THE ISSUANCE OF ANY PERMITS WHICH IMPACT WETLANDS, WETLAND BUFFERS, STREAMS OR WATERS OF THE U.S., THE APPLICANT SHALL PROVIDE THE ENVIRONMENTAL PLANNING SECTION OF THE MNCP&PC WITH COPIES OF ALL FEDERAL AND STATE WETLAND PERMITS, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH, AND ANY ASSOCIATED MITIGATION PLAN.

6. 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 SEDIMENT CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD'S LOCATIONS, INSTALLATION OF THE TPD'S MAY BE INSTALLED. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF THE TPD INSTALLATION.

7. WOODLAND CONSERVATION AREA SIGNS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS THE TREE PROTECTION DEVICES. THESE SIGNS SHALL REMAIN IN PLACE.

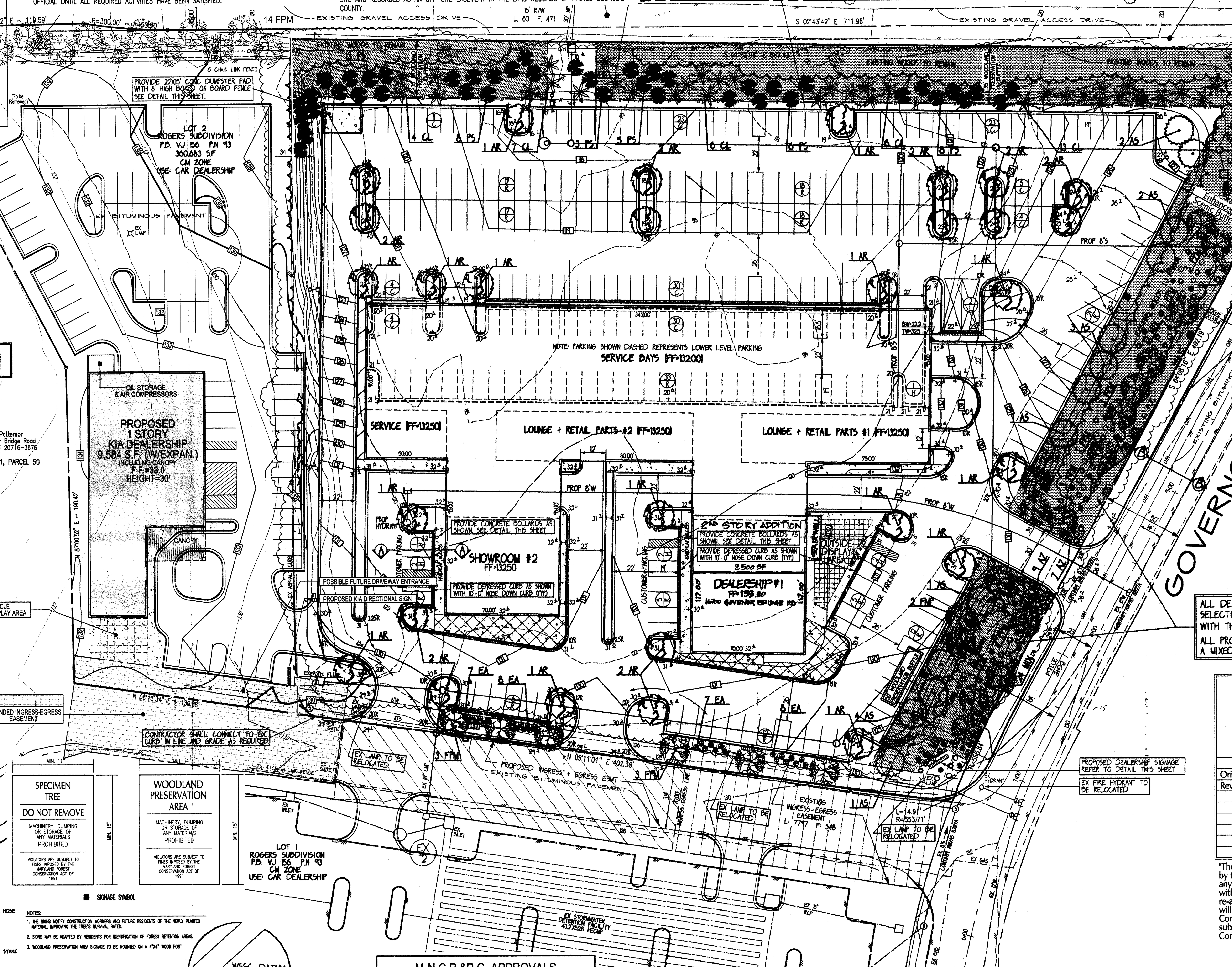
8. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED VIA AN APPROVED TCP II FOR THAT SITE AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: Patterson Automotive			
PROJECT NUMBER: SP-98044			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
✓	12/17/98	L.S.	3/12/99



VICINITY MAP
SCALE: 1=2000

PG. CO. MAP #15 GRID: 4-H
W.S.S.C. 200' SHEET : 206 NE 14



NOTE: AT THE LIMITS OF DISTURBANCE ALONG THE EXISTING WOODLANDS, TREE PRESERVATION SIGNAGE SHALL BE INSTALLED AS INDICATED BY SYMBOL: ■

Woodland Conservation Worksheet for Non-Governmental Projects

Zone: CM
Gross Tract: 6.76 AC.
Floodplain: N/A
Dedicated land: 0.00 AC.
Net Tract (NTA): 6.76 AC.

Owner: PRH Bowie LLC
Address: Attn: Mr. Dick Patterson, 16700 Governor Bridge Road, Bowie, Maryland 20716-3676
Phone: 301-809-5377
Tax Map: 55, GRID, E-1, PARCEL 50
Permit#: N/A

Subdivision/Block/Lot: ROGERS PROPERTY, LOT 3
Break-even Point (preservation) = 1.79 acres
Clearing permitted w/o reforestion = 3.12 acres

Woodland Conservation Calculations:		Net Tract (acres)		Floodplain (acres)
Existing Woodland	a.	4.91	k.	0
WCT = (NTA) x 15.00%	b.	1.01		
Smaller of a or b	c.	1.01		
Woodland above WCT (a–b)	d.	3.90		
Woodland cleared	e.	4.00	l.	0
Smaller of d or e	f.	3.90		
Clearing below WCT (e–f)	g.	0.10		
Replacement (f x 0.25)	h.	0.97		
(g x 2.0)	i.	0.21		
Afforestation (if applicable) (NTA x .2 – a) =	j.	0.00		
(NTA x .15 – a) =				
Woodland Conservation Req.	m.	2.09		

Woodland Conservation Provided:	(ACRES)
Woodland Preservation	0.54
Reforestation/Replacement	0.44
Afforestation	0.00
Area approved for fee-in-lieu	0.00 $0.30 x 43560=
Off-site Credits	1.36✱
Woodland Conservation Provided (must equal or exceed item "m" above)	2.36

Additional woodland retained not part of any requirements: 0.00 ACRES

Plan Certified by: Name McCARTHY & ASSOCIATES, INC.
Address 14458 OLD MILL ROAD, SUITE 201, UPPER MARLBORO, MD 20772
Phone 301-627-7505
License COMAR 08.19.06.01

✱ OFF-SITE MITIGATION HAS BEEN PROVIDED BY AGREEMENT DATED: 3-1-1999 ON TCP II / 208 / 92.

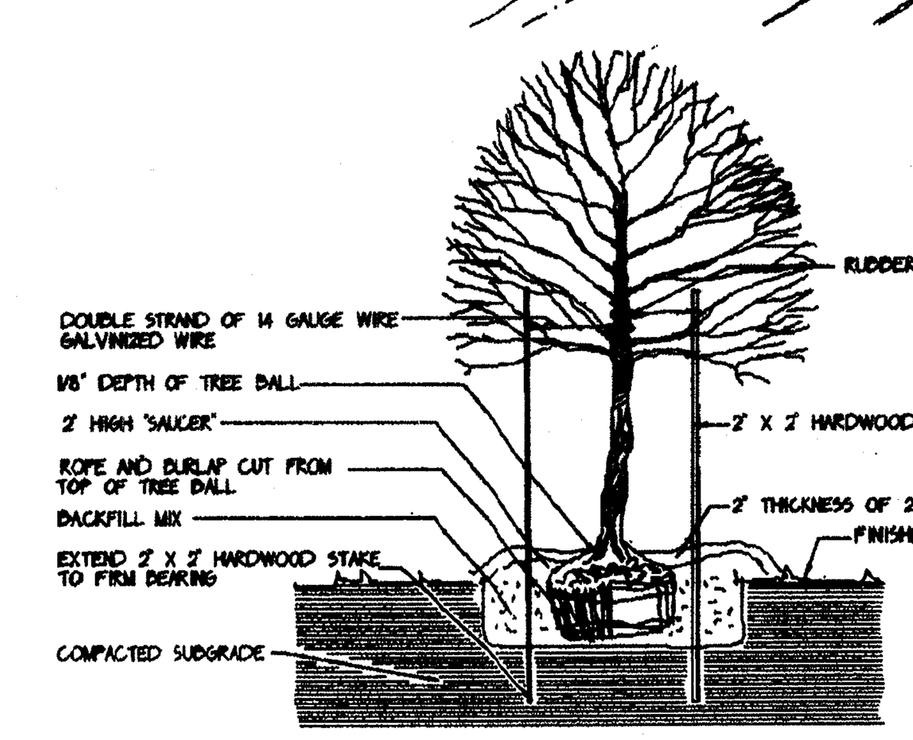
SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

WOODLAND PRESERVATION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

MIN. 11" MIN. 15"

■ SIGNAGE SYMBOL

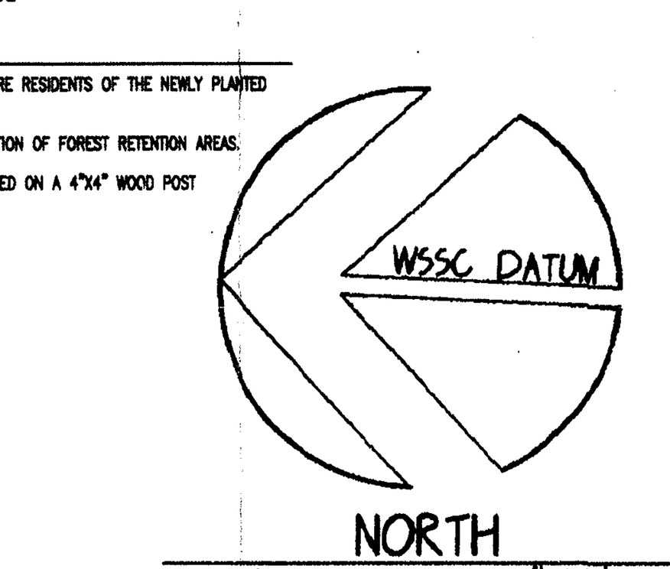
NOTES:
1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREE'S SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS.
3. WOODLAND PRESERVATION AREA SIGNAGE TO BE MOUNTED ON A 4"X4" WOOD POST



TREE SUPPORT SCHEDULE

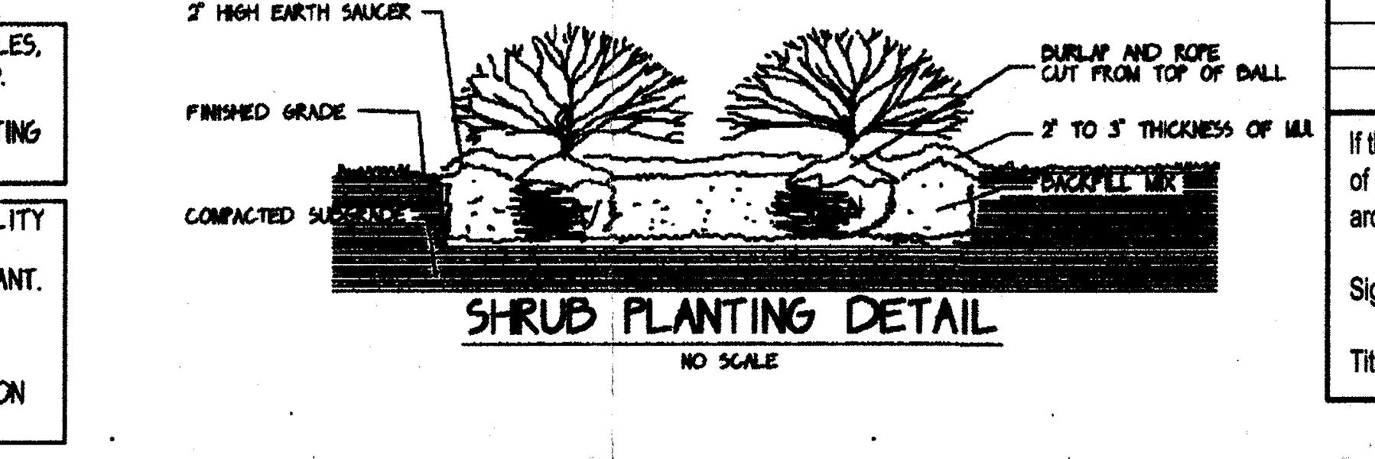
SIZE		SUPPORT			
6' TO 8'	1" TO 1½" CAL.	5' STAKE:	2 REQUIRED:	14 GA. WIRE:	1/2" HOSE
8' TO 10'	1½" TO 3" CAL.	8' STAKE:	2 REQUIRED:	14 GA. WIRE:	1/2" HOSE

TREE STAKING DETAIL
NO SCALE



NORTH
PLAN SCALE: 1"=30'

30 0 30 60 90
GRAPHIC SCALE



SHRUB PLANTING DETAIL
NO SCALE

48 Hours Before You Dig Call "MISS UTILITY" Service Protection Center
CALL TOLL FREE 1-800-257-7777

NOTE: EXISTING UTILITIES (I.E. WATER VALVES, MANHOLES, UTILITY POLES, ETC. SHALL BE ADJUSTED AND OR REMOVED AS REQUIRED.

NOTE: SPOT ELEVATIONS SHALL BE FIELD ADJUSTED TO MEET EXISTING PAVEMENT GRADE AS REQUIRED.

NOTE: EXISTING TOPOGRAPHIC SURVEY AND UNDERGROUND UTILITY INFORMATION AS SHOWN, IS BASED UPON AVAILABLE RECORD INFORMATION AS PROVIDED BY THE OWNER/DEVELOPER/APPLICANT. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY DIGGING TEST PITS, BY HAND, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. JOYCE ENGINEERING CORPORATION ASSUMES NO LIABILITY FOR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.

M-N.C.P.&P.C. APPROVALS			
PROJECT NAME: ROGER'S SUBDIVISION (PATTERSON AUTOMOTIVE)			
PROJECT NUMBER: SP-98044			
For Conditions of Approval see Site Plan Cover Sheet Or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	12-17-98	L.S.	3-12-99
02	7-10-03	L.S.	9-08-08
03	6-17-08	N.R.	3-19-08
04	1-18-12	JK	1-18-12

If this approval block has been modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans.

Signature ____________
Title ____________

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: [signature] Date: 12-19-11

Kenneth R. Wallis
McCarthy and Associates, Inc.
14458 Old Mill Road Suite 201
Upper Marlboro, MD 20772
Ph:(301) 627-7505 Fax:(301) 627-5571
E-mail: kenneth.wallis@verizon.net

NOTE: ALL VIRGINIA PINES GREATER THAN 6" IN DIAMETER AND WITHIN 25 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE SHALL BE REMOVED THROUGH SELECTIVE CLEARING.

OWNER/DEVELOPER/APPLICANT:
PRH Bowie LLC
Attn: Mr. Dick Patterson
16700 Governor Bridge Road
Bowie, Maryland 20716-3676
Phone: 301-809-5377

THIS PLAN HAS BEEN MODIFIED TO REFLECT CONDITIONS APPLICABLE TO THE MARYLAND FOREST CONSERVATION ACT (1991).

SIGNED: [signature] 3/11/99
MICHAEL KLEBASKO COMAR 08.19.06.01

ALL DEAD TREES AND OVER GROWTH SHALL BE REMOVED. SELECTIVE CLEARING AS DIRECTED BY A REPRESENTITIVE WITH THE M.N.C.P.+P.C. DNR DIVISION AND:
ALL PROPOSED SHRUBS SHALL BE INSTALLED IN A MIXED NATURAL SETTING AS UNDERPLANTINGS

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II~~/403/98~~ 130-98

	Approved By:	Date:
Original:	Kim Finch	03-10-99
Revision:		
01	Kim Finch	09-09-03
02	Kim Finch	09-16-03
03	Kim Finch	06-19-08
04	[signature]	01/18/2011

"The woodland conservation areas are described by the limits as shown on this plan and preclude any disturbance or installation of any structure within the said area without the revision or re-approval of the Type II TCP. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/tree Preservation Policy."

APPROVED PLAN
DSP-98044/4

GENERAL LANDSCAPING NOTES

1. ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT ACCORDANCE WITH AAN STANDARDS AND THE LCAMW/ASLA "LANDSCAPE SPECIFICATION GUIDELINES". PROVIDE 1 YEAR WARRANTY.
2. ALL SHADE AND ORNAMENTAL TREES SHALL BE MATCHED WITHIN GROUPS.
3. ALL EVERGREEN TREES SHALL BE STAKED AS PER THE TREE STAKING DETAIL PROVIDED.
4. DO NOT PRUNE PLANT MATERIAL, UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
5. ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT PAVED OR OTHERWISE PLANTED, SHALL BE SEEDED WITH KENTUCKY 31 CERTIFIED SEED, AT THE RATE OF 6 TO 8 POUNDS OF SEED PER 1000 SQUARE FEET.
6. ALL SOD SHALL BE KENTUCKY 31 CERTIFIED SOD.
7. PLANT LISTS HAVE BEEN PROVIDED FOR THE CONTRACTORS INFORMATION ONLY. QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
8. LANDSCAPING AS SHOWN ON THIS PLAN IS SUBJECT TO REVISION, AS DIRECTED BY THE ARCHITECT OR LANDSCAPE ARCHITECT, WITH APPROVAL FROM W.P.B.
9. IT IS THE OWNERS RESPONSIBILITY TO PROPERLY MARK ALL PLANT MATERIAL, (GROUND COVER AND VINES EXCLUDED), WITH AN IDENTIFYING LABEL, LISTING GENUS, SPECIES AND VARIETY, IF APPLICABLE. THESE LABELS ARE NOT TO BE REMOVED UNTIL AFTER THE FINAL USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.
10. SOIL SHALL MEET THE S.W.M. BIO-RETENTION MANUAL REQUIREMENTS WITHIN THE BIO-RETENTION FACILITY REQUIREMENTS.

LANDSCAPE SCHEDULE PER SECTION 4.2

COMMERCIAL AND INDUSTRIAL LANDSCAPE STRIP

1. LINEAR FEET OF STREET FRONTAGE, EXCLUDING DRIVEWAY ENTRANCES: 485'
2. OPTION SELECTED: 1
3. NUMBER OF PLANTS REQUIRED: 14 SHADE TREES (OR EQUIVALENT ORNAMENTAL) 139 SHRUBS
4. NUMBER OF PLANTS PROVIDED: 15 SHADE TREES 129 SHRUBS

LANDSCAPE SCHEDULE PER SECTION 4.3B

PERIMETER AREA

1. LENGTH OF PARKING COMPOUND ADJACENT TO PROPERTY LINE: 191'
2. REQUIRED PLANTINGS: ONE (1) SHADE TREE AND 5 SHRUBS PER 35 LF.
3. NUMBER SHADE TREES REQUIRED: 6
4. NUMBER SHRUBS REQUIRED: 28
5. NUMBER OF SHADE TREES PROVIDED: 6
6. NUMBER OF SHRUBS PROVIDED: 30

LANDSCAPE SCHEDULE PER SECTION 4.3C

INTERIOR PLANTING

1. AREA OF PARKING COMPOUND 83,600 SF
2. INTERIOR LANDSCAPED AREA REQUIRED: 8% OR 6,688 SF
3. INTERIOR LANDSCAPED AREA PROVIDED: 8.4% OR 7,100 SF
4. NUMBER OF SHADE TREES REQUIRED: 1 PER 300 SF OR 24 TREES
5. NUMBER OF SHADE TREES PROVIDED: 25

BUFFERYARD PLANTING PER SECTION 4.7

ADJACENT TO C-M ZONE PROPERTY

1. USE CATEGORY OF PROPOSED DEVELOPMENT: AUTOMOTIVE DEALERSHIP
2. IMPACT OF PROPOSED DEVELOPMENT (H, M, OR L): H
3. USE CATEGORY OF ADJOINING (NON-RESIDENTIAL) DEVELOPMENT: AUTOMOTIVE DEALERSHIP
4. IMPACT OF ADJOINING DEVELOPMENT (H,M, OR L): H
5. MINIMUM REQUIRED BUFFERYARD (A, B, C OR D): COMPATIBLE
6. MINIMUM SETBACK: N/A
7. MINIMUM WIDTH OF LANDSCAPED YARD: N/A

BUFFERYARD PLANTING PER SECTION 4.7

ADJACENT TO V-L ZONE PROPERTY

1. USE CATEGORY OF PROPOSED DEVELOPMENT: AUTOMOTIVE DEALERSHIP
2. IMPACT OF PROPOSED DEVELOPMENT (H, M, OR L): H
3. USE CATEGORY OF ADJOINING DEVELOPMENT: RESIDENTIAL/COMMERCIAL MIX USES)
4. IMPACT OF ADJOINING DEVELOPMENT (H,M, OR L): L
5. MINIMUM REQUIRED BUFFERYARD (A, B, C OR D): D
6. MINIMUM SETBACK: 50'
7. MINIMUM WIDTH OF LANDSCAPED YARD: 40'
8. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE: 666'
9. PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING WOODLAND: 45%
10. SIX FOOT FENCE OR WALL OR FIVE (5) FOOT HIGH BERM EMPLOYED IN THE BUFFERYARD: YES EXISTING 6' BOARD/BOARD FENCE INSTALLED BY ADJACENT DEVELOPMENT.
11. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 215 P.U. WITH FENCE
12. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 365 P.U.

PLANT LIST

SYM	KEY	QUANTITY	PLANT: COMMON NAME (BOTANIC NAME)	SIZE AND CONDITION
SHADE TREES				
	AR	29	RED MAPLE ACER RUBRUM	2.5"-3" CAL. 12'-14' HGT. B+B
	FPM	26	MARSHALL'S SEEDLESS ASH FRAXINUS PENNSYLVANICA	2.5"-3" CAL. 12'-14' HGT. B+B
	AS	13	GREEN MOUNTAIN SUGAR MAPLE ACER SACCHARUM	2.5"-3" CAL. 12'-14' HGT. B+B
EVERGREEN				
	PS	43	WHITE PINE PINUS STROBUS	6'-8' HEIGHT BALL + BAG
	CL	35	LEYLAND CYPRESS CUPRESSOCYPARIS LEYLANDI	6'-8' HEIGHT BALL + BAG
SHRUBS				
	AZ	16	WHITE AZALEA AZALEA DELAWARE VALLEY WHITE	18"-24" SPREAD CONTAINER
	MIX	33	INKBERRY ILEX GLABRA	24"-30" SPREAD CONTAINER
	MIX	33	RED OSIER DOGWOOD CORNUS STOLONIFERA	24"-30" SPREAD CONTAINER
	MIX	47	SOUTHERN ARROWWOOD VIBURNUM DENTATUM	24"-30" SPREAD CONTAINER
	MIX	30	WINGED EUONYMUS EUONYMUS ALATA	24"-30" SPREAD CONTAINER

SP NUMBER 98044
TCP 1 #1/63/96 TCP 11/130/98
CSD #968009470

TYPE II TREE CONSERVATION PLAN

LOT 3
PLAT BOOK: VJ 183 PLAT: 67

PATTERSON AUTOMOTIVE

QUEEN ANNE'S ELECTION DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND

MD. NAT'L. CAP. PK. & PL. COMM PRINCE GEORGE'S COUNTY RECEIVED JAN 26 2012 COUNTYWIDE PLANNING DIVISION ENVIRONMENTAL PLANNING SECTION

REVISIONS:
DEC. 02, 1998 REVISED PER DIR. K/FINCH REFERRAL COMMENTS

JOYCE ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS
LAND PLANNING + CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - TWIN CHIMNEYS OFFICE PARK
BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4353 FAX: (301) 595-4650

DESIGN: HUB	DATE: JUNE, 1998	JOB NO: 96-017NC
DRAFT: HAL	COMP: JEH	SCALE: 1"=30'
CHECK: WAJ	SURVEY: CW-JR	SHEET: 1 OF 1

TCP-1

PLOT DATE: 03/04/99
FILE NAME: S:\DWG\96017\96017TC2