

SCALE: 1" = 100'

LEGEND

PROPERTY BOUNDARY

EXISTING CONTOUR

PROPOSED CONTOUR

STREAM

STREAM BUFFER

WETLAND

WETLAND BUFFER

FLOODPLAIN

PRIMARY MANAGEMENT AREA

LIMIT OF DISTURBANCE

TEMPORARY TREE PROTECTION FENCE

EXISTING TREELINE

FOREST STAND BOUNDARY

SPECIMEN TREE  
WITH CRITICAL ROOT ZONE

SPECIMEN TREE TO BE REMOVED

STEEP SLOPES

CLEARED OFF-SITE AREA

WOODLAND PRESERVATION AREA

WOODLAND PRESERVED - NOT CREDITED

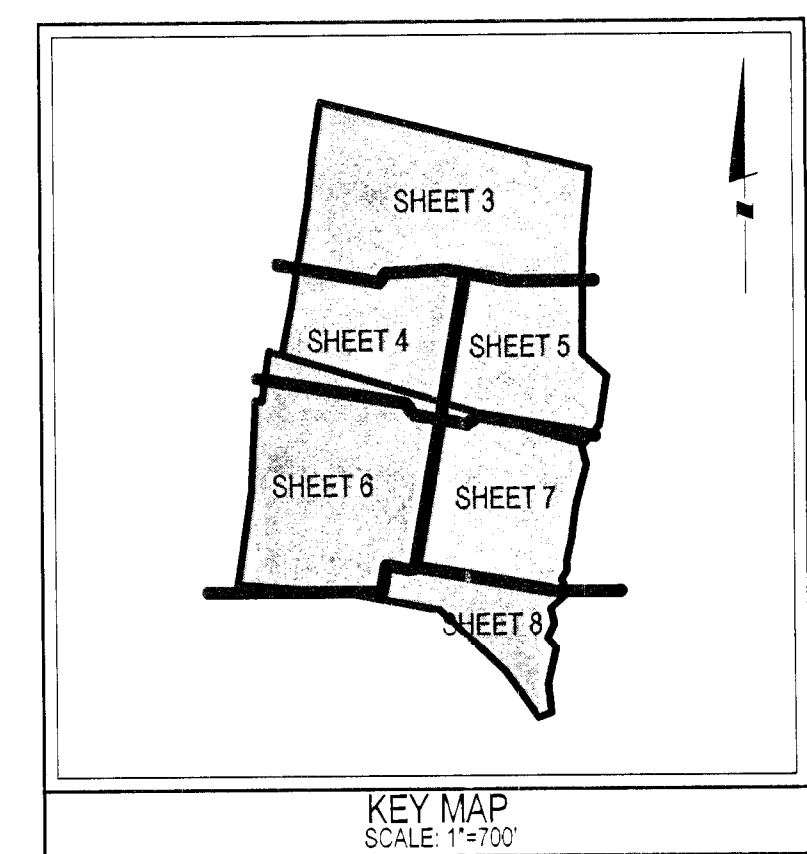
WOODLAND RETAINED - ASSUMED CREDITED

WOODLAND PRESERVATION SIGN

SPECIMEN TREE PROTECTION SIGN

LOCATION OF SPECIMEN TREE SITE 15PR809

PRESERVATION AREAS	ACREAGE
PRESERVATION AREA A	2.28 ACRES
PRESERVATION AREA B	0.09 ACRES
PRESERVATION AREA C	0.86 ACRES
<b>TOTAL PRESERVATION</b>	<b>3.23 ACRES</b>



Woodland Conservation Worksheet  
for  
Prince George's County

M-X-T		
43.79		
1.75		
42.04	0.00	0.00

\*Include acreage in the corresponding columns for each zone

Property Description or Subdivision Name:	S
Is this site subject to the 1989 Ordinance?	
Reforestation Requirement Reduction Questions	
Is this one (1) single family lot? (y/n)	
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	
Is this a Mitigation Bank	
Break-even Point (preservation) =	
Clearing permitted w/o reforestation =	

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland		23.50	1.36	
Woodland Conservation Threshold (NTA) =	15.00%	6.31		
Smaller of a or b		6.31		
Woodland above WCT		17.19		
Woodland cleared		19.94	0.08	0.08
Smaller of d or e		17.19		
Clearing above WCT (0.25 : 1) replacement requirement		4.30		
Clearing below WCT (2:1 replacement requirement)		2.75		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		13.51		

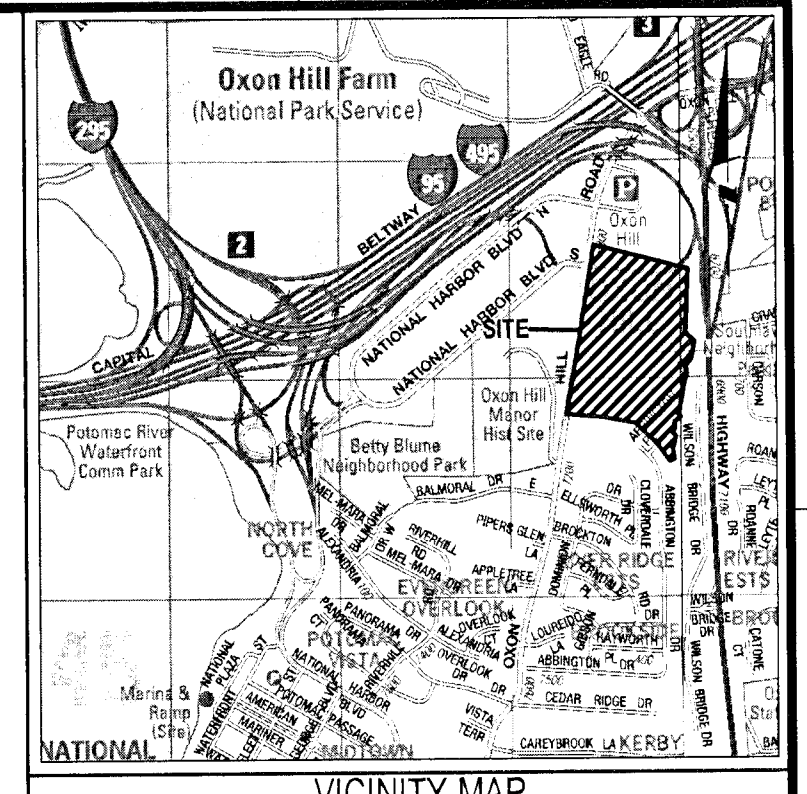
Woodland Conservation Provided:	(acres)	
Woodland Preservation	3.23	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	10.28	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
<b>Total Woodland Conservation Provided</b>	<b>13.51</b>	

Area of woodland not cleared	3.56 acres
Woodland retained not part of requirements:	0.33 acres

Prepared by: DAVID BRYAN  
3210

Signed Paul R. [Signature] Date 12-11-14

Revised 7/1/06




Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree

locations are approximate.					
DISPOSITION	Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
REMOVED	60	Red Maple	<i>Acer rubrum</i>	43	Poor
REMOVED	61	Southern Red Oak	<i>Quercus falcata</i>	37	Very Good
REMOVED	62	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good
REMOVED	63	Tulip Poplar	<i>Liriodendron tulipifera</i>	50	Fair, double lead
REMOVED	64	Tulip Poplar	<i>Liriodendron tulipifera</i>	50	Fair, double lead
REMOVED	65	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Fair
SAVED	66	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Fair, triple lead
SAVED	67	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Fair
SAVED	68	Willow Poplar	<i>Quercus phellos</i>	31	Good
SAVED	69	Willow Poplar	<i>Quercus phellos</i>	32	Fair
SAVED	70	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Fair
SAVED	71	Tulip Poplar	<i>Liriodendron tulipifera</i>	37	Good
SAVED	72	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good
REMOVED	73	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Fair
REMOVED	74	Tulip Poplar	<i>Liriodendron tulipifera</i>	40	Good
REMOVED	75	White Oak	<i>Quercus alba</i>	31	Good
REMOVED	76	White Oak	<i>Quercus alba</i>	40	Good
REMOVED	77	Southern Red Oak	<i>Quercus falcata</i>	30	Very Good
REMOVED	78	Osage Orange	<i>Maclura pomifera</i>	35	Fair
REMOVED	79	Osage Orange	<i>Maclura pomifera</i>	30	Fair
REMOVED	80	Norway Spruce	<i>Picea abies</i>	34	Poor
REMOVED	81	Hackberry	<i>Celtis occidentalis</i>	33	Good
REMOVED	82	Southern Red Oak	<i>Quercus falcata</i>	32	Good
REMOVED	83	Southern Red Oak	<i>Quercus falcata</i>	38	Good
REMOVED	84	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Good
Tag numbers 85-166 not used					
REMOVED	167	Red Maple	<i>Acer rubrum</i>	40	Very Good
SAVED	168	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Good
SAVED	169	Tulip Poplar	<i>Liriodendron tulipifera</i>	34	Fair
SAVED	170	Tulip Poplar	<i>Liriodendron tulipifera</i>	30	Fair
REMOVED	171	Tulip Poplar	<i>Liriodendron tulipifera</i>	42	Fair
REMOVED	172	Black Cherry	<i>Prunus serotina</i>	31	Good
REMOVED	173	Tulip Poplar	<i>Liriodendron tulipifera</i>	38	Fair
SAVED	174	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Fair
SAVED	175	Tulip Poplar	<i>Liriodendron tulipifera</i>	51	Very Poor, cavity in tree
SAVED	176	Tulip Poplar	<i>Liriodendron tulipifera</i>	30	Fair
SAVED	177	Red Maple	<i>Acer rubrum</i>	31	Good
REMOVED	178	Black Cherry	<i>Prunus serotina</i>	35	Good
REMOVED	179	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Good
REMOVED	180	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good
REMOVED	181	Willow Poplar	<i>Quercus phellos</i>	40	Good
SAVED	182	Tulip Poplar	<i>Liriodendron tulipifera</i>	31	Good
REMOVED	183	Tulip Poplar	<i>Liriodendron tulipifera</i>	33	Good
REMOVED	184	Tulip Poplar	<i>Liriodendron tulipifera</i>	45	Good
Tag numbers 188 & 189 not used					
REMOVED	190	Pin Oak	<i>Quercus palustris</i>	44	Good
REMOVED	191	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good
REMOVED	192	Tulip Poplar	<i>Liriodendron tulipifera</i>	45	Fair
REMOVED	193	Pin Oak	<i>Quercus palustris</i>	32	Fair
REMOVED	194	Tulip Poplar	<i>Liriodendron tulipifera</i>	35	Good, double lead
REMOVED	195	Tulip Poplar	<i>Liriodendron tulipifera</i>	38	Fair
REMOVED	196	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good
REMOVED	197	White Oak	<i>Quercus alba</i>	30	Fair

REMOVED	197	WHITE OAK	SHARP SHIN	50
SPECIMEN TREES WERE LOCATED USING FIELD OBSERVATION				

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION <b>APPROVAL</b> TREE CONSERVATION PLAN <b>TCP2 - 015 - 12</b>		
APPROVED BY	DATE	
INITIAL STAFF SIGNATURE	CS	11/9/12
01 REVISION	<i>[Signature]</i>	2/2/15
02 REVISION		
03 REVISION		
04 REVISION		

<p><b>THIS BLOCK IS FOR OFFICIAL USE ONLY</b></p> <p>QR code certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p><b>M-NCPPC APPROVAL</b></p>	
<p><b>PROJECT NAME: SALUBRIA CENTER</b></p> <p><b>PROJECT NUMBER: DSP-11025-01</b></p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number!</p>	

**TREE CONSERVATION PLAN - TYPE 2**

**SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

P:\1006-00-60\100600RC\ENGINEERING\ITC2\_01.sht Scale= 100.0000 ft / in. User= DBickel PLTdrv= Grey.pltcfg Pentbl= TEXT\_SUB.tbl 12/11/2014 1:11:35 PM

MISS UTILITY NOTE

OWNER/DEVELOPER/APPLICANT

PINNACLE HARBOR, LLC.  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
PHONE: 703-227-2000  
FAX: 703-631-6481  
CONTACT: STEVE GREEN

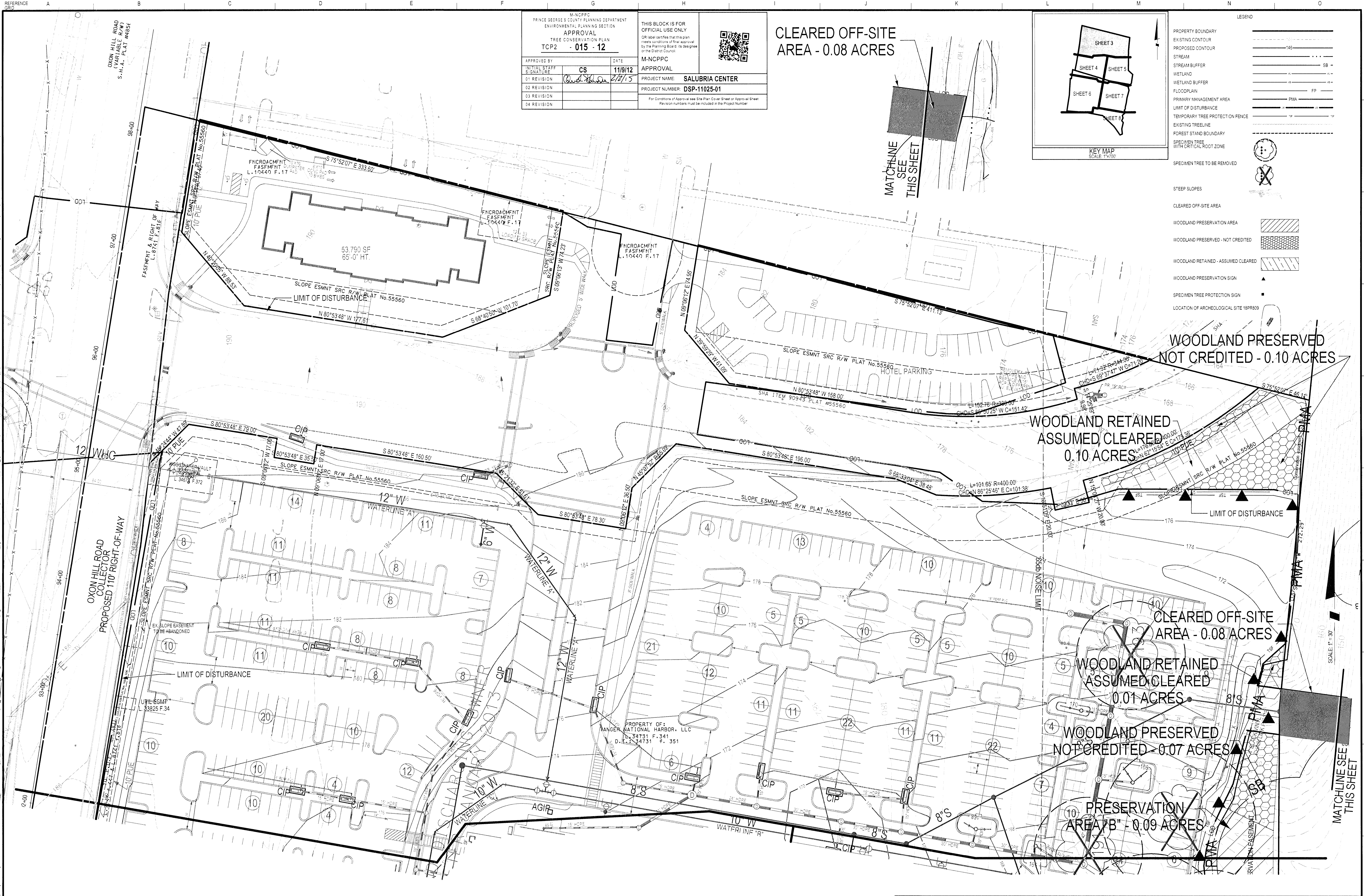
COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP	5784 GRID K3
TAX MAP 104, F1	ZONING CATEGORY: M-X-T
NSSC 200 SHEET 209 SE 01	XXXX
SITE DATUM	XXXX
HORIZONTAL _____	
VERTICAL _____	

12-1149



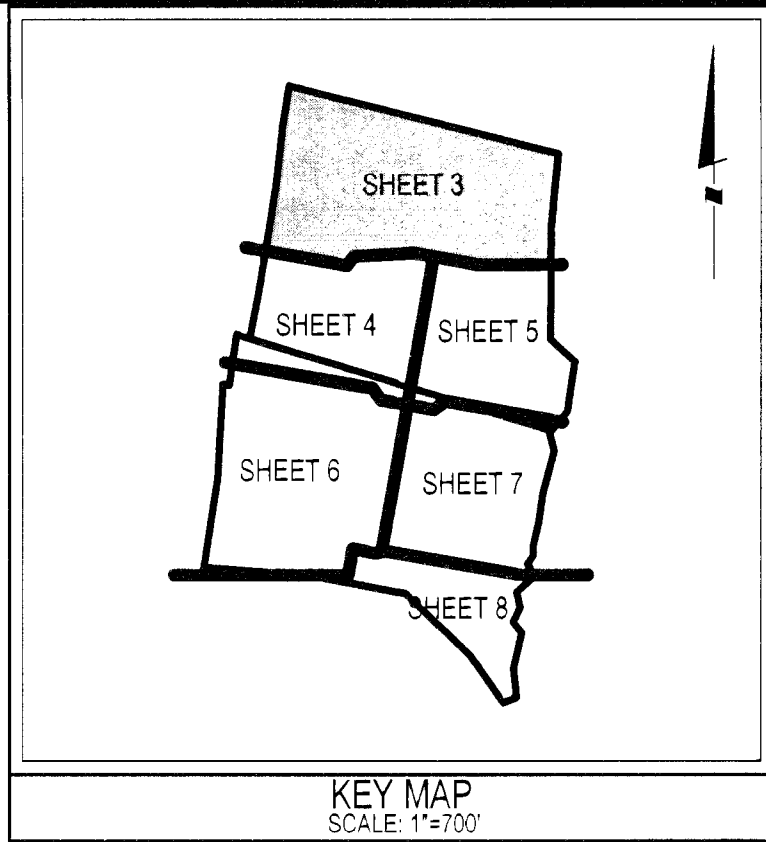






M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 015 - 12		THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL PROJECT NAME: SALUBRIA CENTER PROJECT NUMBER: DSP-11025-01 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	
APPROVED BY:	DATE:		
INITIALS	SIGNATURE		
01 REVISION	02/15		
02 REVISION			
03 REVISION			
04 REVISION			

CLEARED OFF-SITE  
AREA - 0.08 ACRES



LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	---
WETLAND	---
WETLAND BUFFER	---
FLOODPLAIN	---
PRIMARY MANAGEMENT AREA	---
LIMIT OF DISTURBANCE	---
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
STEEP SLOPES	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
LOCATION OF ARCHEOLOGICAL SITE 18PR809	---

WOODLAND PRESERVED  
NOT CREDITED - 0.10 ACRES

WOODLAND RETAINED  
ASSUMED CLEARED  
0.10 ACRES

CLEARED OFF-SITE  
AREA - 0.08 ACRES

WOODLAND RETAINED  
ASSUMED CLEARED  
0.01 ACRES

WOODLAND PRESERVED  
NOT CREDITED 0.07 ACRES

PRESERVATION  
AREA "B" - 0.09 ACRES



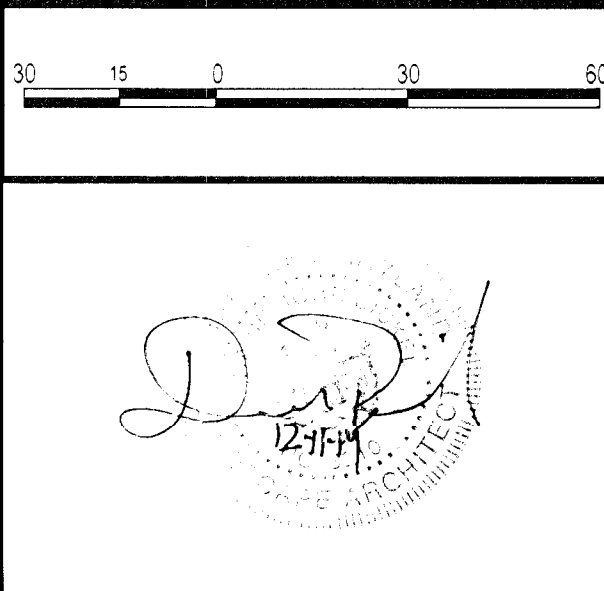
LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Landham, MD 20706  
P. 301.794.7555 F. 301.794.7656

Rockville Lanham Waldorf Leonardtown Frederick	
5. MODIFY HOTEL FOOTPRINT ONLY	DJB 09/24/2013
4. REMOVED SOUTHERN "CLEARED AREA" AND ADDED AN EQUALLY SIZED "CLEARED AREA" TO THE NORTHEAST CORNER OF SITE	GAM 05/02/2013
3. REV. TO ADD 0.08 AC OFF-SITE CLEARING	YOR 01/30/2013
2. ADDRESSING COMMENTS	BCG 02/15/2013
1. ADDRESSING COMMENTS FROM MNCPPC	GAM 11/21/2011
NO	DATE
DATE: JULY 2011	CAD STANDARDS VERSION: V8-2000
DESIGNED: BCG	TECHNICAL: BCG
CHECKED: WJD	

MISS UTILITY NOTE  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES  
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR  
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL  
EXISTING UTILITIES AND UTILITIES OCCURRING BY USING TEST  
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.  
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES NOT  
SHOWN ON THIS PLAN OR THAT ARE NOT IDENTIFIED BY THE  
ENGINEER. IF CLEARANCES ARE LESS THAN  
THOSE SHOWN ON THIS PLAN OR THAT ARE NOT IDENTIFIED BY  
THE ENGINEER, THE CONTRACTOR SHALL CONTACT THE  
ENGINEER AND THE UTILITY COMPANY  
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS  
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT  
PINNACLE HARBOR, LLC  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
PHONE: 703-227-2000  
FAX: 703-631-6481  
CONTACT: STEVE GREEN

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2101200	
MAP: 9754	SPR: 43
TAX MAP: 104.F1	CONVNO CATEGORY: M-X-T
ASSISTANT SHEET: 209 SE 01	XXXX
SITE DATUM:	XXXX
HORIZONTAL:	
VERTICAL:	



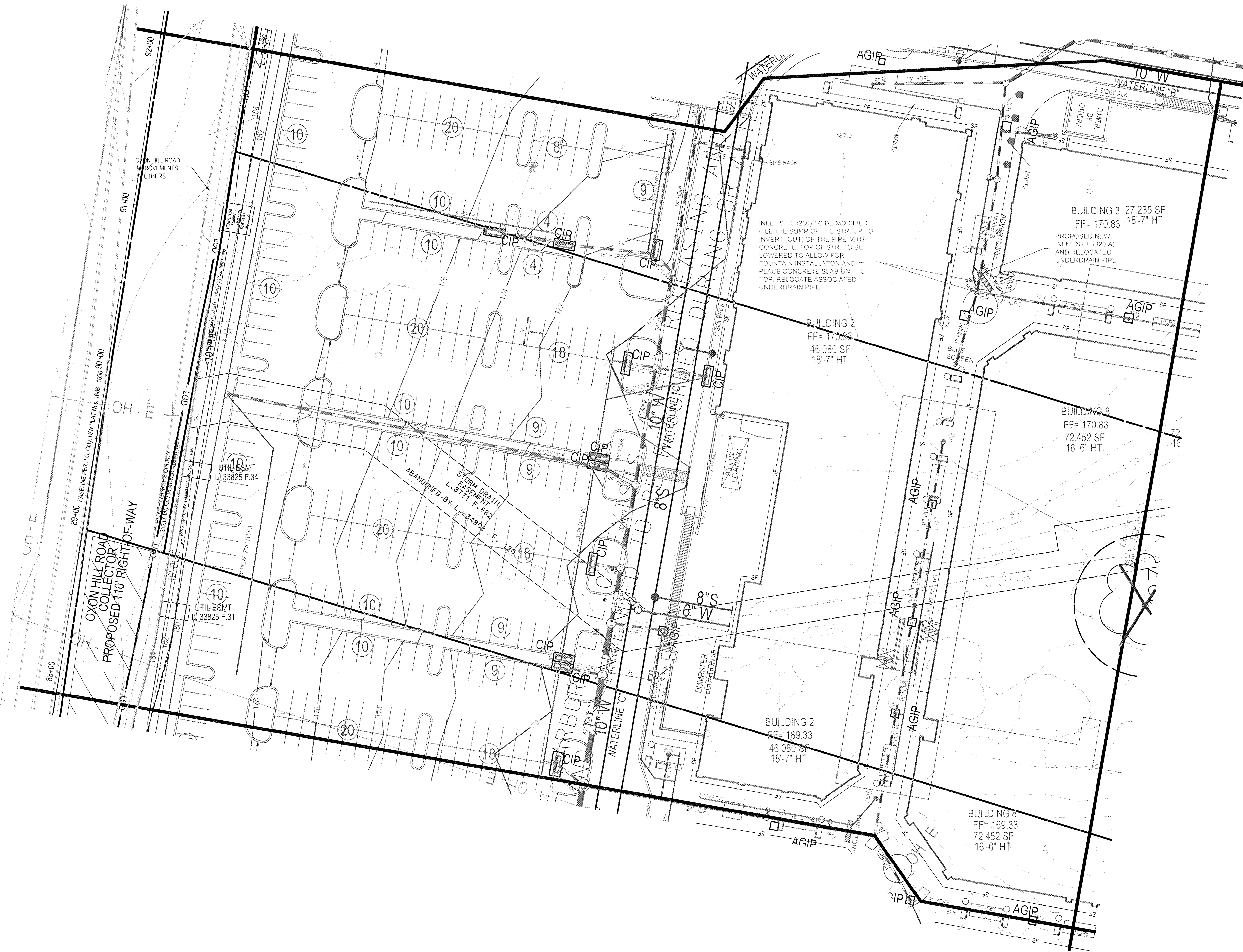
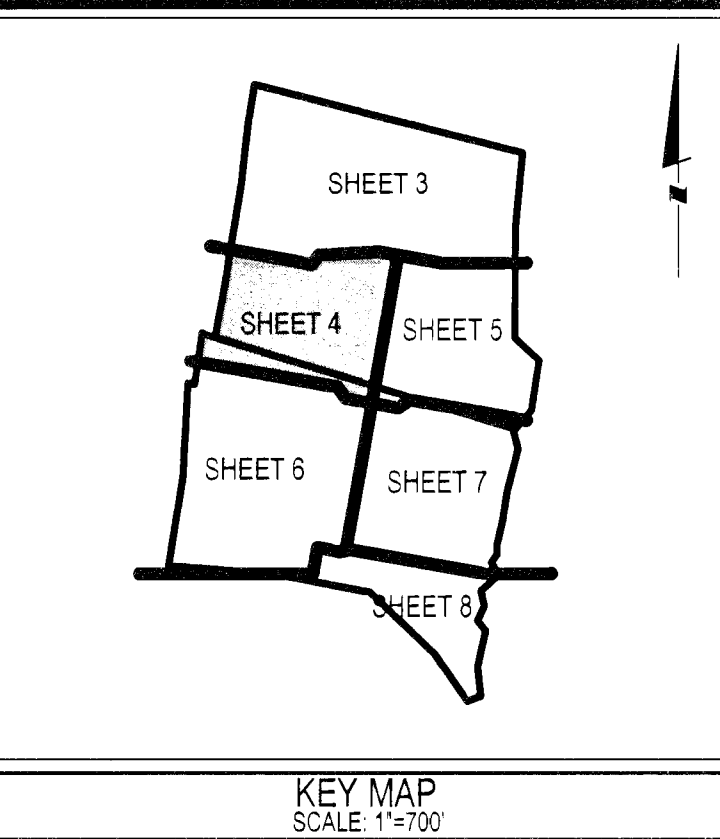
TREE CONSERVATION PLAN - TYPE 2

SALUBRIA CENTER

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 3	
OF 8	
PROJECT NO. 1005-00-RC	





M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 015 - 12		
APPROVED BY	DATE	
INITIALS	CS	11/9/12
SIGNATURE		
01 REVISION		
02 REVISION		
03 REVISION		
04 REVISION		

THIS BLOCK IS FOR OFFICIAL USE ONLY QR 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:	SALUBRIA CENTER
PROJECT NUMBER:	DSP-11025-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	



Engineering  
Planning  
Environmental Sciences

LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7666

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick

www.soltesz.com

NO.	DATE	DESCRIPTION	BY	DATE
5	09/24/2013	MODIFY HOTEL FOOTPRINT ONLY	DJB	
4	05/02/2013	REMOVED SOUTHERN 'CLEARED AREA' AND ADDED AN EQUALLY SIZED 'CLEARED AREA' TO THE NORTHEAST CORNER OF SITE	GAM	
3	01/30/2013	REV. TO ADD D.O.B. AC. OFFSITE CLEARING	YOR	
2	02/15/2012	ADDRESSING COMMENTS	BCG	
1	11/21/2011	ADDRESSING COMMENTS FROM MNCPPC	GAM	
REVISIONS				
DATE	JULY 2011	DESIGNED	BCG	
DATE	JULY 2011	CHECKED	WJD	

**MISS UTILITY NOTE**  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY DEPT. RECORDS BY DIGGING TEST PITTS AND HILL TO SURFACE OF THE SITE PRIOR TO EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
PINNACLE HARBOR, LLC  
12000 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
PHONE: 703.227.2000  
FAX: 703.631.6461  
CONTACT: STEVE GREEN

COPYRIGHT: ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP	5754 GRID K3
TAX MAP	104, P1
ZONING CATEGORY	M-X-T
ASSOC. 200' SHEET	KXXX
208 SE 01	
SITE STATUS	KXXX
HORIZONTAL	
VERTICAL	



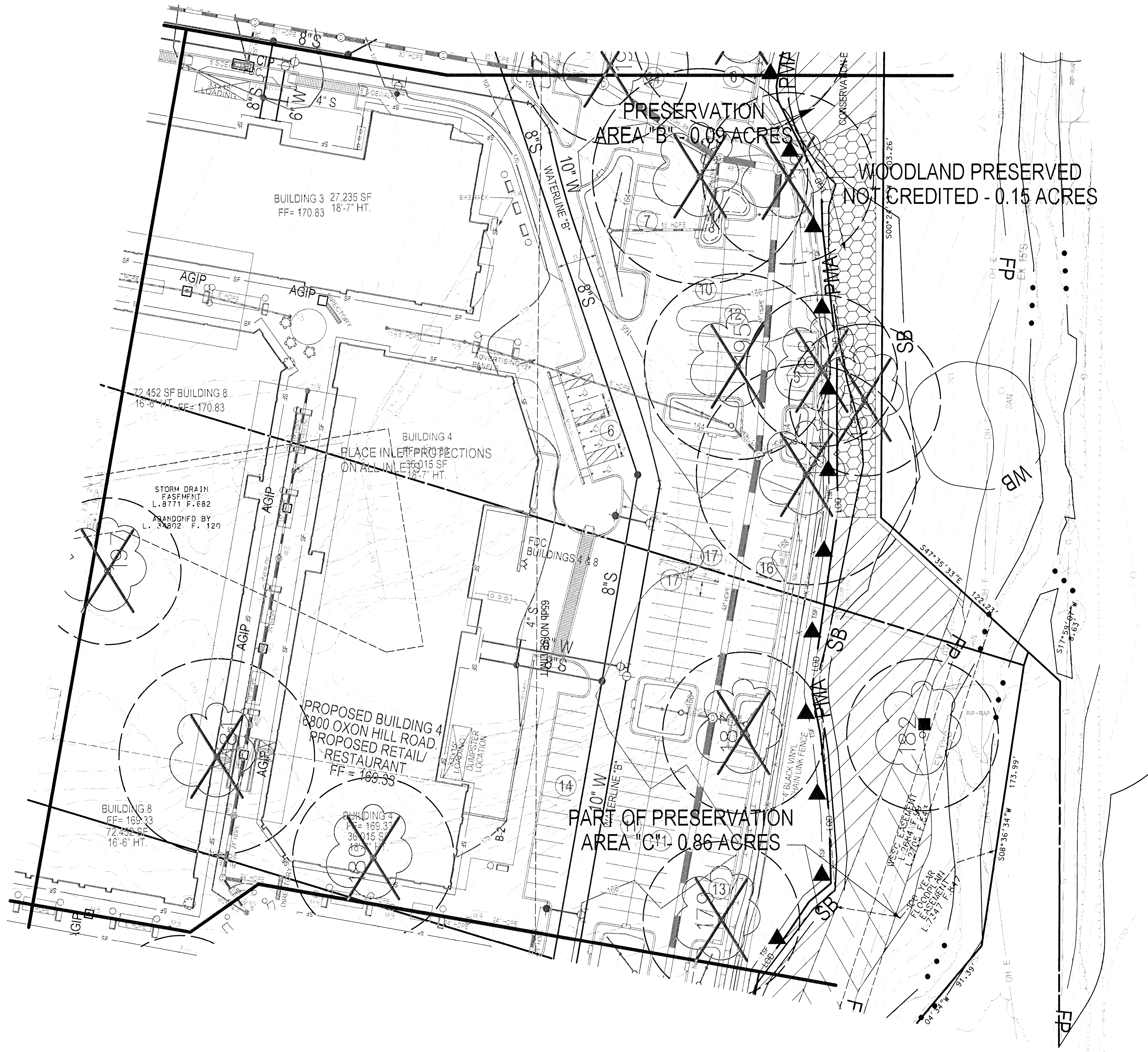
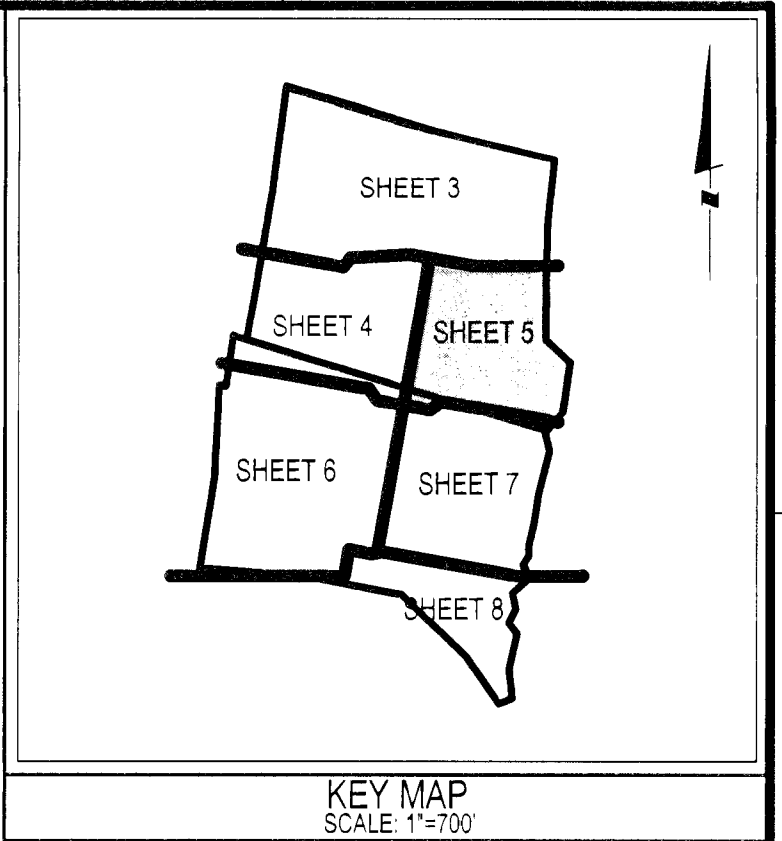
TREE CONSERVATION PLAN - TYPE 2

**SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	4
OF	8
PROJECT NO.	1006-00-RC





SCALE 1" = 30'

- LEGEND
- PROPERTY BOUNDARY
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - STREAM
  - STREAM BUFFER
  - WETLAND
  - WETLAND BUFFER
  - FLOODPLAIN
  - PRIMARY MANAGEMENT AREA
  - LIMIT OF DISTURBANCE
  - TEMPORARY TREE PROTECTION FENCE
  - EXISTING TREELINE
  - FOREST STAND BOUNDARY
  - SPECIMEN TREE WITH CRITICAL ROOT ZONE
  - SPECIMEN TREE TO BE REMOVED
  - STEEP SLOPES
  - CLEARED OFF-SITE AREA
  - WOODLAND PRESERVATION AREA
  - WOODLAND PRESERVED - NOT CREDITED
  - WOODLAND RETAINED - ASSUMED CLEARED
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE PROTECTION SIGN
  - LOCATION OF ARCHEOLOGICAL SITE 18PR809

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 015 - 12		THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
APPROVED BY	DATE	M-NCPPC APPROVAL	
INITIAL STAFF SIGNATURE	CS	PROJECT NAME: SALUBRIA CENTER	
01 REVISION	02/15/15	PROJECT NUMBER: DSP-11025-01	
02 REVISION		For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number	
03 REVISION			
04 REVISION			

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P. 301.794.7555 F. 301.794.7656

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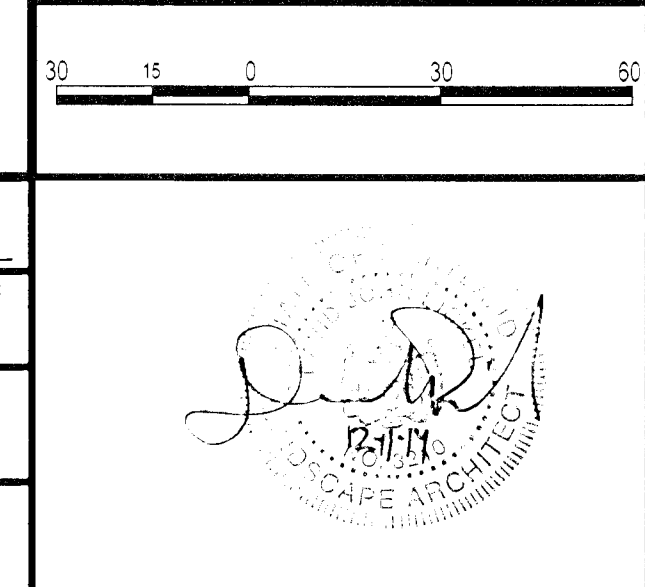
**MISS UTILITY NOTE**

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**OWNER/DEVELOPER/APPLICANT**

PINNACLE HARBOR, LLC  
12600 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
PHONE: 703-227-2000  
FAX: 703-631-6481  
CONTACT: STEVE GREEN

COPYRIGHT ADD THE MAP PEOPLE REGISTERED USE NUMBER 2101200 MAP 015A - 010D	
TAX USE	CONVING CATEGORY
104 F1	M-K-T
ASCC 200 SHEET	XXXX
209 SE 01	
SITE DATA	XXXX
HORIZONTAL	
VERTICAL	



**TREE CONSERVATION PLAN - TYPE 2**

**SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

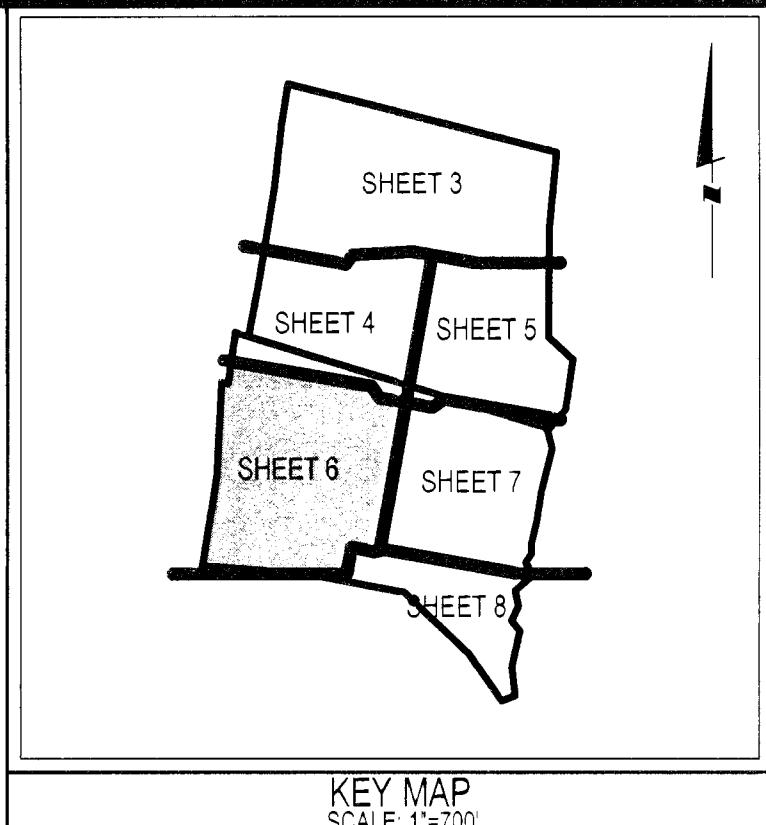
SHEET 5 OF 8

PROJECT NO. 1009-00-RC



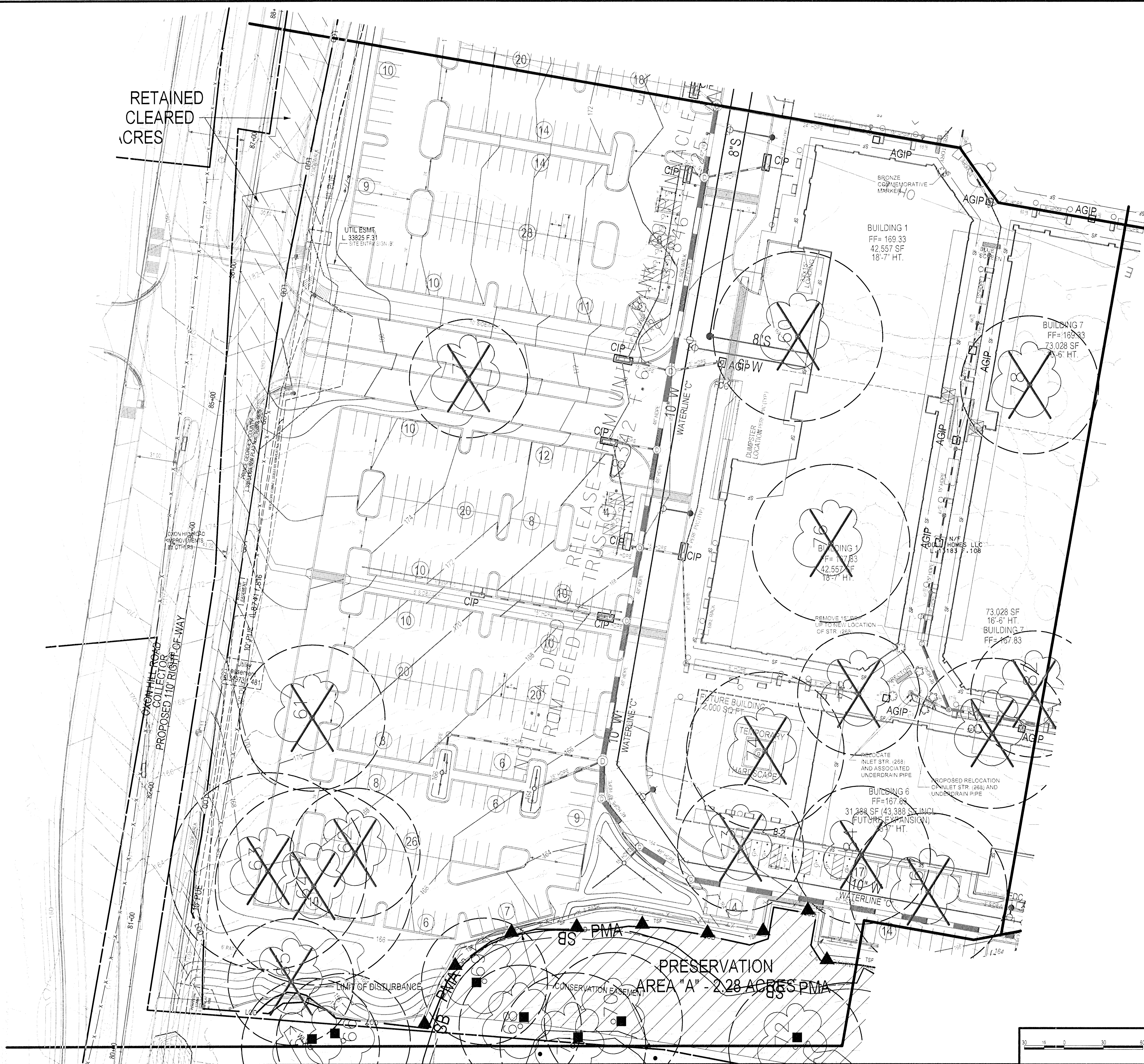
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RETAINED  
CLEARED  
AREAS



SCALE 1" = 30'

- LEGEND
- PROPERTY BOUNDARY
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - STREAM
  - STREAM BUFFER
  - WETLAND
  - WETLAND BUFFER
  - FLOODPLAIN
  - PRIMARY MANAGEMENT AREA
  - LIMIT OF DISTURBANCE
  - TEMPORARY TREE PROTECTION FENCE
  - EXISTING TREELINE
  - FOREST STAND BOUNDARY
  - SPECIMEN TREE WITH CRITICAL ROOT ZONE
  - SPECIMEN TREE TO BE REMOVED
  - STEEP SLOPES
  - CLEARED OFF-SITE AREA
  - WOODLAND PRESERVATION AREA
  - WOODLAND PRESERVED - NOT CREDITED
  - WOODLAND RETAINED - ASSUMED CLEARED
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE PROTECTION SIGN
  - LOCATION OF ARCHEOLOGICAL SITE 18PR809



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 015 - 12		THIS BLOCK IS FOR OFFICIAL USE ONLY 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: SALUBRIA CENTER PROJECT NUMBER: DSP-11025-01 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet (Revision numbers must be included in the Project Number)	
APPROVED BY INITIAL STAFF SIGNATURE 31 REVISION 32 REVISION 33 REVISION 34 REVISION	DATE CS 11/9/12 2/2/15		

**SOLTESZ**

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4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
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NO.	DATE	DESCRIPTION	BY	DATE
1	08/24/2013	MODIFY HOTEL FOOTPRINT ONLY	DJB	08/24/2013
2	08/24/2013	REMOVED SOUTHERN 'CLEARED AREA' AND ADDED AN EQUALLY SIZED 'CLEARED AREA' TO THE NORTHEAST CORNER OF SITE	GAM	08/24/2013
3	08/24/2013	REV. TO ADD 0.08 AC. OFF-SITE CLEARING	YOR	08/24/2013
4	08/24/2013	ADDRESSING COMMENTS	BOG	08/24/2013
5	08/24/2013	ADDRESSING COMMENTS FROM MNCPPC	GAM	08/24/2013

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

PINNACLE HARBOR, LLC  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
PHONE: 703-227-2000  
FAX: 703-631-6461  
CONTACT: STEVE GREEN

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2101202 S784 11/12/12	
MAP	104_F1
WSSC 200 SHEET	209 SE 01
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	

30 15 0 30 60

**TREE CONSERVATION PLAN - TYPE 2**

**SALUBRIA CENTER**

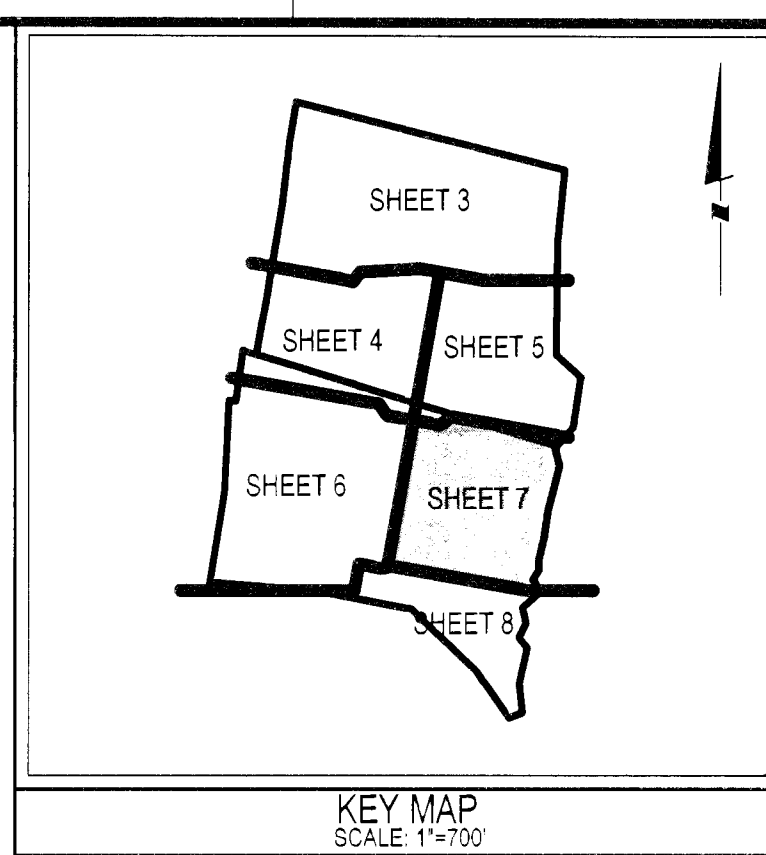
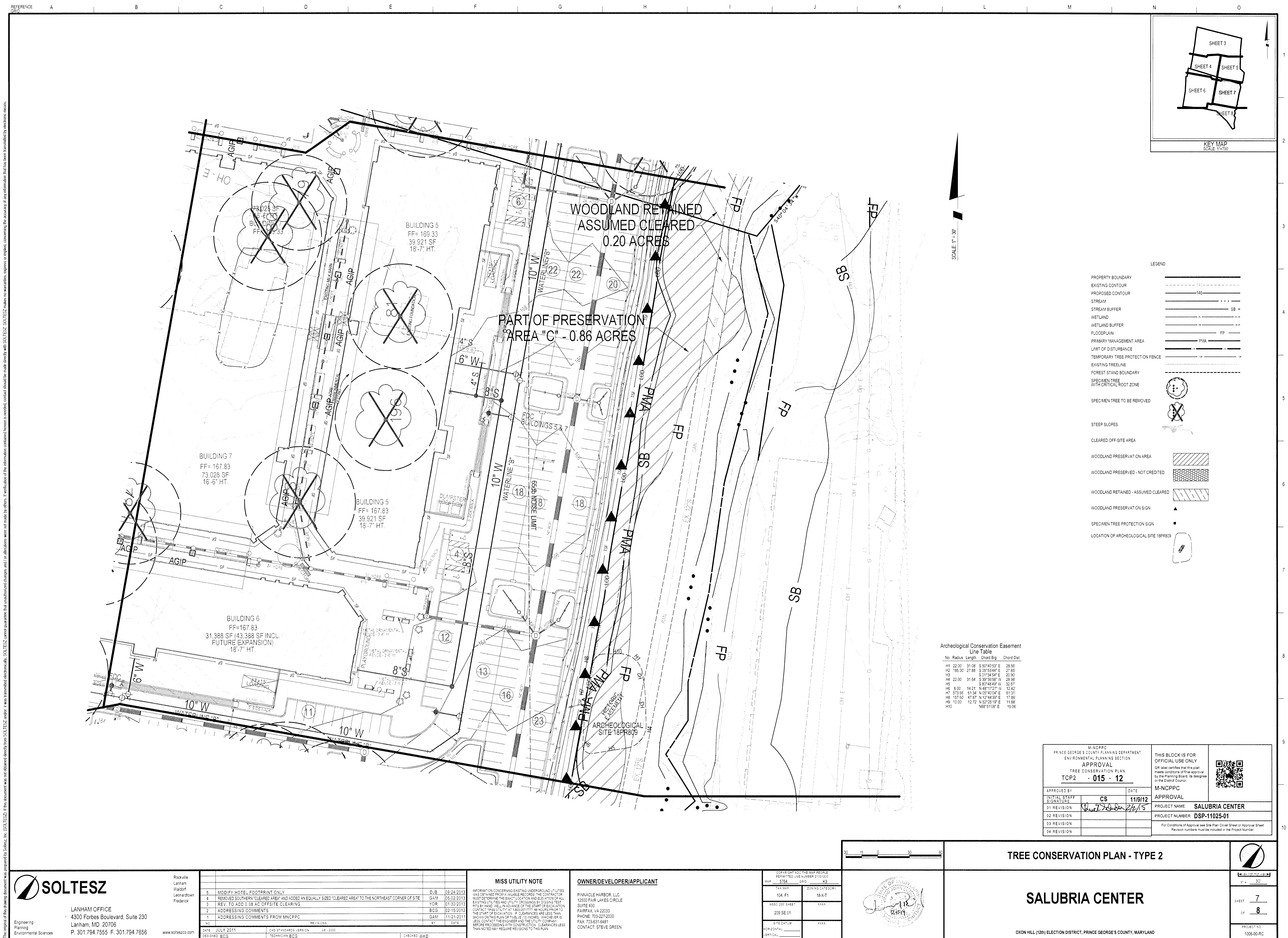
OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 6 OF 8

PROJECT NO. 1006-00-RC



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LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---140---
PROPOSED CONTOUR	---140---
STREAM	---
STREAM BUFFER	SB
WETLAND	---
WETLAND BUFFER	---
FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA	PMA
LIMIT OF DISTURBANCE	---
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
STEEP SLOPES	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND PRESERVED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---
LOCATION OF ARCHEOLOGICAL SITE 18PR809	---

Archeological Conservation Easement				
No.	Radius	Length	Chord Btg	Chord Dist.
H1	22.00'	31.08'	S 50°40'53" E	29.56'
H2	15.00'	27.88'	S 05°53'44" E	27.85'
H3	22.00'	31.64'	S 01°34'54" E	20.90'
H4	22.00'	31.64'	S 89°58'58" W	28.98'
H5	8.00'	14.21'	S 87°48'49" W	32.87'
H6	8.00'	14.21'	N 48°17'27" W	12.42'
H7	573.68'	61.34'	N 05°40'04" E	61.31'
H8	157.50'	47.87'	N 12°44'39" E	17.66'
H9	10.00'	12.72'	N 20°28'19" E	11.88'
H10			N 88°51'08" E	15.06'

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 015 - 12		THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee, or the District Council.
APPROVED BY INITIAL STAFF SIGNATURE DATE 11/09/12	DATE 11/09/12	
PROJECT NAME: SALUBRIA CENTER		M-NCPPC APPROVAL
PROJECT NUMBER: DSP-11025-01		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number		



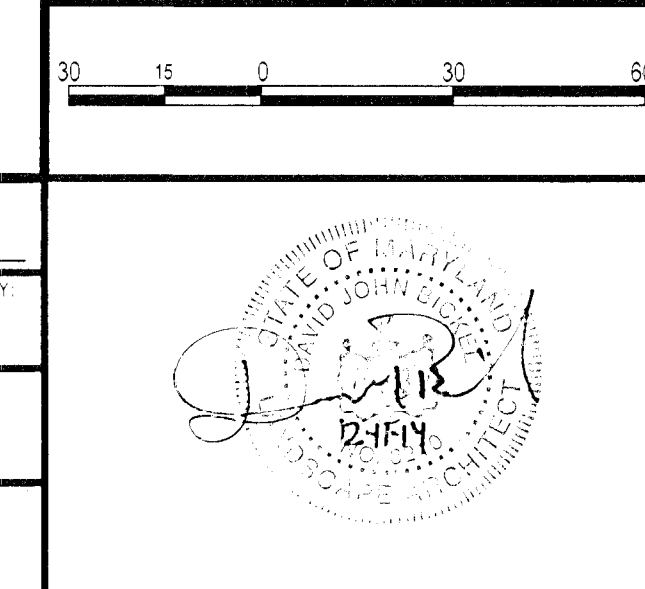
LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7856  
www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
5	09/24/2013	MODIFY HOTEL FOOTPRINT ONLY	DJB	09/24/2013
4	05/02/2013	REMOVED SOUTHERN 'CLEARED AREA' AND ADDED AN EQUALLY SIZED 'CLEARED AREA' TO THE NORTHEAST CORNER OF SITE	GAM	05/02/2013
3	01/30/2013	REV. TO ADD 0.08 AC OFFSITE CLEARING	YOR	01/30/2013
2	02/15/2012	ADDRESSING COMMENTS	BCG	02/15/2012
1	11/21/2011	ADDRESSING COMMENTS FROM MNCPPC	GAM	11/21/2011

MISS UTILITY NOTE  
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OWNER/DEVELOPER/APPLICANT  
PINNACLE HARBOR, LLC  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22203  
PHONE: 703.227.2020  
FAX: 703.831.6481  
CONTACT: STEVE GREEN

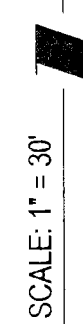
CONTRACT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001205 MAP 5753 - 2010 - 63	TAX MAP 104 F1	ZONING CATEGORY M-X-T
WSSC 200 SHEET 209 SE 01	XXXX	XXXX
SITE DATUM HORIZONTAL VERTICAL	XXXX	XXXX



TREE CONSERVATION PLAN - TYPE 2		SHEET 7 OF 8
PROJECT NO. 1006-00-RC		

SALUBRIA CENTER





LEGENDE

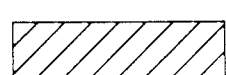
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SPECIMEN TREE TO BE REMOVED

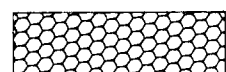


STEEP SLOPES

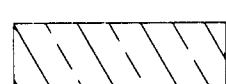
CLEARED OFF-SITE AREA



WOODLAND PRESERVATION AREA



WOODLAND PRESERVED - NOT CREDITED



WOODLAND RETAINED - ASSUMED CLEARED



SPECIMEN TREE PROTECTION SIGN



APPROVED BY	
INITIALS	
SIGNATURE	

01 REVISION
02 REVISION
03 REVISION
04 REVISION

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OFFICIAL USE ONLY**

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



M-NCPPC	2/2/2011
APPROVAL	

PROJECT NAME:	SALUBRIA CENTER
PROJECT NUMBER:	DSP-11025-01

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

COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NUMBER 21001200

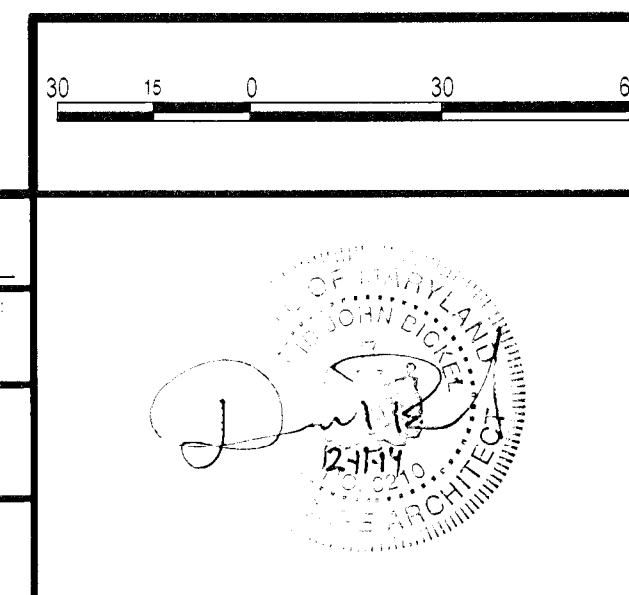
MAP 5764 GRID K3

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

PINNACLE HARBOR, LLC.  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
PHONE: 703-227-2000  
FAX: 703-631-6481  
CONTACT: STEVE GREEN



## TREE CONSERVATION PLAN - TYPE 2

**SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 8

PROJECT NO.  
1006-M-BC

LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
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Rockville  
Lanham  
Waldorf  
Leonard  
Frederick

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ANSWER: 110