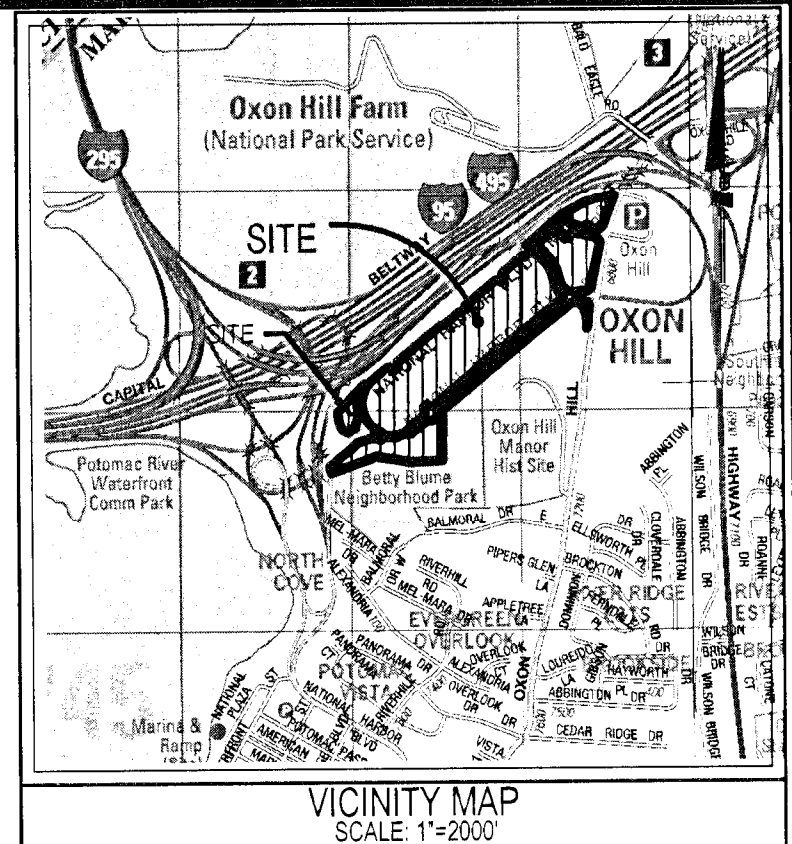


# NATIONAL HARBOR BELTWAY PARCEL

## TREE CONSERVATION PLAN TYPE II



INDEX OF SHEETS

DESCRIPTION	SHEET NO.
COVER SHEET	1
TCPII PLAN SHEET	2
TCPII PLAN SHEET	3
TCPII PLAN SHEET	4

- GENERAL NOTES
- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-07073-02. IF DSP-07073-02 EXPIRES, THEN THIS TCPII ALSO EXPIRES AND IS NO LONGER VALID.
  - 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 \$9.00 PER SQUARE FOOT MITIGATION FEE.
  - A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE UPON IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
  - THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
  - THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
  - THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED M-X-T.
  - THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
  - THE PROPERTY IS ADJACENT TO THE CAPITAL BELTWAY (9501-495) WHICH IS CLASSIFIED AS A FREEWAY ROADWAY. THE PROPERTY IS ADJACENT TO OXON HILL ROAD WHICH IS CLASSIFIED AS AN ARTERIAL.
  - THE UNMITIGATED 55 dBA LdN NOISE CONTOUR IS NOT SHOWN AS NOISE LEVELS ARE ABOVE 55 dBA LdN THROUGHOUT THE ENTIRE SITE, SUCH THAT A 55 dBA LdN NOISE CONTOUR CANNOT BE DELINEATED.

ADDITIONAL NOTES

TO BE PROVIDED WHEN APPROPRIATE. MUST BE NUMBERED IN SEQUENCE STARTING WITH NUMBER 9 WHEN PRESERVATION OR RETENTION OF EXISTING WOODLANDS IS PROPOSED.

TREE PRESERVATION AND RETENTION NOTES

A. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVERSE TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCPII.

B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

C. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF MAY BEGIN.

D. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCPII.

E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS.

F. 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 COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

G. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.

H. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL, BEFORE THE START OF ANY CONSTRUCTION, HAVE A TREE REMOVAL PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES. THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR ONLY AFTER APPROVAL BY THE INSPECTOR OR MAY THE TREE BE CUT BY HANDWAY TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

I. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION.

J. CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION. THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PRUNE THE TREE PRIOR TO BOND RELEASE. PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION.

K. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO BUILD DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

L. DEVELOPMENT IS PROPOSED TO BE COMPLETED IN PHASES.

M. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPF REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK. (EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS.)

N. TREE PROTECTION FENCING (TPF) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100' BUFFER IS OPEN LAND OR A 50' FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THE BUFFER, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPF IS REQUIRED.

O. IF DEBRIS PILES ARE NOTED ON THE FSD AND LOCATED IN PRESERVATION AREAS:

P. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO BUILD DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

Woodland Conservation Worksheet for Prince George's County

Zone	M-X-T		
Gross Tract:	64.80		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	64.80	0.00	0.00

Include acreage in the corresponding columns for each zone

TCPII-23-01 National Harbor

Property Description or Subdivision Name:	N
Is this site subject to the 1989 Ordinance?	N
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) =	9.55 acres
Clearing permitted w/o reforestation =	-1.95 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	7.70	0.00	
Woodland Conservation Threshold (NTA) =	15.00%	9.65	
Smaller of a or b	7.70		
Woodland above WCT	0.00		
Woodland cleared	7.70	0.00	0.00
Smaller of d or e	0.00		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	7.70		
Afforestation Threshold (AFT) =	15.00%	9.65	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	17.39		

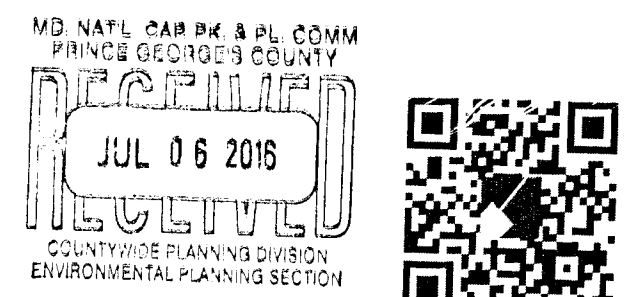
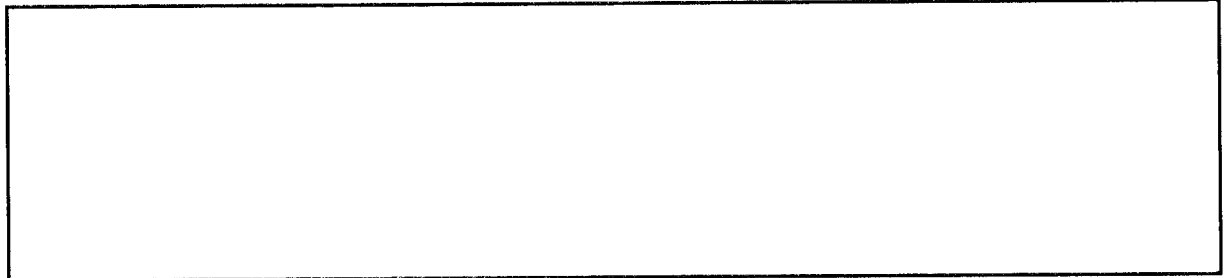
Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	\$0.00
Area approved for fee-in-lieu	0.00	
Credits for Off-site Mitigation on another property	17.39	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	17.39	

Area of woodland not cleared: 0.00 acres

Woodland retained not part of requirements: 0.00 acres

Prepared by: David Bickel 3/2/16

Signed: [Signature] Date: 7-1-16



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M-NCPPC APPROVAL

PROJECT NAME: NATIONAL HARBOR - BELTWAY PARCEL

PROJECT NUMBER: DSP-07073-02 & DGS-624

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number.

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL

TREE CONSERVATION PLAN

TCPII - 23 - 01

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	JS 4-17-01
01 REVISION	CS 6-13-13
02 REVISION	CS 7-23-14
03 REVISION	mgm K Reiser 7/19/16
04 REVISION	

### PLAN VIEW

## TREE CONSERVATION PLAN II

## NATIONAL HARBOR

## BELTWAY PARCEL

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



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MAP: 23	OPTION: D5
TAX MAP: 104E1	ZONING CATEGORY: M-X-T
WBSD 2007 SHEET: 2005W01, 2005E01	XXXX
SITE DATUM: HORIZONTAL	XXXX
VERTICAL: 104E1	

OWNER/DEVELOPER/APPLICANT

NATIONAL HARBOR BELTWAY LC

12500 FAIR LAKES CIRCLE

SUITE 400

FAIRFAX, VA 22033

703-227-2000

CONTACT: SKIP GAULT

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 CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THIS UTILITY AT 1-800-367-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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.

NO.	DATE	REVISIONS	BY	DATE
1	MARCH 2014	DESIGNED: WMD	TECHNICIAN: DJB	
2		CHECKED: WMD		



LANHAM OFFICE

4300 Forbes Boulevard, Suite 230

Lanham, MD 20706

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LEGEND

EXISTING TREE LINE

PROPOSED TREE LINE

LIMITS OF DISTURBANCE

CBCA LINE

PROPERTY LINE

MATCH LINE

PRESERVATION SIGN

TREE PROTECTION DEVICE  
(BLAZE ORANGE FENCE)

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1		MARCH 2014		WGD		WGD	
2		MARCH 2014		WGD		WGD	
3		MARCH 2014		WGD		WGD	
4		MARCH 2014		WGD		WGD	
5		MARCH 2014		WGD		WGD	
6		MARCH 2014		WGD		WGD	
7		MARCH 2014		WGD		WGD	
8		MARCH 2014		WGD		WGD	
9		MARCH 2014		WGD		WGD	
10		MARCH 2014		WGD		WGD	

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OWNER/DEVELOPER/APPLICANT

NATIONAL HARBOR BELTWAY LC  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
703-227-2000  
CONTACT: SKIP GAULT

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MAP 23 GRID D6

TAX MAP  
104.E1

ZONING CATEGORY  
M-X-T

INSEC 100 SHEET  
2095WD1, 2095SD1

XXXX

SITE DATUM  
HORIZONTAL  
VERTICAL

XXXX

PLAN VIEW

TREE CONSERVATION PLAN II  
NATIONAL HARBOR  
BELTWAY PARCEL

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 50'

SHEET 2 OF 4

PROJECT NO. 1009-01

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M-NCPPC  
APPROVAL

PROJECT NAME: NATIONAL HARBOR - BELTWAY PARCEL

PROJECT NUMBER: DSP-07073-02 & DDS-624

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

M-NCPPC  
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION  
APPROVAL  
TREE CONSERVATION PLAN  
TCP2 - 23 - 01

APPROVED BY

INITIAL STAFF SIGNATURE

01 REVISION

02 REVISION

03 REVISION

04 REVISION

DATE

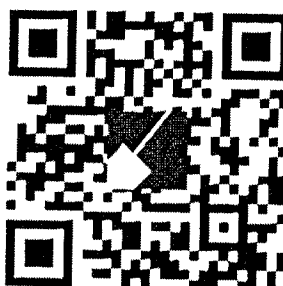
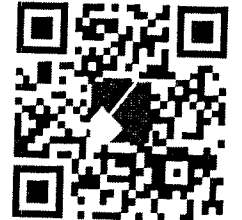
4-17-01

6-13-13

7-23-14

7/19/16



M-NCPPC  
APPROVAL

PROJECT NAME:	NATIONAL HARBOR - BELTWAY PARCEL
PROJECT NUMBER:	DSP-07073-02 & DDS-624

M-NCPPC  
CE GEORGE'S COUNTY PLANNING DEPARTMENT

ENVIRONMENTAL PLANNING SECTION  
APPROVAL  
TREE CONSERVATION PLAN  
TCP2 - 23 - 01









APPROVED BY		DATE
INITIAL STAFF SIGNATURE	JS	4-17
01 REVISION	CS	6-13
02 REVISION	CS	7-23
03 REVISION	Maggie K Reiser	7/19
04 REVISION		

A horizontal scale bar with arrows at both ends. It is divided into four equal segments by three vertical tick marks. The text "ONE INCH" is centered above the bar.

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

P:\1006-01\Beltway\_Hotel\ENGINEERING\NOTES\03.sht Scale= 50.0000 ft (in) User= D:\rickel\B\Tdx\Group\Info\Bechtle-TEXT.SHP 4/13/2016 2:43:27 PM

### LEGEND

EXISTING TREE LINE	
PROPOSED TREE LINE	
LIMITS OF DISTURBANCE	
CBQA LINE	
PROPERTY LINE	
MATCH LINE	
PRESERVATION SIGN	
TREE PROTECTION DEVICE (BLAZE ORANGE FENCE)	



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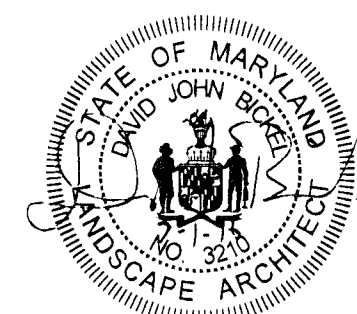
NO.		REVISIONS		BY	DATE
DATE	MARCH 2014	CAD STANDARDS VERSION	VS - 2000		
DESIGNED	WWD	TECHNICIAN	DJB	CHECKED	WWD

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NATIONAL HARBOR BELTWAY LC  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
703-227-2000

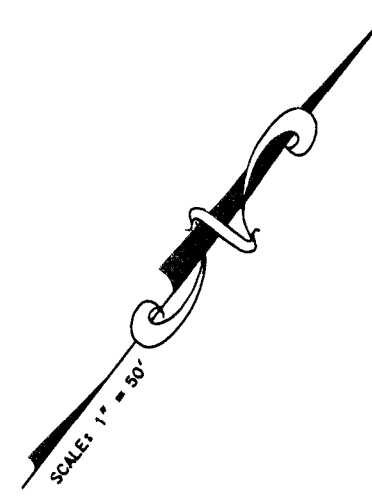
CONTACT: SKIP GAULT

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MAP <u>23</u>	GRID <u>D6</u>
TAX MAP <b>104.E1</b>	ZONING CATEGORY: <b>MX-T</b>
NSSC 200' SHEET <b>209SW01, 209SE01</b>	XXXX
SITE DATUM	XXXX
HORIZONTAL: VERTICAL:	





INTERSTATE 95 - CAPITAL BELTWAY



LEGEND	
EXISTING TREE LINE	
PROPOSED TREE LINE	
LIMITS OF DISTURBANCE	
CBCA LINE	
PROPERTY LINE	
MATCH LINE	
PRESERVATION SIGN	
TREE PROTECTION DEVICE (BLAZE ORANGE FENCE)	

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Engineering  
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NO.		REVISIONS		BY		DATE	
1	DATE	2	DATE	3	DATE	4	DATE
1	MARCH 2014	2		3		4	
DESIGNED	WGD	TECHNICIAN	DJB	CHECKED	WGD		

**MISS UTILITY NOTE**

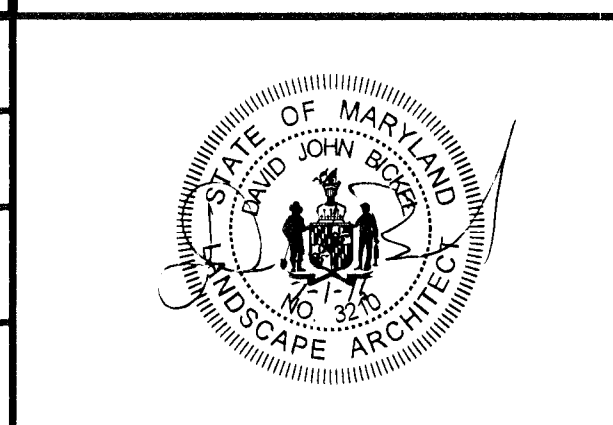
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**OWNER/DEVELOPER/APPLICANT**

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703-927-2000

CONTACT: SKIP GAULT

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MAP	104E1
PLAN MAP	MA-T
ASSOC 200' SHEET	XXXX
200S001.200S001	
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	



PLAN VIEW

**TREE CONSERVATION PLAN II**  
**NATIONAL HARBOR**  
**BELTWAY PARCEL**

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 4 OF 4

PROJECT NO. 1009-01

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M-NCPPC  
APPROVAL

PROJECT NAME: NATIONAL HARBOR - BELTWAY PARCEL

PROJECT NUMBER: DSP-07073-02 & D08-024

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

M-NCPPC  
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION  
**APPROVAL**  
TREE CONSERVATION PLAN  
TCP2 - 23 - 01

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	JS 4-17-01
01 REVISION	CS 6-13-13
02 REVISION	CS 7-23-14
03 REVISION	Magnic Reiser 7/19/16
04 REVISION	

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