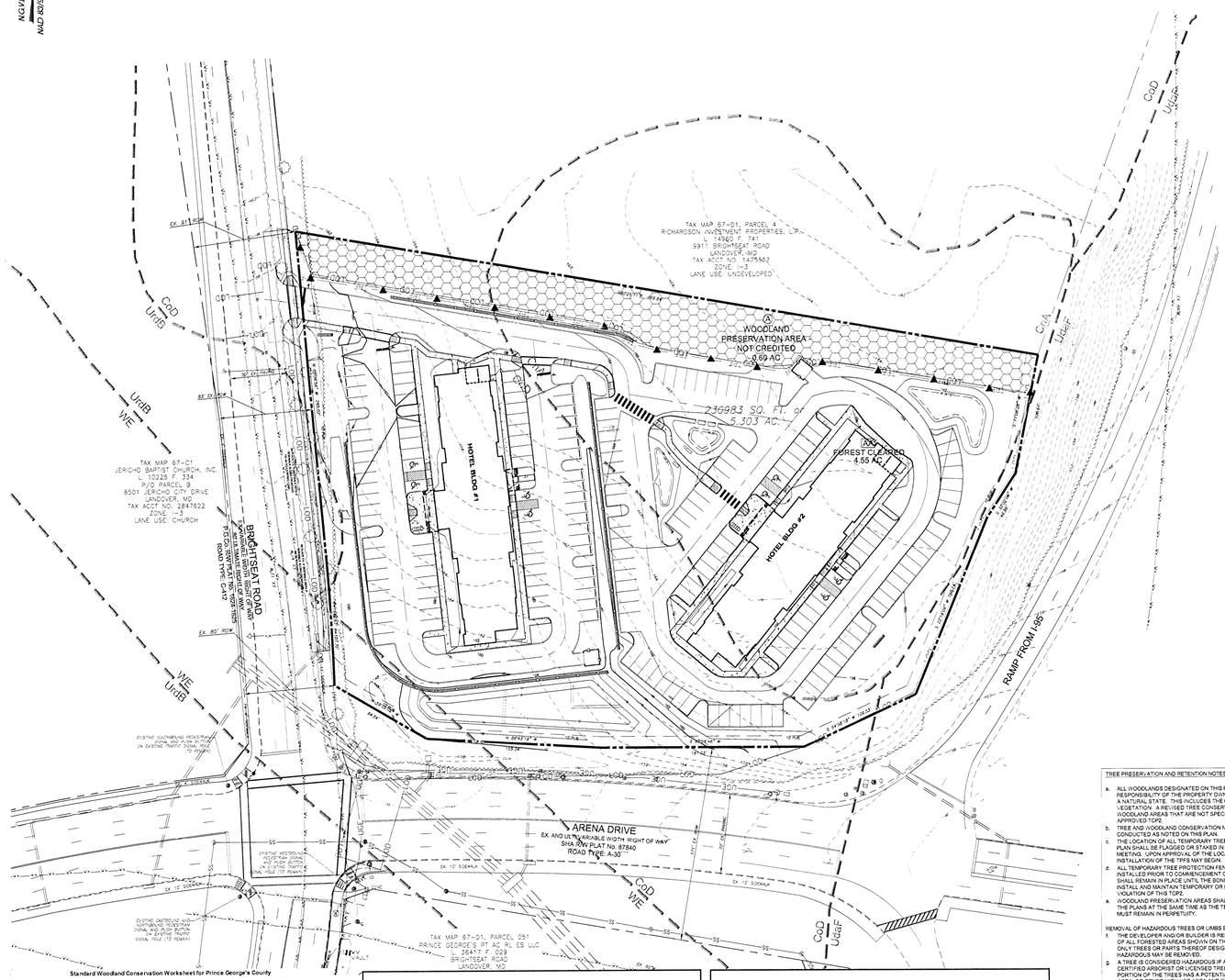
| WOODLAND CLEARED (ACRES) | WOODLAND PRESERVED - NOT CREDITED (ACRES) |
|---|---|
| AA 4.60 | A 0.60 |
| TOTAL AREA =4.60 AC | TOTAL AREA =0.60 AC |

NGVD 1929
NAVD 88/99 DATUM

# ARENA DRIVE NORTH/SANDPIPER

## TREE CONSERVATION PLAN




Standard Woodland Conservation Worksheet for Prince George's County

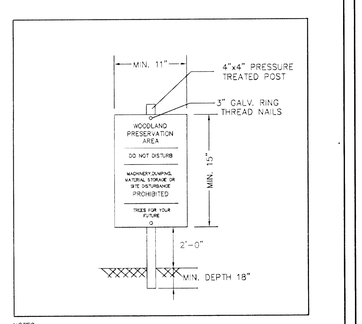
| SECTION I-Establishing Site Information- (Enter acres for each zone) | | | |
|---|---|---|---|
| 1 Zone | I-3 | | |
| 2 Gross Tract: | 5.30 | | |
| 3 Floodplain: | 0.00 | | |
| 4 Previously Dedicated Land: | 0.00 | | |
| 5 Net Tract (NTA): | 5.30 | 0.00 | 0.00 |
| 6 TCP Number | DSP-15021 | Revision # | 0 |
| 7 Property Description or Subdivision Name: | Arena Drive North | | |
| 8 Is this a site subject to the 1989 Ordinance?(Y/N) | N | | |
| 9 Is this a one (1) single family lot? (Y/N) | N | | |
| 10 Are there prior TCP approvals which include a combination of this lots? (Y/N) | N | | |
| 12 Is any portion of the property in a WQ Bank? | N | | |
| 13 Break-even Point (preservation) = | 1.68 | acres | |
| 14 Clearing permitted w/o reforestation= | 3.52 | acres | |

| SECTION II-Determining Requirements (Enter acres for each corresponding column) | Column A WCT/AFT % | Column B Net Tract | Column C Floodplain (1:1) | Column D Off-Site Impacts (1:1) |
|---|---|---|---|---|
| 15 Existing Woodland | | 5.20 | 0.00 | |
| 16 Woodland Conservation Threshold (WCT) = | 15.00% | 0.80 | | |
| 17 Smallest of 13 or 14 | | 0.80 | | |
| 18 Woodland above WCT | | 4.41 | | |
| 19 Woodland cleared | | 4.60 | 0.00 | 0.00 |
| 20 Woodland cleared above WCT (smaller of 18 or 17) | | 4.41 | | |
| 21 Clearing above WCT (0.25 : 1) replacement requirement | | 1.10 | | |
| 22 Woodland cleared below WCT | | 0.19 | | |
| 23 Clearing below WCT (2:1 replacement requirement) | | 0.38 | | |
| 24 Afforestation Required | | 0.00 | | |
| 25 Off-site WCA being provided on this property | | 0.00 | | |
| 26 Woodland Conservation Required | | 2.09 | acres | |

| SECTION III-Meeting the Requirements (Enter acres for each corresponding column) | | | | |
|---|---|---|---|---|
| 27 Woodland Preservation | | 0.00 | | |
| 28 Afforestation / Reforestation | | 0.00 | Bond amount: | $ - |
| 29 Natural Regeneration | | 0.00 | | |
| 30 Landscape Credits | | 0.00 | | |
| 31 Specimen/Historic Tree Credit (CRZ area * 2.0) | 0.00 | 0.00 | | |
| 32 Forest Enhancement Credit (Area * .25) | 0.00 | 0.00 | | |
| 33 Street Tree Credit (Existing or 10-year canopy coverage) | | 0.00 | | |
| 33 Area approved for fee-in-lieu in PFA | | 0.00 | Fee amount: | $0.00 |
| 34 Area approved for fee-in-lieu in non-PFA | | 0.00 | Fee amount: | $0.00 |
| 35 Off-site Woodland Conservation Credits Required | | 2.09 | | |
| 36 Off-site WCA (preservation) being provided on this property | | 0.00 | | |
| 37 Off-site WCA (afforestation) being provided on this property | | 0.00 | | |
| 38 Woodland Conservation Provided | | 2.09 | acres | |

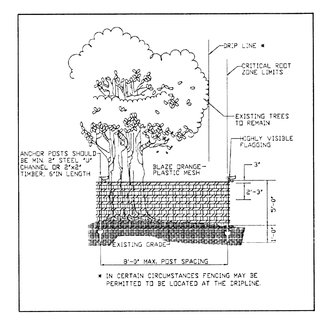
| | | |
|---|---|---|
| 39 Area of woodland not cleared | 0.60 | acres |
| 40 Net tract woodland retained not part of requirements: | 0.60 | acres |
| 41 100-floodplain woodland retained | 0.00 | acres |
| 42 On-site woodland conservation provided | 0.00 | acres |
| 43 On-site woodland retained not credited | 0.60 | acres |

44 Prepared by: TARREN McCARTHY Signed 5-9-2017 Date




NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN




NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE 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 DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

## GENERAL NOTES

1. PROJECT NAME: ARENA DRIVE NORTH
2. TOTAL ACREAGE
   I-3
   GROSS ACREAGE: 5.30 ACRES
   FLOOD PLAIN ACREAGE: 0.00 ACRES
   NET ACREAGE: 5.30 ACRES
3. EXISTING ZONING: I-3
4. PROPOSED USE: COMMERCIAL (HOTEL)
5. NUMBER OF LOTS & PARCELS
   PROPOSED
   a. LOTS 1
6. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE.
   a. HOTEL: 2
7. GROSS FLOOR AREA: 11,362 SF PER FLOOR (4 FLOORS TOTAL) = 45,448 SF
8. 200 FOOT MAP REFERENCE NUMBER (WSSC): 202NE08
9. TAX MAP: 67, GRID: D-1
10. AVIATION POLICY AREA # AND AIRPORT NAME: N/A
11. WATER/SEWER CATEGORY DESIGNATION (EXISTING): S-3, W-3
12. WATER /SEWER CATEGORY DESIGNATION (PROPOSED): S-3, W-3
13. STORMWATER MANAGEMENT CONCEPT NUMBER: 14770-2015-00 (APPROVED 07/31/15)
14. 10-FOOT UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: THE PUE WILL BE ESTABLISHED PRIOR TO FINAL PLAT WITH CONSENT OF ALL AFFECTED UTILITIES.
15. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NONE
16. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NONE
17. WETLANDS: NONE
18. 100 YEAR FLOODPLAIN : NONE
19. CHESAPEAKE BAY CRITICAL AREA: NO
20. SOURCE OF TOPOGRAPHY: MCKENZIE SNYDER, INC., DATED FEBRUARY 23, 2015
21. APPLICANT: SANDPIPER HOSPITALITY V, LLC
    211 W. FRANKLIN STREET
    RICHMOND, VA 23220
    PHONE: 804.775.2200
22. RARE, THREATENED, OR ENDANGERED SPECIES ARE NOT KNOWN TO OCCUR ON SITE.
23. THERE ARE NO EXISTING SINGLE FAMILY DWELLING OR ACCESSORY STRUCTURES ON SITE.
24. THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
25. METHOD OF SEWAGE DISPOSAL: PUBLIC
26. GENERAL TIER: ESA-1 (FORMERLY DEVELOPED TIER)
27. ELECTION DISTRICT: 13TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MD
28. WATERSHED: SOUTHWEST BRANCH (PATUXENT BASIN)
29. FEMA PANEL: 245208 0045D
30. MARLBORO CLAY: NO MARLBORO CLAY IS KNOWN TO EXIST ON SITE.
31. ANY ABANDONED WELL FOUND WITHIN THE CONFINES OF THE SITE SHALL BE BACKFILLED AND SEALED IN ACCORDANCE WITH COMAR 26.04.04 BY A LICENSED WELL DRILLER OR WITNESSED BY A REPRESENTATIVE OF THE HEALTH DEPARTMENT AS PART OF THE GRADING PERMIT.
32. ANY ABANDONED SEPTIC TANK SHALL BE PUMPED OUT BY A LICENSED SCAVENGER AND EITHER REMOVED OR BACKFILLED IN PLACE AS PART OF THE GRADING PERMIT.
33. TRAFFIC IMPROVEMENTS IN THE SURROUNDING VICINITY OF THE PROPERTY ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL.
34. THE APPLICANT INTENDS TO CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN COMAR.
35. THE APPLICANT INTENDS TO CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

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 REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
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's) 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 TPFS 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 TCP2.
e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP 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 TREES 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 REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT 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 OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF 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.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

if development is proposed to be completed in phases:

j. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

if debris piles are noted on the FSD and located in preservation areas:

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 PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-15021.
2. CUTTING OR CLEARING WOODLANDS 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.
3. 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 IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN ESA-1 (FORMERLY DEVELOPED TIER) AND IS ZONED I-3.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS ADJACENT TO ARENA DRIVE WHICH IS CLASSIFIED AS A ARTERIAL ROADWAY AND THE CAPITAL BELTWAY WHICH IS CLASSIFIED AS A FREEWAY.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2013, SECTION 25-117 (g).

Table B-1. General Information Table

| Layer Category | Layer Name | Value |
|---|---|---|
| Zone | Zoning (Zone) | I-3 |
| Zone | Aviation Policy Area (APA)* | N/A |
| Administrative | Tax Grid (1:5000) | 67 GRID D-1 |
| Administrative | WSSC Grid Sheet 200 | 202NE08 |
| Administrative | Police Sub-zone (PSZ) | 240/5 |
| Administrative | Planning Area (Plan Area) | 72 |
| Administrative | Election District (ED) | 13 |
| Administrative | Council District (CD) | 5 |
| Administrative | General Plan 2002 Tier (Tier) | Developing |
| Administrative | Traffic Analysis Zone (TAZ) (TAZ-COG) | 1074 |
| Administrative | PG Traffic Analysis Zone (TAZ-PG) | 551 |

* If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A".

## PROPERTY OWNERS AWARENESS CERTIFICATE

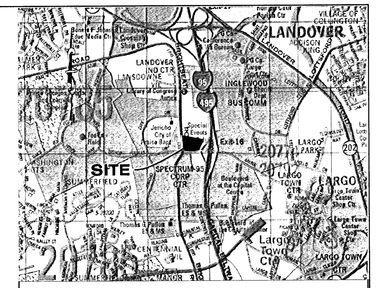
I/WE SANDPIPER ARENA DRIVE LLC HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

Carter Rise 4-3-2017
OWNER OR OWNERS REPRESENTATIVE P. Carter Rise DATE

I/WE _____ HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

CONTRACT PURCHASER DATE

**OFF-SITE WOODLAND CONSERVATION NOTE:**
PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.




VICINITY MAP
SCALE: 1" = 2000'

Vicinity Map © ADC - Kappa Map Group LLC/GIS Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5531 GRID D-5

## LEGEND

- EXISTING SOIL BOUNDARY & TYPES
- EXISTING BOUNDARY
- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- 100-YEAR FLOODPLAIN
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- UNMITIGATED 65 dBA LINE
- FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- PROPOSED LINE OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN
- NOISE CONTOUR
- FOREST CLEARED
- WOODLAND PRESERVED - NOT CREDITED
- TEMPORARY TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN

Web Soils Survey Soils Table

| Map Unit Symbol | Map Unit Name | K-Factor | Hydrologic Group | Hydric Rating | Drainage Class |
|---|---|---|---|---|---|
| CnA | Collington-Wist complex, 0-2% slopes | .17 | B | No (0) | Well drained |
| CoD | Collington-Wist-Urban land complex, 5-15% slopes | .20 | B | No (0) | Well drained |
| UdaF | Udorthents, highway, 0-65% slopes | | | No (0) | Well drained |
| UrdB | Urban land-Collington-Wist complex, 0-5% slopes | | B | No (0) | |
| WE | Widewater and Issue soils, frequently flooded | .37 | C/D | Partial (80) | Poorly drained |

Taken from USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov
*Soils designated with an asterisk are found off-site but within the 100-foot buffer of the property boundary.

| SITE STATISTICS | |
|---|---|
| GROSS TRACT AREA | 5.30 AC. |
| EXISTING 100-YEAR FLOODPLAIN | 0.00 AC. |
| NET TRACT AREA | 5.30 AC. |
| EXISTING WOODLAND IN THE FLOODPLAIN | 0.00 AC. |
| EXISTING WOODLAND NET TRACT | 5.20 AC. |
| EXISTING PMA | 0.00 AC. |
| REGULATED STREAMS (LINEAR FEET OF CENTERLINE) | 0 LF |

**TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK**

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 026 - 2015

| | Approved by | Date | DRD # | Reason (or Revision) |
|---|---|---|---|---|
| 01 | MenuRegan | 5/15/17 | DSP-15021 | N/A |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |

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: ARENA DRIVE
PROJECT NUMBER: DSP-15021

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


Dewberry®
Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC
10003 DEREKWOOD LANE SUITE 204
LANHAM, MD 20706
301.731.5555
301.731.0188 (FAX)
www.dewberry.com


OWNER / APPLICANT:
Sandpiper Hospitality V, LLC
211 W. Franklin Street
Richmond, VA 23220

CONTACT:
P. Carter Rise
804.775.2200

ARENA DRIVE NORTH/SANDPIPER
PRINCE GEORGE'S COUNTY

13TH ELECTION DISTRICT
PROPOSED PARCEL 1 (EXISTING PARCEL A)
TAX MAP 67 GRID D1
200' MAP REFERENCE 202NE08

SEAL
STATE OF MARYLAND TARREN JOSEPH McCARTHY No. 17-1-1-1