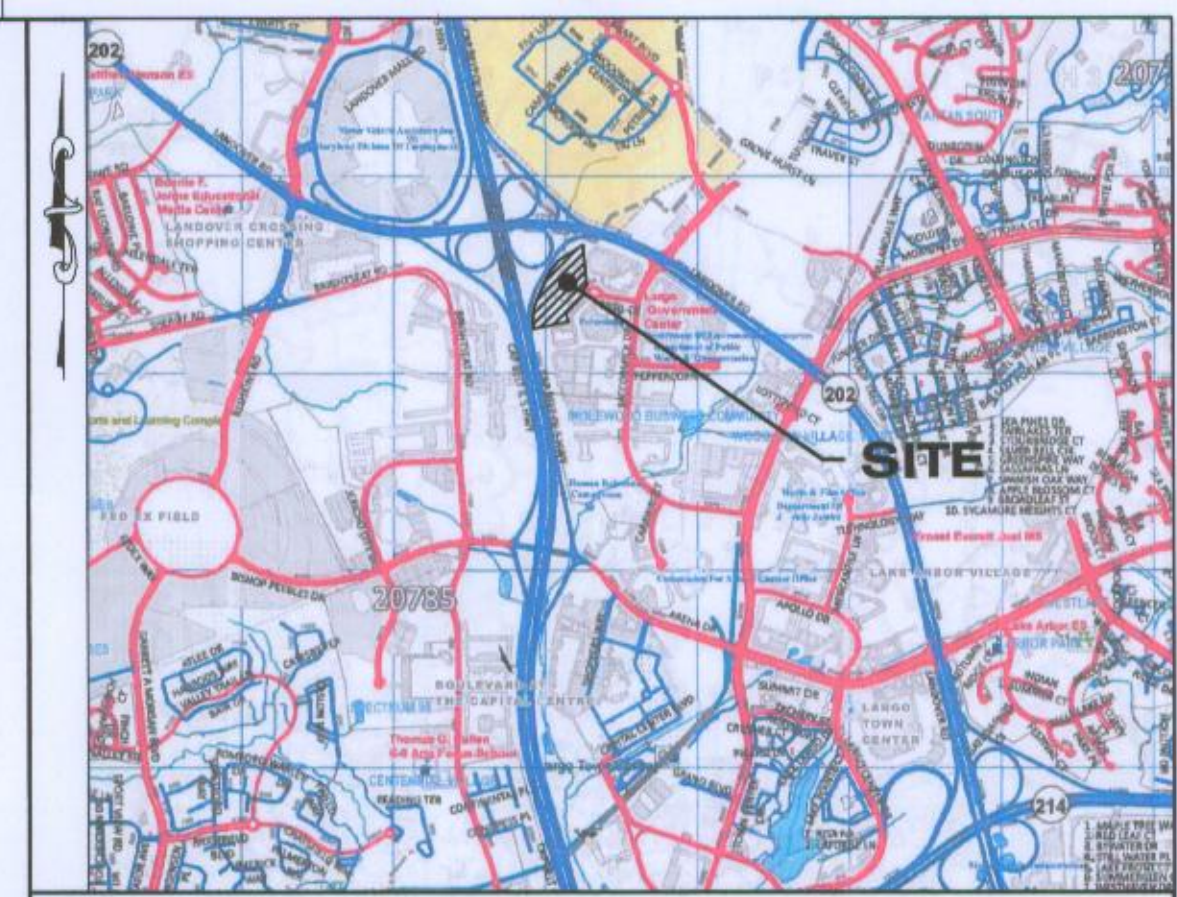


INGLEWOOD BUSINESS COMMUNITY HOMEWOOD SUITES BY HILTON TREE CONSERVATION PLAN 2



Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

OWNER / APPLICANT:
Largo Hotel, LLC
1101 30th Street N.W., Suite 500
Washington, DC 20007

CONTACT:
Evens Charles

INGLEWOOD BUSINESS COMMUNITY
HOMEWOOD SUITES BY HILTON
TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP REFERENCE 203NE08
200' MAP REFERENCE 203NE08

KEY MAP



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DAILY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 10729, EXPIRATION
DATE: JULY 14, 2018.

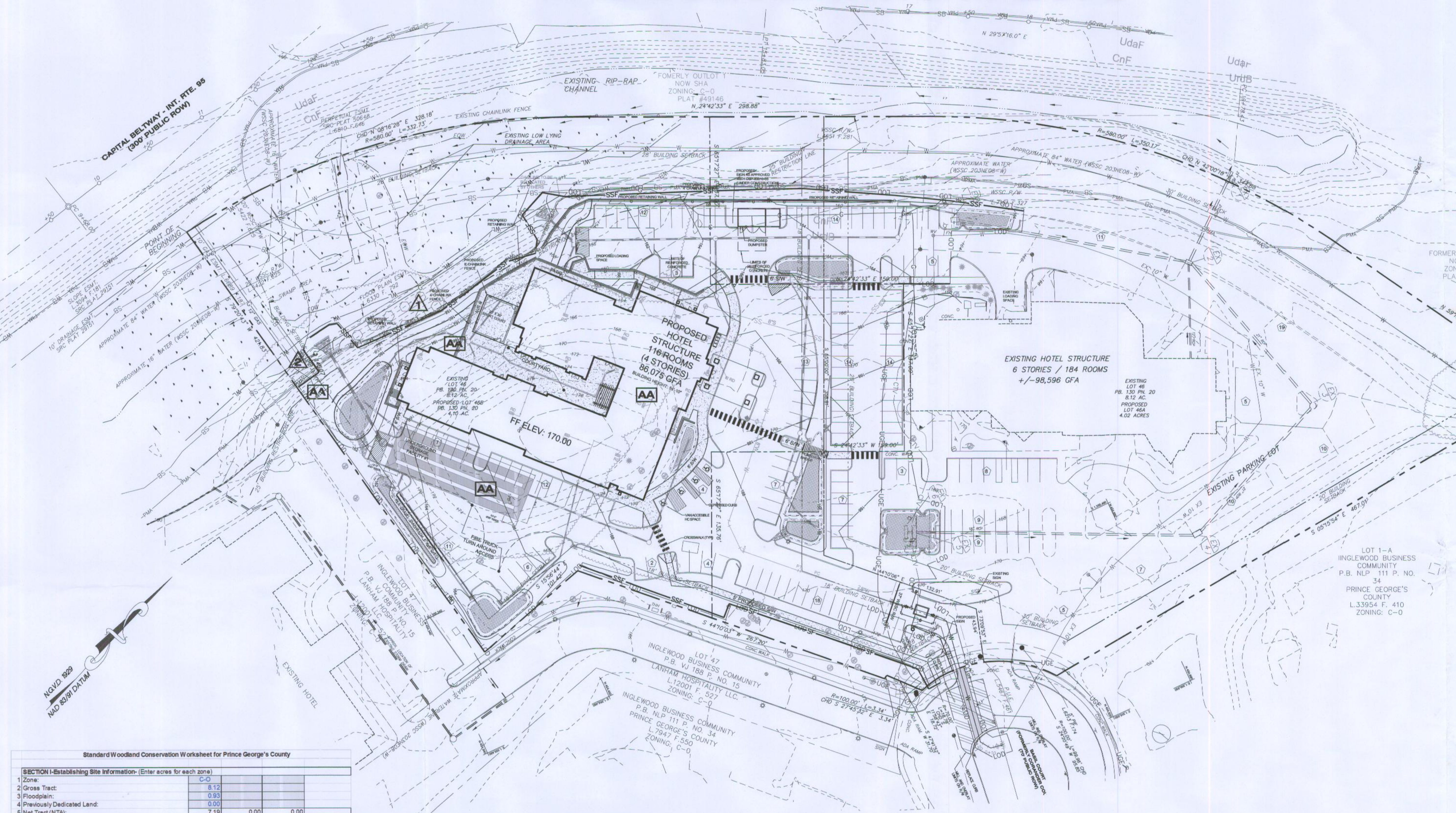
SCALE: 1" = 40'

No.	DATE	BY	Description
1	10/28/2016	RM	BID SUBMISSION
REVISIONS			
DRAWN BY: RM			
APPROVED BY: TA			
CHECKED BY: TA			
DATE: FEBRUARY 2016			

TITLE
TREE CONSERVATION PLAN 2

PROJECT NO.: 50080425

1
SHEET NO. 1 OF 3



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
1 Zone	C-0			
2 Gross Tract	8.12			
3 Floodplain	0.93			
4 Previously Dedicated Land	0.00			
5 Net Tract (NTA)	7.19	0.00	0.00	
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
15 Existing Woodland	0.85	0.07		
16 Woodland Conservation Threshold (WCT) =	15.00%			
17 Smaller of 13 or 14	0.00			
18 Woodland above WCT	0.85			
19 Woodland cleared	0.85	0.00	0.00	
20 Woodland cleared above WCT (smaller of 16 or 17)	0.00			
21 Clearing above WCT (0.25 - 1) replacement requirement	0.00			
22 Woodland cleared below WCT	0.82			
23 Clearing below WCT (2:1 replacement requirement)	1.64			
24 Afforestation Required	0.23			
25 Off-site WCA being provided on this property	0.00			
26 Woodland Conservation Required	1.80			
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation	0.00			
28 Afforestation / Reforestation	0.00			
29 Natural Regeneration	0.00			
30 Landscape Credits	0.00			
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
32 Forest Enhancement Credit (Area * 25)	0.00			
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
34 Area approved for fee-in-lieu/PFA	0.00			
35 Area approved for fee-in-lieu/PFA	0.00			
36 Off-site Woodland Conservation Credits Required	1.80			
37 Off-site WCA (preservation) being provided on this property	0.00			
38 Off-site WCA (afforestation) being provided on this property	0.00			
39 Woodland Conservation Provided	1.80			
39 Area of woodland not cleared	0.03			
40 Net tract woodland retained not part of requirements:	0.03			
41 100-foot floodplain woodland retained	0.07			
42 On-site woodland conservation provided	0.00			
43 On-site woodland retained not credited	0.10			
44 Prepared by: [Signature]	Signed	2-22-2017	Date	

* AREA OF PREVIOUS OFF SITE MITIGATION ON ANOTHER PROPERTY IN ACCORDANCE WITH APPROVED TCP# 06308 = TOTAL 0.99 AC.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE Largo Hotel 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.

Manager: [Signature] DATE: 2-2-17

OWNER OR OWNERS REPRESENTATIVE 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.

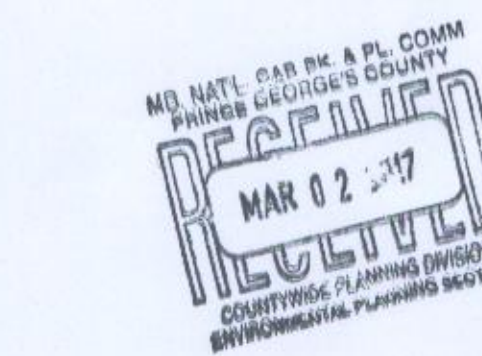
CONTRACT PURCHASER DATE

Web Soils Survey Soils Table				
Map Unit	Map Unit Name	Hydrologic Factor	Hydrologic Group	Drainage Class
CsF	Collington-Witt complex, 25-40% slopes	0.17	B	No (0)
UdA	Urbicium, heavy, 25-40% slopes	-	No (0)	Well drained
UdAB	Urban land-Collington-Witt complex, 0-2% slopes	-	D	No (0)
*Soils designated with an asterisk are found off-site but within the 100-foot buffer of the property boundary.				
SITE STATISTICS				
GROSS TRACT AREA	8.12 AC.			
EXISTING 100-YEAR FLOODPLAIN	0.93 AC.			
NET TRACT AREA	7.19 AC.			
EXISTING WOODLAND IN THE FLOODPLAIN	0.07 AC.			
EXISTING WOODLAND OUTSIDE OF FLOODPLAIN	0.85 AC.			
EXISTING WOODLAND NET TRACT	0.85 AC.			
EXISTING PMA	1.62 AC.			
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	176 L.F.			

Table B-1. General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-0 (DDOZ zone)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	80 GRID D3 / 60 GRID D4
Administrative	WSSC Grid (Sheet 20)	203NE08
Administrative	Policy Analysis Zone (PAZ)	254D
Administrative	Planning Area (Plan Area)	13
Administrative	Election District (ED)	13
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (TAZ) (TAZ-COG)	1113
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2421

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

LEGEND	
210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING STRUCTURE/BUILDING REMAINS
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA (BRUSH)
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	EXISTING STORM DRAIN EASEMENT
---	EXISTING PUBLIC UTILITY EASEMENT
---	EXISTING CHAIN LINK FENCE
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SIDEWALK
---	EXISTING STREAM
---	EXISTING EDGE OF WATER (LOW LYING AREA)
---	EXISTING WETLAND
---	EXISTING 25' WETLAND BUFFER
---	SOIL BOUNDARY
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	PROPOSED WATER
---	EXISTING TREES
---	34" OAK
---	SILT FENCE
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	FOREST RETAINED NON-PCA AREA
---	FOREST CLEARED AREA
---	BIORETENTION AREAS



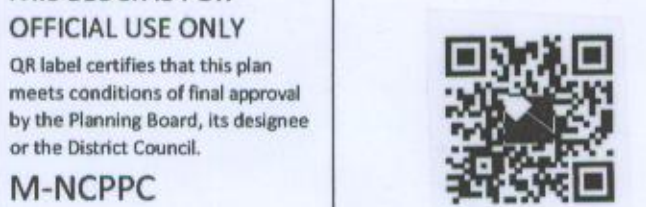
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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
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TYPE 2 TREE CONSERVATION (TCP2) PLAN

Prince George's County Planning Department, 15-00-000
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-063-08

Approved by: [Signature] DATE: 2/13/17

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



INGLEWOOD BUSINESS COMMUNITY
HOMWOOD SUITES BY HILTON
TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT

KEY MAP



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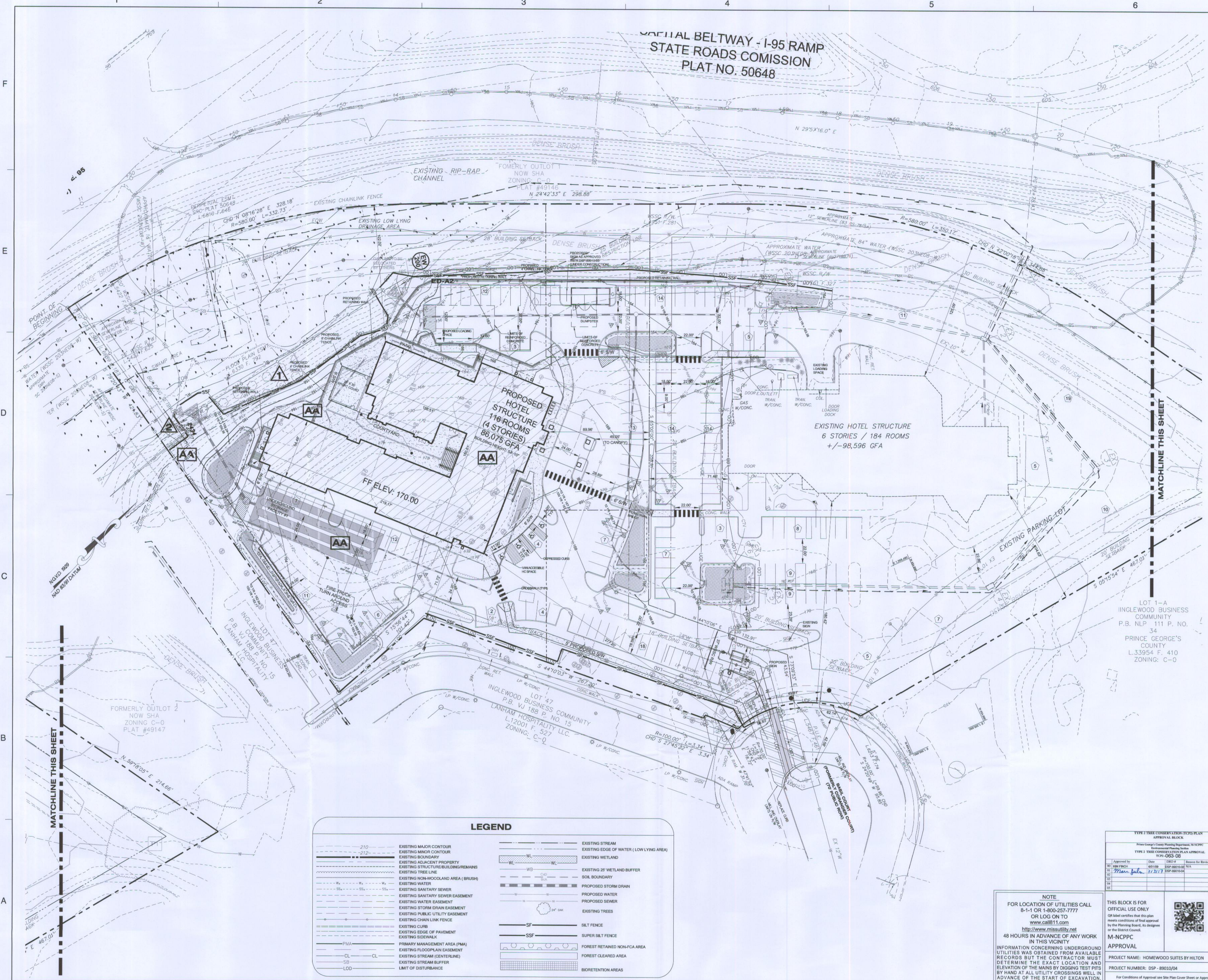
SCALE 0' 40' 80'
SCALE: 1" = 40'

NO.	DATE	BY	DESCRIPTION
1	10/28/2016	BY	BID SUBMISSION

DRAWN BY	RM
APPROVED BY	TA
CHECKED BY	TA
DATE	FEBRUARY 2016

TITLE
TREE CONSERVATION
PLAN 2

PROJECT NO. 50080425



LEGEND

210	EXISTING MAJOR CONTOUR	WL	EXISTING STREAM
212	EXISTING MINOR CONTOUR	WL	EXISTING EDGE OF WATER (LOW LYING AREA)
---	EXISTING BOUNDARY	WL	EXISTING WETLAND
---	EXISTING ADJACENT PROPERTY	WL	EXISTING 25' WETLAND BUFFER
---	EXISTING STRUCTURE/REMAINS	WL	SOIL BOUNDARY
---	EXISTING TREE LINE	WL	PROPOSED STORM DRAIN
---	EXISTING NON-WOODLAND AREA (BRUSH)	WL	PROPOSED WATER
---	EXISTING WATER	WL	PROPOSED SEWER
---	EXISTING SANITARY SEWER	WL	EXISTING TREES
---	EXISTING SANITARY SEWER EASEMENT	WL	SILT FENCE
---	EXISTING WATER EASEMENT	WL	SUPER SILT FENCE
---	EXISTING STORM DRAIN EASEMENT	WL	FOREST RETAINED NON-FCR AREA
---	EXISTING PUBLIC UTILITY EASEMENT	WL	FOREST CLEARED AREA
---	EXISTING CHAIN LINK FENCE	WL	BIORETENTION AREAS
---	EXISTING CURB	WL	
---	EXISTING EDGE OF PAVEMENT	WL	
---	EXISTING SIDEWALK	WL	
---	PRIMARY MANAGEMENT AREA (PMA)	WL	
---	EXISTING FLOODPLAIN EASEMENT	WL	
---	EXISTING STREAM (CENTERLINE)	WL	
---	EXISTING STREAM BUFFER	WL	
---	LIMIT OF DISTURBANCE	WL	

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TYPE 1 TREE CONSERVATION (TCPS) PLAN
APPROVAL BLOCK

Prin George's County Planning Department (NACPP)
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPS-063-08

Approved by	Date	Drawn by	Reason for Revision
Man Jula	2/3/17	DP	None

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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: HOMWOOD SUITES BY HILTON

PROJECT NUMBER: DSP - 89010/D4

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

A

d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

1. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE BUILDING, RETAINING WALLS AND PARKING LOTS AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON FOREST STAND DELINEATION REPORT PREPARED BY JM FORESTRY SERVICES, LLC. DATED FEBRUARY 10, 2016 AND THAT WHICH IS SHOWN ON THE NATURAL RESOURCES MAP, 2016, 2017 AND 2018, APRIL 15, 2016.
2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL TO THE STUMP IMMEDIATELY FOLLOWING THE REMOVAL OF THE PLANT TOPS. THE HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

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**TYPE 2 TREE CONSERVATION (TC2) PLAN
APPROVAL BLOCK**


Power Center City Planning / Planning Commission
Environmental Planning Section

**TYPE 2 TREE CONSERVATION PLAN APPROVAL
TC2-063-08**

Approved by	Date	ADO #	Reason for Rejection
01 <i>TC2 PLAN</i>	04/01/08	DSP-063-08/000A	
02 <i>Manuel</i>	5/11/17	DSP-063-08/000A	
03			
04			
05			
06			
07			
08			

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OR label certifies that this plan
meets conditions of final approval
by the Planning Board, to disapprove
or the District Council.



**M-NCPPC
APPROVAL**

