

FOREST SAVE AREA  
0.44 AC

Forested Stream Valley  
Buffer: 0.25 Ac.

Pioneer Hardwoods 2-8" Typ.  
Stand #1: 1.20 AC  
High Priority

PARCEL II  
151,162 sq. ft.  
3.47020 Acres

PROPOSED HOTEL BALLROOM ADDITION  
10,800 Sq. Ft.  
Building Height = 18.42'  
Proposed or Relocated

Existing 6 Story Hotel  
6 STORY BRICK  
BUILDING  
9100 BASIL COURT  
98,596 Sq. Ft.  
Existing Building Height = 57.4'

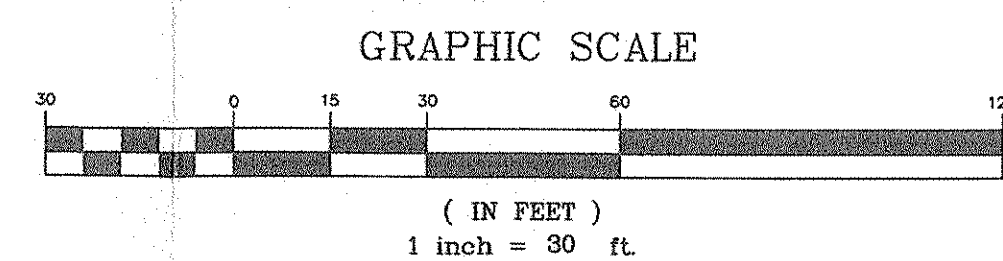
M-NCPPC APPROVALS			
PROJECT NAME: Inglewood Business Community			
PROJECT NUMBER: 708-2010/02			
For Conditions of Approval on the Plan Case Review Approval Sheet			
Approved by	Signature	Date	Comments
4/2/09	JS	4/1/09	

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP# 1063108	
Approved by	Date
<i>[Signature]</i>	4/1/09
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**KEY**

- PROPOSED FOREST BOUNDARY
- EXISTING FOREST BOUNDARY
- STEEP SLOPES (> 25%)
- PROPOSED FOREST PRESERVATION AREA (0.44 AC)
- PROPOSED LIMITS OF DISTURBANCE
- FOREST PRESERVATION SIGNAGE (50' INTERVALS)
- TREE PROTECTION FENCE & ROOT PRUNING
- EXISTING 100-YEAR FLOODPLAIN
- SOIL BOUNDARIES
- 50' STREAM VALLEY BUFFER
- EXPANDED STREAM VALLEY BUFFER

Woodland Conservation Worksheet for Prince George's County			
Zone:	1-3	0.00	
Ones Tract:	0.12	0.00	
Floodplain:	0.00	0.00	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	1.19	0.00	0.00
Include storage in the corresponding columns for each zone			
Zone 1-3	0.00	0.00	0.00
Zone 1-4	0.00	0.00	0.00
Zone 1-5	0.00	0.00	0.00
Zone 1-6	0.00	0.00	0.00
Zone 1-7	0.00	0.00	0.00
Zone 1-8	0.00	0.00	0.00
Zone 1-9	0.00	0.00	0.00
Zone 1-10	0.00	0.00	0.00
Zone 1-11	0.00	0.00	0.00
Zone 1-12	0.00	0.00	0.00
Zone 1-13	0.00	0.00	0.00
Zone 1-14	0.00	0.00	0.00
Zone 1-15	0.00	0.00	0.00
Zone 1-16	0.00	0.00	0.00
Zone 1-17	0.00	0.00	0.00
Zone 1-18	0.00	0.00	0.00
Zone 1-19	0.00	0.00	0.00
Zone 1-20	0.00	0.00	0.00
Zone 1-21	0.00	0.00	0.00
Zone 1-22	0.00	0.00	0.00
Zone 1-23	0.00	0.00	0.00
Zone 1-24	0.00	0.00	0.00
Zone 1-25	0.00	0.00	0.00
Zone 1-26	0.00	0.00	0.00
Zone 1-27	0.00	0.00	0.00
Zone 1-28	0.00	0.00	0.00
Zone 1-29	0.00	0.00	0.00
Zone 1-30	0.00	0.00	0.00
Zone 1-31	0.00	0.00	0.00
Zone 1-32	0.00	0.00	0.00
Zone 1-33	0.00	0.00	0.00
Zone 1-34	0.00	0.00	0.00
Zone 1-35	0.00	0.00	0.00
Zone 1-36	0.00	0.00	0.00
Zone 1-37	0.00	0.00	0.00
Zone 1-38	0.00	0.00	0.00
Zone 1-39	0.00	0.00	0.00
Zone 1-40	0.00	0.00	0.00
Zone 1-41	0.00	0.00	0.00
Zone 1-42	0.00	0.00	0.00
Zone 1-43	0.00	0.00	0.00
Zone 1-44	0.00	0.00	0.00
Zone 1-45	0.00	0.00	0.00
Zone 1-46	0.00	0.00	0.00
Zone 1-47	0.00	0.00	0.00
Zone 1-48	0.00	0.00	0.00
Zone 1-49	0.00	0.00	0.00
Zone 1-50	0.00	0.00	0.00
Zone 1-51	0.00	0.00	0.00
Zone 1-52	0.00	0.00	0.00
Zone 1-53	0.00	0.00	0.00
Zone 1-54	0.00	0.00	0.00
Zone 1-55	0.00	0.00	0.00
Zone 1-56	0.00	0.00	0.00
Zone 1-57	0.00	0.00	0.00
Zone 1-58	0.00	0.00	0.00
Zone 1-59	0.00	0.00	0.00
Zone 1-60	0.00	0.00	0.00
Zone 1-61	0.00	0.00	0.00
Zone 1-62	0.00	0.00	0.00
Zone 1-63	0.00	0.00	0.00
Zone 1-64	0.00	0.00	0.00
Zone 1-65	0.00	0.00	0.00
Zone 1-66	0.00	0.00	0.00
Zone 1-67	0.00	0.00	0.00
Zone 1-68	0.00	0.00	0.00
Zone 1-69	0.00	0.00	0.00
Zone 1-70	0.00	0.00	0.00
Zone 1-71	0.00	0.00	0.00
Zone 1-72	0.00	0.00	0.00
Zone 1-73	0.00	0.00	0.00
Zone 1-74	0.00	0.00	0.00
Zone 1-75	0.00	0.00	0.00
Zone 1-76	0.00	0.00	0.00
Zone 1-77	0.00	0.00	0.00
Zone 1-78	0.00	0.00	0.00
Zone 1-79	0.00	0.00	0.00
Zone 1-80	0.00	0.00	0.00
Zone 1-81	0.00	0.00	0.00
Zone 1-82	0.00	0.00	0.00
Zone 1-83	0.00	0.00	0.00
Zone 1-84	0.00	0.00	0.00
Zone 1-85	0.00	0.00	0.00
Zone 1-86	0.00	0.00	0.00
Zone 1-87	0.00	0.00	0.00
Zone 1-88	0.00	0.00	0.00
Zone 1-89	0.00	0.00	0.00
Zone 1-90	0.00	0.00	0.00
Zone 1-91	0.00	0.00	0.00
Zone 1-92	0.00	0.00	0.00
Zone 1-93	0.00	0.00	0.00
Zone 1-94	0.00	0.00	0.00
Zone 1-95	0.00	0.00	0.00
Zone 1-96	0.00	0.00	0.00
Zone 1-97	0.00	0.00	0.00
Zone 1-98	0.00	0.00	0.00
Zone 1-99	0.00	0.00	0.00
Zone 1-100	0.00	0.00	0.00



NOTE: OFF-SITE FOREST MITIGATION CREDITS TO BE PURCHASED FROM FOREST MITIGATION BANK.

#### TCP GENERAL SITE INFORMATION

EXISTING ZONING : 1-3  
GROSS TRACT AREA : 8.12 AC.  
NET TRACT AREA : 7.19 AC.  
WOODLAND CONSERVATION REQUIRED : 1.43 ACRES  
WOODLAND CONSERVATION PROVIDED : 1.43 ACRES  
ON-SITE: 0.44 ACRES  
OFF-SITE: 0.99 ACRES

#### Soil Information

Soil Series	Mapping Unit	Dominant textures	Slopes	Erodibility (E-factor)	Hydric Characteristics
Collington	CmBz	Fine sandy loam	2-5%	0-13" = 28 13-32" = 32 32-60" = 24	Upland
Collington	CmCz	Fine sandy loam	5-10%	0-13" = 28 13-32" = 32 32-60" = 24	Upland
Collington	CmDz	Fine sandy loam	10-15%	0-13" = 28 13-32" = 32 32-60" = 24	Upland
Collington	CmDz	Fine sandy loam	10-15%	0-13" = 28 13-32" = 32 32-60" = 24	Upland
Collington	CmEz	Fine sandy loam	15-30%	0-13" = 28 13-32" = 32 32-60" = 24	Upland
Mixed alluvial land	Mw	Mixed	n/a	0-13" = 28 13-32" = 32 32-60" = 24	Bottomland

#### EXISTING FOREST TABLE

DESCRIPTION	SIZE
Total Tract Area	8.12 Acres
Existing Forest	1.20 Acres
Wetland Area / Forest in Wetlands	0.00 / 0.00 Acres
100-year Floodplain / Forest in 100-year Floodplain	0.93 / 0.19 Acres
Stream Buffer / Forest in Stream Buffer	1.65 / 0.42 Acres

#### FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE: 5.24.09

MACRIS, HENDRICKS & GLASCOCK, P.A.  
BY: VC BRYANT  
REGISTERED LANDSCAPE ARCHITECT  
MARYLAND REG. NO. 118

OWNER/APPLICANT  
PARAMOUNT HOTEL GROUP  
710 ROUTE 46 EAST  
FAIRFIELD, N.J. 07004  
ATTN: STEPHEN G. SIEGEL  
PH: 973-882-0505 x102

TREE CONSERVATION PLAN TYPE II  
LOT 46  
INGLEWOOD BUSINESS COMMUNITY  
PLAT BOOK NLP 130, PLAT No. 020  
13TH ELECTION DISTRICT - PRINCE GEORGE'S - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279  
Phone: 301.670.0840  
Fax: 301.948.0693  
www.mhga.com

Proj. Mgr. JDS  
Design. JDS  
Date 5-12-08  
Scale 1"=30'  
Project No. 87.127.41  
Sheet 1 of 2

APPROVED PLAN



TREE PRESERVATION NOTES

- 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.
- The Forest Resources Unit of the Department of Environmental Resources (DER) must be contacted at (301) 925-5820 prior to the start of any work on the site, to address implementation of Tree Conservation measures shown on this Plan.
- 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 owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- 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.
- An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The attendants at this meeting should include: developer's representative, construction superintendent, tree professional, M-NCPPC staff, and sediment control inspector.
- The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation. Temporary tree protection devices may include:
  - Chain link fence (four feet high)
  - Orange plastic mesh fence (four feet high)
  - Barbed wire
  - Protective signage
- Woodland Conservation-Tree Save Areas and/or Reforestation Areas shall be posted at the same time as Tree Protective Device installation and/or start of reforestation activities. Signs shall be posted at 50 foot intervals along the Tree protection fencing. These signs shall remain until the Tree protection fencing is removed.
- Temporary protection devices shall be maintained and installed by the contractor for the duration of the construction project and must not be altered without prior approval from Prince George's County. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No access to the fenced area will be permitted. Tree protection fencing shall not be removed without approval of Prince George's County. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved ESC plan.
- No clearing or grading shall begin before stress-reduction measures have been implemented, unless otherwise permitted by Prince George's County. Appropriate measures (see Tree Conservation Plan) may include:
  - Root pruning
  - Crown reduction or pruning
  - Watering
  - Fertilizing
  - Vertical mulching
- All stress-reduction measures must be performed by a State of Maryland licensed tree expert or International Society of Arboriculture certified arborist.

- Long-term protection devices (see Tree Conservation Plan) may include:
  - Root aeration systems
  - Retaining walls
  - Raised sidewalks
  - Tunneling of utilities
  - Pier and panel walls
  - Parous pavers
- Long-term protection devices will be installed per the Tree Conservation Plan and attached details. Installation will occur at the appropriate time during the construction project.
- Periodic inspections by Prince George's County will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the inspector, must be made in a timely fashion.
- After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
  - Removal and replacement of dead or dying trees
  - Pruning of dead or declining limbs
  - Soil aeration
  - Fertilization
  - Watering
  - Wound repair
  - Cleanup of retention areas
- After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial of debris may take place.

TYPE II TREE CONSERVATION PLAN NOTES

- 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.
- The department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.
- 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 owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- 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.
- All required off-site mitigation shall be identified on an approved TCP-II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
- The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation-Tree Save Areas and/or Reforestation Areas shall be posted at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Subtitle 4 of the Prince George's County Code.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES  
Prepared by the Environmental Planning Section, Planning Department, MNCPPC  
Revised: 4/23/2003

Removal of Hazardous Trees or Hazardous Limbs by Developers or Builders

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 Department of Environmental Resource as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- The removal of noxious, invasive, and non-natives plant species from the woodland conservation areas may 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.
- 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 directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

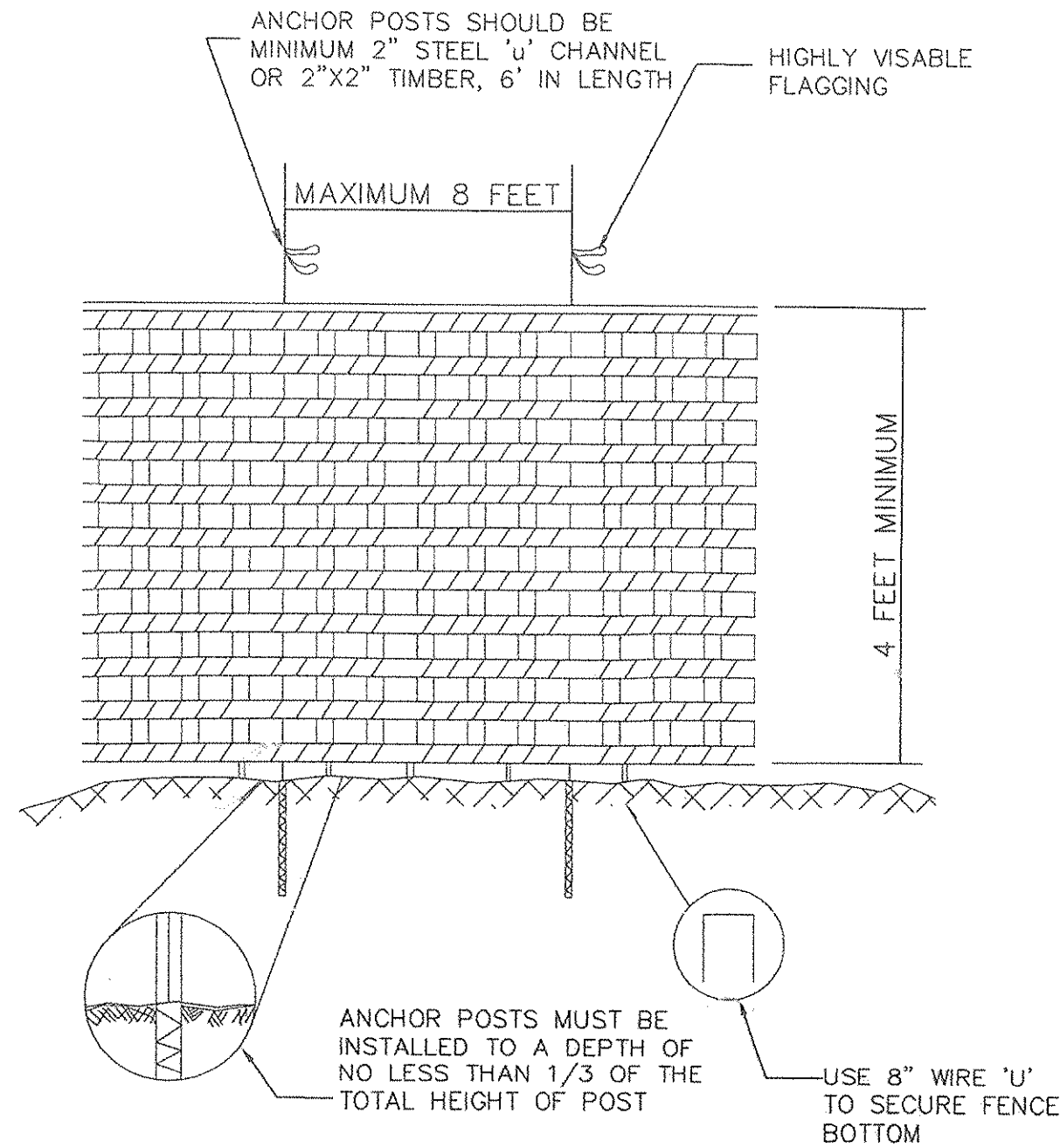
Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

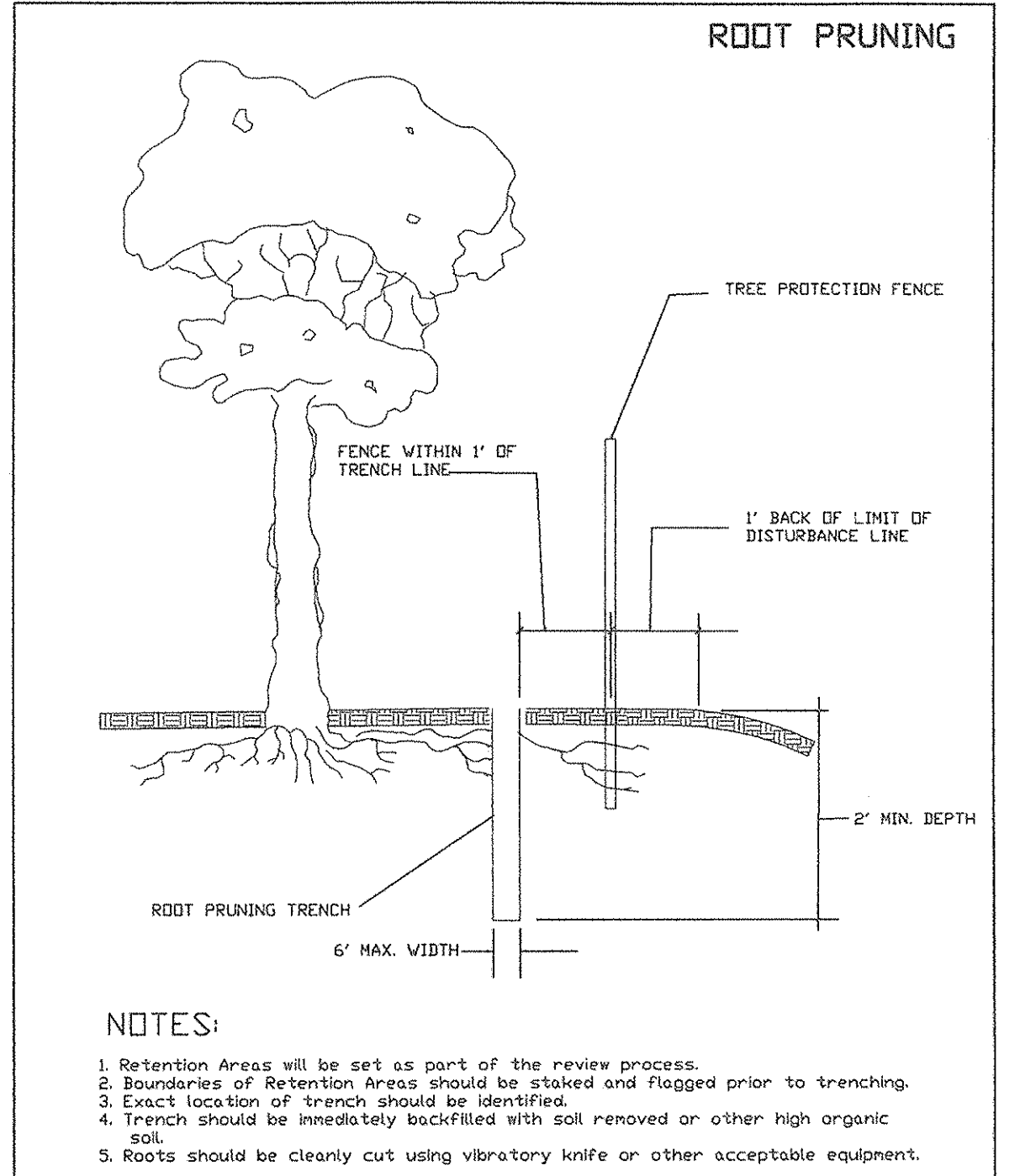
Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCP&PC, Environmental Planning Section located on the 4<sup>th</sup> floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCP&PC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.



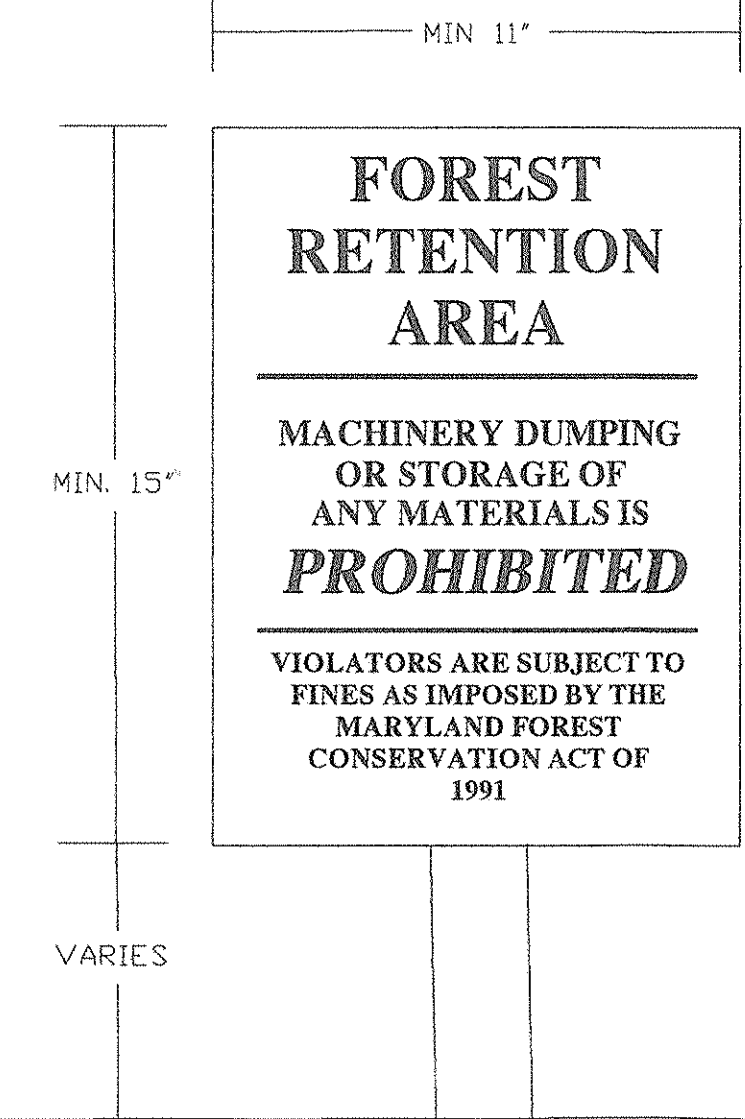
- NOTES:
- Limits of disturbance will be set as part of the review process for an approved TCP.
  - The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
  - Anchor posts should be placed to avoid severing or damaging large tree roots.
  - Fencing material should be fastened securely to the anchor posts, cross barbing, and ground.
  - Device should be maintained throughout construction.

TREE PROTECTION FENCE  
Blaze Orange Plastic Mesh



- NOTES:
- Retention Areas will be set as part of the review process.
  - Boundaries of Retention Areas should be staked and flagged prior to trenching.
  - Exact location of trench should be identified.
  - Trench should be immediately backfilled with soil removed or other high organic soil.
  - Roots should be cleanly cut using vibratory knife or other acceptable equipment.

Signage



NOTES:

- Bottom of signs to be higher than top of tree protection fence.
- Signs to be placed approximately 50' apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
- Attachment of signs to trees is prohibited.



FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE: 5.26.09 BY: VC BRYANT

MACRIS, HENDRICKS & GLASCOCK, P.A.  
REGISTERED LANDSCAPE ARCHITECT  
MARYLAND REG. NO. 1181

NO.	DATE	DESCRIPTION	BY
1	11/12/08	REVISED PLANNING LAYOUT PER M-NCPPC REVIEW COMMENTS OF 10/29/08	JDS

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCP II 1063 1 00

Approved by: [Signature] Date: 6/01/09

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TAX MAP 60 WSSC 203NE08

TREE CONSERVATION PLAN TYPE II  
LOT 46  
INGLEWOOD BUSINESS COMMUNITY  
PLAT BOOK NLP 130, PLAT No. 020  
13TH ELECTION DISTRICT - PRINCE GEORGE'S - MARYLAND

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886-1279  
Phone 301.670.0840  
Fax 301.848.0893  
www.mhga.com

Macris, Hendricks & Glascock, P.A.  
Engineers ■ Planners  
Landscape Architects ■ Surveyors

Proj. Mgr. RJB Designer JDS  
Date 5-12-08 Scale 1"=30'  
Project No. 87.127.41 Sheet 2 of 2

USP89010-02