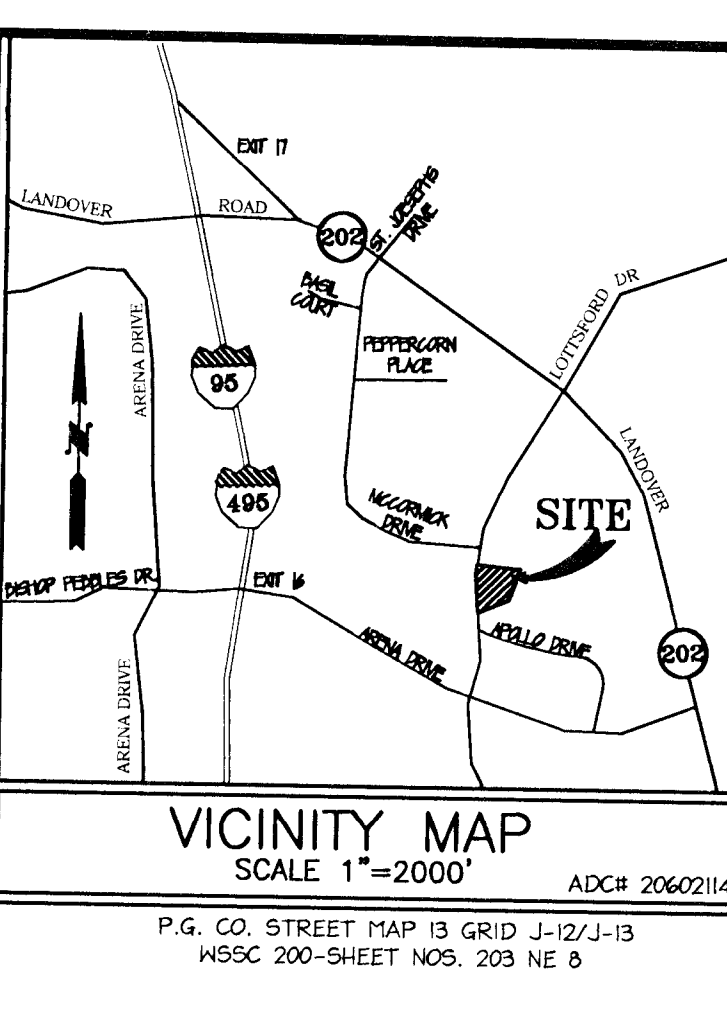


DATE **BY** **REVISIONS**

9-19-16	JR	COUNTY COMMENTS
4-06-17	JR	COUNTY COMMENTS

LEGEND:

- EX. PROPERTY LINE
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER
- EX. SOIL TYPE DEMARCATION LINE
- EX. TREE PROTECTION FENCING
- EX. LIMITS OF DISTURBANCE
- EX. SOIL TYPE
- EX. EXISTING CANOPY TO BE PRESERVED
- EX. EXISTING CANOPY (SAPPLINGS) TO BE REMOVED
- EX. SPECIMEN TREE IDENTIFICATION NUMBER
- EX. CRITICAL ROOT ZONE - SPECIMEN TREES
- EX. SPECIMEN OR LARGE TREE TO BE PRESERVED



- TCP-II REVISION NOTES:**
- There are no areas of contiguous woodland, defined as being 10,000 square feet or greater, existing on this site.
 - This plan is intended to update TCP2-85-05, which was approved for DSP-04025 on January 11, 2008.
 - The original TCP2 has been implemented on the development site; vegetation had been cleared, and construction had commenced on the office building project before being abandoned.
 - The TCP2 measures such as tree protection fencing and tree protection signage are still in place.
 - New areas of volunteer saplings and brush have begun to establish on large topsoil stockpiles that were created as a result of the previous abandoned office building project. These areas are the primary difference between this TCP2 revision and the current TCP2 and the reason for the revision.
 - The topsoil stockpiles are primarily covered by *Pinus caryocarpa* (Catawba Pine) saplings, which are listed as both invasive and a prohibited plant in Prince George's County. These trees have volunteered from existing mature trees planted as street trees along Lottsford Road.
 - The topsoil stockpiles are to be cleared and leveled to redevelop the parcel. The wooded areas shown to be preserved in the previous TCP2 are also to be preserved in this revised TCP2.
 - There are three specimen trees and one large double-trunk tree on or near this property that were not identified in the original TCP2. Two trees are fully on the property, one is partially on the property, and one is just off the property. These trees have been located by survey and identified on this TCP2 revision. All of these trees are proposed to be preserved.
 - A 1.05 acre off-site woodland conservation area has previously been recorded for this property (L. 20021 - F. 416).

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I: Establishing Site Information (Enter acres for each zone)

1 Zone:	3.56			
2 Gross Tract:	0.00			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	3.56	0.00	0.00	

6 TCP Number: 11-085-05-01 Revision #: 0

7 Property Description or Subdivision Name: Inglewood Lot 27 - Staybridge Suites Largo

8 Is this site subject to the 1989 Ordinance? (Y/N): N

9 Is this one (1) single family lot? (Y/N): N

10 Are there prior TCP approvals which include a: N

11 combination of this lot? (Y/N): N

12 Is any portion of the property in a WC Bank? N

13 Break-even Point (preservation): 0.53 acres

14 Clearing permitted w/o reforestation: -0.01 acres

SECTION II: Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFIT	Column B Floodplain Net Tract	Column C Off-Site (1.1)	Column D Impacts (1.1)
15 Existing Woodland	0.52	0.00		
16 Woodland Conservation Threshold (WCT) =	15.00%	0.53		
17 Smaller of 13 or 14	0.52			
18 Woodland above WCT	0.00			
19 Woodland cleared above WCT (smaller of 16 or 17)	0.52	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	0.52			
23 Clearing below WCT (2.1 replacement requirement)	1.04			
24 Reforestation Required	15.00%	0.01		
25 Off-site WCA being provided on this property	0.00			
26 Woodland Conservation Required	1.05			

SECTION III: Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AFIT	Column B Floodplain Net Tract	Column C Off-Site (1.1)	Column D Impacts (1.1)
27 Woodland Preservation	0.00			
28 Reforestation / Reforestation				
29 Natural Regeneration				
30 Landscape Credits				
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				
35 Off-site Woodland Conservation Credits Required	1.05			
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	1.05			

39 Area of woodland not cleared: 0.00 acres

40 Net tract woodland retained not part of requirements: 0.00 acres

41 100-foot floodplain woodland retained: 0.00 acres

42 On-site woodland conservation provided: 0.00 acres

43 On-site woodland retained not credited: 0.00 acres

44 Prepared by: [Signature] Date: 04/06/2017

Specimen Trees On-Site

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments	Disposition	Preservation Comments
17-1	Redbay	<i>Calyptranthes</i>	22.18"	3	Double Trunk/Stripped Branches	Save	LOD will save from CRZ
17-2	Redbay	<i>Calyptranthes</i>	30"	3	Condition: Good	Save	LOD will save from CRZ
17-3	Black Locust	<i>Rubus procerus</i>	36"	3	Trunk Split, Severe Damage	Potentially Remove	Tree May be Removed
17-4	Intersecting	<i>Calyptranthes</i>	36"	3	Condition: Good	Save	LOD in CRZ - Root Protection

Note: All Specimen, champion, and historic trees on-site or within 100 feet of the LOD have been surveyed, located, double trunk tree is technically classified as two separate trees with a conjoined trunk but is shown here to ensure preservation.

I/ We Heritage Inn & Suites of Upper Marlboro, 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.

[Signature] 4/6/17
Owner or Owners Representative Gary Tharaldson, Managing Member 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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-085-05

Approved by	Date	DRD #	Reason for Revision
00 Kim Finch	12/20/17		N/A
01 Margaret Reiser	4/01/17	15041	
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: Staybridge Suites at Largo

PROJECT NUMBER: DSP-15041/TCP2-085-05

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

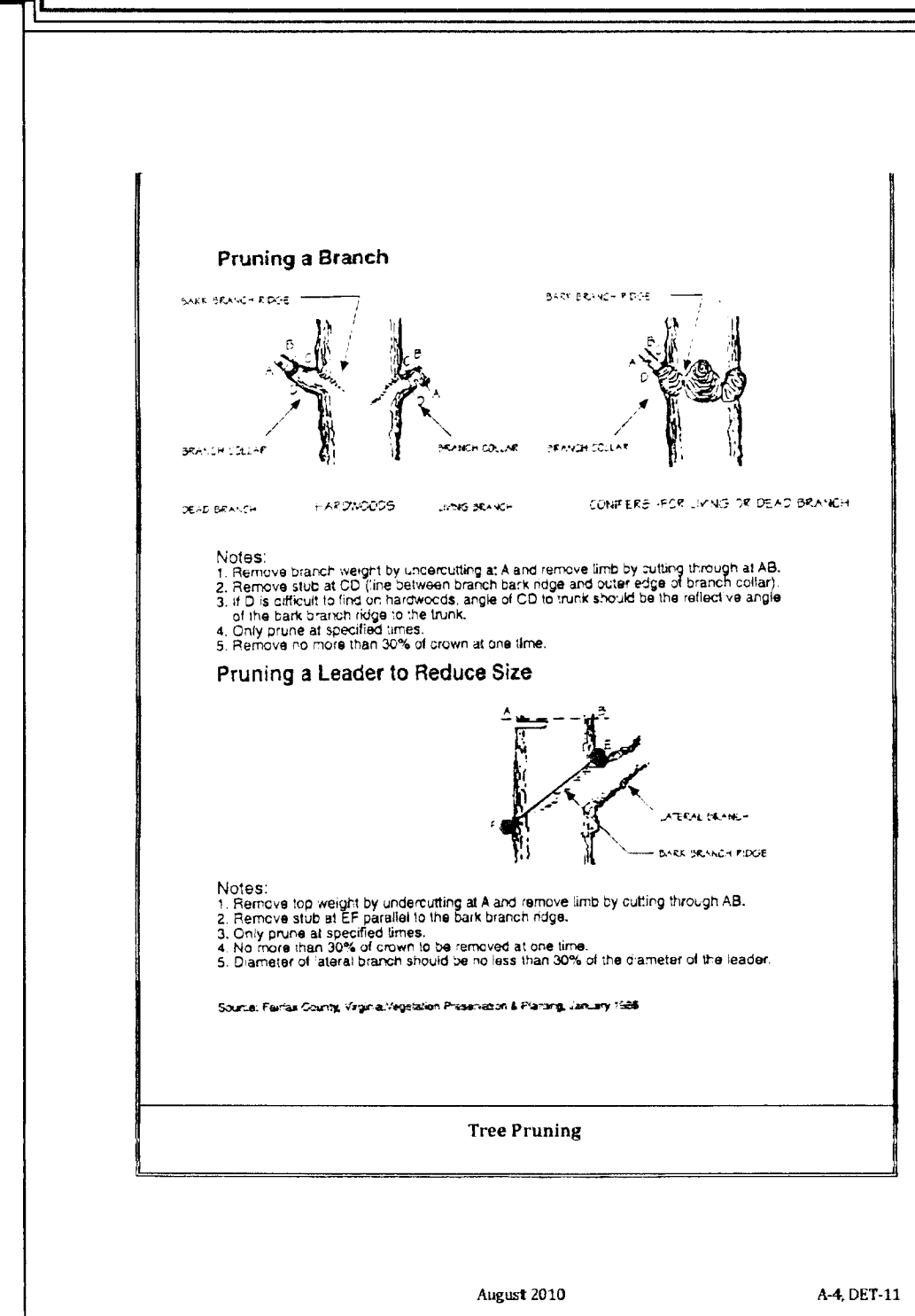
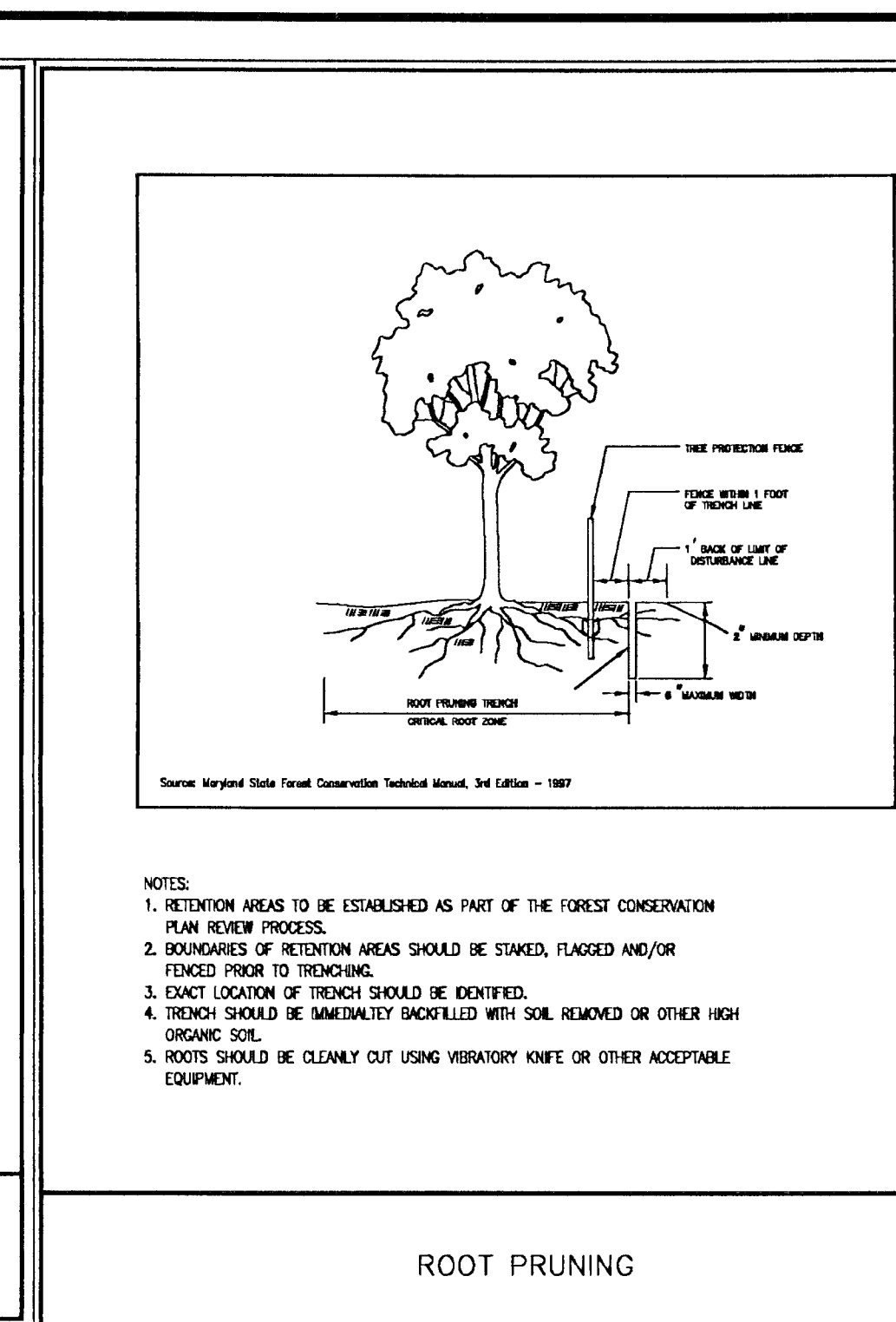
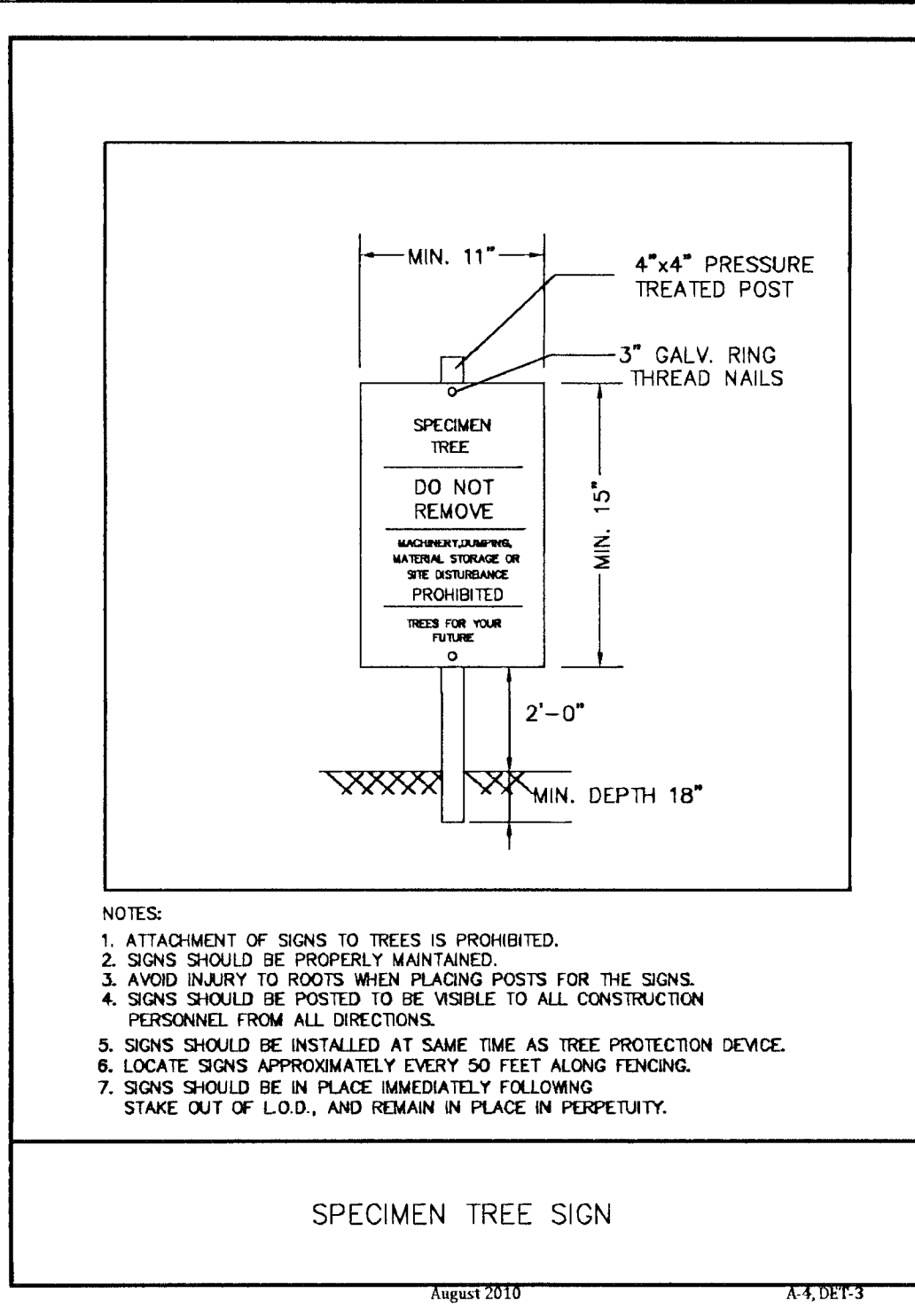
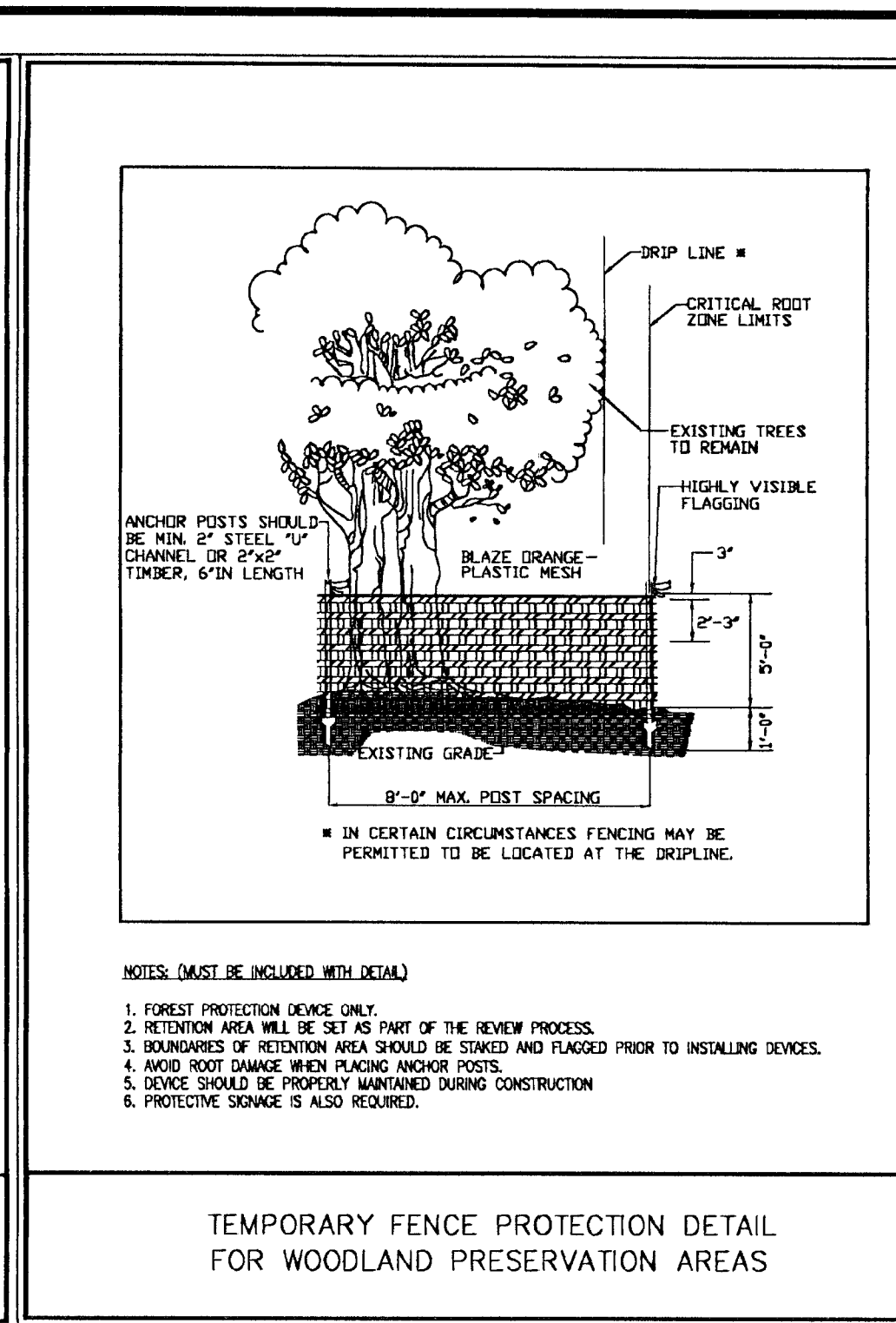
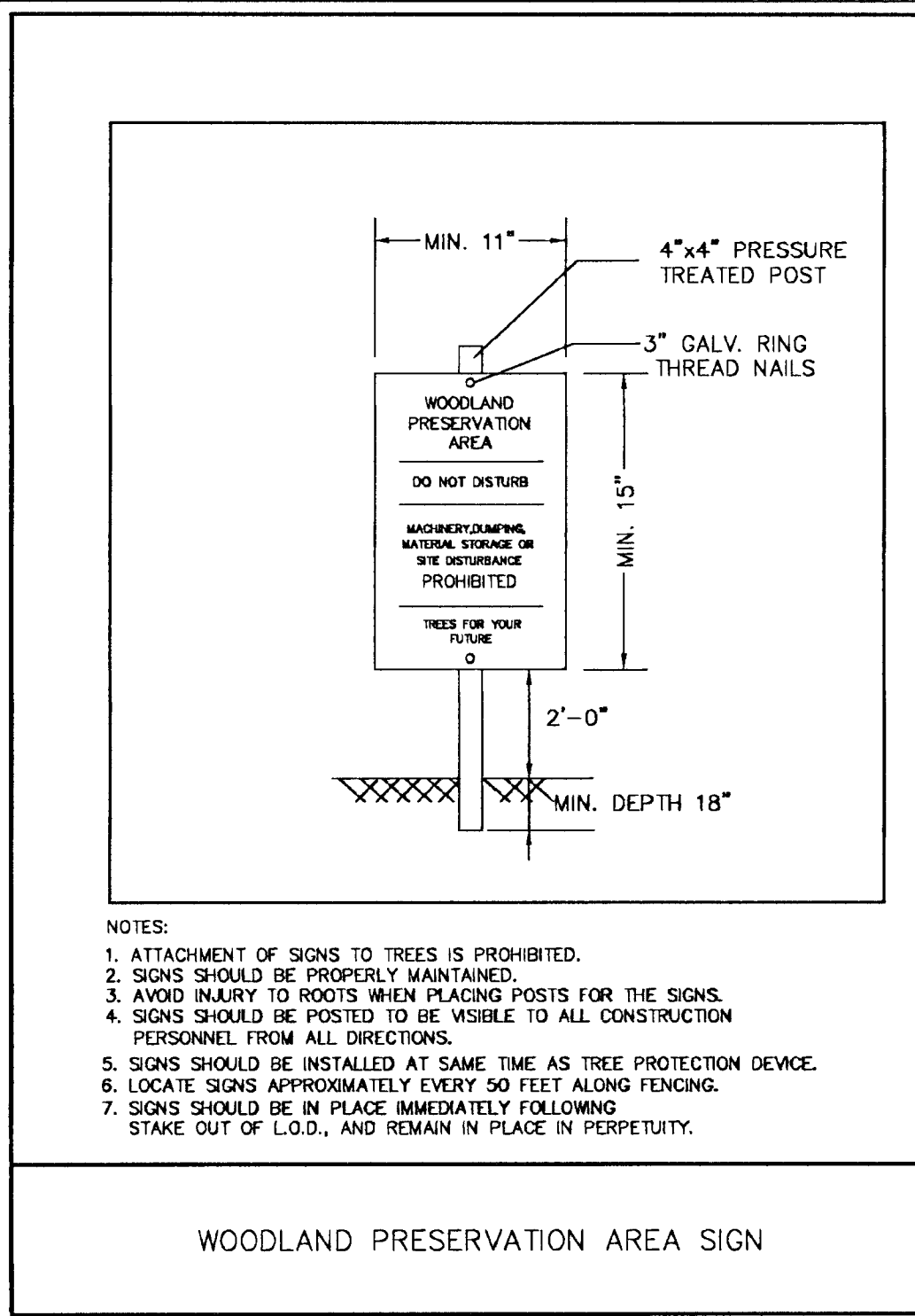
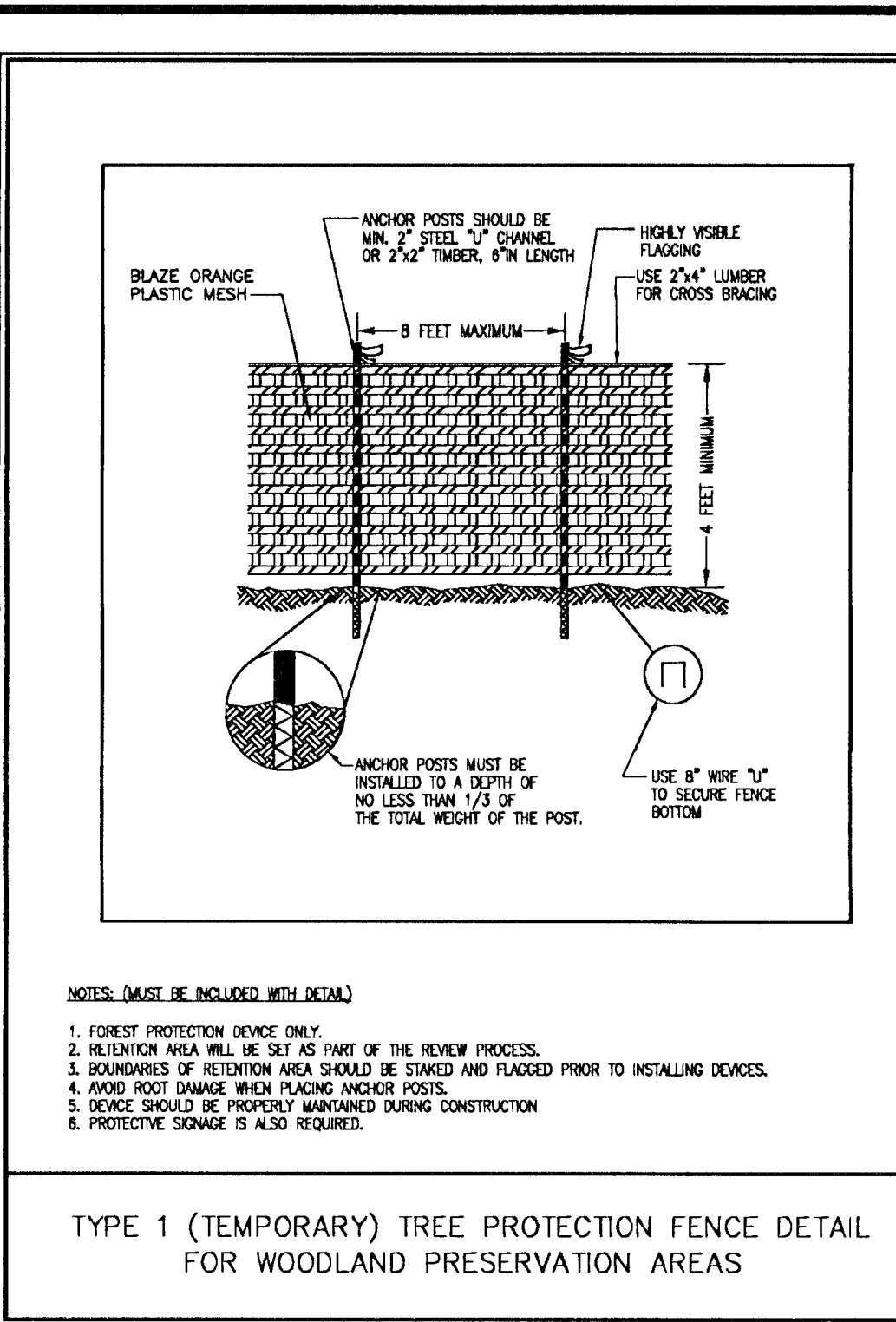
christopher consultants
9900 main street (suite 400) · Fairfax, VA 22031
phone 703.273.6820 · fax 703.273.6820

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
LANDSCAPE ARCHITECT
04/06/2017

TREE CONSERVATION PLAN
TYPE II
REVISION TO
TCP2-85-05

STAYBRIDGE SUITES AT LARGO
57 N STREET, NW
WASHINGTON, DC 20001

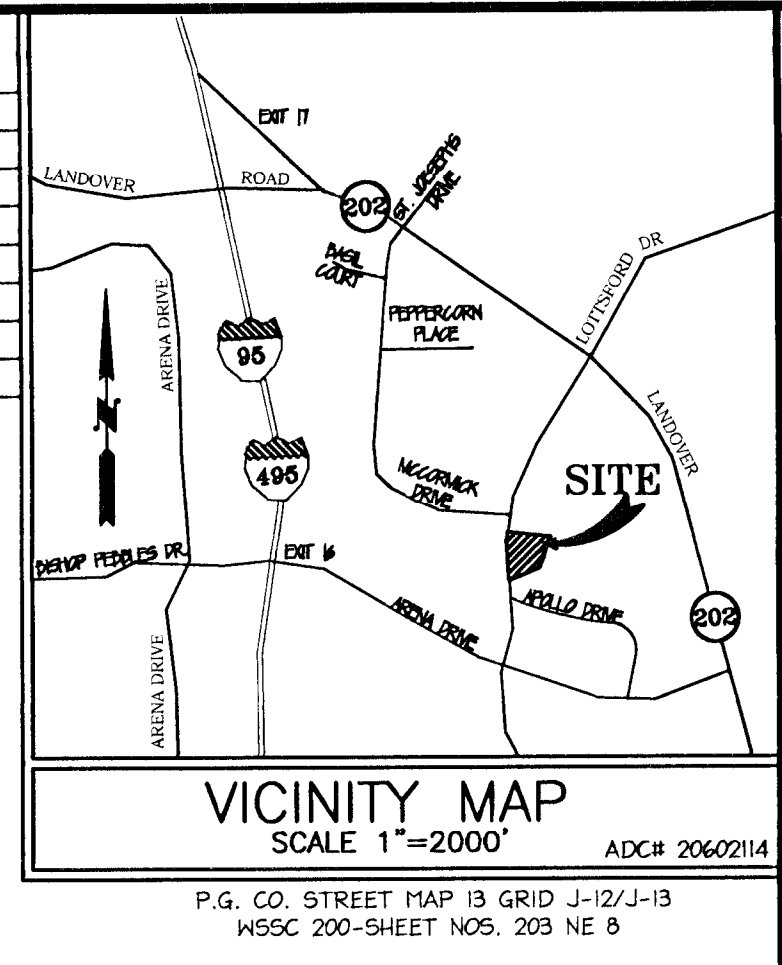
PROJECT NO: 07054.003.00
SCALE: 1" = 30'
DATE: 4/18/16
DESIGN: JTR
DRAWN: JTR
CHECKED:
SHEET No. 1 of 2
103641



GENERAL TCP-1 NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-1504I. If DSP-1504I expires, then this TCP2 also expires and is no longer valid.
2. 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 \$4.00 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 the 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 the Environmental Strategy Area (ESA I) of Plan Prince George's 2035 (formerly the Developed Tier) and is zoned IT-U-1.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway, or scenic byway.
8. The property is adjacent to Lottford Road, which is classified as an Arterial Roadway.
9. This plan is grandfathered under CB-27-200, Section 25-19(a).
10. 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 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. The location of all temporary tree protection fencing (TTPFs) 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 TTPFs may begin.
13. 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 land is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TTPF installation. These signs must remain in perpetuity.
15. 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.
16. 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 a personal injury or property damage.
17. 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 trees 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.
18. 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.
19. If a tree or trees become hazardous prior to land 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 photos 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.

DATE	BY	REVISIONS
9-19-16	JR	COUNTY COMMENTS
4-06-17	JR	COUNTY COMMENTS



christopher consultants
9900 main street (suite 400) · Fairfax, VA 22031
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STATE OF MARYLAND
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
04/06/2017

TREE CONSERVATION PLAN
TYPE II
REVISION TO
TCP2-85-05

**STAYBRIDGE SUITES
AT LARGO**
57 N STREET, NW
WASHINGTON, DC 20001

PROJECT NO. 07054.003.00
SCALE: 1" = 30'
DATE: 4/18/16
DESIGN: JTR
DRAWN: JTR
CHECKED:
SHEET No. 2 OF 2

I/ We Heritage Inn & Suites of Upper Marlboro, 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.

Owner or Owners Representative Gary Tharaldson, Managing Member Date 4/16/17

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Contract Purchaser _____ Date _____

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-085-05			
Approved by	Date	DRD #	Reason for Revision
00 <u>Kim Finch</u>	12/2/07		N/A
01 <u>Meghan K. Reiser</u>	4/20/17	DSP-1504I	NEW DSP - PGCPB NO. 16-108
02			
03			
04			
05			

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M-NCPPC APPROVAL

PROJECT NAME: Staybridge Suites at Largo

PROJECT NUMBER: DSP-1504I/TCP2-085-05-01

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