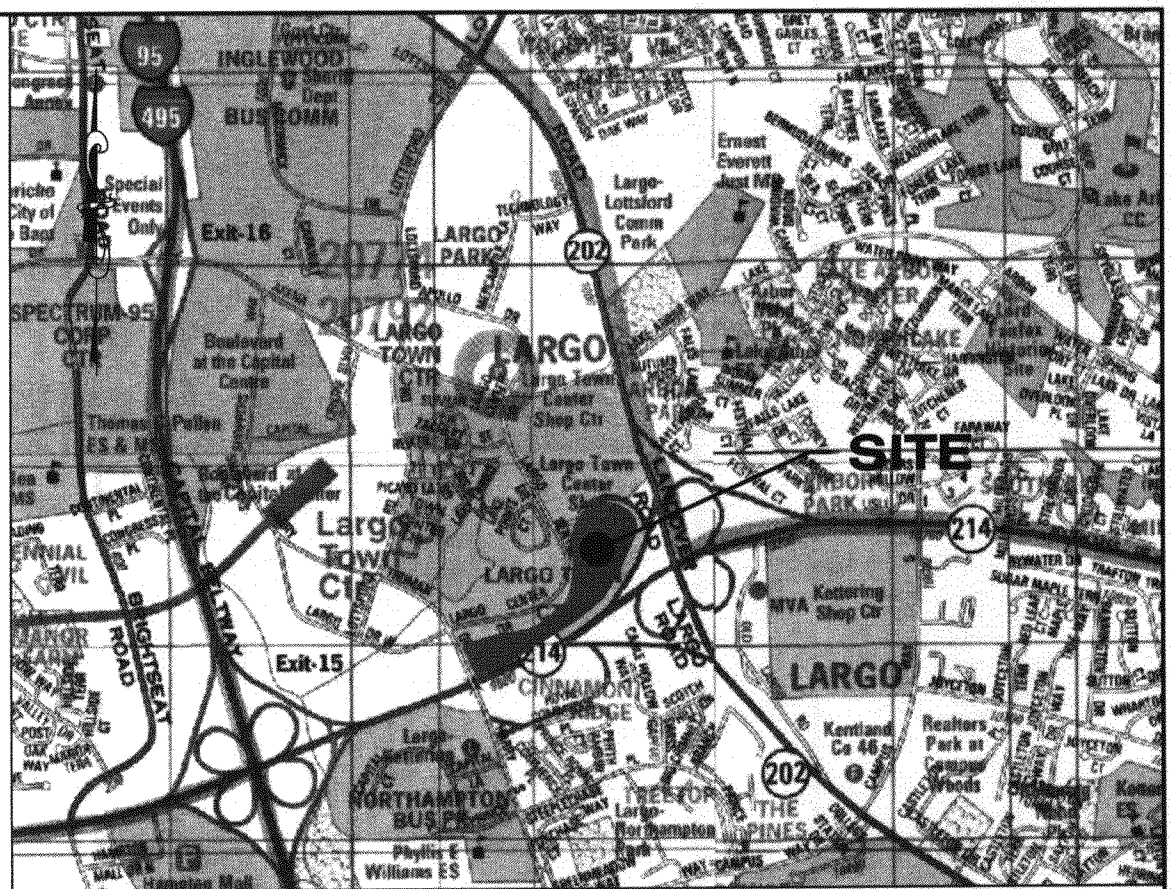


THE CRESCENTS AT LARGO TOWN CENTER

TYPE 2 TREE CONSERVATION PLAN



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 5531 GRIDS F7 & G7

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

SHEET INDEX

- COVER SHEET
- PLAN SHEETS
- DETAIL SHEETS

GENERAL NOTES

- SUBDIVISION NAME: THE CRESCENTS AT LARGO TOWN CENTER
- TOTAL ACREAGE
GROSS ACREAGE: 18.01 ACRES
FLOOD PLAN ACREAGE: 0.0 ACRES
NET ACREAGE: 18.01 ACRES
- EXISTING ZONING: M-U-I
- PROPOSED USE: MULTI-FAMILY AND TOWNHOUSE
- NUMBER OF LOTS & PARCELS
PROPOSED
a. LOTS: 84
b. PARCELS: 16
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE:
a. APARTMENTS: 352 (24 STUDIO 158 1-BEDROOM 170 2-BEDROOM)
b. TOWN HOMES: 84
TOTAL: 436
- 200 FOOT MAP REFERENCE NUMBER (WSSC): 201NE09
- TAX MAP NUMBER AND GRID: 67 GRIDS E3, F2, F3
- AVIATION POLICY AREA # AND AIRPORT NAME: NO AVIATION POLICY AREAS KNOWN TO EXIST ON SITE.
- WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
- PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 39406-2005-01, APPROVED MARCH 10, 2012 & UPDATED MAY 3, 2013 APPROVED THROUGH MAY 3, 2016.
- PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY
• 10-FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG ALL ALL PUBLIC RIGHT OF WAY
• 15-FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG SOUTH SIDE OF LARGO TOWN CENTER DRIVE
• 10-FOOT TYPICAL UTILITY EASEMENT (UE) ALONG PRIVATE RIGHT OF WAY
- MANDATORY PARK DEDICATION: NONE
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- STREAMS AND WETLANDS: YES, FROM A STUDY PREPARED BY KLEBASCO ENVIRONMENTAL IN A STUDY DATED JULY 2012.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
- 100 YEAR FLOODPLAIN: NO
- CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY
- BOUNDARY: ALTA PREPARED BY DEWBERRY IN DECEMBER, 2010, AND UPDATED IN OCTOBER 2012.
- APPLICANT:
LARGO CRESCENTS LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
CONTACT: KENNETH H. MICHAEL
- THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH	Condition Rating	Comments	Proposed Disposition
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	42	Poor	Root & trunk damage, cavities, branching, top damage, dieback	Remove
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Excellent	Branching & top damage	Remove
3	American Elm	<i>Ulmus americana</i>	35	Fair	Trunk decay, branching, needs pruning, top decay	Remove
4	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	Trunk swollen, branching, top damage, decay, needs pruning	Remove

SITE STATISTICS

GROSS TRACT AREA	18.01 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	18.01 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	9.54 AC
EXISTING PMA	1.99 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	600 LF

THIS BLOCK IS FOR
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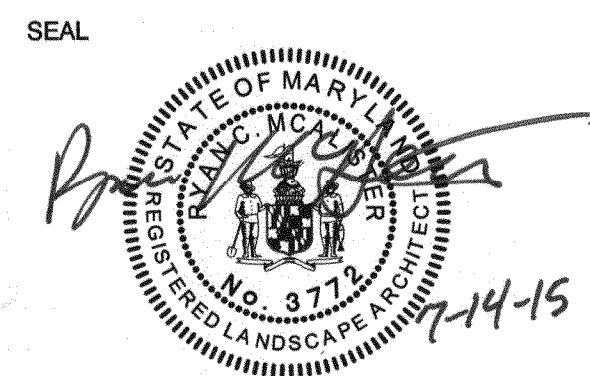
City label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER

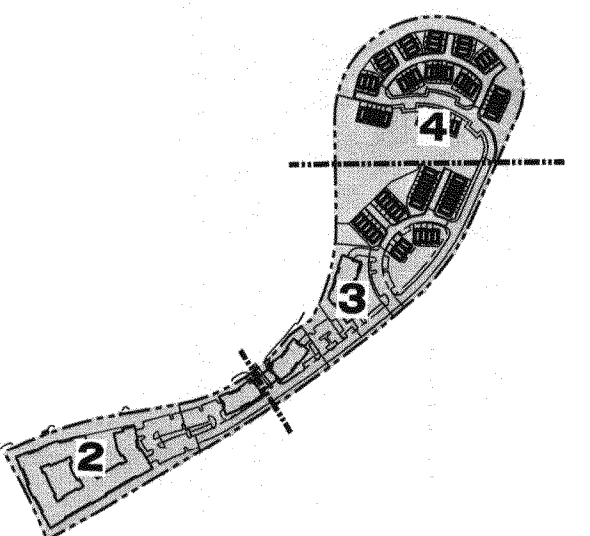
PROJECT NUMBER: DSP-14008

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



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE MAY 31, 2018.

KEY PLAN



SCALE
0 100' 200'
SCALE: 1"=100'

No. DATE BY Description
REVISIONS

DRAWN BY: SGT
APPROVED BY: TA
CHECKED BY: NB/JP
DATE: JANUARY 2014

TITLE
TYPE II TREE
CONSERVATION
PLAN
COVER SHEET

DEWBERRY JOB NO. 50054769

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
1 Zone	M-U-I		
2 Gross Tract	18.01		
3 Floodplain	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	18.01	0.00	0.00
6 TCP Number		Revision #	0
7 Property Description or Subdivision Name:	Crescents at Largo Town Center		
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 combination of this lots? (Y/N)	Y		
11 Is any portion of the property in a WC Bank?	N		
12 Break-even Point (preservation) =	4.07 acres		
13 Clearing permitted w/o reforestation =	5.47 acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)
15 Existing Woodland		9.54	0.00
16 Woodland Conservation Threshold (WCT) =	15.00%	2.70	
17 Smaller of 13 or 14		2.70	
18 Woodland above WCT		6.84	
19 Woodland cleared		9.47	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		6.84	
21 Clearing above WCT (0.25 : 1) replacement requirement		1.71	
22 Woodland cleared below WCT		2.63	
23 Clearing below WCT (2:1 replacement requirement)		5.26	
24 Aforestation Required Threshold (AFT) =	15.00%	0.00	
25 Off-site WCA being provided on this property		0.00	
26 Woodland Conservation Required		7.84	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
27 Woodland Preservation	0.00		
28 Aforestation / Reforestation	1.35		
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	5.69		
37 Off-site WCA (preservation) being provided on this property	0.00		
38 Off-site WCA (aforestation) being provided on this property	0.00		
39 Woodland Conservation Provided	7.84		

39 Area of woodland not cleared	0.07 acres		
40 Net tract woodland retained not part of requirements:	0.07 acres		
41 100-Floodplain woodland retained	0.00 acres		
42 On-site woodland conservation provided	1.35 acres		
43 On-site woodland retained not credited	0.07 acres		

44 Prepared by: Ryan McAlister Signed: 7-14-15 Date: 7-14-15

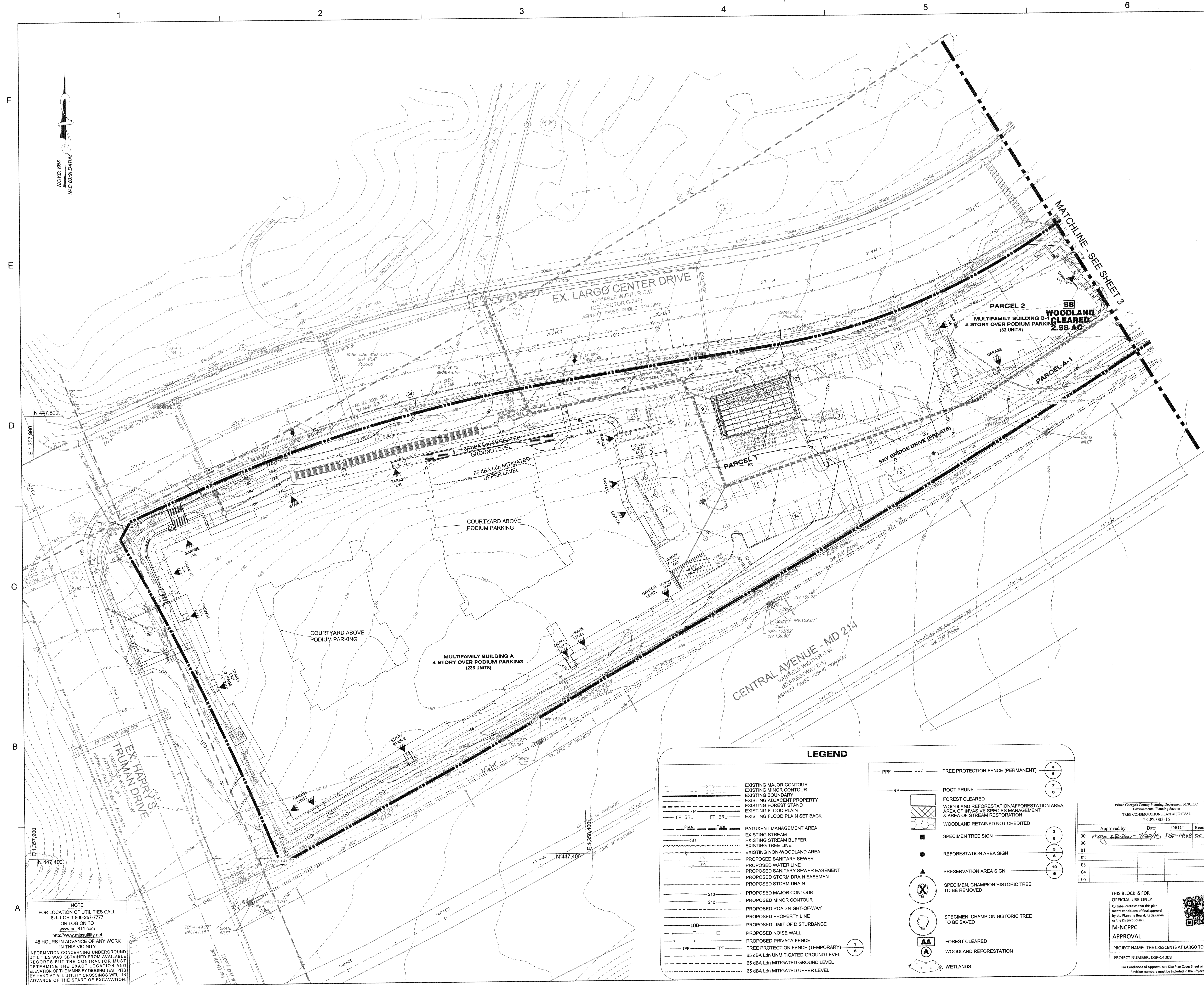
SHEET 3

SHEET 2

SHEET 4

LEGEND

210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FOREST STAND
---	EXISTING FLOOD PLAIN SET BACK
---	PATUXENT MANAGEMENT AREA
---	EXISTING STREAM
---	EXISTING STREAM BUFFER
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED STORM DRAIN
210	PROPOSED MAJOR CONTOUR
212	PROPOSED MINOR CONTOUR
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED NOISE WALL
---	PROPOSED PRIVACY FENCE
---	TREE PROTECTION FENCE (TEMPORARY)
---	65 dBA Ldn UNMITIGATED GROUND LEVEL
---	65 dBA Ldn MITIGATED GROUND LEVEL
---	65 dBA Ldn MITIGATED UPPER LEVEL
---	TREE PROTECTION FENCE (PERMANENT)
---	ROOT PRUNE
---	FOREST CLEARED
---	WOODLAND REFORESTATION/AFFORESTATION AREA
---	AREA OF INVASIVE SPECIES MANAGEMENT
---	& AREA OF STREAM RESTORATION
---	WOODLAND RETAINED NOT CREDITED
---	SPECIMEN TREE SIGN
---	REFORESTATION AREA SIGN
---	PRESERVATION AREA SIGN
---	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
---	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
---	FOREST CLEARED
---	WOODLAND REFORESTATION
---	WETLANDS



(PARCELS: 1-4, BLOCK B)
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRIDES E3, F2, F3
2007 MAP REFERENCE 201NE09

PROFESSIONAL CERTIFICATION:
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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

SCALE

0 30' 60'

SCALE: 1"=30'

No.	DATE	BY	Description	

REVISIONS

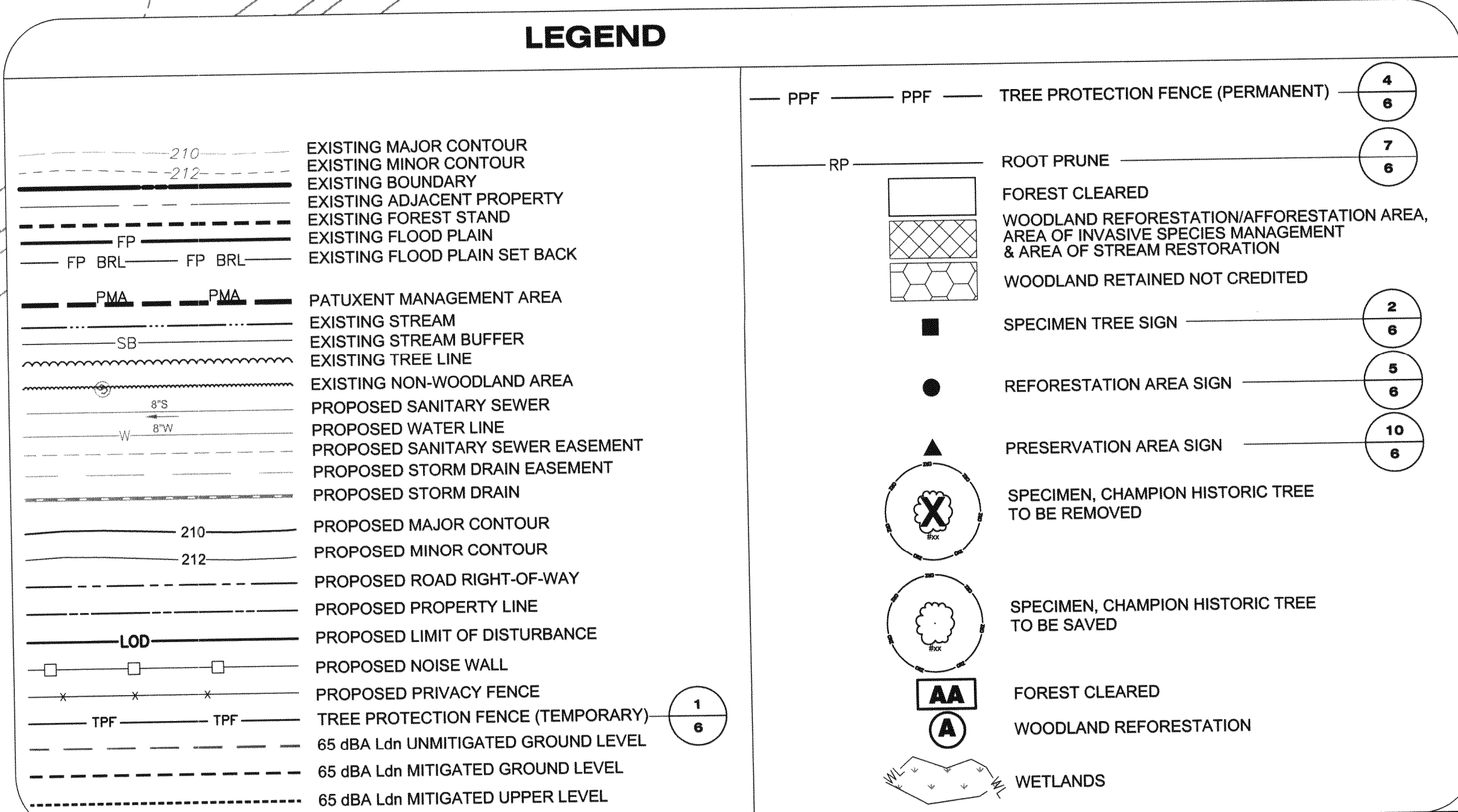
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	NB/JP
DATE	JANUARY 2014

TITLE
TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50054769

3

SHEET NO. 3 OF



Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCF2-003-15			
	Approved by	Date	DRD# Reason for Revision
00	<i>Megan K. Riser</i>	<i>7/29/15</i>	<i>DSP-14008.DC Final Dec</i>
00			
01			
02			
03			
04			
05			

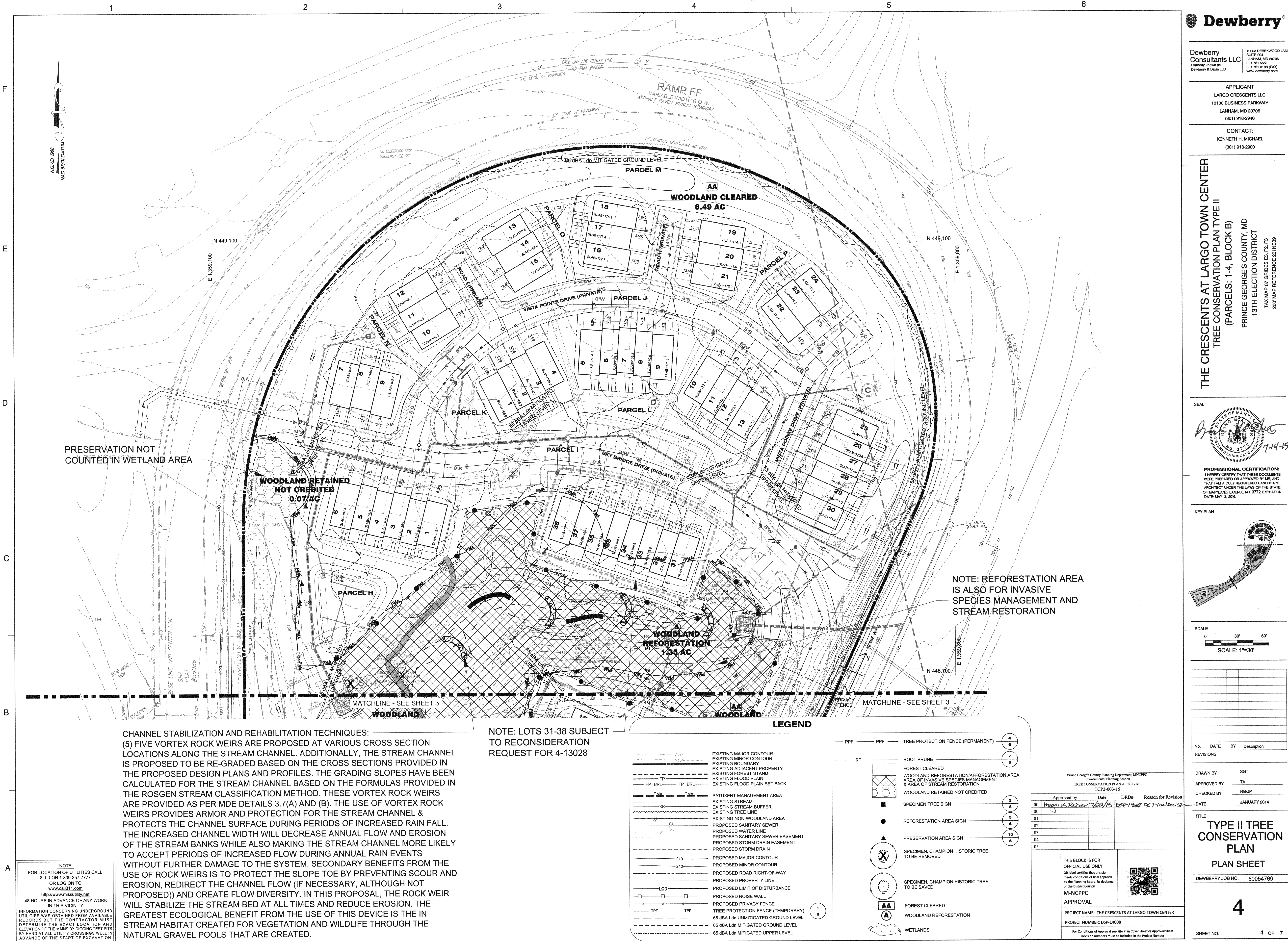
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or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER

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

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
FORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
DEPTH OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION



CHANNEL STABILIZATION AND REHABILITATION TECHNIQUES:
(5) FIVE VORTEX ROCK WEIRS ARE PROPOSED AT VARIOUS CROSS SECTION LOCATIONS ALONG THE STREAM CHANNEL. ADDITIONALLY, THE STREAM CHANNEL IS PROPOSED TO BE RE-GRADED BASED ON THE CROSS SECTIONS PROVIDED IN THE PROPOSED DESIGN PLANS AND PROFILES. THE GRADING SLOPES HAVE BEEN CALCULATED FOR THE STREAM CHANNEL BASED ON THE FORMULAS PROVIDED IN THE ROSEN STREAM CLASSIFICATION METHOD. THESE VORTEX ROCK WEIRS ARE PROVIDED AS PER MDE DETAILS 3.7(A) AND (B). THE USE OF VORTEX ROCK WEIRS PROVIDES ARMOR AND PROTECTION FOR THE STREAM CHANNEL & PROTECTS THE CHANNEL SURFACE DURING PERIODS OF INCREASED RAIN FALL. THE INCREASED CHANNEL WIDTH WILL DECREASE ANNUAL FLOW AND EROSION OF THE STREAM BANKS WHILE ALSO MAKING THE STREAM CHANNEL MORE LIKELY TO ACCEPT PERIODS OF INCREASED FLOW DURING ANNUAL RAIN EVENTS WITHOUT FURTHER DAMAGE TO THE SYSTEM. SECONDARY BENEFITS FROM THE USE OF ROCK WEIRS IS TO PROTECT THE SLOPE TOE BY PREVENTING SCOUR AND EROSION, REDIRECT THE CHANNEL FLOW (IF NECESSARY, ALTHOUGH NOT PROPOSED) AND CREATE FLOW DIVERSITY. IN THIS PROPOSAL, THE ROCK WEIR WILL STABILIZE THE STREAM BED AT ALL TIMES AND REDUCE EROSION. THE GREATEST ECOLOGICAL BENEFIT FROM THE USE OF THIS DEVICE IS THE IN STREAM HABITAT CREATED FOR VEGETATION AND WILDLIFE THROUGH THE NATURAL GRAVEL POOLS THAT ARE CREATED.

NOTE: LOTS 31-38 SUBJECT TO RECONSIDERATION REQUEST FOR 4-13028

LEGEND

PPF	PPF	TREE PROTECTION FENCE (PERMANENT)	4
RP		ROOT PRUNE	7
		FOREST CLEARED	6
		WOODLAND REFORESTATION/AFFORESTATION AREA, AREA OF INVASIVE SPECIES MANAGEMENT & AREA OF STREAM RESTORATION	2
		WOODLAND RETAINED NOT CREDITED	6
		SPECIMEN TREE SIGN	6
		REFORESTATION AREA SIGN	6
		PRESERVATION AREA SIGN	10
		SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED	6
		SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED	6
		FOREST CLEARED	1
		WOODLAND REFORESTATION	6
		WETLANDS	6

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING BOUNDARY
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCPP-003-15

Approved by	Date	DRD#	Reason for Revision
Myer, R. Reiser	1/29/15	DSP-14008	DC Final Decision

00
01
02
03
04
05

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PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER
PROJECT NUMBER: DSP-14008
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
301.731.5551
301.731.0168 (FAX)
www.dewberry.com

APPLICANT
LARGO CRESCENTS LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
(301) 918-2946

CONTACT:
KENNETH H. MICHAEL
(301) 918-2900

THE CRESCENTS AT LARGO TOWN CENTER
TREE CONSERVATION PLAN TYPE II
(PARCELS: 1-4, BLOCK B)
PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRIDES E3, F2, F3
200' MAP REFERENCE 201N039

SEAL
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KEY PLAN

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SCALE: 1"=30'

No. DATE BY Description
REVISIONS

DRAWN BY SGT
APPROVED BY TA
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TITLE
TYPE II TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50054769

4

SHEET NO. 4 OF 7

