



GENERAL NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for M-NCPPC DSP-14026. If DSP-14026 expires, then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to issuance of grading permits. The Department of Public Works and Transportation of 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned M-X-1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Lottsford Road which is a designated Arterial Boulevard roadway. The site is abutting to the Metro Blue Line which is a source of noise and vibration.
- This plan is not grandfathered under the woodland and Wildlife Habitat Conservation Ordinance grandfathering provisions (Section 25-1310) of the Prince George's County Code.
- The Unmitigated 65 dBA Noise Contour shown was determined from the Phase I Noise Analysis conducted by Phoenix Noise & Vibration, LLC finalized on 01/16/2015.
- Prior to the issuance of the first permit for the 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.

PURPOSE NOTE:

The subject area for this Tree Conservation Plan II (TCP2) is Parcel 1-A & 1-B as recorded by Plat Book: REP 199, Plat: 75. Parcel 1-A is comprised of Phases 1 and 2 of the proposed Apollo development which is shown on this TCP2 for informational purposes only. Detailed design of Parcel 1-A is provided on the submitted Detailed Site Plan M-NCPPC DSP-14026. Parcel 1-B is a parcel for future phases of the development and is included in this TCP2 for the purposes of rough grading only. The detailed design for Parcel 1-B will be the subject of a subsequent DSP application.

WOODLAND CONSERVATION WORKSHEET

SECTION I-Establishing Site Information			
1. Zone:	M-X-1		
2. Gross Tract:	19.90		
3. Floodplain:	0.00		
4. Previously Dedicated Land:	Not determined		
5. Net Tract (NTA):	19.90		
6. Property Description or Subdivision Name:			
Ascend Apollo			
7. Is this site subject to the 1989 Ordinance? (y/n)	Y		
8. Is this one (1) single family lot? (y/n)	N		
9. Are there prior TCP approvals which include a combination of this lot/s? (y/n)	N		
10. Is this a Woodland Conservation Bank?	N		
11. Break-even point (preservation)=	3.57		
12. Clearing permitted w/o reforestation=	2.35		

SECTION I-Establishing Site Information			
	COLUMN A WCT/AFR	COLUMN B Net Tract	COLUMN C Floodplain (1:1)
13. Existing Woodland		5.92	
14. Woodland Conservation Threshold (WCT)	15.00%	2.99	
15. Smaller of 13 or 14		2.99	
16. Woodland above (WCT)		2.94	
17. Woodland cleared		5.92	
18. Woodland cleared above WCT (smaller of 16 or 17)		2.94	
19. Clearing above WCT (0.25:1) replacement requirement		0.73	
20. Woodland cleared below WCT		2.99	
21. Clearing below WCT (2:1 replacement requirement)		5.98	
22. Afforestation Threshold (AFR)	15.00%	0.00	
23. Off-site Conservation being provided on this property		0.00	
24. Woodland Conservation Required		6.70	

SECTION I-Establishing Site Information	
25. Woodland Preservation	0.00
26. Afforestation/Reforestation	0.00
27. Area approved for free-in-lieu	0.00
28. Credits for Off-site Conservation on another property	6.70
29. Off-site Conservation (preservation) being provided on this property	0.00
30. Off-site Conservation (afforestation) being provided on this property	0.00
31. Total Woodland Conservation Provided	6.70

32. Area of woodland not cleared	0.00
33. Woodland retained not part of requirements	0.00
34. Prepared by:	Devin Kennedy, RLA #3785

LEGEND

- SUBJECT AREA
- PORTION OF THE PROPERTY EXEMPT FROM THIS TCP II
- PAVEMENT
- CONTOURS
- WATER LINE
- SEWER LINE
- FIRE HYDRANT
- FENCE
- STORM DRAIN
- SPOT ELEVATION
- FS2 DATA POINT
- FOREST STAND
- EX. WOODROW OR OTHER NON-WOODLAND AREAS
- 15% STEEP SLOPES
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS
- PROPOSED FOREST CLEARING
- PROPOSED SILT FENCE
- EXISTING STREET TREE
- PROPOSED SEWER CONNECTION
- PROPOSED WATER CONNECTION

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: Ascend Apollo
PROJECT NUMBER: DSP-14026
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet.
Reason numbers must be included in the Project number.

Price George's County Planning Department, M-NCPPC TREE CONSERVATION PLAN APPROVAL TCP2-027-14			
00	Approved by	Date	DRD Case
01	<i>[Signature]</i>	5/20/15	DSP-14026
02			
03			
04			
05			

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: ASCEND APOLLO
PROJECT NUMBER: DSP-14026
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet.
Reason numbers must be included in the Project number.
50 25 0 25 50 100
SCALE: 1"=50'

PREPARED FOR:
COMMONS AT LARGO LIMITED PARTNERSHIP
1350 CONNECTICUT AVENUE, SUITE 1200
WASHINGTON, DC 20036
ATTN: MR. PETER N. G. SCHWARTZ, PRESIDENT
PH: 202-861-1350

Revised for	Revised to include	Revised by	Revised on	Revised for	Revised to include	Revised by	Revised on
DSP-14026 Resolution conditions	OK	OK	13.05.12				
Parcel 1-A and 1-B GTA	OK	OK	14.12.23				
Revision	By	Appd.	YY-MM-DD	Issued	By	Appd.	YY-MM-DD

Legend

Notes

Permit-Seal

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of the Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: *[Signature]* Date: 5/20/15
Devin Kennedy, RLA #3785
20410 Century Blvd. #75-200
Crownpoint, CO 80014
303.444.8289
devin.kennedy@stantec.com

Consultants

ARCHITECT:
Dwell Design Studio, LLC
CIVIL ENGINEER/PLANNER
LANDSCAPE ARCHITECT/SURVEYOR
Stantec
LANDSCAPE ARCHITECT:
Site Solutions
LAND USE ATTORNEY:
Shipley & Horne, P.A.
TRANSPORTATION:
Wells & Associates



www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

ASCEND APOLLO

8900 Lottsford Road
Largo, Maryland 20774

Kent (13th) Election District
Prince George's County, Maryland

File Name: _____
Dwn. CHN. Dgn. YY-MM-DD

TYPE 2 TREE CONSERVATION PLAN (TCP2)

Project No. 095494
Drawing No. _____
Scale 1" = 50'
Sheet _____
Revision _____