

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-12025. IF DSP-12025 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.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 \$9.00 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 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 DEVELOPING TIER AND IS ZONED M-UH.

7. THE PROPERTY IS ADJACENT TO CAPITAL BELTWAY 1-961-495 WHICH IS A DESIGNATED SCENIC BYWAY CONNECTOR ROADWAY.

8. THE PROPERTY IS ADJACENT TO CAPITAL BELTWAY 1-961-495 AND LARGO DRIVE WEST WHICH IS CLASSIFIED AS A FREEWAY ROADWAY AND COLLECTOR ROADWAY, RESPECTIVELY.

9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

TREE PRESERVATION AND RETENTION NOTES

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 THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVERSED 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 (TPPF) 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 TPPF 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 BOND 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 TPFF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

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 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 INCLUDING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE 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. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND 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 PROVIDE AUTHORIZATION FOR THE PRUNING. 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 TREES 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.

OFF-SITE WOODLAND CONSERVATION

19. PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP1, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP1 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF REDEMPTION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE MNCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

Woodland Conservation Worksheet for Prince George's County			
Zone:	MU-1		
Gross Tract:	18.11		
Floodplain:	3.82		
Previously Dedicated Land:			
Net Tract (NTA):	7.29	0.00	0.00
Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Largo Town Center Parcels B & C		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	1.10 acres		
Clearing permitted w/o reforestation =	0.28 acres		
Woodland Conservation Calculations:			
Existing Woodland		Net Tract (acres)	Off-site (acres)
Woodland Conservation Threshold (NTA) =	15.00%	1.44	7.70
Smaller of a or b		1.08	
Woodland above WCT		0.36	
Woodland cleared		1.32	0.03
Smaller of d or e		0.28	
Clearing above WCT (0.25 : 1) replacement requirement		0.09	
Clearing below WCT (2:1 replacement requirement)		0.97	
Aforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		2.07	
Woodland Conservation Required		4.25	
Woodland Conservation Provided:			
Woodland Preservation		0.12	
Aforestation / Reforestation		0.00	
Area approved for fee-in-lieu		0.00	\$0.00
Credits for Off-site Mitigation on another property		2.08	
Off-site Mitigation (preservation) being provided on this property		0.00	
Off-site Mitigation (aforestation) being provided on this property		2.07	
Total Woodland Conservation Provided		4.25	
Area of woodland not cleared		0.12 acres	
Woodland retained not part of requirements:		0.00 acres	

Prepared by:

1/3/13

Revised 7/1/05

WOODLAND CONSERVATION WORKSHEET NOTE:
OFF-SITE WOODLAND CONSERVATION WAS PROVIDED ON THIS SITE IN THE AMOUNT OF 3.00 ACRES FOR TCP1/5197. OF THAT AREA, ONLY 0.33 ACRES ARE BEING SHOWN ON THE PLAN AS MITIGATION, AS THE OTHER 2.07 ACRES OF MITIGATED AREA HAS BECOME ESTABLISHED, AND IS NOW CONSIDERED "WOODLAND".

SUPPLEMENTAL INFORMATION HAS BEEN PROVIDED TO DEMONSTRATE THAT FSP1 (TAKEN FROM REFORESTATION AREA #3) ACCORDING TO TCP1(87-97) IS INDEXED A FOREST BASED ON SITE VISIT AND SAMPLE POINT INFORMATION, DATED JULY 19, 2013, AND SUBSEQUENT MEETING WITH MNCPPC ON JULY 25, 2013.

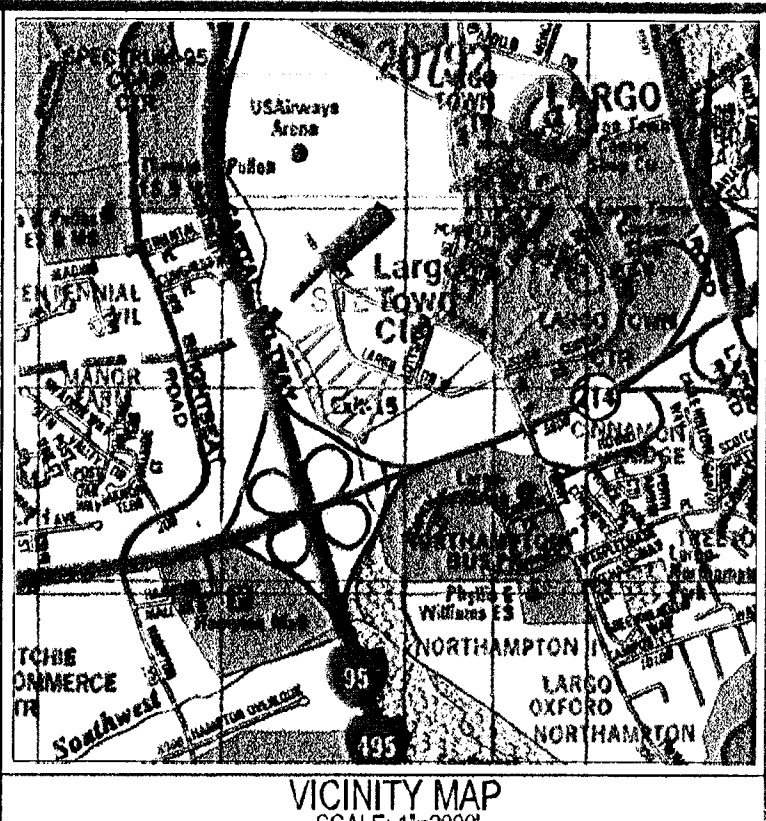
LARGO TOWN CENTER

PARCELS B & C

KENT (13TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

WOODLAND CONSERVATION BANK IDENTIFIER	
WOODLAND CONSERVATION CREDIT'S TOTAL (ACRES)	3.00 ACRES
OFF-SITE PRESERVATION (ACRES) 2:1	0.00 ACRES
OFF-SITE AFFORESTATION (ACRES) 1:1	3.00 ACRES
PRESERVATION AREA AVAILABLE (ACRES)	9.14 ACRES
AFFORESTATION AREA AVAILABLE (ACRES)	6.97 ACRES
RECORDATION INFORMATION (LIBER/FOLIO)	L. 30229 F. 569
BENEFITING TCP1	TCP1(61/97)
BENEFITING PROPERTY	LARGO PARCEL O
REVIEWER	JM / KIM FINCH
APPROVAL DATE	11/19/2008



WOODLAND CONSERVATION SUMMARY TABLE

	SHEET 3	SHEET 4	TOTAL
GROSS TRACT AREA	9.50	9.61	19.11
100-YEAR FLOODPLAIN (FP)	2.61	6.21	8.82
NET TRACT AREA (NTA)	3.89	3.40	7.29
EXISTING WOODLAND (NTA)	0.87	0.77	1.44
EXISTING WOODLAND (FP)	2.58	5.12	7.70
WOODLAND CLEARED (C-NTA)	0.67	0.65	1.32
WOODLAND CLEARED (C-FP)	0.03	0.00	0.03
WOODLAND CLEARED OFF-SITE (C-OS)	0.00	0.00	0.00
WOODLAND PRESERVATION AREA (WPA)	0.00	0.12	0.12
WOODLAND REFORESTATION AREA (WRA)	0.00	0.00	0.00
WOODLAND RETAINED / NOT CREDITED (WR-NC)	0.00	0.00	0.00
WOODLAND RETAINED ASSUMED CLEARED (WR-AC)	0.00	0.00	0.00

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations were GPS located.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1	Tulip Tree	<i>Liriodendron tulipifera</i>	44	Poor SAVE
2	American Beech	<i>Fagus grandifolia</i>	30	Good SAVE
3	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Good SAVE
4	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Good SAVE
5	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Good SAVE
6	Tulip Tree	<i>Liriodendron tulipifera</i>	32	Good SAVE
7	Tulip Tree	<i>Liriodendron tulipifera</i>	31	Good SAVE
8	Tulip Tree	<i>Liriodendron tulipifera</i>	35	Good SAVE
9	Chestnut Oak	<i>Quercus prinus</i>	30	Good SAVE
10	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Fair SAVE
11	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Fair SAVE
12	Tulip Tree	<i>Liriodendron tulipifera</i>	30	Good SAVE
13	American Sycamore	<i>Platanus occidentalis</i>	30	Fair SAVE
14	American Elm	<i>Ulmus americana</i>	31	Good SAVE
15	Tulip Tree	<i>Liriodendron tulipifera</i>	34	Poor SAVE
16	American Sycamore	<i>Ulmus americana</i>	30	Poor SAVE

NOTE: PLEASE REFER TO SPECIMEN TREE MANAGEMENT PLAN ON DETAIL SHEET (PG. 5) REGARDING PRESERVATION PRACTICES FOR SPECIMEN TREE #2.

LEGEND

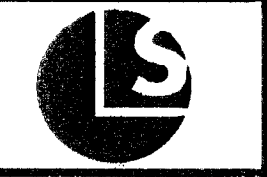
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	---
WETLAND	---
WETLAND BUFFER	---
FLOODPLAIN	---
PRIMARY MANAGEMENT AREA	---
LIMIT OF DISTURBANCE	---
TEMPORARY TREE PROTECTION FENCE	---
EXISTING TREELINE	---
FOREST STAND BOUNDARY	---
ROOT PRUNING	---
OFF-SITE WOODLAND CONSERVATION IN REFORESTATION	---
SPECIMEN TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN TREE TO BE REMOVED	---
STEEP SLOPES	---
CLEARED OFF-SITE AREA	---
WOODLAND PRESERVATION AREA	---
WOODLAND RETAINED - NOT CREDITED	---
WOODLAND RETAINED - ASSUMED CLEARED	---
WOODLAND CLEARED - FLOODPLAIN	---
OFF-SITE WOODLAND CONSERVATION PROVIDED IN AFFORESTATION	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE PROTECTION SIGN	---

M-NCPPC APPROVALS			
PROJECT NAME: LARGO TOWN CENTER PARCELS B & C			
PROJECT NUMBER: DSP-12025			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
3-2-13		H2	1-14-14
APPROVED BY: INITIAL STAFF SIGNATURE: JM			
DATE: 7/21/1997			
01 REVISION			
02 REVISION			
03 REVISION			
04 REVISION			

DSP12025

PARCELS B & C
LARGO TOWN CENTER
TREE CONSERVATION TYPE II

APPROVED
PLAN



SHEET 1
OF 5

KENT (13th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
1401-01-BG

LSAPLOT COMMENTS

Rockville
Lanham
Wadon
Lanhamtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20708
t. 301.794.7555 f. 301.794.7556

www.LSAssociates.net

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSING BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

LARGO CENTRE WEST (D.C.) ASU V. L.L.P.
923 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789
CO: UPHREAR REALTY ADVISORS, LLC
1201 FARM CREDIT DRIVE
MCLEAN, VIRGINIA 22102
CONTACT: DAVID LAIRD

COPYRIGHT ADD THE MAP PERMIT
PERMITTED USE NUMBER 2100100

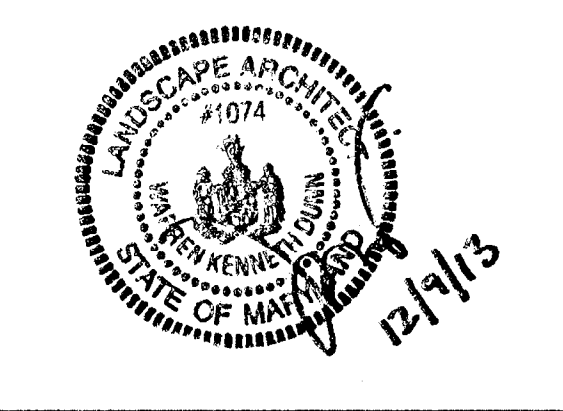
MAP 19 GRID H1, P2, J2

TAX MAP 67, D3 ZONING CATEGORY: M-U1

ISSUED SHEET 208/601

SITE DATA

HORIZONTAL: NAD83
VERTICAL: NAVD83



Engineering
Planning
Surveying
Environmental Sciences

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SLSAPLOTCOMMENTS



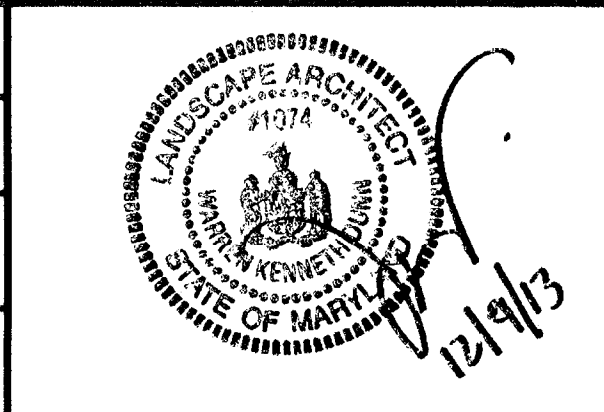
MATCHLINE SHEET 3
MATCHLINE SHEET 4

WOODLAND CONSERVATION TABLE		SHEET 3
GROSS TRACT AREA	6.50	
100-YEAR FLOODPLAIN (FP)	2.61	
NET TRACT AREA (NTA)	3.89	
EXISTING WOODLAND (NTA)	0.67	
EXISTING WOODLAND (FP)	2.58	
WOODLAND CLEARED (C-NTA)	0.67	
WOODLAND CLEARED (C-FP)	0.03	
WOODLAND CLEARED OFF-SITE (C-OS)	0.00	
WOODLAND PRESERVATION AREA (WPA)	0.00	
WOODLAND REFORESTATION AREA (WRA)	0.00	
WOODLAND RETAINED / NOT CREDITED (WR-NC)	0.00	
WOODLAND RETAINED ASSUMED CLEARED (WR-AC)	0.00	

M-NOPPC APPROVALS			
PROJECT NAME: LARGO TOWN CENTER PARCELS B & C			
PROJECT NUMBER: DSP-12025			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISED LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER INITIALS	CERTIFICATION DATE
1	3-21-13	H2	1-14-14
2			
3			
4			

M-NOPPC APPROVALS	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCP2 087 - 97 - 01	
APPROVED BY INITIALS DATE	DATE
01 REVISION 02 REVISION 03 REVISION 04 REVISION	

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12272 - EXPIRATION DATE: 11/31/13



PARCELS B & C
LARGO TOWN CENTER
TREE CONSERVATION TYPE II

APPROVED
PLAN

LS
Laidman
Sofas
Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20708
t. 301.794.7555 f. 301.794.7656
www.LSAssociates.net

NO.	DATE	REVISIONS	BY	DATE
3	06/05/2013	REVISED TO MEET CONDITIONS OF RESOLUTION 13-28	GAM	
2	01/15/2013	ADDITION OF RECREATIONAL FACILITIES	GAM	
1	11/26/2012	REVISIONS PER MINPCG COMMENTS	GAM	
DATE	JULY 2012	CAD STANDARDS VERSION	V8 - 2008	
DESIGNED	GAM	TECHNICAL	GAM	
CHECKED	WGD			

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION. CONTACT "MISS UTILITY" AT 1-800-287-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, THE CONTRACTOR MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
LARGO CENTRE WEST (D.C.) ASU V. L.L.P.
923 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789
c/o URSHIRE REALTY ADVISORS, LLC
1501 FARM CREDIT DRIVE
MCLEAN, VIRGINIA 22102
CONTACT: DAVID LAIRD

TAX MAP 67, D3	ZONING CATEGORY M4U-1
WSSC 200' SHEET 208N01	
SITE DATUM CENTROIDAL: MDD 83 VERTICAL: NGV02192	

KENT (13th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
1401-01-B0
SHEET
3
OF
5

MATCHLINE SHEET 3
MATCHLINE SHEET 4



- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - PRIMARY MANAGEMENT AREA
 - LIMIT OF DISTURBANCE
 - TEMPORARY TREE PROTECTION FENCE
 - EXISTING TREELINE
 - FOREST STAND BOUNDARY
 - ROOT PRUNING
 - OFF-SITE WOODLAND CONSERVATION IN REFORESTATION
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - SPECIMEN TREE TO BE REMOVED
 - STEEP SLOPES
 - CLEARED OFF-SITE AREA
 - WOODLAND PRESERVATION AREA
 - WOODLAND RETAINED - NOT CREDITED
 - WOODLAND RETAINED - ASSUMED CLEARED
 - WOODLAND CLEARED - FLOODPLAIN
 - OFF-SITE WOODLAND CONSERVATION PROVIDED IN AFFORESTATION
 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE PROTECTION SIGN

WOODLAND CONSERVATION SUMMARY TABLE

GROSS TRACT AREA	9.61
100-YEAR FLOODPLAIN (FP)	6.21
NET TRACT AREA (NTA)	3.40
EXISTING WOODLAND (NTA)	0.77
EXISTING WOODLAND (FP)	5.12
WOODLAND CLEARED (C-NTA)	0.85
WOODLAND CLEARED (C-FP)	0.00
WOODLAND CLEARED OFF-SITE (C-OS)	0.00
WOODLAND PRESERVATION AREA (WPA)	0.12
WOODLAND REFORESTATION AREA (WRA)	0.00
WOODLAND RETAINED / NOT CREDITED (WR-NC)	0.00
WOODLAND RETAINED ASSUMED CLEARED (WR-AC)	0.00

M-NCPPC APPROVALS			
PROJECT NAME: LARGO TOWN CENTER PARCELS B & C			
PROJECT NUMBER: DSP-12025			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET			
REVISED LISTED BELOW APPLY TO THIS SHEET:			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
1	3-26-13	H2	1-14-14
2			
3			
4			

APPROVED BY		DATE
INITIAL STAFF	JM	7/21/1997
01 REVISION	1/13/14	
02 REVISION		
03 REVISION		
04 REVISION		

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12270 EXPIRATION DATE: 10/31/13



**PARCELS B & C
LARGO TOWN CENTER
TREE CONSERVATION TYPE II**

APPROVED PLAN

SHEET 4 OF 5
PROJECT NO. 1401-01-8C
SLSAPLOTCMENTS

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
www.LSAsociates.net

NO.	DATE	REVISIONS	BY	DATE
3	05/05/2013	REVISED TO MEET CONDITIONS OF RESOLUTION 13-26	GAM	
2	01/16/2013	ADDITION OF RECREATIONAL FACILITIES	GAM	
1	11/02/2012	REVISIONS PER MNCPPC COMMENTS	GAM	

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY PENNANT TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. EXISTING UTILITIES SHALL BE MARKED WITH WHITE PLYWOOD TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
LARGO CENTRE WEST (D.C.) ASLI V. L.L.P.
522 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789
ON UPHOUSE REALTY ADVISORS, LLC
1501 FARM CREDIT DRIVE
MCLEAN, VIRGINIA 22102
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PERMITTED USE NUMBER 2101200	
MAP 19 GRID 11, 12, 22	
TAX MAP 67, 03	ZONING CATEGORY: M4J4
WSOC 200 SHEET 208H01	
SITE DATUM	
HORIZONTAL: NAD83	
VERTICAL: NGVD1985	

KENT (130) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

