

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

1" = 60'


SHEET 1

OF 4

PROJECT NO. 0775-16-00

[illegible]

LEGEND

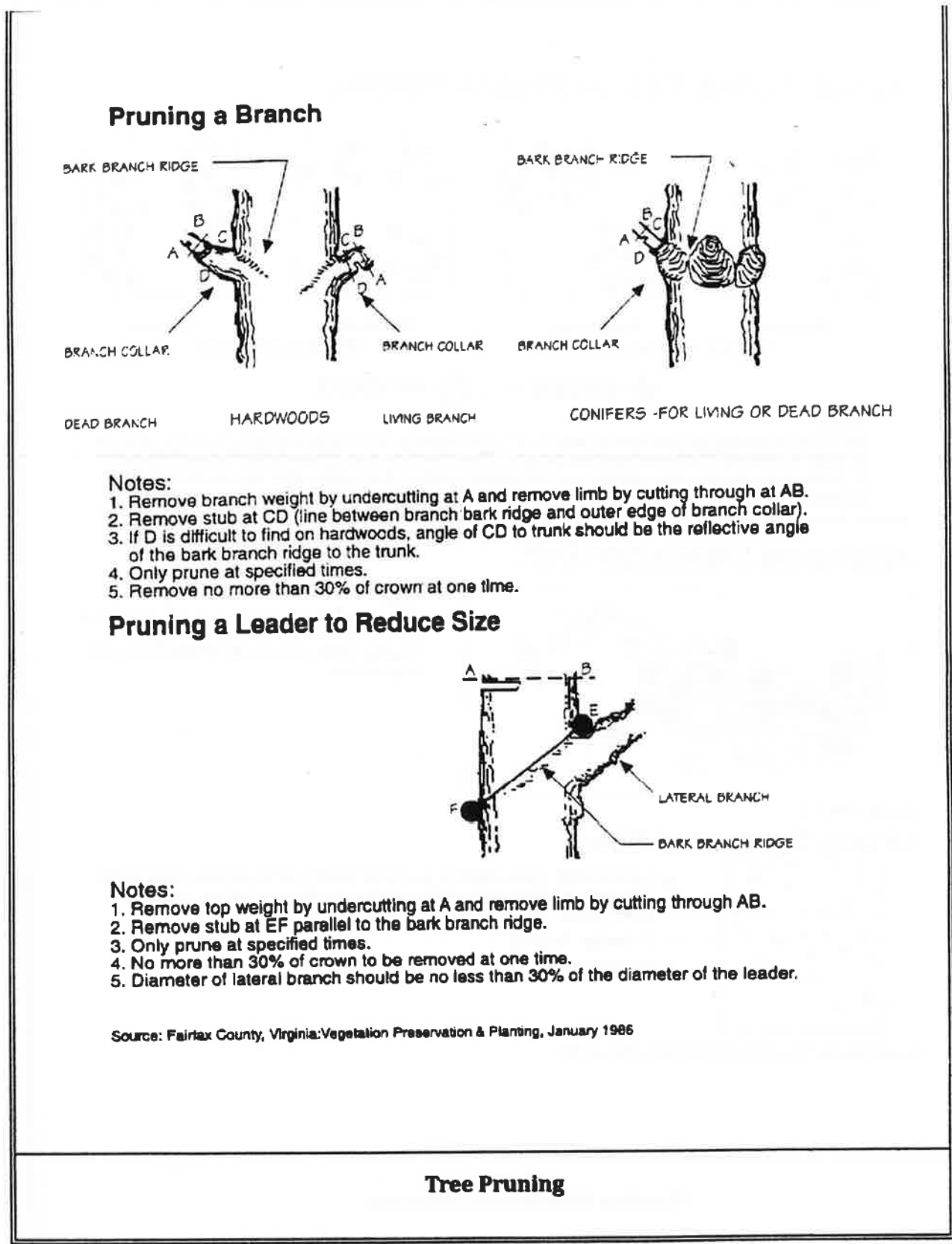
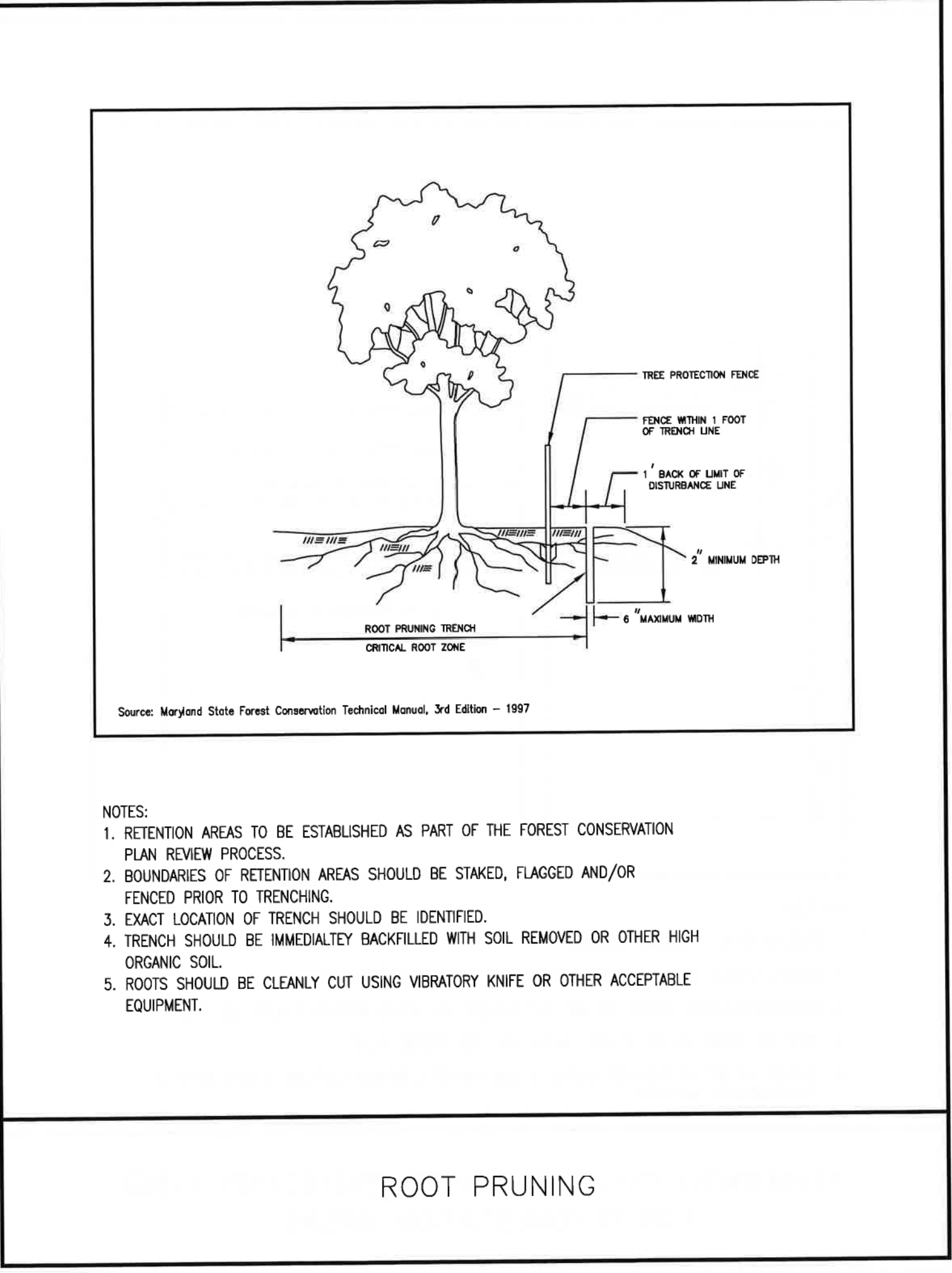
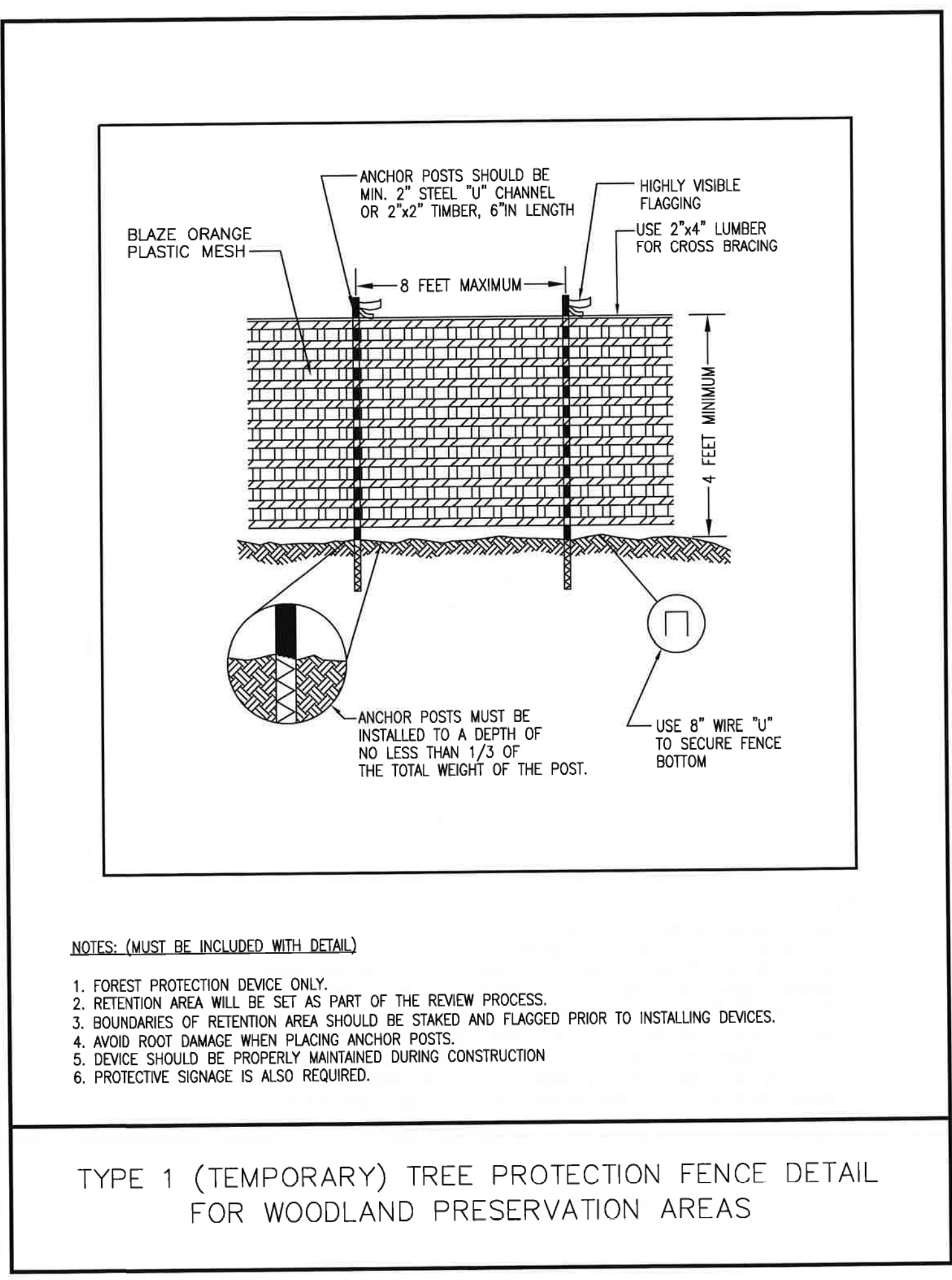
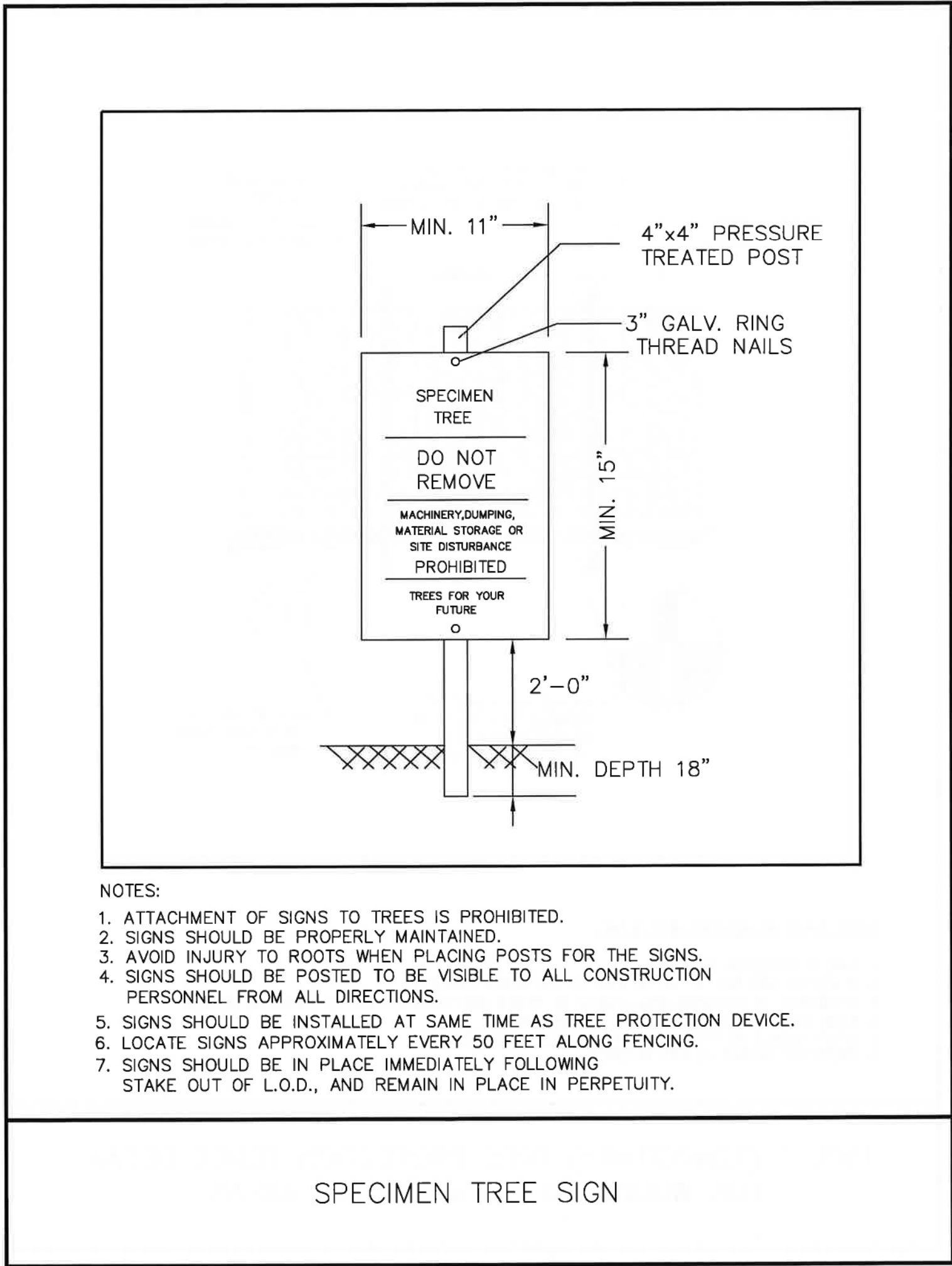
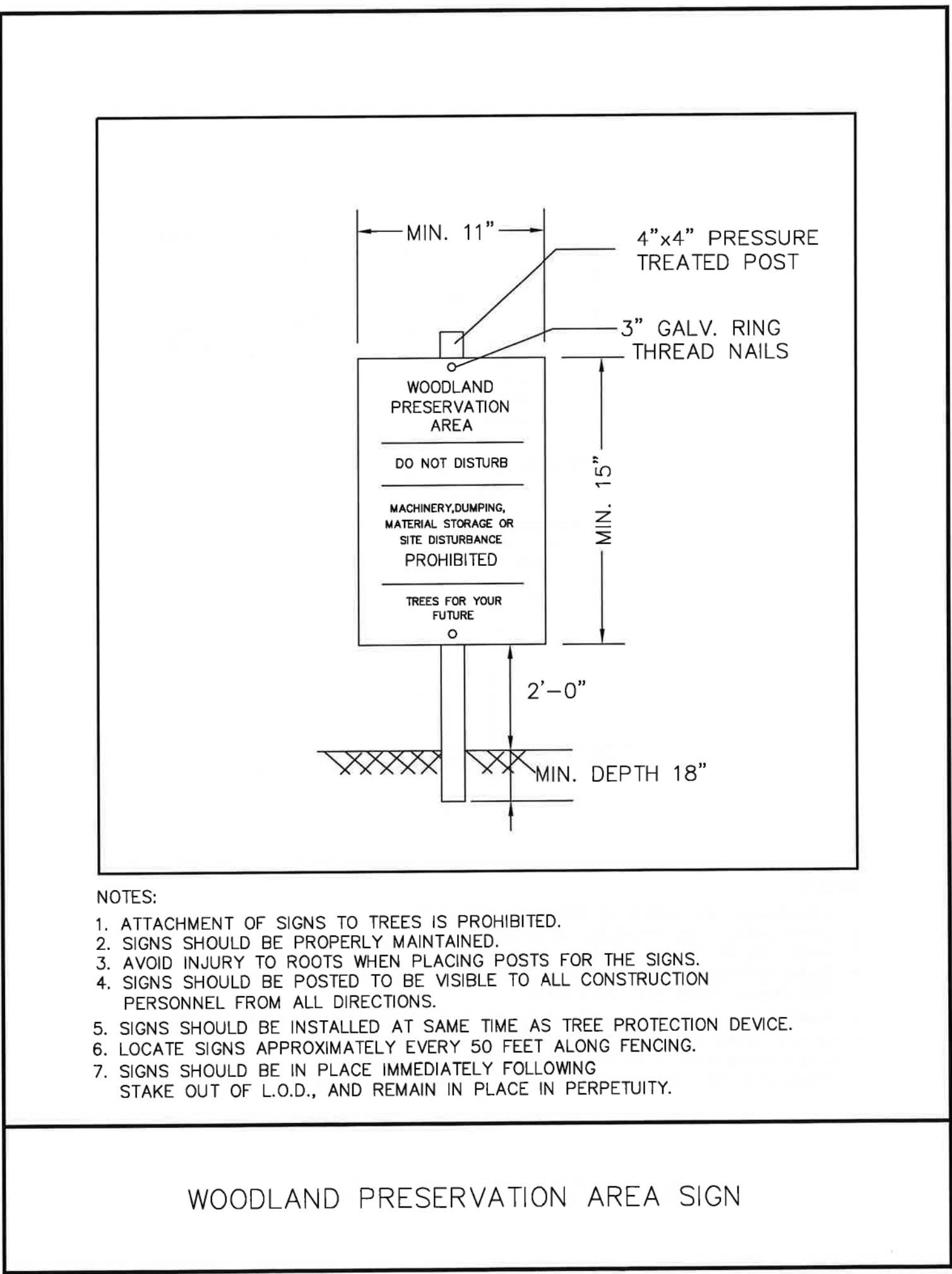
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY		
APPLICATION NAME: LARGE TOWN CENTER, PARCEL B, 8C		
APPLICATION NO.: DSG-12025-01 & TPLD-067-92-02		
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED AUGUST 19, 2020.		
SIGNATURE APPROVAL DATE:		
Jill Kosack		Digitally signed by Jill Kosack DN: cn=Jill Kosack, ou=112435-0400
_____ AUTHORIZED SIGNATURE		

PLAN VIEW

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

SCALE: 1" = 60'

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SOLTESZ

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Rockville, MD 20850
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July 3, 2013

Ms. Kim Finch
Environmental Planning Section
Countywide Planning Division
Prince George's County Planning Department, M-NCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Largo Parcels B and C Tree Preservation Plan

Dear Ms. Finch,

Please review the tree preservation practices planned for Specimen Tree #2.

1. PRIOR TO CONSTRUCTION
 - a. Erect tree preservation fence per the approved TCP plan.
 - b. Evaluate tree for fungal or bacterial infections and treat under the guidance of an ISA certified Arborist.
 - c. Prune dead wood from tree canopy, in early summer or early fall, if required under the direction of an ISA certified Arborist.
 - d. Trench and root prune tree along the limit of disturbance by hand, and not with mechanical trenching equipment. Treat ends of roots with fungicide. Wrap any exposed roots with burlap.
 - e. Apply Soil conditioner such as Mycor® Tree Saver® on a 36" grid pattern to protected CRZ.
 - f. Cover protected CRZ with 4 inches of hardwood mulch.
2. DURING CONSTRUCTION
 - a. Provide adequate soil moisture. Monitor moisture content of soil with weekly inspections during growing season (March 1- October 31) and monthly inspections during dormant season. Do not overwater.
 - b. Monitor tree via visual inspection for signs of stress or infection.
 - c. Respect the tree preservation fence boundaries without exception.
3. POST CONSTRUCTION
 - a. Do not apply fertilizer to the tree for the first year after construction.
 - b. Evaluate tree under supervision of ISA certified Arborist directly after construction and every three months for the first year after construction.
 - c. Monitor soil moisture content biweekly during growing season for 1 year after construction. Improve moisture content as required.
 - d. Evaluate tree under the supervision of an ISA certified Arborist at 1 year after construction. Develop fertilization and pruning strategy at this point.

Please contact us if there are any additional questions or comments.

Sincerely,

SOLTESZ, INC
Andie Murtha
ISA Certified Arborist

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 007 - 07			
APPROVED BY	DATE	DR#	REASON FOR REVISION
00	JM	7/21/1997	
01	KIP	1/13/2014	DSP-12025
02	Kim Finch	8/5/2022	DSP-12025-01 Update SWM and reduce parking.
03			
04			
05			

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
1000 EAST CAPITOL BLVD., SUITE 200
BETHESDA, MD 20814
410-326-7000
www.mncc.org

APPLICATION NAME: LARGO TOWN CENTER, PHASE 2, B.C.
APPLICATION NO.: DSP-12025-01 & TOPSHEET 07-02
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH MARYLAND DIRECTOR APPROVAL, DATED JULY 19, 2023.
SIGNATURE APPROVAL DATE: 8/5/2022
Digitally signed by Jill Kosack
Date: 2023.08.19 13:43:00 -0400
Autodesk Secure Print



Engineering
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Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

NO.	REVISIONS	DATE
3	REVISED TO MEET CONDITIONS OF RESOLUTION 13-26	GAM 06/05/2013
2	ADDITION OF RECREATIONAL FACILITIES	GAM 01/16/2013
1	DESIGNING FOR MNCPPC COMMENTS	GAM 07/06/2012
NO.	REVISIONS	DATE
DATE:	MARCH 2018	CAD STANDARDS VERSION: V5 - 2009
DESIGNED:	GAM	TECHNICIAN: GAM
CHECKED:	DJB	

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 OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777, 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.) ASLU V, L.L.P.
923 N. PENNSYLVANIA AVENUE
WINTER PARK, FL 32789
c/o UPSHIRE REALTY ADVISORS, LLC
1501 PARK CREDIT DRIVE
MCLEAN, VA 22102
CONTACT: LARRY LEBER

MAP	GRID	D3
TAX MAP	67	D3
ZONING CATEGORY:	67. D3	M-LH
WBC 200 SHEET	201NE08	XXXX
HORIZONTAL: XXXXXX	XXXX	XXXX
VERTICAL: XXXXXX	XXXX	XXXX

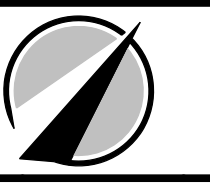


06/19/2020

DETAILS

PARCELS B & C LARGO TOWN CENTER TREE CONSERVATION PLAN TYPE 2

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



1" = N/A

SHEET 2
OF 4

PROJECT NO.
0775-16-00

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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
- OFF-SITE REFORESTATION AREA (100' ROW)
- 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

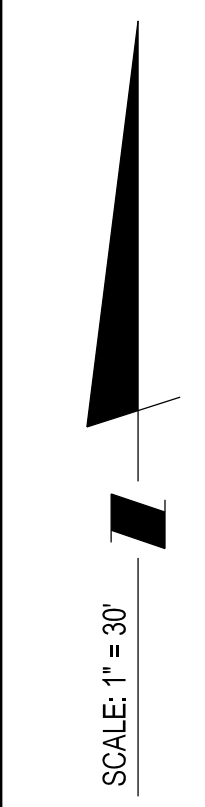
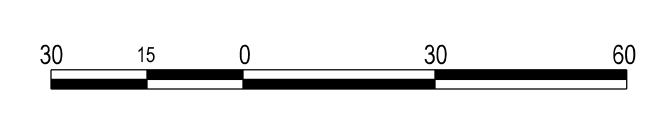
WOODLAND CONSERVATION TABLE

	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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TC2P - 007 - 07

APPROVED BY	DATE	DR#	REASON FOR REVISION
JM	7/21/1997		
KIP	1/13/2014	DSP-12025	
Kim Finch	8/5/2020	DSP-12025-01	Update SWM and reduce parking.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNED CONSERVATION
APPROVAL: LARGO TOWN CENTER
Parcel B & C
APPLICATION: DSP-12025-01 & TOPIC 007-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNED CONSERVATION APPROVAL, DATED AUGUST 15, 2020.
SIGNATURE APPROVAL DATE: 8/5/2020
Jill Kosack
11-03-0000
Authorized Signature



SCALE: 1" = 30'



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4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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NO.	DATE	REVISIONS	BY	DATE
3	06/05/2013	REVISED TO MEET CONDITIONS OF RESOLUTION 13-26	GAM	
2	01/16/2013	ADDITION OF RECREATIONAL FACILITIES	GAM	
1	03/06/2012	DESIGNING PER MNCPPC COMMENTS	GAM	
NO.	DATE	REVISIONS	BY	DATE
1	MARCH 2018	CAD STANDARDS VERSION: V8 - 2008	GAM	
DESIGNED:	GAM	TECHNICIAN:	GAM	
CHECKED:	DJB			

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WINTER PARK, FL 32789
c/o UPSHORE REALTY ADVISORS, LLC
1501 FARMA CREDIT DRIVE
MCLEAN, VA 22102
CONTACT: LARRY LEBER

MAP	67	GRID	D3
TAX MAP	67, D3	ZONING CATEGORY:	MA-LH
WBC 200 SHEET	201NE08	XXXX	
SITE DATUM:	HORIZONTAL: XXXXXX	XXXX	
	VERTICAL: XXXXXX	XXXX	



**PARCELS B & C
LARGO TOWN CENTER
TREE CONSERVATION PLAN TYPE 2**

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

PLAN VIEW

1" = 30'

SHEET **3**
OF **4**

PROJECT NO.
0775-16-00

MATCHLINE SHEET 3

MATCHLINE SHEET 4

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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)	0.65
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

30' 15' 0' 30' 60'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 007 - 07			
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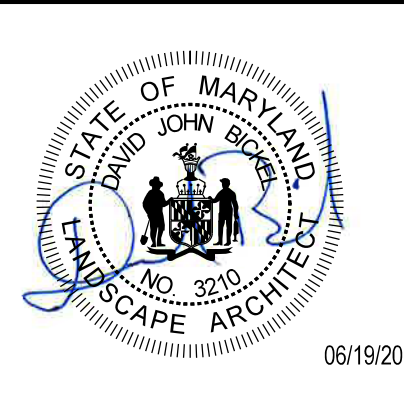
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MCLEAN, VA 22102
CONTACT: LARRY LEBER

MAP	67	GRID	D3
TAX MAP	67, D3	ZONING CATEGORY:	MA-LH
WBC 200' SHEET	201NE08	XXXX	XXXX
SITE DATUM:	XXXXXX	XXXX	XXXX
HORIZONTAL:	XXXXXX	XXXX	XXXX
VERTICAL:	XXXXXX	XXXX	XXXX



PARCELS B & C
LARGO TOWN CENTER
TREE CONSERVATION PLAN TYPE 2

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

PLAN VIEW	
SHEET	4
OF	4
PROJECT NO.	0775-18-00

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