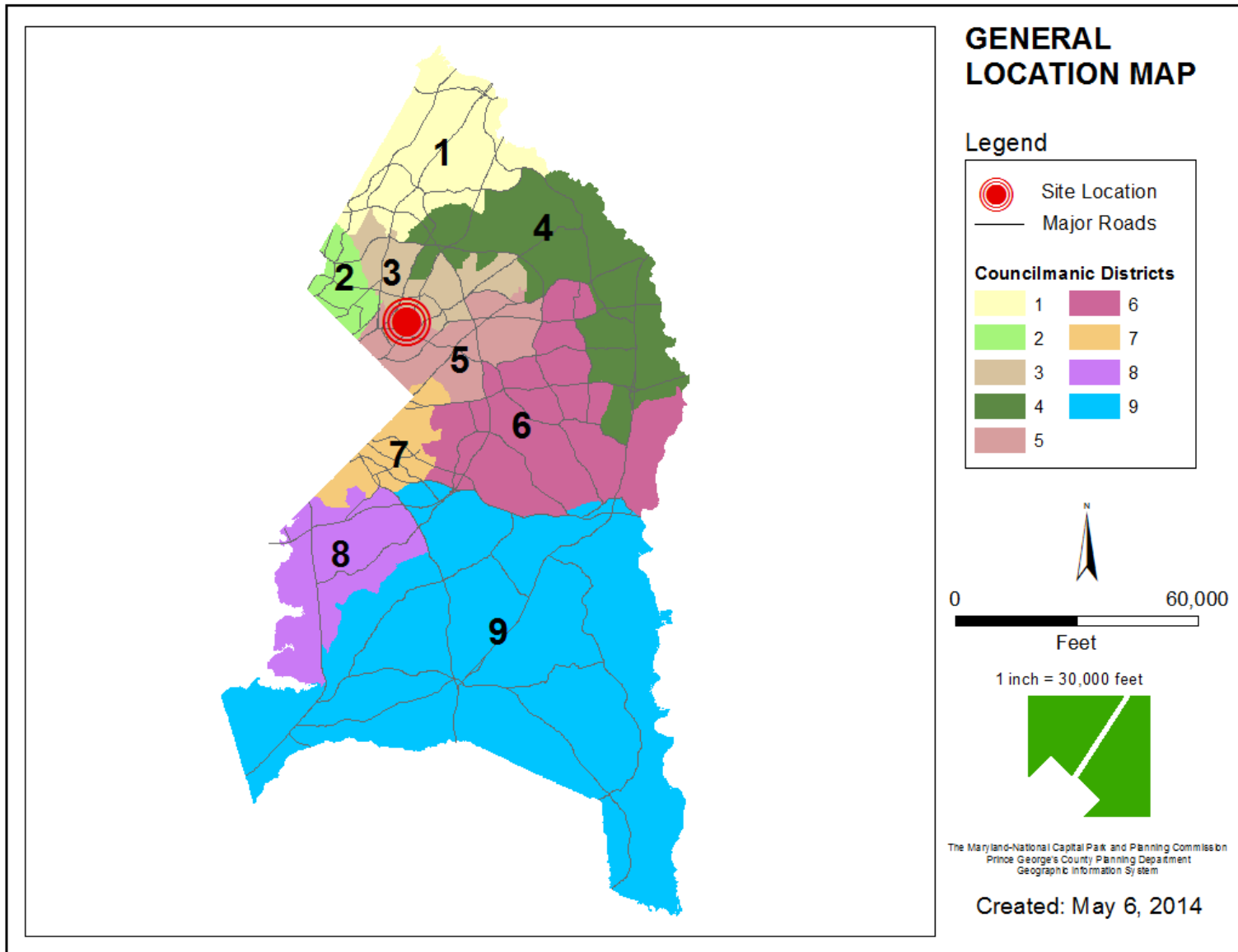


ITEM:

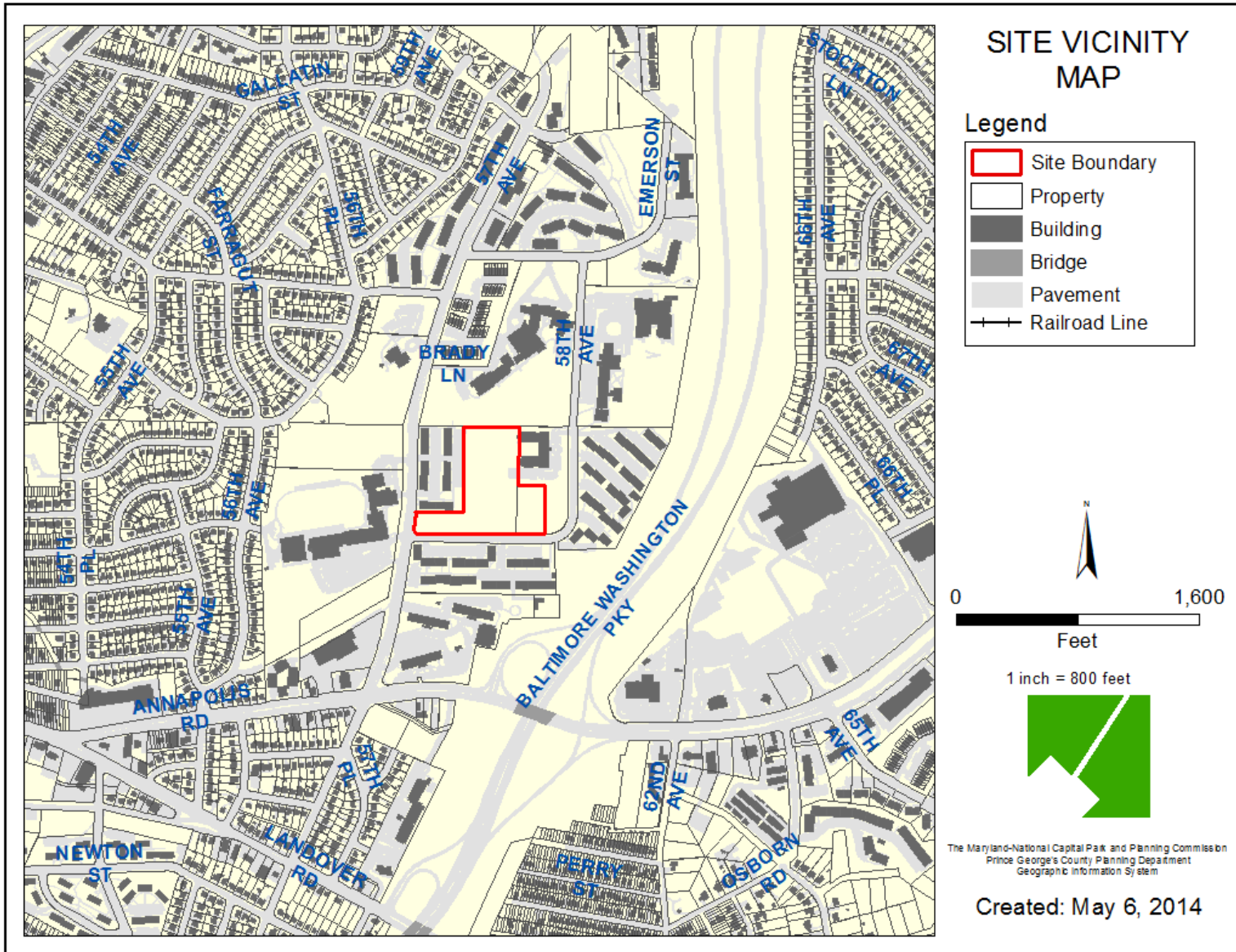
CASE: 4-14004

GATEWAY CENTER PARCEL L

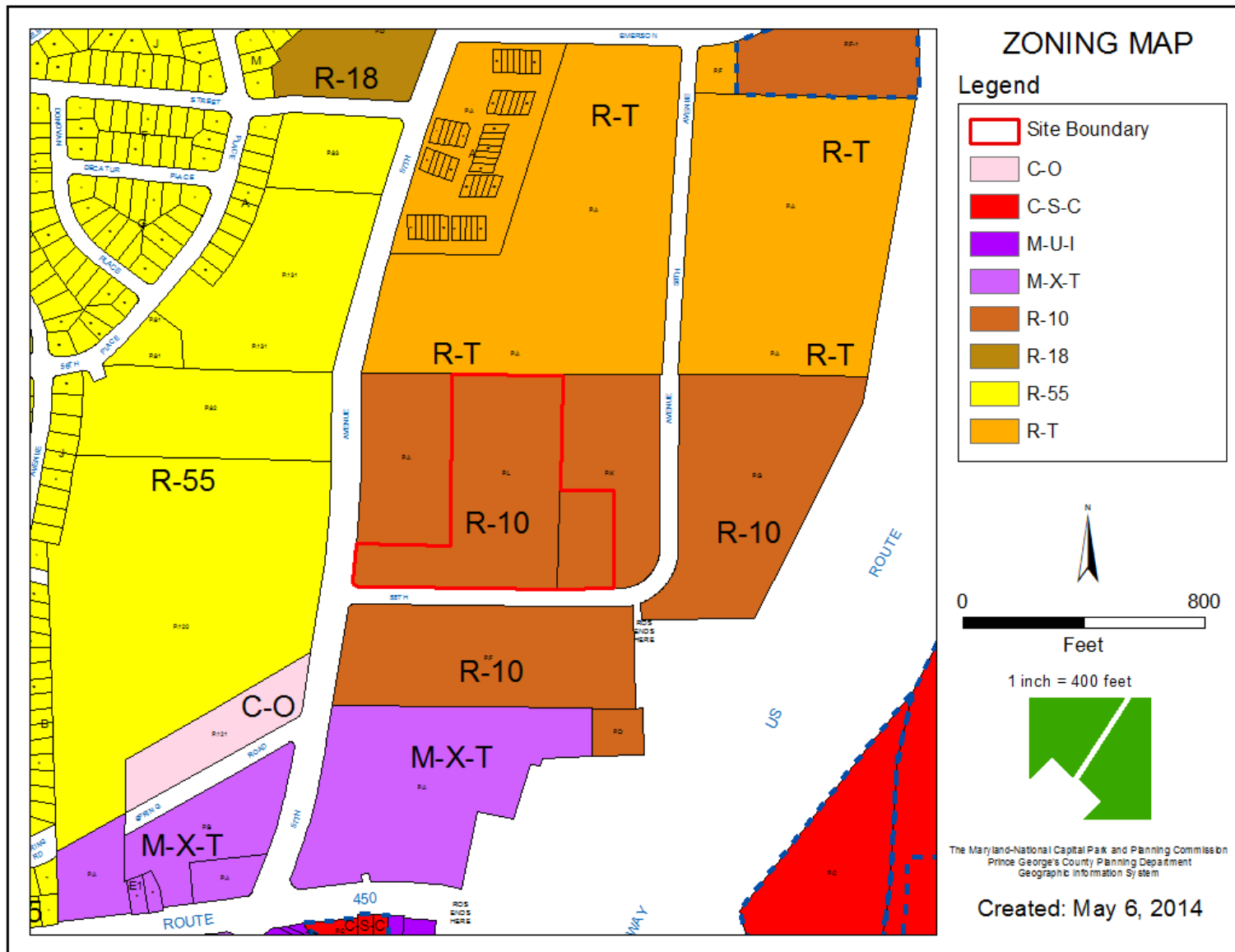
GENERAL LOCATION MAP



SITE VICINITY



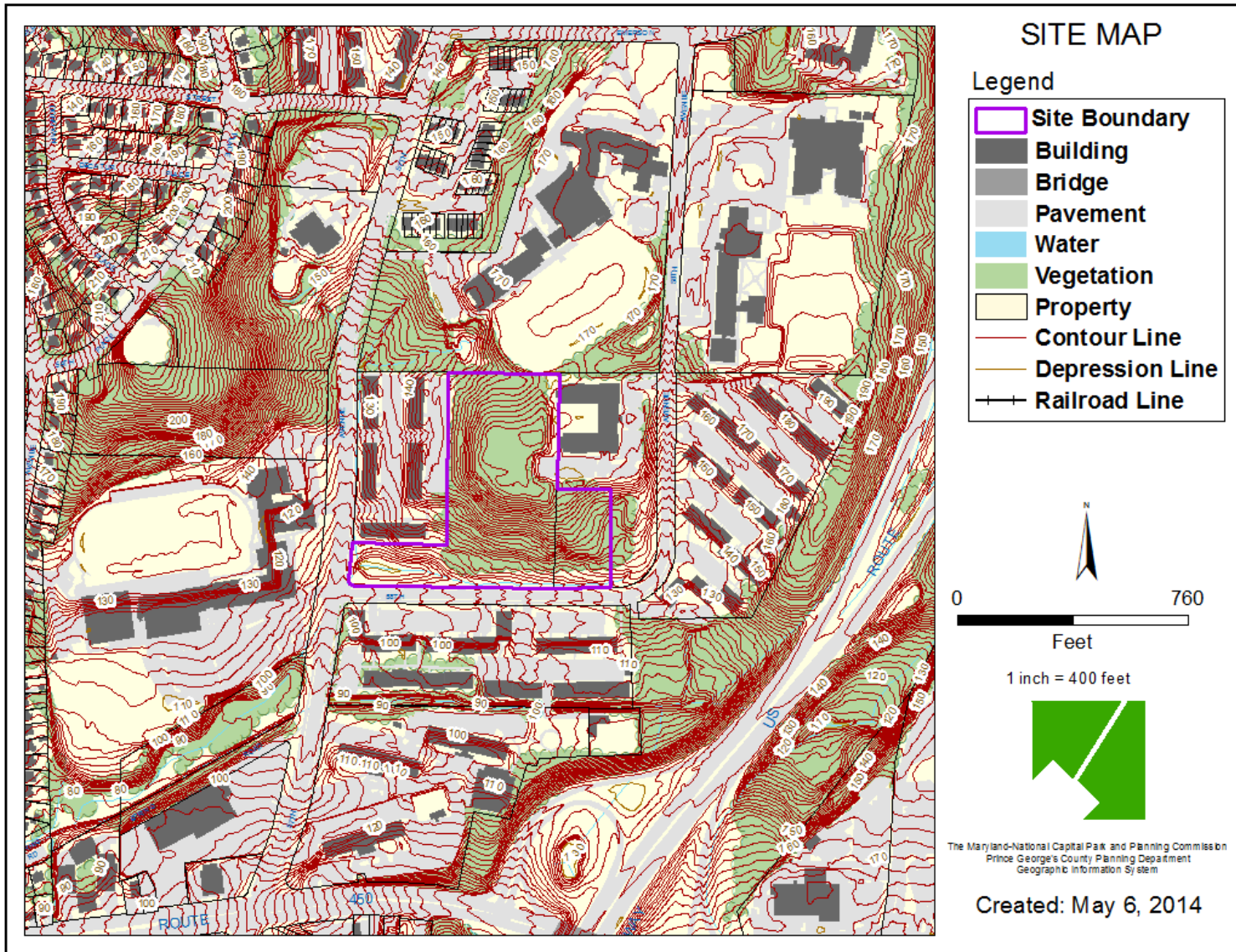
ZONING MAP



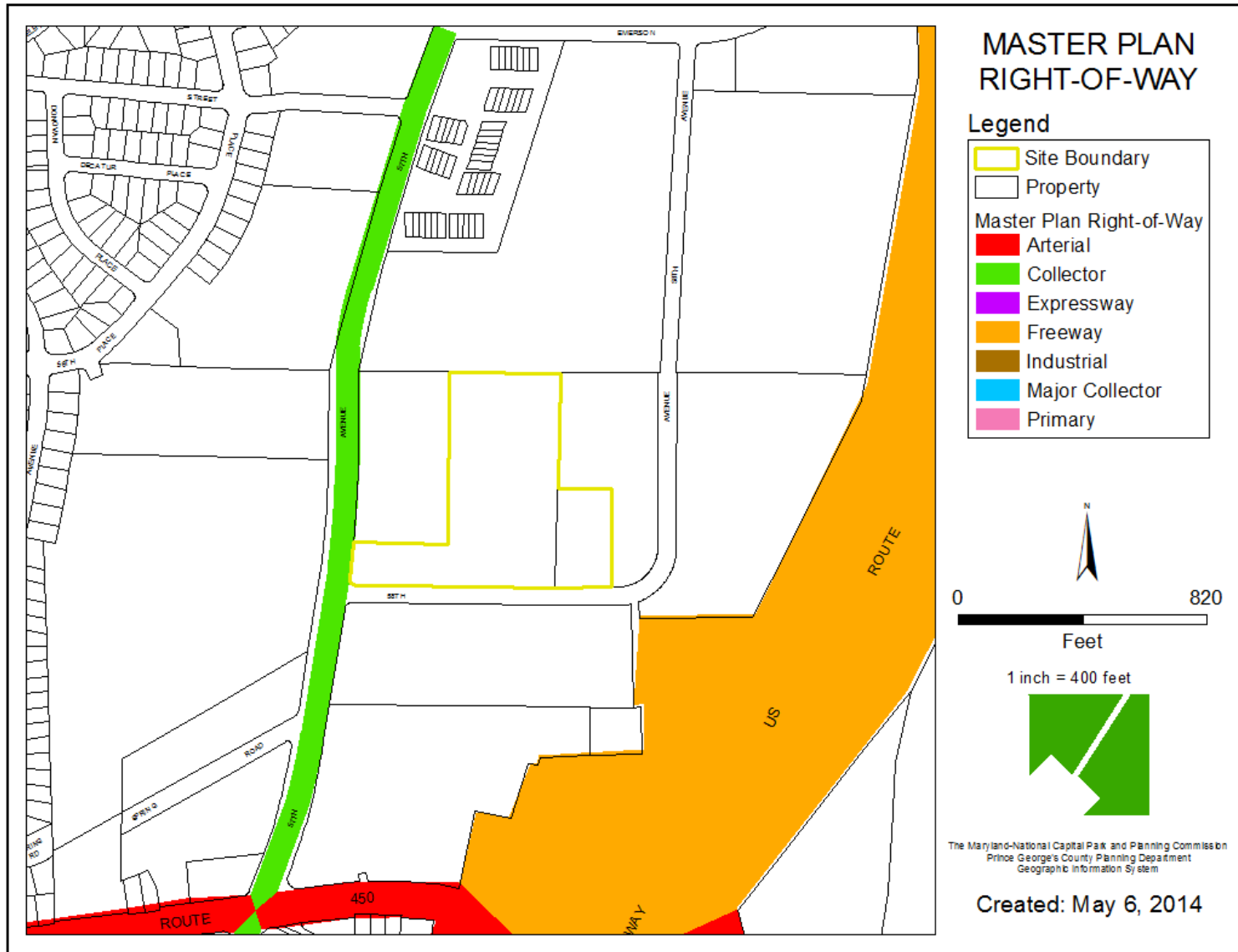




SITE MAP



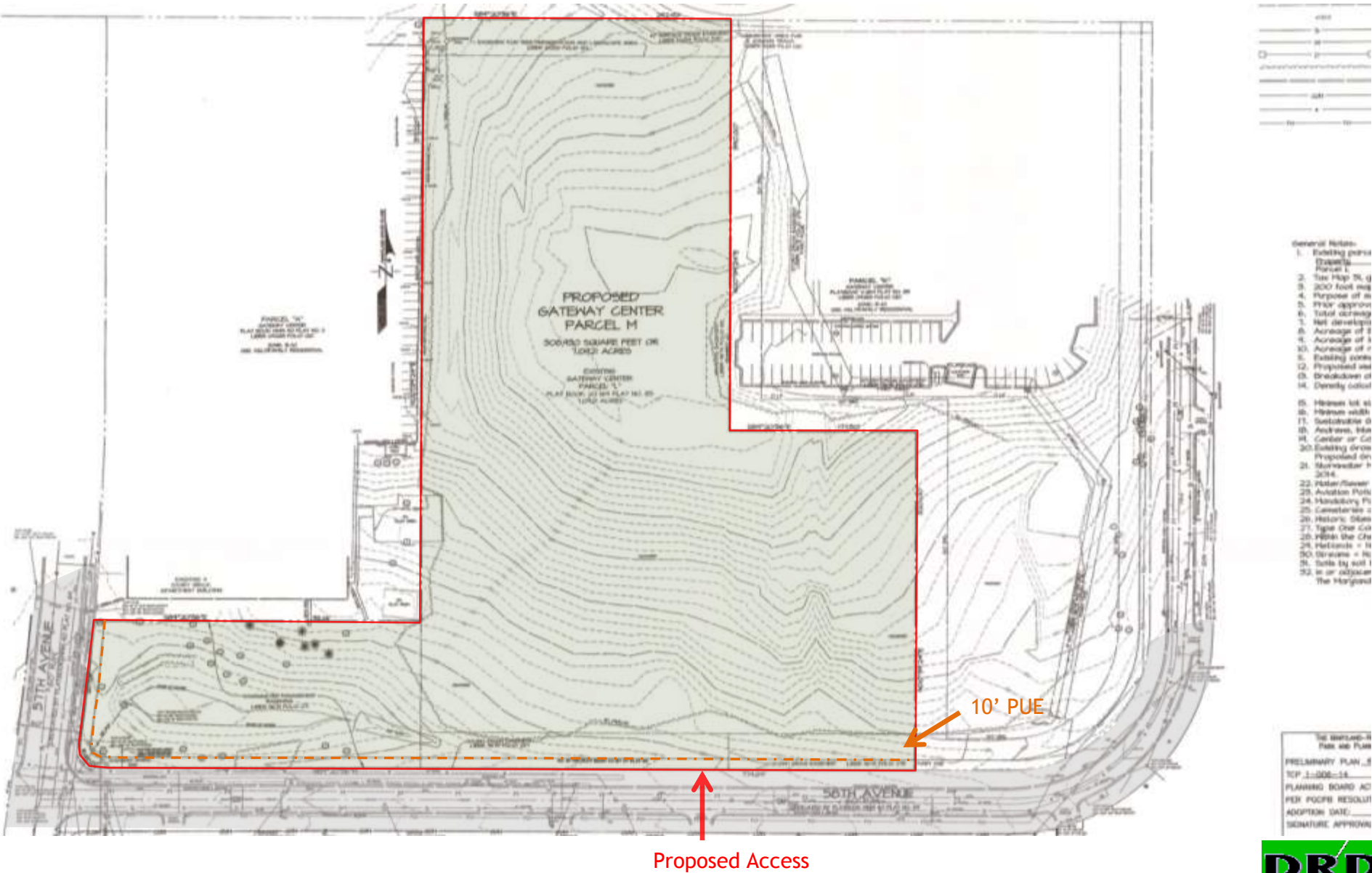
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN



SITE LAYOUT

Changes to the type, location, or extent of the woodland conservation reflected on this plan are subject to the concurrence provisions of Section 25-196.2 of the Woodland Conservation Ordinance.

Cutting, clearing, or damaging woodlands contrary to this plan, as modified by a Type 2 Tree Conservation Plan, or in the absence of an approved Type 2 Tree Conservation Plan, without the expressed written consent of the Prince George's County Planning Board or designers shall be subject to appropriate mitigation which may include reforestation of the disturbed area and a fine not to exceed \$400 per square foot of woodland disturbed.

The developer or holder of the lot or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of the approved TCF2 at time of contract signing. Future owners of the property are also subject to this requirement.

The property is within the Developed Tier and is zoned R-42 (Multifamily High Density Residential).

The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic highway.

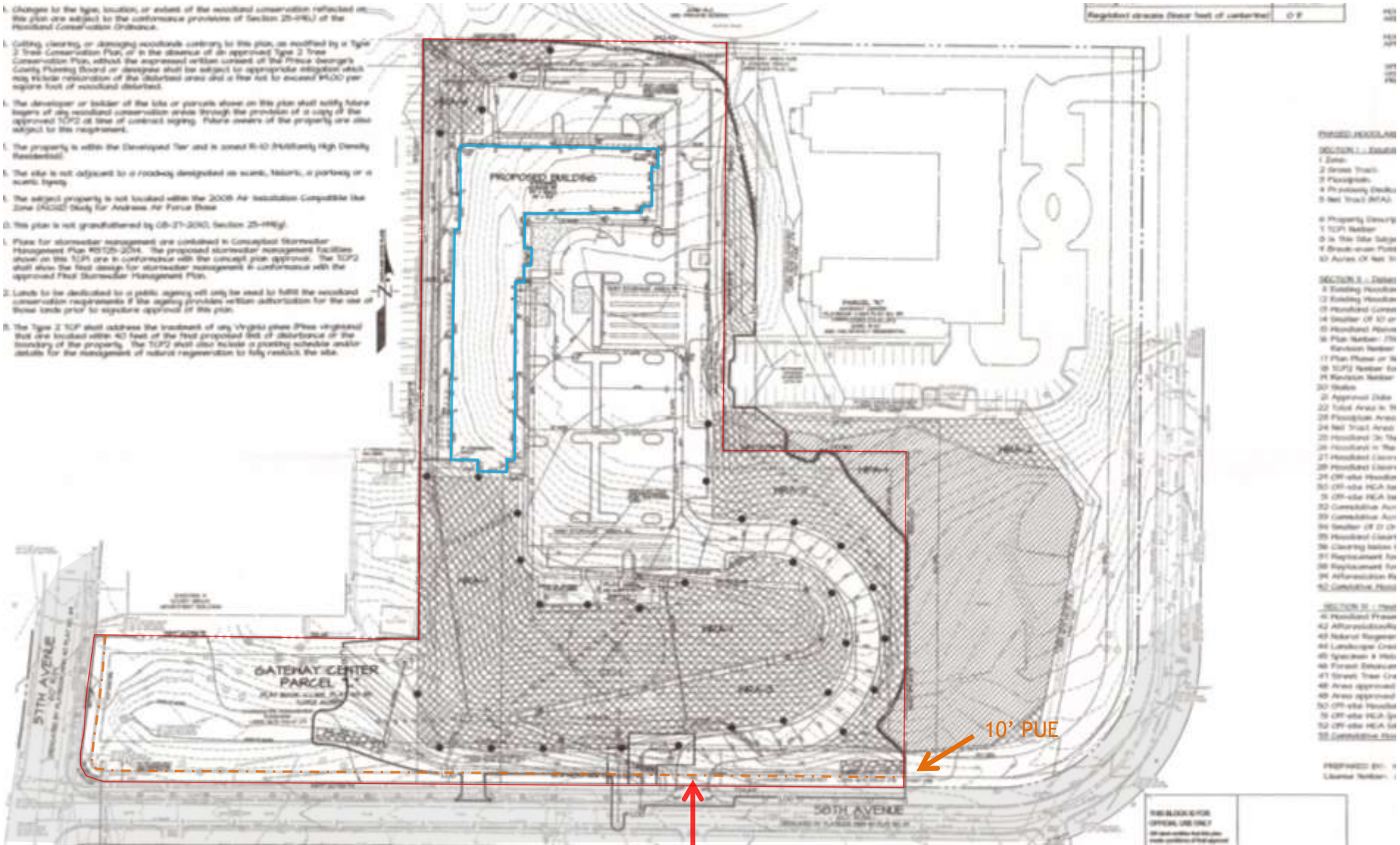
The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for Andrews Air Force Base.

This plan is not grandfathered by GB-21-2002, Section 25-196(g).

Plans for stormwater management are contained in Conceptual Stormwater Management Plan #0226-2014. The proposed stormwater management facilities shown on this TCF2 are in conformance with the concept plan approval. The TCF2 shall show the final design for stormwater management in conformance with the approved Final Stormwater Management Plan.

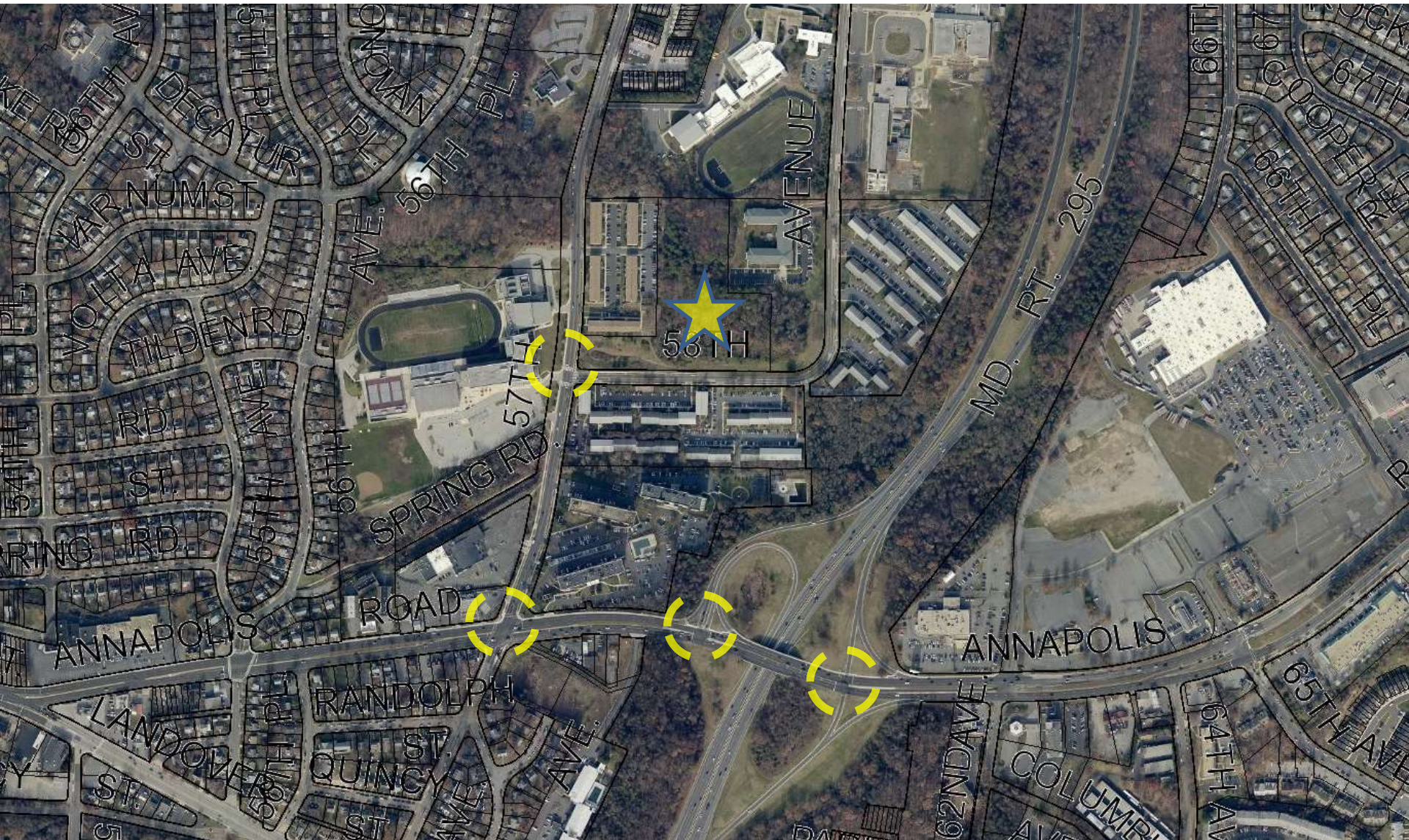
Lands to be dedicated to a public agency will only be used to fulfill the woodland conservation requirements if the agency provides written authorization for the use of these lands prior to signature approval of this plan.

The Type 2 TCF2 shall address the treatment of any Virginia pine (Pinus virginiana) that are located within 40 feet of the first proposed lot of disturbance or the boundary of the property. The TCF2 shall also include a planting schedule and/or details for the management of natural regeneration to fully restore the site.

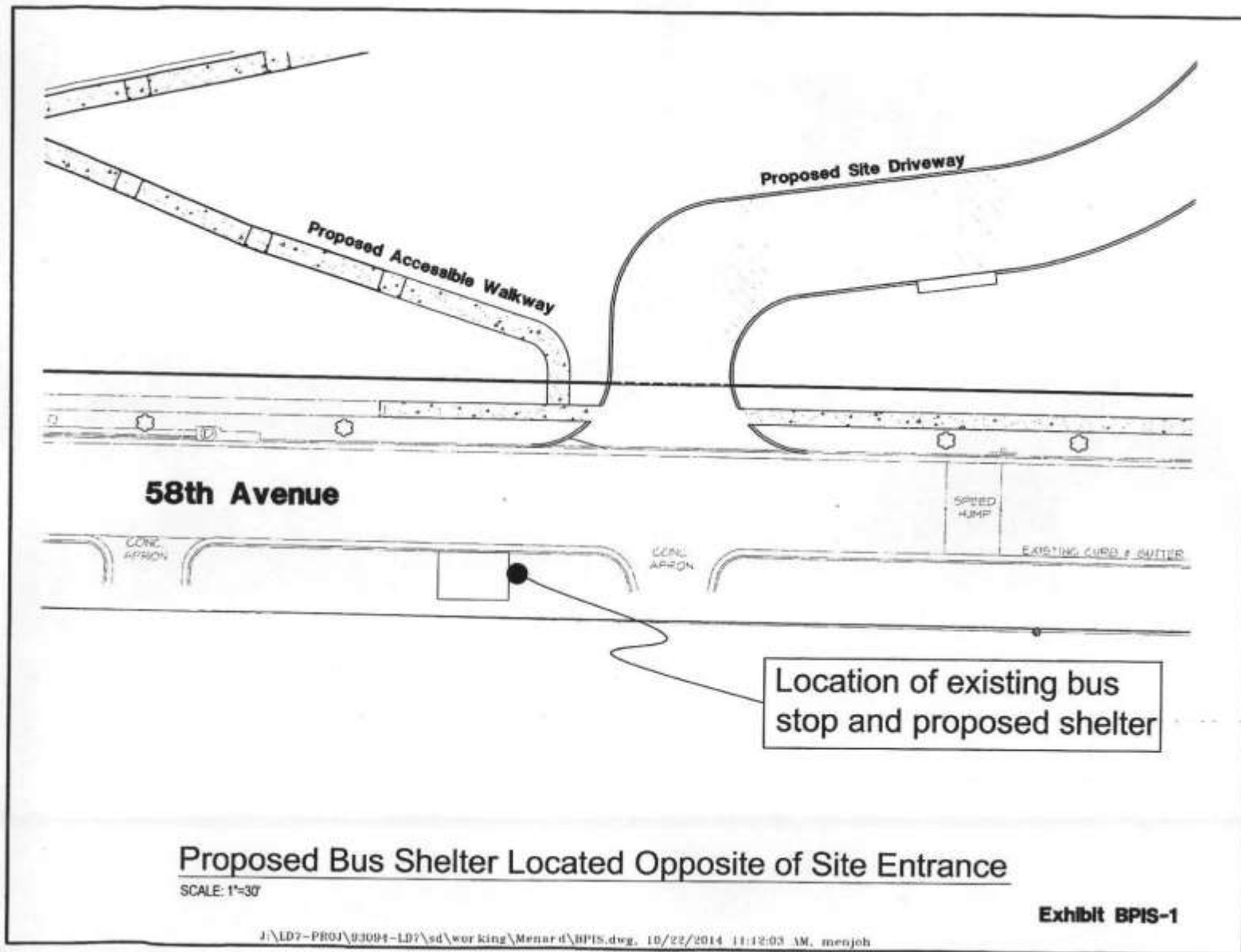


Proposed Access

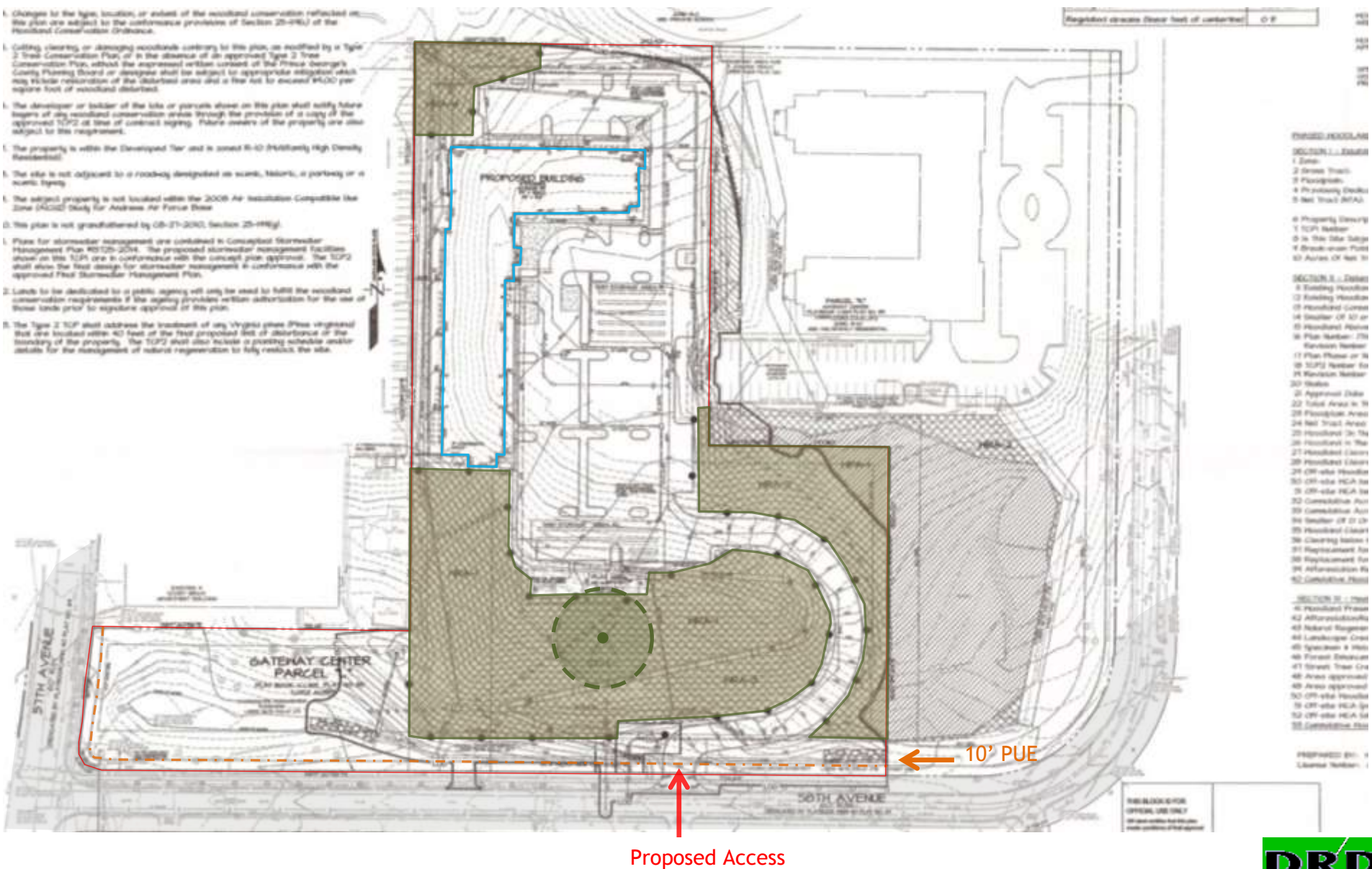
TRANSPORTATION ANALYSIS



BICYCLE PEDESTRIAN IMPACT STUDY



TREE CONSERVATION PLAN



PRELIMINARY PLAN

